



Staff Report for Council Public Meeting

Date of Meeting: May 4, 2022

Report Number: SRPI.22.006

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.22.006 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – Mon Sheong Foundation – City Files D01-21009 and D02-21018**

Owner:

Mon Sheong Foundation
11199 Yonge Street
Richmond Hill, ON
L4S 1L2

Agent:

Evans Planning Inc.
8481 Keele Street
Vaughan, ON
L4K 1Z7

Location:

Legal Description: Part of Lot 54, Concession 1, E.Y.S.

Municipal Address: 11238 Yonge Street

Purpose:

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit a 15 storey retirement residence with an attached eight storey long-term care facility and amenity area on the subject lands.

Recommendation:

- a) **That Staff Report SRPI.22.006 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Mon Sheong Foundation for lands known as Part of Lot 54, Concession 1, E.Y.S. (Municipal Address: 11238 Yonge Street), City Files D01-21009 and D02-21018, be received for information purposes only and that all comments be referred back to staff.**

Page 2

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:

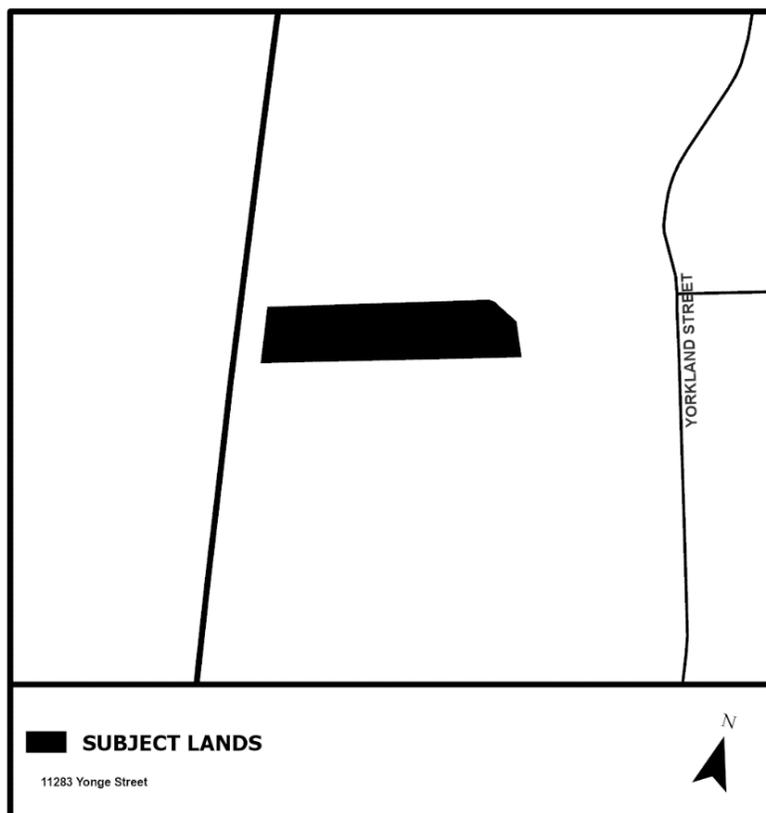
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.



Page 3

Background Information:

The subject Official Plan and Zoning By-law Amendment applications were received and deemed complete by the City on November 1, 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 subject Official Plan and Zoning By-law Amendment applications, 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 east side of Yonge street, south of 19th Avenue (refer to Map 1). The lands have a frontage of approximately 41.38 metres (135.76 feet) along Yonge Street and a total area of 0.75 hectares (1.86 acres). The lands presently support a single detached dwelling known as the William Wright House which is listed on the City's Inventory of Cultural Heritage Resources, as well as a surface parking lot used by the abutting Mon Sheong facility to the south. Both the William Wright House and the parking lot are proposed to be demolished/removed in order to facilitate the proposed development.

