



## **Staff Report for Council Public Meeting**

**Date of Meeting:** March 30, 2022

**Report Number:** SRPI.22.035

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.035 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 9218 Yonge Street Incorporated – City Files D01-21010 and D02-21020**

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### **Owner:**

9218 Yonge Street Incorporated  
47 Harlandale Avenue  
Toronto, ON  
M2N 1N9

### **Agent:**

MPlan Inc.  
23 Foxwood Road  
Thornhill, ON  
L4J 9C4

### **Location:**

**Legal Description:** Part of Lots 283, 284, 285 and 286, Registered Plan 1960  
**Municipal Address:** 9218 Yonge Street

### **Purpose:**

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

### **Recommendation:**

- a) **That Staff Report SRPI.22.035 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 9218 Yonge Street Incorporated for lands known as Part of Lots 283, 284, 285 and 286, Registered Plan 1960 (Municipal Address: 9218 Yonge Street), City Files**

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**D01-21010 and D02-21020, be received for information purposes only and that all comments be referred back to staff.**

### Contact Person:

Kaitlyn Graham, Senior Planner – Site Plans, phone number 905-771-5563 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

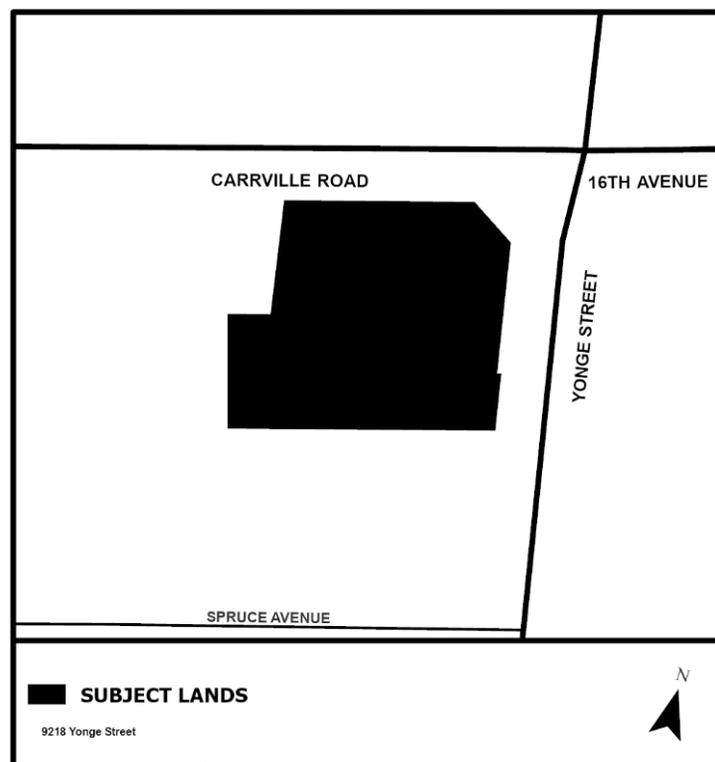
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, Interim 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:

In March 2017, the former Ontario Municipal Board (OMB) now Ontario Land Tribunal (OLT), approved a mixed use high density residential/commercial development on the subject lands (City Files D01-15003 and D02-15013). The proposal was to be comprised of two towers, 24 and 29 storeys in height, or as determined by the application of a 45 degree angular plane, with a gross floor area of 39,900 square metres (429,480 square feet), 500 units, and a requirement to provide for an 8 metre (26.24 feet) wide strip for future public highway purposes as identified in the Yonge Street and 16<sup>th</sup> Avenue Key Development Area Secondary Plan. The OMB issued a Final Order on July 26, 2018 which included finalized Official Plan and Zoning By-law Amendments to implement the approved development.

On February 11, 2019, Council supported a revised mixed use high density residential/commercial development proposal (City Files D01-17001 and D02-17003) for the lands west of the subject lands, 39-97 Carrville Road, to be comprised of three buildings of 24, 24 and 15 storeys with an FSI of 4.66, containing 686 units and included a provision for a new north-south local road and a new east-west local road which would connect to Yonge Street through the 8 metre (26.24 feet) strip provided on the subject lands. At its meeting on July 9, 2019, Council directed staff to advise the Local Planning Appeal Tribunal (LPAT) now OLT, of the removal of the requirement to protect for a new east-west road connection to Yonge Street between Carrville Road and Spruce Avenue, as conceptually shown in the draft Yonge and 16th Avenue Key Development Area Secondary Plan within the southwest quadrant of the Key Development Area.

