



Staff Report for Council Meeting

Date of Meeting: December 8, 2021

Report Number: SRPI.21.058

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.058 – Request for Comments – Site Plan Application – Metroview Developments (Harding) Inc. – City File D06-20045 (Related Files D01-16005 and D02-16034)**

Owner:

Metroview Developments (Harding) Inc.
5690 Steeles Avenue West,
Vaughan, Ontario L4L 9T4

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario M5M 4A8

Location:

Legal Description: Part of Lots 5 and 6 and Lots 7, 8 and 9, Registered Plan 3801
Municipal Addresses: 9825 and 9839 Yonge Street, 254, 258 and 264 Church Street South and, 11 and 17 Harding Boulevard

Purpose:

A request for comments with respect to a Site Plan application to facilitate the construction of a high-density, mixed-use residential/commercial development on the subject lands.

Recommendations:

- a) **That Staff Report SRPI.21.058 with respect to the Site Plan application submitted by Metroview Developments (Harding) Inc. for lands known as Part of lots 5 and 6 and Lots 7, 8 and 9, Registered Plan 3801 (Municipal Addresses: 9825 and 9839 Yonge Street, 254, 258 and 264 Church Street South and 11 and 17 Harding Boulevard), City File D06-20045, be received**

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for information purposes and that all comments be referred back to staff;
and,

- b) That the authority to assign servicing allocation for 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.

Contact Person:

Katherine Faria, Acting Senior Planner, Site Plans, phone number 905-771-5543 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

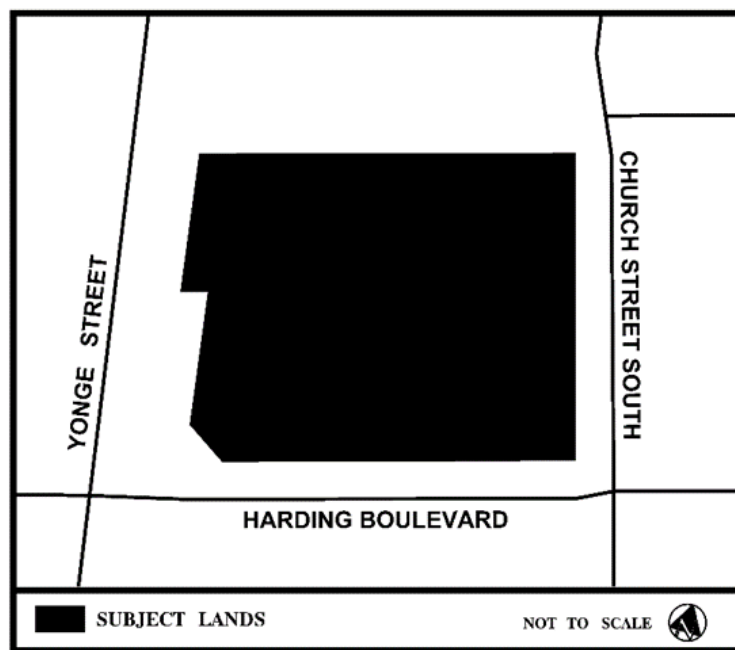
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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 formal call person listed under the "Contact Person" above.



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Background:

On September 18, 2019, Council considered Staff Report SRPRS.19.156 that sought Council's approval in principle of a revised development proposal and an associated Section 37 Community Benefits Package as part of a settlement of the applicant's appeals to the Ontario Land Tribunal of the associated Official Plan and Zoning By-Law Amendment applications for a proposed high-density, mixed-use residential/commercial development on the subject lands. Council approved the revised development proposal consisting of a 22 storey apartment building with commercial uses at grade, an FSI of approximately 4.03 and an associated Section 37 Community Benefits Package of \$200,000 towards the design and construction of the abutting Miles Hill Park.

On May 7, 2020, the OLT issued an Order approving the applicant's Official Plan and Zoning By-law Amendments, in principle; however, the OLT withheld its Final Order subject to the City's approval of the applicant's Site Plan application at which point the Official Plan Amendment and Zoning By-law Amendment can be finalized and submitted to the Tribunal in final form.

The applicant submitted the subject Site Plan application in support of its revised development proposal to the City on September 24, 2020 which was subsequently deemed complete on November 16, 2020. The application was subsequently circulated to relevant City departments and external agencies for review and comment. At the time of writing of this report, a second submission is under review. Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant's Site Plan application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Yonge Street and Harding Boulevard. The lands are comprised of seven contiguous properties having a total combined lot area of approximately 0.83 hectares (2.06 acres) and support two existing commercial buildings in addition to five single detached dwellings and various accessory structures (refer to Map 1). All existing buildings and structures are proposed to be demolished to facilitate the development proposal. The lands abut Yonge Street to the west, Harding Boulevard to the south, Church Street South to the east, and the unopened Palmer Avenue road allowance to the north, which is planned to form a future municipal park (Miles Hill Parkette) (refer to Map 2).

