



Staff Report for Council Public Meeting

Date of Meeting: June 15, 2022

Report Number: SRPI.22.061

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.061 – Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Parioli Peak Estates Inc. – City Files D01-22001, D02-22001 and SUB-22-0001 (D03-22001)

Owner:

Parioli Peak Estates Inc.
8700 Dufferin Street
Vaughan, ON
L4K 4S6

Agent:

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

Location:

Legal Description: Part of Lots 5 and 6, Registered Plan 3805 and Part of Lot 11, Registered Plan 3806

Municipal Addresses: 77 and 89 16th Avenue

Purpose:

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

Recommendation:

- a) That Staff Report SRPI.22.061 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications

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submitted by Parioli Peak Estates Inc. for lands known as Part of Lots 5 and 6, Registered Plan 3805 and Part of Lot 11, Registered Plan 3806 (Municipal Addresses: 77 and 89 16th Avenue), City Files D01-22001, D02-22001 and SUB-22-0001 (D03-22001), 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:

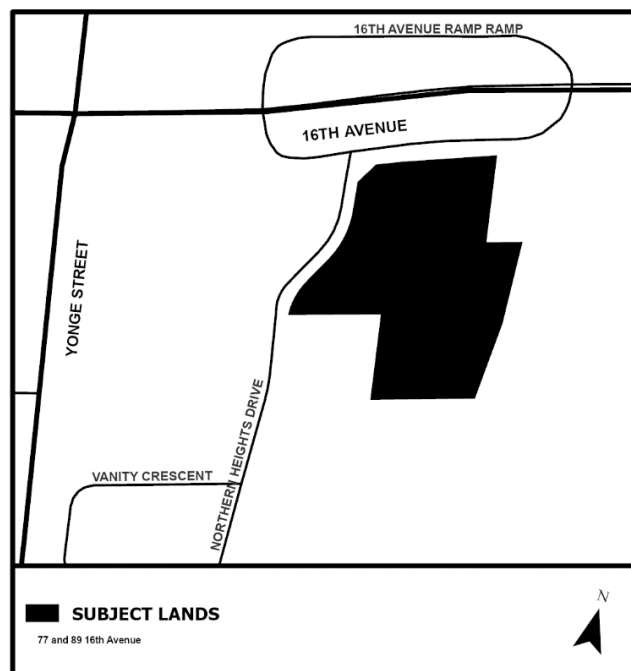
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were received by the City on December 31, 2021 and deemed complete on January 27, 2022. 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 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 east of Yonge Street, south of 16th Avenue (refer to Maps 1 and 2). The lands have frontage along the 16th Avenue Ramp and along Northern Heights Drive and a total area of 1.40 hectares (3.46 acres). The lands presently support an automobile dealership (Richmond Hill Honda) and associated surface parking areas which are proposed to be demolished to facilitate the proposed development. Abutting uses to the subject lands include the 16th Avenue Ramp and 16th Avenue to the north; a low rise residential townhouse development to the south; automotive service uses to the east as well as the Canadian National Railway Line; and, Northern Heights Drive, an overflow parking lot associated with Richmond Hill Honda, and vacant lands owned by the City of Richmond Hill 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 reviewed 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 high density mixed-use residential/commercial development that have been appealed to the Ontario Land Tribunal (OLT) (City Files D01-20009 and D02-20018);
- the central southern portion of the South Hill Shopping Centre lands are subject to Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development (City Files D01-20015 and D02-20029);
- the lands at the southeast corner of Yonge Street and 16th Avenue are subject to Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development that have been appealed to the OLT (City Files D01-19002 and D02-19012);
- the lands at the southwest corner of Yonge Street and 16th Avenue are subject to Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development that have been appealed to the OLT (City Files D01-21010 and D02-21020); and,

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- the lands further to the west of the lands at the southwest corner of Yonge Street and 16th Avenue have been approved in principle by the former Local Planning Appeal Tribunal (LPAT) for a high density mixed-use residential/commercial development for which Council has approved a revised proposal that has yet to be finalized by the OLT (City Files: D01-17001 and D02-17003).