On September 23, 2020, Council supported a further revised proposal for the lands at 39-97 Carrville Road and authorized staff to secure the requisite easements associated with the provision of an eight metre wide east/west easement across the southern portion of the lands for vehicular and pedestrian connectivity purposes necessary to implement the revised development as described in Staff Report SRPRS.20.111, to the satisfaction of the City and the Region of York.

On November 10, 2021, the City received the Official Plan and Zoning By-law Amendment applications for the subject lands, which were deemed complete on November 30, 2021. The current applications seek Council's approval to permit two towers, 42 and 36 storeys in height and connected by a six storey podium, with a gross floor area of 61,653 square metres (663,628.45 square feet) and a Floor Space Index of 8.35 on the subject lands (refer to Maps 6 and 7). The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject Official Plan and Zoning By-law Amendment applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

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### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the west side of Yonge street, south of Carrville Road (refer to Map 1). The lands have a frontage of approximately 69.71 metres (228.70 feet) along Carrville Road and 72.52 metres (237.92 feet) along Yonge Street and a total area of 0.74 hectares (1.82 acres). The lands presently support two multi-unit commercial buildings that are each one storey in height. Abutting uses to the subject lands include Carrville Road and Hillcrest Mall to the north, Yonge Street and a four storey building containing office and commercial uses to the east, commercial uses to the south, and low density residential uses to the west.

Further to the above and to provide context to the emerging development of this area, the following development applications are currently being processed by the City:

- the northeastern quadrant of the Hillcrest Mall lands are subject to Official Plan and Zoning By-law Amendment applications to permit a mixed use high density residential/commercial development (City Files D01-20009 and D02-20018);
- the lands at the southeast corner of Yonge Street and 16<sup>th</sup> Avenue are subject to Official Plan and Zoning By-law Amendment applications to permit a mixed use high density residential/commercial development that have been appealed to the OLT (City Files D01-19002 and D02-19012);
- the lands at 77 and 89 16<sup>th</sup> Avenue (Honda dealership) are subject to Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a mixed use high density residential/commercial development (City Files D01-22001, D02-22001 and SUB-22-0001(D03-22001)); and,
- the lands to the west of the subject lands have been approved in principle by the LPAT (the details of which are outlined in the Background Section of this report) (City Files: D01-17001 and D02-17003).

#### Development Proposal

The applicant is currently seeking Council's approval of Official Plan and Zoning By-law Amendment applications to permit the construction of two apartment buildings, 42 and 36 storeys in height and connected by a six storey podium, to contain a total of 796 residential units. The proposed development is to have a total gross floor area of 61,653.1 square metres (663,628.45 square feet), 834.9 square metres (8,986.79 square feet) of at-grade commercial uses, a Floor Space Index of 8.35, and 697 parking spaces within a four level underground parking structure (refer to Maps 6 and 7).

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

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<b>Development Statistic</b>	<b>2017 OMB Approval</b>	<b>2021 Proposal</b>
Total Gross Floor Area	39,897.9 square metres (429,457.42 square feet)	61,653.1 square metres (663,628.45 square feet)
Residential Gross Floor Area	37,387.1 square metres (402,431.40 square feet)	60,818.2 sq. metres (654,641.65 square feet)
Commercial Gross Floor Area	2,510.8 square metres (27,026.02 square feet)	834.9 square metres (8,986.8 square feet)
Floor Space Index	N/A	8.35
Residential Units	500	796
Building Heights <ul style="list-style-type: none"> <li>• Carrville Road Tower</li> <li>• Yonge Street Tower</li> </ul>	24 storeys* 29 storeys* *As determined by the application of the 45 degree angular plane measured from the northeast corner of 22 Spruce Avenue	36 storeys 42 storeys
Tower Floor Plate Size	750 square metres (8,072.93 square feet)	750 square metres (8,072.93 square feet)
Tower Separation	25 metres (82.02 feet)	25 metres (82.02 feet)
Total Parking Spaces	580	697

It should be noted that at the time of the preparation of this report, a related Site Plan application had not yet been submitted to the City in conjunction with the subject Official Plan and Zoning By-law Amendment applications.

### Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law;
- Survey;
- Concept Plan;
- Site Plan;
- Architectural Plans (Floor Plans and Elevation Plans);
- Perspective Drawings;
- Grading Plan;
- Servicing Plan;
- Erosion and Sediment Control Plan;
- Landscape Plans and Details;
- Transportation Impact Study;

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- Noise Feasibility Study;
- Functional Servicing Report;
- Geotechnical Investigation;
- Hydrogeological Investigation;
- Wind Study;
- Shadow Impact Study;
- Phase One Environmental Assessment;
- Phase Two Environmental Assessment;
- Arborist Report, Tree Inventory and Tree Preservation Plan; and,
- Urban Design Brief.

### Official Plan and Zoning By-law Amendment Applications

The applicant's Official Plan Amendment application seeks to amend the site specific policies applicable to the subject lands under **Section 6.22** of the City's Official Plan ('the Plan') to permit the following:

- an increase in the maximum permitted gross floor area from 39,900 square metres (429,480 square feet) to 61,653.1 square metres (663,628.45 square feet);
- an amendment to the location of the measurement of the 45 degree angular plane from the northeast corner of 22 Spruce Avenue to the western extent of the new north-south planned right-of-way to the west of the subject lands; and,
- the removal of the requirement to protect for an 8 metre (26.24 feet) strip for future public highway purposes as identified in the Yonge Street and 16<sup>th</sup> Avenue Key Development Area Secondary Plan.

Further, the applicant is also seeking approval of a related Zoning By-law Amendment application to amend the site specific "**Key Development Area One (KDA1) Zone**" provisions applicable under the OMB approved Zoning By-law 94-17, which amends By-law 2523, in order to permit the proposed development.

The appropriateness of the proposed amendments to the Official Plan policies and the Zoning By-law provisions are currently under review. The site specific exceptions sought through the amendments shall be considered and refined through the detailed application review process.

### 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* (2020) (the "Growth Plan"), the *Regional Official Plan* (2010) (the "ROP") and the Plan. In this regard, staff advises that the 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, both the PPS and the *Growth Plan* were updated in 2020. In this regard, both York Region and the City are currently undertaking Municipal

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Comprehensive Reviews (MCRs) to update their respective Official Plans as necessary in order to align with more recent Provincial planning direction. Below is a more detailed outline of the applicant's proposal relative to the current ROP and Plan.

### York Region Official Plan

The subject lands are designated **Urban Area** and are located on a **Regional Corridor** in accordance with Map 1 (Regional Structure) of the ROP. Lands designated **Urban Area** support a wide range and mix of uses and are intended to accommodate a significant portion of planned growth within the Region. **Regional Corridors**, together with **Regional Centres**, are identified as the primary locations for the most intensive and greatest mix of development within the Region. These areas are identified as focal points of economic and cultural activity and are to be developed in a sustainable and compact manner in accordance with intensification strategies identified at the local level.

Additionally, the subject lands are identified as being located on a **Regional Rapid Transit Corridor** in accordance with Map 11 (Transit Network) of the ROP and are also located within the draft boundary for the proposed 16<sup>th</sup>-Carrville Major Transit Station Area (MTSA), which has a proposed minimum density of 300 people and jobs per hectare.