Abutting land uses include vacant lands to the north which are subject to Official Plan Amendment, Zoning By-law Amendment, and Site Plan applications to permit an 11 storey residential building and 37 townhouse units (City Files D01-17006, D02-17027 and D06-18050); an existing 10 storey retirement residence and long-term care facility (Mon Sheong facility) to the south; a portion of the Rouge River tributary to the east; and, to the west is Yonge Street and existing commercial lands that are subject to Official Plan and Zoning By-law Amendment applications to permit an eight storey long-term care facility and two 10 storey retirement residences (City Files D01-20018 and D02-20033) (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to facilitate the construction of a 15 storey retirement residence with an attached eight storey long-term care facility and amenity area (see Maps 6, 7 and 8) on its lands holdings. The proposed development is to be associated with the existing Mon Sheong facility immediately adjacent to the subject lands at 11211 Yonge Street.

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

Page 4

- **Lot Frontage:** 41.38 metres (135.76 feet)
- **Lot Area:** 0.75 hectares (1.86 acres)
- **Proposed Gross Floor Area:** 35,104.28 sq. metres (377,859.32 sq. feet)
 - **Seniors Residential:** 19,379.49 sq. metres (208,599.09 sq. feet)
 - **Long-term Care:** 15,305.70 sq. metres (164,749.18 sq. feet)
 - **Commercial:** 419.11 sq. metres (4,511.26 sq. feet)
- **Proposed Density:** 4.77 FSI
- **Proposed Building Height:**
 - **Western Portion:** 15 storeys or 50.2 metres (164.70 feet)
 - **Eastern Portion:** 8 storeys or 26 metres (85.30 feet)
- **Proposed Seniors Units:** 198
- **Proposed Long-term Care Beds:** 190
- **Proposed Parking Spaces:** 116 (70 additional spaces are provided on adjacent Mon Sheong lands to the south)
- **Proposed Loading Spaces:** 1 (space provided on adjacent Mon Sheong lands to the south)
- **Proposed Bicycle Spaces:** 8

The proposed 15 storey building is to be situated along the Yonge Street frontage of the lands and the attached eight storey building is to be comprised of a six storey long-term care facility above which is a two storey amenity area intended to service the retirement residence occupants. Additionally, a vehicular interconnection is proposed to the lands to the south as well as a shared underground parking garage that also proposes shared parking, including utilizing 70 existing spaces on the Mon Sheong lands to the south, and loading to support the proposed development.

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

Official Plan and Zoning By-law Amendment Applications

The applicant's Official Plan Amendment application seeks to amend the permitted height, density and built form policies of the **Regional Mixed-Use Corridor** designation applicable to subject lands in order to permit the following:

- an increase in the maximum building height from eight stories to 15 stories;
- an increase in the maximum density from 2.0 FSI to 4.80 FSI;
- a reduction in the separation distance between high-rise buildings from 25 metres (82.02 feet) to 8.8 metres (28.87 feet) to the building to the south and 13.0 metres (42.65 feet) to the proposed building to the north; and,
- an increase in the floorplate size above the podium of a high-rise residential building from 750 square metres to 1,465 square metres.

The related Zoning By-law Amendment application seeks approval to rezone the lands from **Agricultural One (A1) Zone** under By-law 2325-68, as amended, to **Institutional (I1) Zone** and **Flood (F) Zone** under By-law 184-87, as amended, in order to facilitate

Page 5

the proposed development. Below is a summary table that outlines the proposed site specific development standards in relation to the standards of the **I1 Zone**:

Development Standard	Institutional (I1) Zone Under By-law 184-87	Proposed Development
Permitted Uses	<ul style="list-style-type: none"> • Community Centre • Day Nursery • Park • Place of Worship • Primary School • Private Hospital • Public Library • Recreational Use • Secondary School 	<ul style="list-style-type: none"> • Retirement Residence • Long-term Health Care Facility • Accessory Uses • Commercial Uses (Medical Clinic, Personal Service Shop and Pharmacy) within a building containing a Retirement Residence and Long-term Health Care Facility to a maximum area of 420 sq. metres (4,521.84 sq. feet))
Minimum Lot Frontage	60 metres (196.85 feet)	40.0 metres (131.23 feet)
Minimum Lot Area	20,000 sq. metres (215,278 sq. feet)	5,000 sq. metres (53,819.55 sq. feet)
Minimum Front Yard Setback	15.0 metres (49.21 feet) *to an arterial	3.0 metres (9.84 feet)
Minimum North Side Yard Setback	6.0 metres (19.69 feet)	6.0 metres (19.69 feet)
Minimum South Side Yard Setback	6.0 metres (19.69 feet)	2.5 metres (8.2 feet)
Minimum Rear Yard Setback	12.0 metres (39.37 feet)	3.0 metres (9.84 feet)
Minimum Setback to a Provincially Significant Wetland	N/A	30.0 metres (98.43 feet)
Building Height	11 metres (36.09 feet)	51 metres (167.32 feet) or 15 storeys
Gross Floor Area	N/A	35,200 sq. metres (378,889.65 sq. feet)
Tower Floorplate	N/A	1,465 sq. metres (15,769.13 sq. feet)
Lot Coverage	N/A	53%
Parking Spaces (excluding commercial)	N/A	0.4 spaces per unit/bed (70 spaces to be located on adjacent property to the south)
Loading Spaces	N/A	1 (to be located on adjacent property to the south)
Landscape Buffer (Front Yard only)	6.0 metres (19.69 feet)	3.0 metres (9.84 feet)

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

Page 6

sought through the amendments shall be considered and refined in conjunction with revisions made to the subject applications through the detailed review process.

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;
- Adjacent Property 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;
- Noise Feasibility Study;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Report;
- Hydrogeological Assessment;
- Cultural Heritage Impact Assessment;
- Natural Heritage Evaluation;
- Oak Ridges Moraine Conformity Statement;
- Wind Analysis;
- Shadow Impact Study;
- Arborist Report, Tree Inventory and Tree Preservation Plan; and,
- Urban Design Brief.

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 *Greenbelt Plan (2017)*, the *Oak Ridges Moraine Conservation Plan (2017)* (the "ORMCP"), the *Regional Official Plan (2010)* (the "ROP") and the *City's Official Plan (2010)* (the "Plan"). Staff notes that the City's in force Plan is consistent with the PPS and conforms with the Growth Plan, the Greenbelt Plan, the ORMCP, 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 Comprehensive Reviews

Page 7

(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 ROP and Plan.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP. Lands designated **Urban Area** are intended to support a full range and mix of urban uses and to accommodate a significant portion of intensification and planned growth within the Region. The easternmost portion of the lands are also identified as **Regional Greenlands System** in accordance with Map 2 (Regional Greenlands System). Lands identified as **Regional Greenlands System** are to be protected and enhanced over the long term. In this regard, the proposed retirement residence and long-term care facility use would be permitted on the portion of the lands designated **Urban Area** located outside of the **Regional Greenlands System**.

The lands are further 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 800 metres of the proposed 19th-Gamble Bus Rapid Transit Station and within the draft boundary for the Major Transit Station Area (MTSA) identified at 19th Avenue and Gamble Road, with a proposed minimum density of 160 people and jobs per hectare.

The Region has identified that the high density residential (retirement residence), long-term care and commercial uses proposed generally conform with the **Urban Area** designation of the ROP and defers the determination of appropriate heights and densities to the local municipality. Notwithstanding, the Region has highlighted the need for the comments provided by the Toronto and Region Conservation Authority (TRCA) to be addressed with respect to natural heritage and natural hazard matters prior to approval. A summary of the Region's comments and comments provided by the TRCA 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 **Regional Mixed-Use Corridor** and **Natural Core** in accordance with Schedule A2 (Land Use Plan) of the Plan (refer to Map 3). In accordance with **Section 4.6**, lands designated **Regional Mixed-Use Corridor** are intended to support a broad range and mix of land uses in a compact, pedestrian-friendly and transit-oriented built form, which include medium and high density residential, office, retail and commercial, and community uses, such as long-term care facilities. Lands designated **Natural Core** form part of the City's Greenway System and are to be protected and restored. In accordance with **Policy 4.10.5.1** of the Plan, uses permitted in the **Natural Core** designation are restricted to fish, wildlife and forest management, conservation projects, essential infrastructure, low-intensity recreation uses, unserviced parks and accessory uses.

