



Staff Report for Council Public Meeting

Date of Meeting: October 20, 2021

Report Number: SRPI.21.097

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.097 – Request for Comments – Draft Plan of Subdivision Application – Montagna Capital (BT) Inc. – City File SUB-21-002 (D03-21002) (Related File D03-11004)

Owner:

Montagna Capital (BT) Inc.
1-1681 Langstaff Road
Vaughan, Ontario
L4K 5T3

Agent:

Malone Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, Ontario
L3R 6B3

Location:

Legal Description: Part of Lot 20, Concession 3, E.Y.S.
Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East

Purpose:

A request for comments concerning a proposed draft Plan of Subdivision application to permit a low density residential development to be comprised of 124 single detached dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.097 with respect to the draft Plan of Subdivision application submitted by Montagna Capital (BT) Inc. for lands known as Part of Lot 20, Concession 3, E.Y.S. (Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East), City File SUB-21-0002 (D03-21002), be

Page 2

received for information purposes only and that all comments 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:

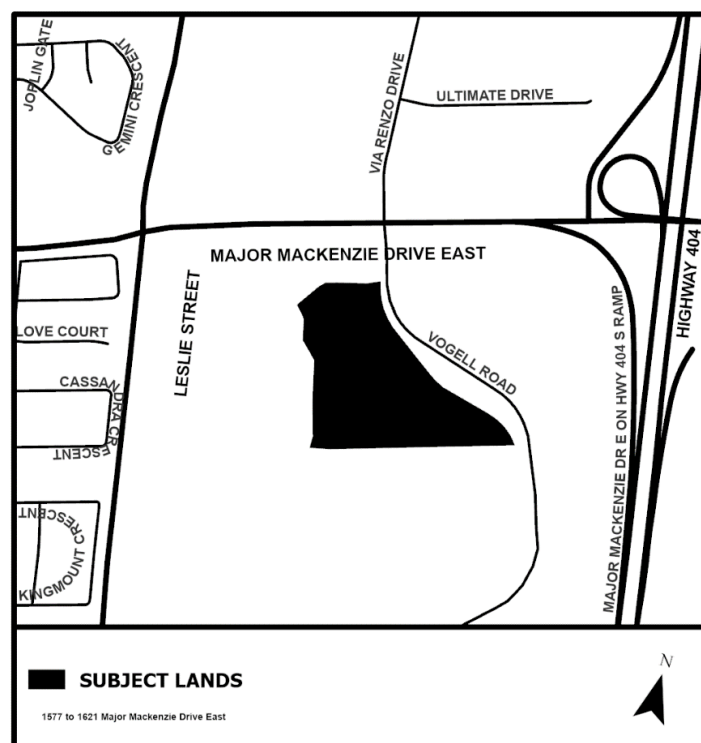
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.

Location Map:

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



Page 3

Background Information:

The subject draft Plan of Subdivision application was received by the City on May 25, 2021 and deemed complete on June 10, 2021. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

The subject lands are located within draft approved Plan of Subdivision 19T-11004 (City File D03-11004), which was approved by Council in 2012 to facilitate the creation of development blocks for high performance industrial-commercial and open space uses, in addition to facilitating the southerly extension of Vogell Road from Major Mackenzie Drive East (refer to Map 4). On April 8, 2021, the applicant filed a reapplication seeking revisions to the draft approved Plan of Subdivision including, but not limited to, a change in land use from industrial/commercial to predominantly residential/institutional uses, and to permit revisions to the limits of Block 1 (Open Space) (refer to Map 5). The reapplication remains under review by City staff and external agencies, and serves to implement a Minister's Zoning Order as described below.

On December 2, 2020, the Minister of Municipal Affairs and Housing issued a Zoning Order (Ontario Regulation 698/20) under the *Planning Act* which has the effect of zoning the applicant's landholdings to facilitate a range of low, medium and high density residential uses, in addition to institutional, commercial and conservation uses (refer to Appendix "A"). Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of the future extension of Vogell Road, which is proposed to be constructed in accordance with a draft approved Plan of Subdivision (19T-11004) on the applicant's overall landholding bounded by Major Mackenzie Drive East to the north, Highway 404 to the east, and Leslie Street and the Rouge River to the west (refer to Map 1). The lands are approximately 7.24 hectares (17.89 acres) in size, and currently accommodate the David Hislop House, a designated structure on the City's *Inventory of Cultural Heritage Resources*.

Adjacent uses include valleylands to the west, the Barker Business Park to the north including a training centre (LIUNA) and the Ministry of Transportation's Road Maintenance Depot, and vacant lands to the south that are designated for employment uses in the Headford Business Park. Further, the lands abut proposed medium density residential developments to the north and east, which are the subject of separate Site Plan applications (City Files D06-21023 and D06-21024) filed by the applicant on their other landholdings (refer to Map 7).

