



Staff Report for Council Public Meeting

Date of Meeting: December 1, 2021

Report Number: SRPI.21.114

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.114 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Leslie Elgin Developments Inc. - City Files D01-21008 and D02-21016**

Owner:

Leslie Elgin Developments Inc.
600 Applewood Crescent
Vaughan, ON L4K 4B4

Agent:

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

Location:

Legal Description: Block 51, Plan 65M-4668
Municipal Address: 0 John Birchall Road

Purpose:

A request for comments concerning proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development on the subject lands.

Recommendation:

- a) **That Staff Report SRPI.21.114 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for lands known as Block 51, Plan 65M-4668 (Municipal Address: 0 John Birchall Road), City Files D01-21008 and D02-21016, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Sandra DeMaria, Senior Planner – Subdivisions, phone number 905-747-6312 and/or
Denis Beaulieu, Manager – Subdivisions, phone number 905-771-2540

Report Approval:

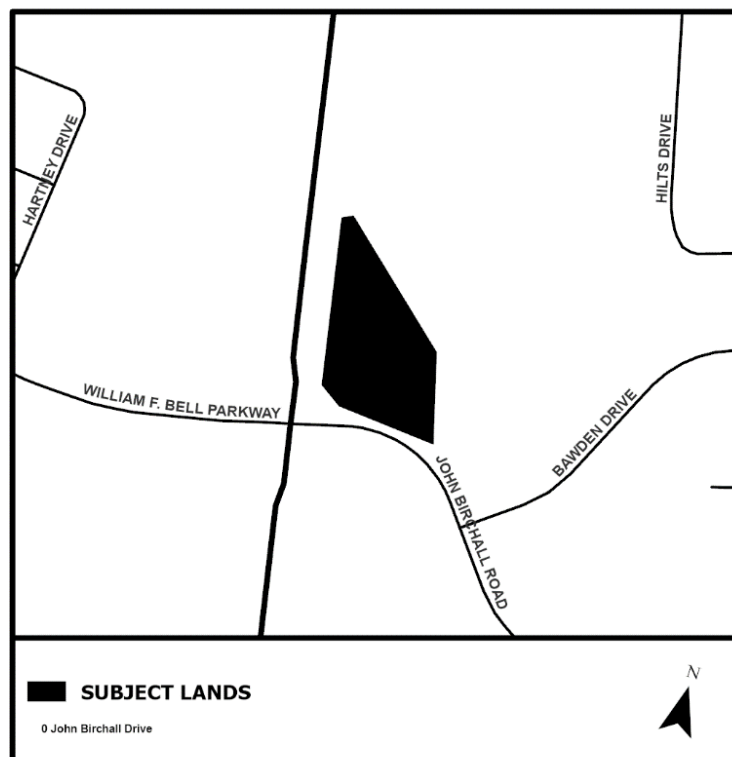
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 the “Contact Person” above.



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Background Information:

The subject Official Plan Amendment and Zoning By-law Amendment applications were received by the City on September 7, 2021 and deemed complete on September 17, 2021. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the applicant's development proposal, 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 northeast corner of Leslie Street and John Birchall Road within the North Leslie Secondary Plan Area (refer to Map 1). The lands are currently vacant and have a total lot area of 0.94 hectares (2.32 acres) with frontage on both Leslie Street and John Birchall Road.

The lands abut Natural Heritage System lands owned by the City to the north and east, Leslie Street to the west and John Birchall Road to the south. Land uses beyond the subject lands include a home sales pavilion to the south, a designated heritage home (John Hilts House) and a recently constructed low and medium density residential community to the east, vacant land and a home sales office to the west, and Richmond Green Library and Richmond Green Secondary School to the southwest (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a high density residential development on (refer to Maps 6 and 7). The proposed development is to be comprised of two apartment buildings 27 and 31 storeys in height connected by a four storey podium, with a total of 617 apartment dwelling units and 33 townhouse dwelling units (within the base podium). Vehicular access is proposed from both John Birchall Road (full move access) and Leslie Street (right-in/right-out), along with two levels of underground parking and four partial levels of above grade parking.

