



## Staff Report for Council Meeting

Date of Meeting: October 13, 2021

Report Number: SRPI.21.094

Department: Planning and Infrastructure

Division: Development Planning

**Subject: SRPI.21.094 – Request for Approval – Zoning By-law Amendment Application – Yonge Ridge Developments Inc. – City File D02-17044 (Related File D06-19028)**

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### Owner:

Yonge Ridge Developments Inc.  
P.O. Box 30534  
10660 Yonge Street  
Richmond Hill, Ontario  
L4C 3C9

### Agent:

Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7

### Location:

Legal Description: Part of Lots 1, 2 and 3, Plan 226  
Municipal Addresses: 13351 and 13359 Yonge Street

### Purpose:

A request for approval concerning a revised Zoning By-law Amendment application to permit a medium density residential development to be comprised of 50 back-to-back stacked townhouse dwelling units on the subject lands.

### Recommendations:

- a) That the revised Zoning By-law Amendment application submitted by Yonge Ridge Developments Inc. for lands known as Part of Lots 1, 2 and 3, Plan 226 (Municipal Addresses: 13351 and 13359 Yonge Street), City File D02-17044, be approved, subject to the following:

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- (i) that the subject lands be rezoned from General Commercial One (GC1) Zone under By-law 365-86, as amended, to Multiple Residential One (RM1) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.094;
  - (ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, the applicant's Site Plan application (City File D06-19028) be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;
  - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;
- b) That the authority to assign 149.5 persons equivalent of servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11; and,
- c) That all comments concerning the applicant's related Site Plan application (City File D06-19028) be referred back to staff.

### Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or  
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

### Report Approval:

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

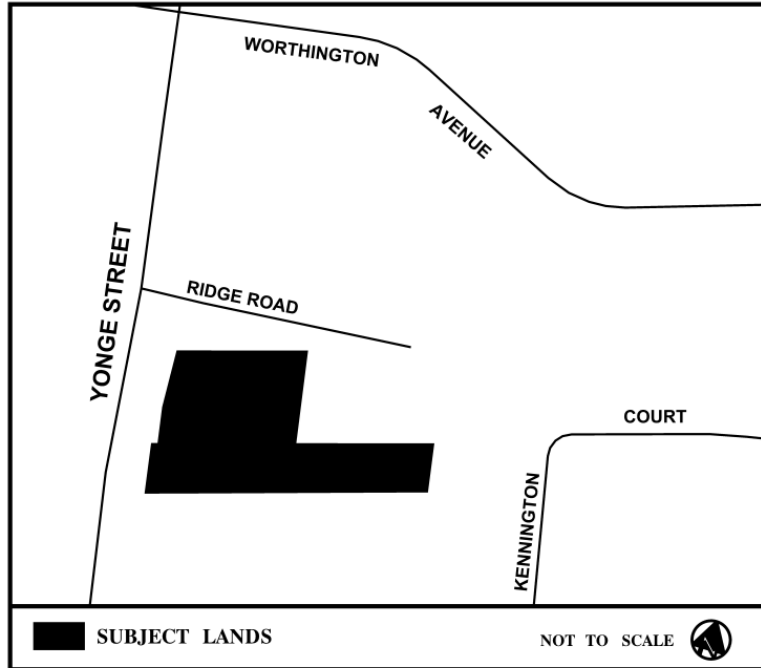
**Approved by:** Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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### Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



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### Background:

The subject Zoning By-law Amendment application was considered at a Council Public Meeting held on May 23, 2018, wherein Council received Staff Report SRPRS.18.073 for information purposes and referred all comments to staff for consideration (refer to Appendix “A”). No members of the public spoke to the application at the Council Public Meeting.

The applicant filed resubmissions of its Zoning By-law Amendment application, in addition to a Site Plan application (City File D06-19028) in June 2019, June 2020 and April 2021 to address various technical and planning matters. At the time of writing of this report, the review of the applicant’s development proposal has progressed to a point where staff is in a position to support the revised Zoning By-law Amendment application. A more detailed discussion of technical comments provided by circulated departments and agencies is outlined in the later sections of this report. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment application and to seek comments from Council respecting the applicant’s related Site Plan application.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on Yonge Street, south of Ridge Road, and have a total lot area of 0.4733 hectares (1.17 acres) (refer to Map 1). The lands currently support a commercial use and associated storage at 13351 Yonge Street, with vacant land at 13359 Yonge Street. The lands abut Yonge Street to the west, the Ridge Road right of way to the north, a private school to the south and existing residential uses to the east.

#### Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment application to permit the construction of 50 back-to-back, stacked townhouse dwelling units on its land holdings (refer to Maps 4 to 7). The proposed townhouses are to be constructed above a parking structure which is to be accessed from Ridge Road. The applicant’s revised development proposal reflects, among other matters, modifications to its initial proposal as described below:

- the proposed waste loading area off of Yonge Street has been redesigned to incorporate a T-turnaround required for municipal waste collection;
- 14 additional bicycle parking spaces have been included, for a total of 30 on-site bicycle parking spaces;
- 4 bicycle parking spaces have been relocated from the courtyard to the proposed amenity area at the southeast corner of the subject lands. A total of 12 bicycle parking spaces are to be at grade and 18 spaces below grade; and,
- the total number of parking spaces for residents has been reduced from 67 to 56, with 6 resident parking spaces being tandem spaces and dedicated to specific units.

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The following is a summary of the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.473 hectares (1.17 acres)**
  - **Road Widening:** **0.036 hectares (0.09 acres)**
  - **Developable Area:** **0.437 hectares (1.08 acres)**
- **Number of Units:** **50**
- **Number of Buildings:** **3**
- **Building Height:**
  - **Block A:** **16.0 metres (52.49 feet)**
  - **Blocks B and C:** **15.0 metres (49.21 feet)**
- **Number of Storeys:** **4**
- **Floor Space Index (FSI):** **1.00**
- **Density:** **105.71 units per hectare (42.74 upa)**
- **Total Number of Parking Spaces:** **64**
  - **Resident Parking:** **56 (1 space per unit, with 6 additional tandem parking spaces)**
  - **Visitor Parking:** **8 (0.15 spaces per unit)**

The applicant has filed a related Site Plan application (City File D06-19028) that remains under review at the time of writing this report. It should be noted that a draft Plan of Condominium application will be required to facilitate the proposed standard condominium tenure of the development.

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 – Land Use of the City's Official Plan ("Plan") (refer to Map 2). Uses permitted within the **Oak Ridges Local Centre** designation include, amongst others, medium density residential uses. In this regard, the proposed stacked, back-to-back townhouse dwellings as proposed by the applicant are permitted within the **Oak Ridges Local Centre**. Further, in accordance with **Policies 4.3.2.5** and **4.3.2.8** of the Plan, the maximum density of a development block in the **Oak Ridges Local Centre** designation shall be 1.0 FSI and development shall have a maximum building height of four storeys. In this regard, the proposed building height of 4 storeys and FSI of 1.0 conform with the applicable policies of the Plan.

**Policy 4.3.2.8** of the Plan identifies that until such time as Council approves a Secondary Plan for the **Oak Ridges Local Centre**, applications for development shall be required to provide a Concept Plan in accordance with **Section 5.2** of the Plan which demonstrates how the development meets the land use and design policies of the Plan for areas identified as a development block by the City. The applicant has submitted a Concept Plan which meets the City's requirements. The subject lands are also situated

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within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). **Section 3.2.1.1(18)** of the Plan states that all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and that permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the *ORMCP*.

Given all of the above, staff is of the opinion that the applicant’s development proposal conforms with the applicable policies of the Plan.

### Revised Zoning By-law Amendment Application

The subject lands are currently zoned **General Commercial One (GC1) Zone** under By-law 365-86, as amended, which permits commercial, office, service and institutional uses (refer to Map 3). However, the existing zone category does not permit the land use contemplated by the applicant’s revised development proposal. Accordingly, the applicant is seeking approval to rezone its land holdings to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, with site specific development standards to permit the proposed townhouse development.

The following table provides a general summary of the applicable development standards within the proposed zoning category under By-law 313-96, as amended, including site specific provisions proposed by the applicant highlighted in bold:

Development Standard	RM1 Zone Standard, By-law 313-96, as amended	Proposed Development
<b>Minimum Lot Frontage</b>	30.0 metres (98.4 feet)	Complies
<b>Maximum Lot Coverage</b>	50%	Complies
<b>Minimum/Maximum Density</b>	25 to 75 units per hectare (10.12 to 30.36 units per acre)	<b>105.71 units per hectare (42.74 units per acre)</b>
<b>Minimum Required Front Yard (West)</b>	4.5 metres (14.8 feet)	<b>3.82 metres (12.53 feet) to main wall of the building</b>
<b>Minimum Required Side Yard (South)</b>	1.5 metres (4.9 feet)	Complies
<b>Minimum Required Flankage Yard (North)</b>	3.0 metres (9.8 feet)	<b>1.48 metres (4.86 feet) to main wall of building</b>
<b>Minimum Required Rear Yard (East)</b>	7.5 metres (24.6 feet)	<b>5.0 metres (16.4 feet) to main wall of the building</b>
<b>Maximum Height</b>	11.0 metres (36.1 feet)	<b>16.0 metres (52.49 feet)</b>
<b>Minimum Parking</b>	2.25 spaces per dwelling of which 0.25 spaces per unit shall be for visitor parking	<b>1.0 space per dwelling unit plus 0.15 visitor spaces per dwelling unit</b>

In addition to the site specific provisions noted above, the applicant is seeking approval to amend the general provisions of By-law 313-96, as amended, pertaining to minimum

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parking, permitted uses and encroachments, as well as adding and/or revising definitions of back-to-back stacked townhouse, gross floor area, height, lot, lot coverage, parking space, bicycle and storey in order to facilitate its specific development proposal. Additional details with respect to the requested site specific provisions can be found in the draft Zoning By-law attached to this report (refer to Appendix “B”).

Staff has undertaken a comprehensive review of the draft Zoning By-law Amendment provided by the applicant, including the requested site specific provisions and general provision amendments, and considers them to be appropriate in consideration of the overall design of the development proposal. More specifically, the proposed density is appropriate as it conforms with the maximum permitted density for the **Oak Ridges Local Centre** designation.

With respect to the proposed front yard reduction, the policies of the Plan encourage grade-related residential units to be directly accessible from the public sidewalk in order to animate the street. The proposed front yard reduction will bring the proposed dwelling units closer to the public realm and assist in creating a safer, more animated streetscape along Yonge Street. The reduction in flankage yard and rear yard are appropriate given that the proposed standards shall provide a buffer to the existing uses abutting the lands and the Ridge Road right-of-way. The proposed increase in building height is considered contextually and physically appropriate given the topography/grading of the subject lands, and its location on Yonge Street. This proposed height is not expected to adversely impact the neighbourhood.

Given all of the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the overall development proposal, conforms with the applicable policies of the Plan and ORMCP, and represents good planning. It should be noted that the required site specific zoning standards for the proposed development may be slightly revised as the applicant addresses outstanding design and technical comments through the Site Plan approval process. In this regard, it is the City’s practice to withhold enactment of the implementing Zoning By-law until such time as the related Site Plan approval process has been substantially completed. As a result, the existing zoning will remain until such time as the associated Site Plan application has progressed to a point where a final amending Zoning By-law can be prepared for Council’s consideration and passage.

### **Proposed Site Plan Application**

The applicant has submitted a related Site Plan application (City File D06-19028) that is currently under review by City departments and external agencies. The submitted Site Plan depicts the applicant’s revised development proposal as described in detail herein and remains under review at this time as a number of technical matters still need to be addressed prior to final approval. Detailed comments must be addressed as part of a Site Plan application resubmission prior to bringing forward the amending Zoning By-law to Council for consideration and enactment.

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### Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections with respect to the proposed Zoning By-law Amendment application. Technical comments that need to be addressed through the Site Plan application process are summarized below.

#### Development Engineering Division

The City's Development Engineering Division has provided technical comments with respect to the proposed retaining wall along the west property limit, site grading, the submission of a cost estimate for civil works, the issuance of a shoring permit, lighting, and transportation and traffic. The Site Plan application remains under review by Development Engineering staff at the time of writing of this report.

#### Building Services Division

The City's Building Services Division has reviewed the applicant's revised development proposal and has no concerns with the proposed Zoning By-law Amendment application. With respect to the submitted Site Plan application, the applicant must clarify if the proposed townhouse dwellings are to be classified as Part 3 or Part 9 buildings in the Ontario Building Code (OBC). If the townhouses are classified as Part 3 buildings, additional requirements may apply in terms of the required fire alarm system, sprinkler system, standpipe system, and emergency exits, among other requirements. In order for the building to be classified as a Part 9 building, the first storey will have to meet the definition of *first storey* under OBC 1.4.1.2.

#### Regional Municipality of York

The Regional Municipality of York has no comments on the applicant's Zoning By-law Amendment application and has provided detailed Site Plan comments with respect to the required Yonge Street road widening land conveyance, and the submission of additional materials including, but not limited to, a deposited Reference Plan and a Reliance Letter, and the issuance of an Encroachment Permit.