Page 4

Development Proposal

The applicant is seeking Council's approval of its draft Plan of Subdivision application to permit a low density residential development to be comprised of 124 single detached dwelling units on its land holdings (refer to Map 6). The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 7.24 hectares (17.89 acres)
 - **Single Detached Lots:** 5.15 hectares (12.73 acres)
 - **Roads:** 1.57 hectares (3.88 acres)
 - **Servicing Block:** 0.03 hectares (0.07 acres)
 - **Park Block:** 0.49 hectares (1.21 acres)
- **Total Number of Units:** 124
- **Proposed Lot Frontages:** 11.0 metres (36.09 feet) and 12.2 metres (40.03 feet)
- **Proposed Lot Areas:** 330 square metres (3,552.09 square feet) to 1,020 square metres (10,979.19 square feet)
- **Proposed Density:** 17.13 units per hectare (6.93 units per acre)

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

- Legal and Topographical Surveys;
- Draft Plan of Subdivision;
- Cultural Heritage Impact Assessment;
- Functional Servicing Report/Stormwater Management Report;
- Phase One Environmental Site Assessment;
- Geotechnical Investigation Report;
- Building Condition Assessment (Structural) Report;
- Natural Heritage Evaluation;
- Noise Report;
- Traffic Impact Study;
- Tree Inventory and Preservation Plan; and,
- Urban Design Brief.

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that seeks approval for a residential development to be comprised of 124 single detached dwelling lots, new public roads, a servicing (sanitary and stormwater) block and a park block (refer to Map 6). The proposed single detached lots are to have lot frontages ranging from 11.0 metres (36.09 feet) to 12.2 metres (40.03 feet). The draft Plan of Subdivision proposes new public roads ("Street A", "Street B" and "Street C") with right-of-way widths of 18.0

Page 5

metres, connecting to the Vogell Road extension in accordance with draft approved Plan of Subdivision 19T-11004. Additionally, one park block (Block 125) and one servicing (sanitary and stormwater) block (Block 126) are included as part of the submitted draft Plan of Subdivision.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Employment Corridor**, **Employment Lands** and **Natural Core** on Schedule “A2 – Land Use” by the City’s Official Plan (the Plan) (refer to Map 2). Uses permitted within the **Employment Corridor** include major office and office uses. Permitted uses within the **Employment Area** designation include predominantly high performance industrial uses (which include activities such as manufacturing, assembling, processing, fabricating, wholesaling, and employee training facilities), office and major office uses. The **Employment Corridor** and **Employment Area** designations both permit hotels, convention centres, banquet facilities, automotive service commercial, community uses, linear parks and urban squares subject to specific criteria detailed in the Plan. Secondary uses including day nurseries, and ancillary commercial and retail uses are also permitted in both designations subject to specific criteria.

The southwest portion of the subject lands is designated **Natural Core**. The **Natural Core** designation is intended on maintaining, and/or improving or restoring the ecological integrity of the natural features and functions. As such, permitted uses in the **Natural Core** designation include fish, wildlife and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, unserviced parks and accessory uses.

At its meeting of February 26, 2020, Council considered Staff Report SRPRS.20.003 entitled “*York Region’s Municipal Comprehensive Review (Part 1): Requests for Employment Area Conversions*”. The staff report outlined the Regional Municipal Comprehensive Review (MCR) Process currently underway to respond to evolving employment land trends within the Region as well as emerging policy changes to be considered as part of the update to York Region’s Official Plan (the “ROP”).

Additionally, the report considered a number of employment land conversion requests received by the City and the Region, among which was a request by the former owner of the subject lands (Rice Commercial Group) to redesignate the lands to permit a mixed use development comprised of high density residential, commercial and office uses. Council supported the employment land conversion request and at its meeting of October 15, 2020, Regional Council approved the site specific request to redesignate the subject lands as part of the Regional MCR process. The lands were subsequently sold to Montagna Capital (BT) Inc.

Page 6

Minister's Zoning Order

On December 2, 2020, the Minister of Municipal Affairs and Housing issued a Zoning Order ("MZO") pursuant to Ontario Regulation 698/20 under the *Planning Act* in order to permit a range of low, medium and high density residential uses, in addition to institutional, commercial and conservation uses on the applicant's landholdings (refer to Appendix "A"). The MZO has the effect of zoning the subject lands **Multiple Residential One (RM1) Zone** under Zoning By-law 55-15, as amended, with a range of site specific provisions including permissions for single detached dwellings (refer to Map 3).