Development Proposal

The applicant is seeking comments on its Site Plan application to permit a 22 storey high density, mixed-use residential/commercial development on its land holdings (refer to Maps 5 to 10). Outlined below are the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

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Total Lot Area:	0.832 hectares (2.06 acres)
Number of Buildings:	1
Total Number of Residential Units:	452
• Ground-Floor Units:	20
Total Gross Floor Area:	33,559.0 sq. metres (361,226.07 sq. feet)
Commercial Floor Area:	1,325.5 sq. metres (14,267.56 sq. feet)
Tower Floor Plate:	817.3 sq. metres (8,797.34 sq. feet)
Floor Space Index (FSI):	4.03
Building Heights:	
• Tower:	22 storeys
• Church Street South:	3 storeys
• Podium:	4, 6 and 8 storeys
Parking:	
• Total:	576
• Residential:	437
• Visitor:	73
• Commercial:	66
Levels of Underground Parking:	3
Outdoor Amenity Space:	1,684.0 sq. metres (18,126.43 sq. feet)

The proposed 22-storey residential tower is to be located at the southwest corner of the site with variable podium building heights ranging from four to eight storeys. A six storey podium is proposed along the Yonge Street frontage, which will accommodate commercial uses at grade. The podium of the building is to step down to four storeys along the northern boundary of the site and is to further step down to three storeys, with integrated townhouse-type dwelling units along the Church Street South frontage of the site. Vehicular access to the site is proposed from Harding Boulevard which connects to an internal drop off, loading and underground parking facilities on site. It is noted that there is to be no direct access to Yonge Street.

Supporting Documentation and Reports:

The applicant has submitted the following documents and information to the City in support of its Site Plan application:

- Site Plan, Site Plan Ground Floor, and Site Statistics;
- Renderings, Perspectives & Exterior Materials;
- Shadow Studies;
- Context Plan;
- Site Survey;
- Grading Plan;
- Servicing Plan;
- Cross Section Details;
- Erosion and Sediment Control Plan;

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- Tree Preservation Plan;
- Landscape Plans;
- Underground Parking Plans;
- Floor Plans and Roof Plan;
- Building Sections;
- Elevation Plans;
- Site Plan Photometrics;
- Shoring Plans;
- Construction Management Plans;
- Pavement Marking and Signage Plans;
- Functional Servicing and Stormwater Management Report;
- Transportation Impact Study- Addendum;
- Transportation Impact Study – Reliance Letter;
- Garbage Truck Turning Movement/Waste Management Diagram;
- Urban Design Brief;
- Sustainability Metrics Summary Report;
- Draft Hydrogeological Study;
- Draft Phase 1 Environmental Site Assessment;
- Arborist Report;
- Pedestrian Wind Study;
- Noise Impact Feasibility Study.

Planning Analysis:

City of Richmond Hill Official Plan and Zoning By-law

As noted previously, associated applications to amend the Official Plan and Zoning By-law were approved in principle by the OLT, which sought site-specific amendments to the Plan to permit the subject 22 storey building high-density, mixed-use residential/commercial building on the subject lands. In this regard, the proposed Official Plan Amendment provides for increases to the height and density provisions of the **Downtown Local Centre** designation applicable to the lands (refer to Map 3). In terms of zoning, the lands are proposed to be zoned to a site specific **Residential Multiple Six Density (RM6) Zone** category under By-law 66-71, as amended, with site specific development standards to implement the proposed development (refer to Map 4)

In this regard, the evaluation of the proposed Site Plan is consistent with the applicant's site specific Official Plan Amendment and Zoning By-law Amendment approved in principle by the OLT. In accordance with the OLT order of May 7, 2020, the Final Order giving effect to the planning instruments respecting these applications is to be withheld until such time that the City advises that Site Plan approval has been issued at which point the instruments will be finalized and sent to the OLT for final approval.

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Site Plan Application

As noted previously, the applicant has filed a second Site Plan submission to address the technical comments and requirements identified by circulated departments and agencies with respect to the its initial submission. This submission has been circulated to relevant City departments and external agencies and remains under review at the time of writing of this report. Staff will continue to work with the applicant towards finalizing Site Plan approval for the subject development.

City Department and External Agency Comments:

The subject Site Plan application, including the associated background studies and reports submitted in support of same were circulated to relevant City departments and external agencies for their review and comment. Comments received by the City with respect to the applicant's initial Site Plan submission have been forwarded to the applicant for consideration but have not been appended to this report. In this regard, the following is a summary of the comments received to date with respect to the applicant's Site Plan application:

Development Engineering Division

The City's Development Engineering Division has provided technical comments with respect to transportation and traffic, access, noise, servicing and grading, storm-water management, erosion and sediment control, lighting requirements, construction management, conformity with the City's Urban MESP and required infrastructure improvements, hydrogeological and geotechnical studies, daylighting and road widening requirements and the applicant's sustainability metrics, among other matters.