Page 8

Development within this portion of the **Regional Mixed-Use Corridor** located along Yonge Street, north of the **Downtown Local Centre** and the **Yonge and Bernard Key Development Area** but south of Townwood Drive, is permitted to have a maximum density of 2.0 FSI, with a minimum building height of two storeys up to a maximum of eight storeys, with the tallest buildings directed to the Yonge Street frontage and a maximum base building height of four storeys in accordance with **Policies 4.6.1.8** and **4.6.1.10** of the Plan.

Further to the above, high-rise buildings are also subject to specific design criteria as set out under **Section 3.4.1** of the Plan, which require a sufficient separation distance of approximately 25 metres between towers to maintain appropriate light, view and privacy conditions as well as slender floorplates of approximately 750 square metres to limit shadow and wind impacts and loss of sky view. Additionally, high-rise buildings are also required to introduce stepbacks above the base building to create a discernable podium and street wall.

Based on a preliminary review of the proposed development relative to the **Regional Mixed-Use Corridor** and **Natural Core** designation policies of the Plan, the proposed retirement residence and long-term care facility use with commercial space at grade are consistent with the land uses contemplated within the **Regional Mixed-Use Corridor** designation; however, as currently proposed, the proposal does not conform with the applicable height, density and high-rise building design policies of the Plan.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the ORMCP. Pursuant to **Policy 3.2.1.1.18** of the Plan, all uses are permitted within the **Settlement Area** subject to the requirements of Section 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan, which further requires the establishment of Minimum Vegetation Protection Zones to provide for appropriate buffer distances to Key Natural Heritage and Key Hydrological Features in accordance with **Policy 3.2.1.1.21**. Pursuant to **Policy 3.2.1.8**, the City will require dedication of these features and their associated buffers into public ownership, where appropriate. In this regard, the applicant has submitted a Natural Heritage Evaluation and Oak Ridges Moraine Conformity Statement which are currently under review as part of the evaluation of the proposed development.

It should also be noted that the subject lands are located within an Area of High Aquifer Vulnerability, in accordance with Schedule A5 (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas) of the Plan (refer to Map 4). Areas of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality and as such, certain uses that may cause contamination or negatively impact water quality as described in **Policy 3.2.1.1.37** of the Plan are prohibited in these areas. The proposed retirement residence and long-term care facility use does not conflict with these policies.

Additionally, the subject property is listed on the City's Inventory of Cultural Heritage Resources. In recognizing the importance of preserving cultural heritage resources,

Page 9

Section 3.4.2 of the Plan requires the protection and conservation of cultural heritage resources in accordance with applicable legislation and recognized heritage protocols. In this regard, the applicant has submitted a Cultural Heritage Impact Assessment (CHIA) to provide a detailed assessment and recommendations regarding the proposed demolition of the William Wright House in order to facilitate the subject development proposal.

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 ORMCP and the Plan.

Zoning

As previously noted, the subject lands are presently zoned **Agricultural One (A1) Zone** under By-law 2325-68, as amended (refer to Map 5), which generally permits agricultural uses, a kennel, a veterinary office, one single detached dwelling, home occupations, a school, a medical clinic, a place of worship, and conservation activities and does not include the proposed retirement residence and long term care facility. Accordingly, the applicant is seeking Council's approval to rezone the subject lands and to establish site specific development standards to facilitate the proposed development.

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.

Development Engineering Division

Development Engineering staff has provided a number of technical comments that are required to be addressed to demonstrate the feasibility of the development proposal relating to the adequacy of the proposed storm, sanitary and water systems, stormwater management on site, impacts to groundwater and surface water resources, in addition to noise mitigation and transportation matters. Staff have requested revisions to plans and reports submitted in support of the development applications, as well as additional information relating to the existing 10 storey Mon Sheong facility to the south, through which vehicular access, loading spaces and parking spaces to support the subject development are proposed (refer to Appendix A).

Heritage and Urban Design Section

Heritage and Urban Design staff has completed a preliminary review of the applicant's development proposal, including the CHIA submitted in support of the removal of the William Wright House. Urban Design staff do not support the overall height and massing of the proposed development given that the surrounding context is primarily comprised of 10 and 11 storey buildings as well as lower densities on adjacent developments.