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

- **Total Lot Area:** 0.94 hectares (2.32 acres)
- **Total Gross Floor Area:** 54,616.0 square metres (587,881.7 square feet)
- **Number of Storeys:**
 - **Tower 1:** 31 (includes 4 storey podium)
 - **Tower 2:** 27 (includes 4 storey podium)
 - **Townhouses:** 2

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- **Number of Dwelling Units: 650**
 - **Apartments: 617**
 - **Townhouses: 33**
- **Floor Area Ratio (FAR): 5.82**
- **Total Parking:**
 - **Residents: 650 (1.1 spaces per unit)**
 - **Visitors: 90 (0.14 spaces per unit)**
- **Amenity Space:**
 - **Indoor: 818.0 square metres (8,805.0 square feet)**
 - **Outdoor/Rooftop: 5,644.0 square metres (60,752.0 square feet)**

Applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the intended form and tenure of the development proposal. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

Supporting Documentation/Reports

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Property Survey;
- Statistics Plan;
- Site Plan;
- Urban Design Brief;
- Landscape Concept Plan;
- Elevation Plans;
- Arborist Report;
- Tree Inventory and Preservation Plan;
- Environmental Impact Study;
- Phase 1 Environmental Site Assessment;
- Hydrogeological Report;
- Geotechnical Report;
- Transportation Impact Study;
- Waste Management Plan;
- Noise Study;
- Functional Servicing Report; and,
- Stormwater Management Report.

Official Plan Amendment Application

The subject lands are designated **Medium/High Density Residential** as depicted on Schedule "A" - Land Use Plan of the North Leslie Secondary Plan (refer to Map 4). The applicant has submitted an Official Plan Amendment application to allow an increase of the maximum permitted building height from 10 to 31 storeys and to allow an increase

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of the maximum permitted Floor Area Ratio (FAR) from 2.0 to 5.9 in order to facilitate the construction of the proposed high density residential development on the subject lands.

Zoning By-law Amendment Application

The applicant's land holdings are zoned **Multiple Residential Ten (RM10) Zone** under By-law 55-15, as amended (refer to Map 3). Permitted uses under the **RM10 Zone** category include townhouse dwellings, quadruplex dwellings, apartment dwellings, home occupations, private home daycares, apartment retail stores, day nurseries, senior citizen dwellings, retirement residences, long term care facilities, retail stores, offices and personal service shops. Although apartment dwellings are permitted under the **RM10 Zone** category, the applicant is seeking Council's approval of site specific development standards in order to implement its development proposal, including increased building height, increased density, and reduced parking rates.

Outlined below is a comparison of the applicant's proposed development standards relative to those of the associated parent **RM10 Zone**, with requested and required site specific development standards noted in bold:

Development Standards	RM10 Zone Standards under By-law 55-15, as amended	Proposed Standards
Minimum Lot Frontage	30.0 metres (98.43 feet)	Complies
Minimum Front Yard	6.0 metres (19.69 feet)	Complies
Minimum Side Yard	6.0 metres (19.69 feet)	Complies
Minimum Flankage Yard	6.0 metres (19.69 feet)	Complies
Minimum Rear Yard	6.0 metres (19.69 feet)	Complies
Maximum Height	10 storeys	31 storeys
Maximum Floor Area Ratio (FAR)	2.0	5.9
Minimum Parking Requirements	1.5 spaces per unit of which 0.25 spaces per unit shall be for visitor parking	1.0 space per unit plus 0.14 spaces per unit for visitor parking

The draft Zoning By-law submitted in support of the development proposal is currently under review. The appropriateness of the site-specific zoning provisions and exceptions, as well as the need for additional standards and/or restrictions will continue

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to be evaluated through the review of the submitted development applications with regard to policy conformity, compatibility, design and function.

Planning Analysis:

Staff has undertaken a preliminary review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (2020)* (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe (2019)* (the "Growth Plan"), the *Regional Official Plan (2010)* (the "ROP") and the City's Official Plan (the "Plan").

Staff notes that the City's in force Plan is consistent with the *PPS* and conforms with the *Growth Plan* and the ROP that were in force at the time of its approval. Since the Plan's approval, the *PPS* was updated in 2020 and the *Growth Plan* was updated in 2019. In this regard, both York Region and the City are currently undertaking Municipal Comprehensive Reviews (MCRs) to update their respective Official Plans as necessary to align with more recent Provincial planning direction. Below is a more detailed outline of the proposal relative to the current Regional and City Official Plans.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of York Region's Official Plan (the "ROP"). Lands designated **Urban Area** are intended to support a wide range and mix of uses to accommodate a significant portion of planned growth within the Region. The lands are located on a Regional arterial street (Leslie Street) in accordance with Map 12 (Street Network), and this section of Leslie Street is also identified as a **Regional Transit Priority Network** on Map 11 (Transit Network) of the ROP. In accordance with the ROP transit policies, medium and high-density urban development is directed to rapid transit corridors (**Policy 7.2.25**).