The subject applications have been circulated to York Region for review and comment. The Region has identified that the mixed-use nature of the proposal generally conforms with the ROP with respect to the **Urban Area** designation and defers the determination of appropriate heights and densities to the local municipality. Notwithstanding, the Region has provided comments highlighting concerns with respect to the cumulative impacts of site-specific intensification proposals in Yonge/16<sup>th</sup> quadrant that are required to be addressed. A summary of the Region's comments are provided in subsequent sections of this report. A more detailed review and evaluation of the proposed amendments in the context of the applicable 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 **Key Development Area (KDA)** in accordance with Schedule A2 (Land Use Plan) of the Plan and are located on a **Regional Corridor** identified in the City's Urban Structure – Schedule A1 (refer to Map 3). The lands are further identified as **Exception Area "22"** on Schedule A11 of the Plan, and as such, are subject to additional site specific policies under **Section 6.22** of the Plan as approved by the OMB. These site specific policies relate to maximum permitted gross floor area, maximum building height as determined by the application of the 45 degree angular plane, maximum building floorplate above the podium, and the protection of an 8 metre (26.24 feet) strip for future public highway purposes as identified within the Yonge Street and 16<sup>th</sup> Avenue Key Development Area Secondary Plan (refer to Map 4).

In accordance with **Section 4.4** of the Plan, the City's **KDAs** are identified as mixed-use centres that are intended to accommodate a level of intensification less than the

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**Richmond Hill Centre.** The Plan permits a broad range of residential, commercial, and community uses within these areas and directs that Secondary Plans be prepared to guide redevelopment. In the absence of an approved Secondary Plan for the Yonge and 16th **KDA**, the Plan directs that development within this area shall have a maximum density of 3.0 FSI in accordance with **Policy 4.4.1.6(a)**, and a maximum building height of 20 storeys in accordance with **Policy 4.4.1.8**.

High rise development within the centres and corridors is also subject to specific urban design policies under **Section 3.4.1** of the Plan which requires the provision of a 45 degree angular viewplane measured from the adjacent low density residential or medium density residential property line to ensure built form compatibility and transition of building heights, a sufficient separation distance of approximately 25 metres between towers to maintain appropriate light, view and privacy conditions as well as slender floor plates of approximately 750 square metres to limit shadow and wind impacts and loss of sky view. Further, high rise buildings are also required to introduce setbacks above the base building to create a discernable podium and street wall.

Development within the **KDAs** is additionally required to address the City's affordable housing targets. In accordance with the policies under **Section 3.1.5** of the Plan, a minimum of 35% of new housing units within the **KDAs** are to be affordable and offer a range of affordability for low and moderate income households of varying sizes, including the provision of family sized units.

Based on a preliminary review of the proposed development relative to the **KDA** designation policies of the Plan, the subject development proposal would be permitted within the **KDA** designation. However, the development as currently proposed would not conform with the applicable height and density policies of the Plan. A more detailed review of the subject applications and the supporting studies and documents will be undertaken to ensure the proposed development is in keeping with the policies of the Plan.

### **Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report**

The Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report (the Report) was endorsed by Council on January 30, 2017. The Report outlines the vision, principles and key directions to guide the long-term evolution of the Yonge Street and Carrville/16th Avenue area and was used to guide the preparation of the draft Yonge and Carrville/16th Avenue Key Development Area Secondary Plan, which includes the subject lands.

The Report sets out a vision for this area to evolve into a more connected, mixed-use urban centre through the creation of local identity, improved connectivity, and accommodation of transition. The Report also recommends a preferred land use and design scenario that aligns with the Plan. In this regard, the subject lands are identified as a location for high rise development, subject to the site specific policies contained

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within Chapter 6 of the Plan. Council has directed staff to utilize the Report in the review and evaluation of development applications within this area until such time as Council adopts a Secondary Plan for the Yonge and 16th **KDA**.

### Key Directions Report for the Official Plan Update

The Key Directions Report for the Official Plan Update (Key Directions Report) was endorsed by Council on February 9, 2022. The Key Directions Report forms the foundation for future amendments to the Plan and guides the next phase of the City's Official Plan Update process while responding to Council's Strategic Priorities and supporting the City's commitment to address climate change. The Key Directions Report provides area-specific key directions for a number of areas in the City, including the Yonge and 16<sup>th</sup> Avenue/Carville Road **KDA**.

In this regard, **Section 2.3.3.4** of the Key Directions Report sets out the area-specific key directions for the Yonge and 16<sup>th</sup> Avenue/Carville Road **KDA**, including but not limited to, building on and refining the 2018 draft Secondary Plan for this area, re-delineating the **KDA** boundary to include appropriate lands to realize the vision for this **KDA**, creating connections to the David Dunlap Observatory lands and the German Mills Creek, protecting lands that can support future Yonge Subway and/or GO Transit stations, and ensuring that the long-term build out of this area is neither precluded nor unnecessarily delayed by a potential temporary subway train storage and maintenance facility, should it be necessary to be located in the **KDA**.