The following table provides a summary of the development standards applicable to the proposed development within the **Multiple Residential One (RM1) Zone** on the subject lands:

Development Standard	RM1 Exception Zone Standards, By-law 55-15, as amended
Minimum Lot Area (Interior)	280.0 square metres (3,013.89 square feet)
Minimum Lot Area (Corner)	325 square metres (3,498.27 square feet)
Minimum Lot Frontage (Interior)	10.5 metres (34.45 feet)
Minimum Lot Frontage (Corner)	12.3 metres (40.35 feet)
Maximum Lot Coverage	55%
Minimum Required Front Yard	3.0 metres (9.84 feet)
Minimum Required Side Yard	0.6 metres (1.97 feet)
Minimum Required Flankage Yard	2.4 metres (7.87 feet)
Minimum Required Rear Yard	6.0 metres (19.69 feet)
Maximum Height	4 storeys

City Department and External Agency Comments:

The subject draft Plan of Subdivision application and the associated background studies and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comment. The subject application remains under review by the majority of circulated departments and agencies as the focus has been on reviewing and advancing the proposed revisions to draft approved Plan of Subdivision 19T-11004 in order to facilitate site servicing. The following is a summary of the preliminary comments from Development Planning staff.

Page 7

Development Planning Division

In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provide the following preliminary comments:

- a comprehensive zoning compliance review will be conducted through the review process. Should there be any areas of non-compliance with respect to the Zoning By-law applicable to the subject lands, the design will need to be revised to comply, or alternatively, appropriate relief must be sought from the provisions of the by-law;
- the proposal is still under review by the City's Development Engineering Division, Park and Natural Heritage Planning Section and Urban Design Section, in addition to the Toronto and Region Conservation Authority and York Region. Comments from these departments/agencies are critical in determining whether there are additional technical, environmental or related matters to be addressed with the development proposal on the subject lands. In this regard, it is noted that staff have been working closely with the applicant to address various matters related to parkland, stormwater management, heritage preservation and environmental buffer considerations;
- the submission and approval of a Sustainability Metrics report is required in order to obtain servicing allocation for the subject lands; and,
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal.

A more detailed review of the subject draft Plan of Subdivision application will be conducted following receipt of comments and feedback from City departments, external agencies, Council and members of the public.

Other City Department and External Agency Comments

Comments have been received from Hydro One Networks Inc., Rogers Communication, Alectra Utilities, Enbridge Gas Inc., the York Catholic District School Board and the City's Corporate and Financial Services Department. These City departments and external agencies have no objections to the application and/or have provided technical comments to be considered by the applicant during a more detailed implementation stage of the approval process.

As of the time of writing of this report, the subject application remains under review by the City's Fire and Emergency Services Division, Development Engineering Division, Park and Natural Heritage Planning Section and Urban Design and Heritage Section, in addition to Canada Post, Bell Canada, the Regional Municipality of York, Torontair Limited, the Toronto and Region Conservation Authority, the Ministry of Transportation, Conseil Scolaire de District Catholique, and the York Region District School Board.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Page 8

Relationship to the Council's Strategic Priorities 2020-2022:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. An overview of how the subject application is aligned with Council's Strategic Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Climate Change Considerations:

The recommendation of this report does not have any direct implications with respect to Council's Climate Change Considerations at this time. An overview of how the subject application supports Council's climate change mitigation and/or adaptation measures to reduce carbon emissions will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its draft Plan of Subdivision application to permit a low density residential development to be comprised of 124 single detached dwelling lots on the subject lands. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

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", Ontario Regulation 698/20, Zoning Order filed December 2, 2020
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning – Ontario Regulation 698/20
- Map 4, Draft Approved Plan of Subdivision (File D03-11004)
- Map 5, Proposed Revised Draft Plan of Subdivision (File D03-11004)
- Map 6, Proposed Draft Plan of Subdivision (File SUB-21-0002/D03-21002)
- Map 7, Conceptual Master Plan

Page 9

Report Approval Details

Document Title:	SRPI.21.097 - Request for Comments - 1577 to 1621 Major Mackenzie Drive East.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, O. Reg 698-20.pdf- Map 1 - Aerial Photograph.docx- Map 2 - Official Plan Designation.docx- Map 3 - Existing Zoning - Ontario Regulation 298-20.docx- Map 4 - Draft Approved Plan of Subdivision (File D03-11004).docx- Map 5 - Proposed Revised Draft Plan of Subdivision (File D03-11004).docx- Map 6 - Proposed Draft Plan of Subdivision (File SUB-21-002, D03-21002).docx- Map 7 - Conceptual Master Plan.docx
Final Approval Date:	Sep 29, 2021

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

Gus Galanis - Sep 28, 2021 - 2:53 PM

Kelvin Kwan - Sep 28, 2021 - 3:46 PM

MaryAnne Dempster - Sep 29, 2021 - 8:42 AM