York Region is undertaking a comprehensive update to the 2010 ROP to reflect a number of Provincial policy updates affecting population and employment projections and forecasted density targets. At its meeting of September 24, 2020, Regional Council adopted the recommendations, as amended, of a staff report entitled "Major Transit Station Areas Endorsement Report", thereby endorsing boundary delineations, minimum density targets and preliminary policy directions for each of the Region's identified Major Transit Station Areas (MTSAs).

These recommendations serve to guide the ROP update currently being undertaken through a Municipal Comprehensive Review (MCR) in order to implement the policies of the *Growth Plan for the Greater Golden Horseshoe (2019)* and to provide revised policies to manage growth for an extended planning horizon to 2041. In this regard, the subject lands are not located on a Regional Rapid Transit Corridor or within the boundaries of an MTSA as currently endorsed by Regional Council, which represents where the Region intends to direct significant growth and development in accordance with its intensification strategy.

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The subject applications have been circulated to York Region for review and comment; however, comments have not yet been provided by the Region as of the writing of this report. As a result, a more detailed review and evaluation of the proposed amendments in the context of the applicable policies in policies in the ROP will form part of the future recommendation report to Council where deemed necessary.

City of Richmond Hill Official Plan

The subject lands are designated **Medium/High Density Residential** on Schedule “A” - Land Use Plan of the North Leslie Secondary Plan (refer to Map 4). Lands designated **Medium/High Density Residential** permit townhouse dwelling units, low to mid-rise apartment buildings and other similar housing forms at a maximum building height of 10 storeys and a maximum density or Floor Area Ratio (FAR) of 2.0. Mixed use developments including retail, office and personal services uses are also permitted on lands with frontage on arterial roads such as Leslie Street and major collector roads such as John Birchall Road.

The applicant is proposing to amend the **Medium/High Density Residential** policies of the North Leslie Secondary Plan to allow an increase of the maximum permitted building height to 31 storeys and to allow an increase of the maximum permitted Floor Area Ratio (FAR) to 5.9 in order to facilitate the construction of the proposed high density residential development on the subject lands.

The **Urban Structure Framework** outlined in **Section 3.1.3** of the City of Richmond Hill Official Plan (the Plan) directs new growth to the **centres and corridors** identified on Schedule A1 – Urban Structure as an approach to developing complete communities where a variety of transportation choices, accommodations and access to a variety of services can be provided. Furthermore, **Section 3.1.3.2** of the Plan states, **“the addition of new or expansion of existing centres and corridors is not anticipated and shall only be initiated by the City through a municipal comprehensive review”**. The City is currently undertaking this review, in consultation with the public, key agencies and stakeholders, and a future report on the emerging policy directives is forthcoming.

A more detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future recommendation report to Council.

City Department and External Agency Comments:

The subject Official Plan Amendment and Zoning By-law Amendment applications, in addition to 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 following is a summary of the comments received as of the time of the writing of this report.

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Urban Design and Heritage Section

The City's Urban Design Section has advised that based on the current applicable policy framework for this site and its location outside of an intensification area or transit corridor, that the proposed intensity of the development in terms of building height, overall density and built-form cannot be supported (refer to Appendix "A").

Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant's development proposal, including plans and materials submitted in support of same. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- York Region and the City have both initiated Municipal Comprehensive Review (MCR) processes to update their respective Official Plans to align with the updated policy direction in the *Provincial Policy Statement (2020)* and the *Growth Plan (2019)*. While these reviews will undoubtedly result in updated growth management and intensification policies, it is important to highlight that in terms of the intensification hierarchy and the implementation of updated population and employment targets, the subject lands are not located on a Regional Rapid Transit Corridor or within the boundaries of a Major Transit Station Area (MTSA) as currently endorsed by Regional Council as part of their MCR process;
- **Section 9.6.2.3** of the North Leslie Secondary Plan envisions mid-rise apartment buildings at a maximum height of 10 storeys and a maximum density of 2.0 Floor Area Ratio (FAR) on the subject lands, with opportunities for mixed use development. The applicant's proposal to construct a high-rise residential development at this scale with a maximum building height of 31 storeys and an FAR of 5.82 is a significant departure from the applicable policy direction and must be assessed comprehensively within the framework of the City's overall planned Urban Structure;
- **Section 9.4.4 (b)** of the North Leslie Secondary Plan requires that the design, orientation and intensity of new developments recognize existing land uses. Staff have concerns with the compatibility of the proposed development in relation to the existing built form and character of the surrounding area; in particular with respect to the proximity and height of the proposed residential development to the existing low and medium density residential development to the east and west of the lands;
- the guiding principles for development in the North Leslie Secondary Plan area is to protect, restore and enhance environmentally significant features. The subject lands are adjacent to a significant Natural Heritage System which requires the protection of and regard for the water resource system and ecological features and their functions. In this regard, the applicant has submitted an Environmental Impact Study

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that is being reviewed to ensure the proposed development is in keeping with the policies of the Plan;

- **Section 3.1.3** of the Plan directs a majority of population growth to the **centres and corridors** identified in Schedule A1 – Urban Structure. Major development and growth is directed to these areas due to the planned and available infrastructure and the access to a vast number of services available to meet the demands of the population. In consideration of this policy directive, staff have concerns with the planned and existing infrastructure capacity in the North Leslie Secondary Plan Area to accommodate the proposed development. The applicant has submitted technical studies such as a Transportation Impact Study, and a Functional Servicing Report in support of its development proposal that are being reviewed by City and Regional staff to ensure existing and planned infrastructure can sustain the proposed development;
- **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** to be affordable, with a portion of the units to be accessible for people with disabilities. In this regard, the applicant has indicated that various unit sizes are to be provided within the proposed apartment buildings and townhouses to satisfy this requirement. The applicant will be required to further demonstrate how this policy has been satisfied;
- **Section 3.1.5.6** of the Plan encourages high density residential development to provide for family sized units. In this regard, approximately 8% (50 units) of the proposed apartment dwelling units are to be three bedroom units;
- the applicant is proposing a reduced parking rate of 1.0 parking spaces per unit plus 0.14 parking spaces per unit for visitor parking. A Transportation Impact Study (inclusive of a Parking Justification Study) is currently under review by City staff to determine the appropriateness of the proposed parking rates from a technical and operational perspective;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines;
- applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the proposed development;
- the applicant must satisfactorily address the issues and requirements identified by the City departments and external agencies that have been requested to review the development proposal; and,
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments as well as the site specific

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standards requested by the applicant with respect to the form, content and appropriateness of the amendments.

A comprehensive review of the subject Official Plan and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

Other City Department and External Agency Comments

Comments have been received from Enbridge Gas, Canada Post and the York Catholic District School Board. These external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

The development proposal is still under review by the City's Parks and Natural Heritage Planning Section, Development Engineering Section, Building Services Division and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation Authority, Alectra Utilities, Rogers Cable, Buttonville Airport and York Region.

Financial/Staffing/Other Implications:

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

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 applications are 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.

Conclusion:

The applicant is seeking Council's approval of its Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development on its land holdings. 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 these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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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.

- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - North Leslie Secondary Plan – Schedule 'A' – Land Use
- Map 5 - North Leslie (East) Block Plan
- Map 6 - Proposed Concept Site Plan
- Map 7 - Proposed Elevations
- Appendix "A" - Comments from the Urban Design Section dated October 20, 2021

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Report Approval Details

Document Title:	SRPI.21.114 - Request for Comments - 0 John Birchall Road -D01-21008, D02-21016.docx
Attachments:	<ul style="list-style-type: none">- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Existing Zoning.docx- Map 4 - Official Plan Designation.docx- Map 5 - North Leslie East Block Plan.docx- Map 6 - Proposed Concept Site Plan.docx- Map 7 - Proposed Elevations.docx- Appendix A - Urban Design Comments.pdf
Final Approval Date:	Nov 11, 2021

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

Gus Galanis - Nov 10, 2021 - 4:43 PM

Kelvin Kwan - Nov 10, 2021 - 5:08 PM

MaryAnne Dempster - Nov 11, 2021 - 9:55 AM