Page 10

Further, the proposed development will produce significant shadow impacts on the proposed three storey townhouses on the abutting lands to the north as identified in the Sun and Shadow Study submitted in support of the applications. Staff has also identified that the 4.77 FSI as proposed by the applicant has not been calculated correctly and appears to be closer to 6.99 FSI which further exceeds the permissions of the Plan as well as the existing and proposed densities in the surrounding area.

Further to the above, Urban Design staff provided built form comments recommending reducing the building floorplate in accordance with **Policy 3.4.1.59** of the Plan, increasing the side yard setbacks to the north and south and introducing appropriate building stepbacks to achieve a sufficient separation distance in accordance with **Policy 3.4.1.58**, as well as a reduction of the podium height and reduced tower floor heights.

Lastly, with respect to the proposed demolition of the William Wright House, staff agree with the recommendations of the CHIA that the property does not merit designation under Part IV of the *Ontario Heritage Act* and encourage the applicant to consider salvaging and donating the building materials from the William Wright House, including the old growth wood, interior doors, hardware, trim and art glass transom to an organization such as Habitat for Humanity for reuse should a demolition request be approved (refer to Appendix B and Appendix C).

Park and Natural Heritage Planning Division

Park and Natural Heritage Planning staff has requested revisions to the development limits of the subject property to reflect the proper delineation of the Key Natural Heritage and Key Hydrological Features and their respective buffers, including the required 30 metre setback to the wetland on the subject lands as identified in the submitted Natural Heritage Evaluation. Staff has requested that the applicant provide confirmation from the Ministry of Natural Resources and Forestry of their acceptance of the staked limits of the wetland and ensure the alignment of the proposed buffers with those identified on the property to the north.

Staff has also requested additional information be provided relating to the justification to permit a reduced buffer to the woodland feature, as well as information regarding an appropriate buffer to the sensitive surface water feature along the northern property line. Lastly, staff has requested that the identified Key Natural Heritage and Key Hydrological Features and their associated buffers be conveyed to a public agency through a future Site Plan application (refer to Appendix D).

Toronto and Region Conservation Authority

TRCA staff has confirmed that the rear portion of the subject lands contain a woodland, valley slope, provincially significant wetland feature (PSW) and watercourse associated with the Rouge River Watershed. Subsequent to staking the top of bank and dripline of the woodland and contiguous vegetation, staff has advised that the natural heritage system and associated buffers are to be conveyed into public ownership.

Page 11

Staff has requested revisions to reports and plans submitted in support of the subject applications, including revisions to the draft Zoning By-law to reflect the identified natural heritage system including the features and their buffers, as well as the delineation of the floodline and appropriate setbacks on all relevant plans and drawings. Additional information has also been requested relating to the proposed retaining wall and foundation waterproofing, as well as an expanded analysis of the potential impacts of the proposed development on the habitat function and hydrology of the adjacent sensitive PSW habitat and impact of the permanent shadow effect from the proposed building on the significant woodland and PSW. Further, comments have also been provided relating to stormwater management, drainage, grading, and water balance, as well as comments to be considered as part of a future Site Plan application (refer to Appendix E).

York Region

As noted previously, the Region has identified that the high density residential (retirement residence), long-term care and commercial uses proposed generally conform with respect to the **Urban Area** designation of the ROP and defers the determination of appropriate heights and densities to the local municipality.

The Region has specifically requested that the comments provided by the TRCA with respect to natural heritage and natural hazard matters, including the need for revisions to demonstrate appropriate development limits and setbacks, revisions requested to engineering drawings and the requirement to submit updated or additional materials to address specific criteria and policies be addressed prior to an approval. Additionally the Region has advised that access to Yonge Street will be restricted to right-in/right-out operations and that a vehicular interconnection to properties to the north and south will be required. The Region has also provided technical comments relating to hydrological and geotechnical considerations as a result of high water table and confined aquifer conditions.