This Section also recognizes a number of changes that have occurred in the **KDA** since the 2010 Plan, including several OMB approvals for developments that exceed the height and density permissions set out in the Plan, consideration of a number of current development applications that propose to exceed these heights and densities, as well as the identification of the **KDA** as an MTSA and the potential need for the **KDA** to accommodate a future extension of the Yonge Subway Line. The Key Directions Report identifies a draft vision statement for this area as ***“a community that is walkable, sustainable, green and vibrant, with a people friendly and shopping focus”***. A more detailed review of the subject applications and the proposed amendments in the context of the key directions provided for the Yonge and 16<sup>th</sup> Avenue/Carville Road **KDA** as well as any forthcoming amendments to the Plan as a result of the Key Directions Report and the ongoing Official Plan Update process will form part of the future recommendation report to Council where deemed necessary.

### Zoning

The subject lands are zoned **Key Development Area One (KDA1) Zone** under By-law 2523, as amended by site specific By-law 94-17 (refer to Map 5), which permits a broad range of residential and commercial uses consistent with those contemplated in the **KDA**. Below is a summary table that outlines the key site specific zoning provisions approved under By-law 94-17 that the applicant is seeking to amend in order to facilitate its development proposal:

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<b>Development Standard</b>	<b>By-law 94-17 KDA1 Zone</b>	<b>Revised Development Proposal KDA1 Zone</b>
<b>Gross Floor Area</b>	39,900 square metres (429,480 square feet)	<b>61,900 square metres (666,286 square feet)</b>
<b>Maximum Number of Dwelling Units</b>	500	<b>796</b>
<b>Maximum Building Height</b>	No part of any structure shall penetrate a 45 degree angular plane constructed from the northeast corner of the property municipally known as 22 Spruce Street	<b>No part of any structure shall penetrate a 45 degree angular plane constructed from the western extent of the north-south Public Right-of-Way, as shown on Schedule “A” to the draft by-law</b>
<b>Residential Parking Spaces</b>		
<ul style="list-style-type: none"> <li>• Bachelor</li> <li>• 1 Bedroom</li> <li>• 2 Bedroom</li> <li>• 3+ Bedroom</li> <li>• Visitor</li> </ul>	<ul style="list-style-type: none"> <li>0.80 – 1.00</li> <li>0.90 – 1.10</li> <li>1.00 – 1.25</li> <li>1.20 – 1.50</li> <li>0.15 – 0.20</li> </ul>	<ul style="list-style-type: none"> <li><b>0.67 – 1.00</b></li> <li><b>0.67 – 1.00</b></li> <li><b>0.67 – 1.00</b></li> <li><b>0.67 – 1.00</b></li> <li><b>0.15 – 0.20</b></li> </ul>
<b>Non Residential Parking Spaces</b>	Range from a minimum of 2.00 to a maximum of 9.00 spaces per 100 square metres of gross floor area depending on the use	<b>2.00 per 100 square metres of gross floor area for all non-residential uses</b>

The applicant’s draft Zoning By-law is currently under review. The site specific provisions and exceptions sought through the amendment shall be considered and refined in conjunction with revisions made to the subject applications through the detailed review process.

### **City Department and External Agency Comments:**

The subject Official Plan and Zoning By-law Amendment applications and the associated background studies and reports submitted in support of the 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 writing this report.

### **Urban Design Section**

The City’s Urban Design Section has reviewed the subject development applications, including the request to amend the measurement of the angular plane. Staff has noted that the applicant’s proposed measurement of angular plane would permit an increase in the maximum allowable height and density beyond that which was previously approved by the OMB on the subject lands. Urban Design staff has encouraged the applicant to consider lowering the overall height of the proposal to mitigate concerns related to the increased density proposed. Further, staff has provided comments related

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to detailed site and building design that are to be considered through the submission of a future Site Plan application (refer to Appendix A).