Development Proposal

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of three high density apartment buildings, 22, 25 and 37 storeys in height, containing a total of 922 residential units as well as 538 square metres (5,791 square feet) of at-grade commercial space on its land holdings in addition to portions of a public park and east-west public road (refer to Maps 5, 6 and 7). 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:	1.40 hectares (3.46 acres)
○ Proposed Mixed-Use Block:	1.06 hectares (2.62 acres)
○ Proposed Public Park Block:	0.23 hectares (0.57 acres)
○ Proposed Public Road Block:	0.11 hectares (0.27 acres)
• Proposed Gross Floor Area (GFA):	76,818 sq. metres (826,862.1 sq. feet)
○ Residential GFA:	76,280 sq. metres (821,071.1 sq. feet)
○ Commercial GFA:	538 sq. metres (5,790.1 sq. feet)
• Proposed Density (FSI):	5.47
• Proposed Building Heights:	
○ Tower A:	37 storeys (128 metres/419.95 feet)
○ Tower B:	25 storeys (92 metres/301.84 feet)
○ Tower C:	22 storeys (82 metres/269.03 feet)
• Proposed Dwelling Units:	922
• Proposed Parking Spaces:	759
• Proposed Amenity Space:	4,663 sq. metres (50,192.1 sq. feet)
○ Indoor:	1,142 sq. metres (12,292.4 sq. feet)
○ Outdoor:	3,521 sq. metres (37,899.7 sq. feet)

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 Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications.

Supporting Documentation/Reports

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

- Planning Justification Report;

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- Draft Official Plan Amendment;
- Draft Zoning By-law;
- Draft Plan of Subdivision;
- Survey;
- Concept Plan;
- Site Plan;
- Architectural Plans (Floor Plans and Elevation Plans);
- Grading Plan;
- Servicing Plan;
- Erosion and Sediment Control Plan;
- Transportation Impact Study;
- Noise Feasibility Study;
- Railway Vibration Study;
- Functional Servicing Report;
- Geotechnical Report;
- Geohydrology Assessment;
- Wind Study;
- Shadow Study;
- Environmental Due Diligence Subsurface Investigation;
- 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 permitted height and density policies of the **Key Development Area** designation applicable to the subject lands in order to permit the following:

- an increase to the maximum permitted density of a development block from 3.0 FSI to 5.5 FSI; and,
- the removal of the provision of a maximum building height.

The related Zoning By-law Amendment application seeks approval to rezone the subject lands from "**Special Commercial One (SC-1) Zone**" to "**Residential Multiple Ten Density (RM10) Zone**" with site specific provisions and "**Park (P) Zone**" under Zoning By-law 278-96, as amended, 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.

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Draft Plan of Subdivision Application

The proposed draft Plan of Subdivision application seeks to create three blocks to facilitate the high density, mixed use development as proposed. Block 1 is proposed as a high density mixed-use residential/commercial development block with an area of 1.06 hectares (2.62 acres). Block 2 is proposed to form the eastern portion of a public park with an area of 0.23 hectares (0.57 acres) which is to be added to the lands owned by the City that is planned for a future Neighbourhood Park. Block 3 with an area of 0.11 hectares (0.27 acres) is proposed to form the eastern portion of a new east-west public road which is proposed to provide access to the subject development proposal. The suitability of the size, location, and configuration of the proposed blocks, including the blocks proposed for the public park and public road will be reviewed and considered 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 City's Official Plan (2010) (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 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** 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. Additionally, the subject lands are identified as being located on a **Regional Transit Priority Network** in accordance with Map 11 (Transit Network) of the ROP and are also located within the draft boundary for the proposed 16th-Carrville Major Transit Station Area (MTSA), which has a proposed minimum density of 300 people and jobs per hectare.

The subject applications were circulated to York Region for review and comment. The Region has advised 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/16th 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 applications in the

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context of the applicable policies of 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 (refer to Map 3). 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 **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 proposed residential and commercial uses would be permitted within the **KDA** designation in a high-rise mixed-use building format. 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 in January 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

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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. In this regard, portions of the subject lands are identified as a location for tall buildings of up to 15 stories while other portions are identified as potential locations for a park/open space/plaza and portions are identified as a new east-west public road. The preferred land use and design scenario intends to facilitate the removal of the existing 16th Avenue Ramp and facilitate connectivity through the introduction of a new road network that would include the realignment of Northern Heights drive to the west of the subject lands, the introduction of a new east-west public road on the subject lands, as well as a new north-south public road along the rail corridor to the east of the subject lands connecting to 16th Avenue. In accordance with Council direction, staff are 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 16th 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 16th Avenue/Carville Road **KDA**, including but not limited to, building on and refining the 2018 draft Secondary Plan for this area, revising 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**.