Further, the Region has included high level comments relating to detailed design considerations including comments provided relating to water conservation and water management on site, energy efficiency and sustainability, and Transportation Demand Management measures (refer to Appendix F).

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 proposed retirement residence and long-term care facility are generally permitted within the **Regional Mixed-Use Corridor** designation in accordance with **Policy 4.6.1.2** of the Plan;

Page 12

- staff have concerns with the proposed height and density of the development which does not reflect the City's high-rise building policies respecting tower floorplate size, tower separation and podium stepbacks and does not provide for an appropriate relationship to adjacent properties with existing and proposed developments, including the low-rise townhouses proposed to the north;
- further clarification is required with respect to the delineation of the developable area of the site in relation to the proposed density sought by the applicant in accordance with the applicable policies of the Plan. In this regard, density is calculated based on the developable area of a given site excluding environmental features identified in the Growth Plan or the Regional Greenlands System, the Greenway System, Key Natural Heritage and Key Hydrological Features, major infrastructure rights-of-way and existing uses as defined in the Plan;
- the applicant shall demonstrate that the proposed development conforms with the policies of the ORMCP and the Plan as they relate to the identification, assessment and protection of Key Natural Heritage and Key Hydrological Features and their associated buffers, including implementing an appropriate zoning category and dedicating these features and their associated buffers into public ownership, where appropriate;
- additional information regarding the proposed interconnection and shared facilities with the existing Mon Sheong facility to the south with respect to parking, loading, and vehicular access is required to demonstrate the feasibility of the development proposal;
- should the applicant continue to seek demolition of the William Wright House, Council approval will be required;
- 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.

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, Fire and Emergency Services Division and Building Services Division – Zoning Section, as well as Alectra Utilities Canada Post, Rogers, Enbridge Gas, Hydro One, the York Catholic District School Board, and the York Region District School Board. These City departments and external

Page 13

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.

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 its Official Plan and Zoning By-law Amendment applications to permit a 15 storey retirement residence and attached eight storey long-term care facility and amenity area 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 appendices, 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, Development Engineering Comments dated January 19, 2022
- Appendix B, Urban Design Comments dated February 24, 2022
- Appendix C, Heritage Comments dated January 18, 2022
- Appendix D, Park and Natural Heritage Planning Comments dated January 26, 2022
- Appendix E, Toronto and Region Conservation Authority Comment Letter dated January 17, 2022
- Appendix F, York Region Comment Letter dated March 15, 2022
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan – Land Use Designation
- Map 4, Existing Official Plan – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas
- Map 5, Existing Zoning
- Map 6, Proposed Site Plan

Page 14

- Map 7, Proposed East and West Elevations
- Map 8, Proposed North and South Elevations

Page 15

Report Approval Details

Document Title:	Request for Comments - Official Plan and Zoning By-law Amendments - 11283 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- SRPI.22.006 - Appendix A - Development Engineering Comments AODA.pdf- SRPI.22.006 - Appendix B - Urban Design Comments AODA.pdf- SRPI.22.006 - Appendix C - Heritage Comments AODA.pdf- SRPI.22.006 - Appendix D - Park and Natural Heritage Planning Comments AODA.pdf- SRPI.22.006 - Appendix E - TRCA Comments AODA.pdf- SRPI.22.006 - Appendix F - York Region Comments AODA.pdf- SRPI.22.006 Map 1 Aerial Photograph.docx- SRPI.22.006 Map 2 Neighbourhood Context.docx- SRPI.22.006 Map 3 Existing Official Plan - Land Use Designation.docx- SRPI.22.006 Map 4 Existing Official Plan - ORM Areas of HAV and WPA.docx- SRPI.22.006 Map 5 Existing Zoning.docx- SRPI.22.006 Map 6 Proposed Site Plan.docx- SRPI.22.006 Map 7 Proposed East and West Elevations.docx- SRPI.22.006 Map 8 Proposed North and South Elevations.docx
Final Approval Date:	Apr 13, 2022

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

Gus Galanis - Apr 12, 2022 - 10:31 AM

Kelvin Kwan - Apr 13, 2022 - 8:27 AM

Darlene Joslin - Apr 13, 2022 - 10:13 AM