### **Park and Natural Heritage Planning Section**

The City's Park and Natural Heritage Planning Section has reviewed the subject development applications and has noted that the development proposal will require the removal and injury of several trees, including those located on neighbouring properties. Staff has advised that it is the applicant's responsibility to obtain consent prior to undertaking tree removals or causing tree injury. Further, staff has advised that the configuration and design of the site in order to facilitate the development proposal is not conducive to creating a viable park block or providing opportunities for park connections. On that basis, staff recommends Council accept cash-in-lieu of parkland dedication at the time of Building Permit issuance for the proposed development (refer to Appendix B).

### **Toronto and Region Conservation Authority**

The Toronto and Region Conservation Authority (TRCA) has reviewed the subject development applications and has identified that the subject lands are located partly within the Well Head Protection Area Q (WHPA-Q). TRCA staff has requested the applicant update the Hydrogeology Report submitted in support of the applications to reflect this, and to address Water Balance mitigation measures (refer to Appendix C).

### **Regional Municipality of York**

The Regional Municipality of York (Region) has reviewed the subject development applications and provided comments on the Official Plan Amendment only at this time. The Region has identified that the mixed-use nature of the proposal generally conforms with the applicable policies of the **Urban Area** designation of the ROP, the location of the lands along the Yonge Street Regional Corridor as well as the identification of the subject lands within the 16<sup>th</sup>-Carrville MTSA. Although Regional staff defer to the City to determine appropriate heights and densities, the Region has advised that the evaluation of the proposed Official Plan Amendment should have regard for **Policy 5.4.30** and **Policy 5.4.32** of the ROP which speak to the boundaries of Regional Corridors as designated by a local municipality and the requirement to prepare Secondary Plans for **KDAs** in order to ensure comprehensive planning is in place to support an appropriate level of intensification.

Regional staff has advised that although a site-specific Official Plan Amendment may be appropriate to proceed in advance of the completion of a comprehensive Secondary Plan, staff have concerns with respect to the cumulative impacts of site-specific intensification proposals in the broader area given the remaining redevelopment potential in this area, specifically in ensuring adequate services are available such as parks, community services, schools, roads, water and wastewater capacity while also providing for a fine grid local street network and addressing affordability targets as set out in the ROP.

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In this regard, the Region requires a comprehensive Transportation Study to be completed to identify infrastructure improvements needed to accommodate the full buildout potential of the **KDA**, including an assessment of the east-west connection to Yonge street for the southwest quadrant of the **KDA** which is considered important to service the proposed development in the event of an emergency and provide access for servicing, vehicles, pedestrians and cyclists. The Region requires sufficient technical justification and recommended mitigation measures to address the impacts of the proposed elimination of the east-west connection to the Regional intersection and corridor, including addressing concerns relating to queuing on Carrville Road and Yonge Street which may block access to the proposed development.

In order to address its concerns related to the applicant's Official Plan Amendment, the Region set out specific requirements related to transportation, water and wastewater servicing, water resources and source water protection in a comment letter dated February 24, 2022 (refer to Appendix D). Further, the Region has included high level comments relating to detailed design considerations through a future Site Plan application related to water conservation and water management on site, energy efficiency and sustainability, Transportation Demand Management measures, and opportunities to provide affordable rental housing (refer to Appendix D).

### Development Planning Division

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

- the mixed use high density residential/commercial land use proposed by the subject applications is permitted and encouraged within the **KDA** designation;
- the proposed tower heights of 42 and 36 storeys exceed the maximum permitted building height of 20 storeys permitted within the Yonge and 16<sup>th</sup> Avenue **KDA** as set out in **Policy 4.4.1.8** of the Plan, and of approximately 24 and 29 storeys as determined by the angular plane, as previously approved by the OMB;
- the proposed density of 8.35 FSI and a gross floor area of 61,653.1 square metres (663,628.45 square feet) exceeds the maximum permitted density of 3.0 FSI for a development block within the **KDA** as set out in **Policy 4.4.1.6(a)** of the Plan, and of 39,900 square metres (429,480 square feet) as approved by the OMB;
- additional review is required to determine the appropriateness of the proposed height and density of the proposal in the context of the height and density policies of the **KDA** designation under **Section 4.4** of the Plan, the site specific policies under **Section 6.22** of the Plan, and the high rise building policies set out under **Section 3.4.1** of the Plan, particularly as it relates to the measurement of the 45 degree angular plane;
- additional review is required to determine the feasibility of the density of the proposed development with respect to the cumulative impacts on existing and