Fire and Emergency Services Division

The City's Fire and Emergency Services Division has reviewed the subject Site Plan application and has provided comments regarding *Ontario Building Code* classification matters and the requirement to provide for a fire access route to serve the proposed units to face the future municipal park to the north of the subject lands.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided technical comments with respect to the provision of at-grade access to the adjacent park from the commercial/retail uses, tree removals, soil volume and structural methods to support tree growth, and the applicant's proposed sustainability metrics.

Regional Municipality of York

The Regional Municipality of York (the "Region") has provided comments with respect to road widening and daylighting requirements, servicing allocation, temporary and permanent dewatering, the *CTC Source Protection Plan*, high water table and confined artesian aquifer conditions (including hydrogeological and geotechnical assessments), active transportation facilities, and traffic and construction management, among other

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technical matters. The owner will be required to enter into a Site Plan Agreement with the Region as a condition of Site Plan approval.

Community Services Department

The City's Community Services Department has provided comments with respect to waste management, including but not limited to access routes, waste storage, separation and collection and loading requirements.

Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that a permit will not be required for the proposed development in accordance with Ontario Regulation 166/06. Notwithstanding, the TRCA has provided technical comments with respect to water balance requirements and hydrogeology, including comments related to the proposed foundation design and infiltration that are required to be addressed.

Other City Departments and External Agencies

Comments have also been received from the City's Urban Design and Heritage Section, the City's Corporate and Financial Services Department, the City's Building and Zoning Section, York Region District School Board, Conseil Scolaire Viamonde, Alectra Utilities, Bell Canada, Rogers Communications, Enbridge Gas Inc., and Hydro One. These departments and external agencies have no objections to the application and/or have provided minor comments to be addressed prior to Site Plan approval or at a later stage in the process.

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 proposed Site Plan application that achieves a score of 53 points, which exceeds minimum threshold score for Site Plan applications. However, at the time of writing of this report, the Metrics remain under review. In this regard, staff will continue to work with the applicant towards the finalization of the Metrics.

On the basis that a total of 452 dwelling units are proposed, municipal servicing allocation for a 931.12 persons will be required. In consideration of the above 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.

Financial/Staffing/Other Implications:

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

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Relationship to Council’s Strategic Priorities 2020-2022:

The recommendations of this report are generally aligned with the strategic priority of **Balancing Green and Growth** in contributing to the development of the City’s parkland to serve the needs of the City’s residents through the applicant’s community benefits commitments. The recommendations of this report are also generally aligned with the strategic priority of **Getting Around the City** in supporting transit-oriented, mixed-use development along the Yonge Street corridor.

Climate Change Considerations:

The recommendations of this report are aligned with Council’s Climate Change Considerations as it relates to the plans and materials submitted in support of the applicant’s Site Plan application to date. With respect to climate change mitigation, the proposed development is transit-supportive and is designed to support active modes of transportation, including pedestrian access to commercial uses and bike parking facilities. In addition, the proposed development supports climate change adaptation in incorporating a green roof and proposed low-impact design features, including but not necessarily limited to rainwater reuse and storm water runoff reduction through soft landscaping. It should be noted that the technical review of the above proposed design and engineering features remain under review at the time of writing of this report.

Conclusion:

The applicant is seeking comments from Council with respect to its Site Plan application to permit a high-density, mixed-use residential/commercial development on its land holdings. At the time of writing of this report, a number of technical matters remain to be addressed prior to approval of the Site Plan application. In consideration of the preceding, it is recommended that this Staff Report be received by Council and that all comments regarding the proposed development be referred back to staff. It is further recommended that the authority to assign municipal servicing allocation for the subject development proposal be delegated to the Commissioner of Planning and Infrastructure.

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 Meeting #33-19 held on September 18, 2019
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed Site Plan
- Map 6, Proposed South Elevation

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- Map 7, Proposed West Elevation
- Map 8, Proposed North Elevation
- Map 9, Proposed East Elevation
- Map 10, Proposed Rendering

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Report Approval Details

Document Title:	SRPI.21.058 - Request for Comments – Site Plan Application – Metroview Developments (Harding) Inc. – City File D06-20045.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.058 Appendix A.pdf- SRPI.21.058 Map 1 Aerial Photograph.docx- SRPI.21.058 Map 2 Neighbourhood Context.docx- SRPI.21.058 Map 3 Official Plan Designation.docx- SRPI.21.058 Map 4 Existing Zoning.docx- SRPI.21.058 Map 5 Proposed Site Plan.docx- SRPI.21.058 Map 6 Proposed South Elevation.docx- SRPI.21.058 Map 7 Proposed West Elevation.docx- SRPI.21.058 Map 8 Proposed North Elevation.docx- SRPI.21.058 Map 9 Proposed East Elevation.docx- SRPI.21.058 Map 10 Proposed Rendering.docx
Final Approval Date:	Nov 18, 2021

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

Gus Galanis - Nov 17, 2021 - 10:12 AM

Task assigned to Kelvin Kwan was completed by delegate Paolo Masaro

Paolo Masaro on behalf of Kelvin Kwan - Nov 17, 2021 - 10:55 AM

MaryAnne Dempster - Nov 18, 2021 - 11:50 AM