#### Development Planning Division

Planning staff has completed a review of the applicant's revised development proposal and has the following comments:

- the proposed development conforms with the applicable policies of the **Oak Ridges Local Centre** designation, including land use, maximum height and maximum density;
- staff supports the applicant's proposed zoning provisions and finds them appropriate for the proposed development. The format and details of the site specific provisions will be refined through the finalization of the Site Plan approval process;
- as indicated in the earlier sections of this report, there are technical comments that must be addressed prior to the finalization of the related Site Plan application. In this



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regard, it is recommended that the Site Plan application process be substantially completed prior to the finalization and enactment of the amending Zoning By-law; and,

- the applicant will be required to submit draft Plan of Condominium and Municipal Addressing applications to facilitate the proposed residential development.

Planning staff has undertaken a comprehensive review and analysis of the applicant's revised development proposal and finds that it has appropriate regard for and is consistent with the broader policy direction for this part of the City as outlined in the City's Official Plan. On this basis, it is recommended that the applicant's revised Zoning By-law Amendment application be approved by Council.

### **Interim Growth Management Strategy:**

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The applicant has submitted a Sustainability Metrics Tool (the "Metrics") in support of its development proposal, demonstrating an overall "Application" score of 38, which achieves a "good" score and meets the threshold score for Site Plan applications.

However, at the time of writing of this report, the applicant's Site Plan application and Metrics remain under review with respect to the feasibility and appropriateness of the proposed sustainability measures. In this regard, staff will continue to work with the applicant in meeting the City's minimum score requirements applicable to the subject development in order to enable the consideration of servicing allocation assignment in the future.

Given that a total of 50 townhouse dwelling units are proposed to be constructed on the subject lands, 149.5 persons equivalent of municipal servicing allocation will be required to facilitate the applicant's development proposal. In consideration of the preceding and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Infrastructure, subject to compliance with the City's IGMS.

### **Financial/Staffing/Other Implications:**

The recommendations of this report do not have any financial, staffing or other implications.

### **Relationship to Council's Strategic Priorities 2020-2022:**

The recommendations of this report are aligned with **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection. The proposal also aligns with **Getting Around the City** by providing a housing development with a direct connection to an existing bus route, providing a range of

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transportation methods to get around the City. The proposal also aligns with a **Strong Sense of Belonging** by providing new housing in an established area of the City.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change considerations as the development proposal shall implement low impact development measures such as infiltration trenches, which provides environmental benefits. Further, the proposed internal pedestrian walkway will provide connections to the existing sidewalk along Yonge Street which will enable pedestrian access to the City's valley trail system as well as bus stops, thereby contributing to encouraging zero-emission modes of transportation.

### **Conclusion:**

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit a residential development to be comprised of 50 stacked, back-to-back townhouse dwelling units on its land holdings. Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted application conforms to the applicable policies of the City's Official Plan, represents good planning and is considered to be appropriate for the development of the area in which the lands are located. On the basis of the preceding, staff recommends that Council approve the subject application in accordance with the direction outlined in this report.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix "A", Extract from Council Public Meeting C#16-18 held May 23, 2018
- Appendix "B", Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Proposed West and East Elevations
- Map 6, Proposed North and South Elevations
- Map 7, Proposed 3D Renderings

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### Report Approval Details

Document Title:	SRPI.21.094 - Request for Approval - Zoning By-law Amendment - 13351 and 13359 Yonge Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A, CPM Extract.pdf</li><li>- Appendix B, Draft Zoning By-law.docx</li><li>- Appendix B, Draft Zoning By-law Schedule A.docx</li><li>- Map 1 - Aerial Photograph.docx</li><li>- Map 2 - Official Plan Designation.docx</li><li>- Map 3 - Existing Zoning.docx</li><li>- Map 4 - Proposed Site Plan.docx</li><li>- Map 5 - Proposed West and East Elevations.docx</li><li>- Map 6 - Proposed North and South Elevations.docx</li><li>- Map 7 - Proposed 3D Renderings.docx</li></ul>
Final Approval Date:	Sep 23, 2021

This report and all of its attachments were approved and signed as outlined below:

**Gus Galanis - Sep 22, 2021 - 12:59 PM**

**Kelvin Kwan - Sep 22, 2021 - 2:18 PM**

**MaryAnne Dempster - Sep 23, 2021 - 8:50 AM**