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proposed infrastructure in the **KDA**, including servicing, stormwater management, and the transportation network. In this regard, additional work may be required in order to evaluate the applicant's request to remove the requirement to protect for an 8 metre (26.24 feet) strip for future public highway purposes in the Yonge Street and 16<sup>th</sup> Avenue Key Development Area Secondary Plan, as well as to determine the appropriateness of the proposed parking rates and proposed Transportation Demand Management measures;

- the applicant is required to demonstrate how the proposal meets the City's Housing Affordability requirements as outlined in **Section 3.1.5** of the Plan, including the provision of a minimum of 35% of new residential units as affordable units, as well as providing a mix of unit sizes, including family sized units of three bedrooms or larger;
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments, including the site specific standards requested by the applicant with respect to the form, content and appropriateness of the amendments; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal.

In addition to the above, it is important to note that the **KDA** is experiencing increasing and significant development pressures. When considered in combination with recent approvals and active development applications for site specific intensification in the area, there is a critical need for a comprehensive evaluation to determine the cumulative impacts and/or constraints that will be applicable to the consideration of future development in the **KDA**. This evaluation will be a critical determinant in ensuring that development does not outpace the availability of services and facilities as well as infrastructure and transportation capacity both in the **KDA** and beyond.

A comprehensive review and evaluation 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 the City's Financial Services Division, Community Services Department – Waste Management Section and Building Services Division – Zoning Section, as well as Alectra Utilities, Rogers, Enbridge Gas, Conseil Scolaire Viamonde, the York Region District School Board and the York Catholic District School Board. These City departments and 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.

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As of the time of writing of this report, the subject applications remain under review by the City's Development Engineering Division and Fire and Emergency Services Division, in addition to Transport Canada, Bell Canada and Canada Post.

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

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

### **Relationship to 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 the 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 Official Plan and Zoning By-law Amendment applications to permit a mixed use high density residential/commercial 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 the planning applications. 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, Urban Design Section Comments dated February 14, 2022
- Appendix B, Park and Natural Heritage Planning Comments dated February 2, 2022
- Appendix C, Toronto and Region Conservation Authority Comment Letter dated February 15, 2022
- Appendix D, York Region Comment Letter dated February 24, 2022
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan – Land Use Designation
- Map 4, Official Plan - Exceptions
- Map 5, Existing Zoning
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations

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### Report Approval Details

Document Title:	Request for Comments - Official Plan and Zoning By-law Amendment Applications - 9218 Yonge Street - D01-21010 and D02-21020.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.035 - Appendix A - Urban Design Section Comments.pdf</li><li>- SRPI.22.035 - Appendix B - Park and Natural Heritage Planning Comments.pdf</li><li>- SRPI.22.035 - Appendix C - Toronto and Region Conservation Authority Comments.pdf</li><li>- SRPI.22.035 - Appendix D - York Region Comments.DOCX</li><li>- SRPI.22.035 Map 1 Aerial Photograph.docx</li><li>- SRPI.22.035 Map 2 Neighbourhood Context.docx</li><li>- SRPI.22.035 Map 3 Existing Official Plan - Land Use Designation.docx</li><li>- SRPI.22.035 Map 4 Official Plan - Exceptions.docx</li><li>- SRPI.22.035 Map 5 Existing Zoning.docx</li><li>- SRPI.22.035 Map 6 Proposed Site Plan.docx</li><li>- SRPI.22.035 Map 7 Proposed Elevations.docx</li></ul>
Final Approval Date:	Mar 8, 2022

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

**Gus Galanis - Mar 7, 2022 - 3:15 PM**

**Kelvin Kwan - Mar 7, 2022 - 4:31 PM**

**Darlene Joslin - Mar 8, 2022 - 12:50 PM**