Further to the above, this Section of the Key Directions Report also recognizes a number of changes that have occurred in the **KDA** since the 2010 Plan, including several former Ontario Municipal Board (OMB) and LPAT 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***

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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 16th 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

As previously noted, the subject lands are zoned **Special Commercial One (SC-1) Zone** under By-law 278-96, as amended (refer to Map 4), which generally permits business and professional offices, data processing centres, day nurseries, hotels, institutional uses, and research facilities and would not permit the proposed residential or commercial uses. 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. Below is a summary table that outlines the proposed site specific development standards relative to the RM10 Zone standards under By-law 278-96, as amended:

Development Standard	RM10 Standards By-law 278-96	Proposed RM10(X) Standards
Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Recreational Uses 	<ul style="list-style-type: none"> - Apartment Dwelling - Retail Store - Private Park - Recreational Uses
Minimum Lot Frontage	30 metres (98.43 feet)	30 metres (98.43 feet)
Minimum Lot Area	N/A	5,000 square metres (53,819.55 square feet)
Minimum Setbacks <ul style="list-style-type: none"> • Front Yard (16th Ave.) • Side Yard (East) • Side Yard (West) • Rear Yard • CN Railway 	<ul style="list-style-type: none"> 15 metres (49.21 feet) 22 metres (72.18 feet) 22 metres (72.18 feet) 22 metres (72.18 feet) 30 metres (98.43 feet) 	<ul style="list-style-type: none"> 2.5 metres (8.20 feet) 2.5 metres (8.20 feet) 2.5 metres (8.20 feet) 2.5 metres (8.20 feet) 25 metres (82.02 feet)
Maximum Lot Coverage	50%	N/A
Maximum Floor Area Ratio/Floor Space Index	250% or 2.5 FSI	550% or 5.5 FSI
Maximum Building Height	45 metres (147.64 feet)	118 metres (387.14 feet) *not including mechanical penthouse
Parking Spaces <ul style="list-style-type: none"> • Resident and visitor • Loading 	<ul style="list-style-type: none"> 2.25 spaces per dwelling unit of which 0.25 spaces per dwelling unit shall be for visitor parking 1 space per apartment dwelling 	<ul style="list-style-type: none"> 0.8 spaces per unit 2 spaces

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Landscaping	3.0 metres (9.84 feet) to street lines abutting flankage yards and 6.0 metres (19.69 feet) to all other street lines with permissions for driveways to cross a landscaping area.	Notwithstanding Section 5.7 a), the required landscaping abutting a street line shall not be less than 1.5 metres in depth except for driveways and accessory structures.
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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 Amendment, Zoning By-law Amendment and draft Plan of Subdivision 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 advised that the heights and densities proposed by the subject applications exceed the planned heights and densities for the **KDA** with the potential to impact the City's urban structure framework. Staff acknowledge that the proposed high-rise buildings generally achieve the urban design criteria related to tower separation, floorplate size and podium stepbacks. Staff have provided comments requesting revisions and additional information be provided in relation to site organization, the relationship between the proposed buildings and the public realm, as well as with respect to architectural expression and shadowing (refer to Appendix A).

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has confirmed that the proposed public park block will partially fulfill the parkland dedication requirements for the development proposal, and recommend that the balance be provided through cash-in-lieu. Staff notes, however, that the location of the proposed public road encroaches on the City's existing park block to the west and conflicts with the larger planned park for this location and is therefore required to be relocated to the north. Further, staff notes that the proposed public park block is encumbered with stormwater management infrastructure which is not acceptable, and recommends relocating this infrastructure to the north. Staff have further identified the need to consider a multi-use pathway to be located to the east of the subject lands and the integration of a park/open space/plaza in the location of the existing 16th Avenue Ramp. Additionally, staff have recommended revisions to ensure adequate space be provided for tree planting and landscaping as well as outdoor amenity areas, and have provided comments to be addressed through a future Site Plan application (refer to Appendix B).

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Development Engineering Division

The City's Development Engineering Division has provided technical comments relating to functional servicing and stormwater management, noise and transportation matters. Staff have identified the need to revise the development proposal and the location of the proposed public road to align with the City's plans for this area, including consideration for the realignment of Northern Heights Drive to the west, and to accommodate the required space for the planned park to the south and multi-use path to the east, subject to coordination with Metrolinx (refer to comments below). Staff has requested additional information be provided to support the development proposal, including undertaking a comprehensive traffic study to address the traffic impacts within the broader **KDA** as well as an investigation of noise mitigation strategies, and information to support the proposed reduced parking rate. Further, Development Engineering staff have advised that the Geohydrology Report and Geotechnical Report submitted in support of the development proposal remain under review at this time (refer to Appendix C and Appendix D).

Canadian National Railway

The Canadian National Railway (CN Rail) has provided guidelines for the development of sensitive uses in proximity to railways. The guidelines require a minimum setback of 30 metres to the railway right-of-way in conjunction with the provision of a safety berm and a chain link fence, the need to undertake an analysis of noise and vibration and to provide for sufficient attenuation barriers, a warning clause to be inserted in all development agreements, offers to purchase and agreements of Purchase and Sale or Lease relating to noise and vibration, and the requirement to provide CN Rail with an environmental easement for operational noise and vibration emissions, among other matters. In this regard CN Rail has advised that they are currently undertaking a review of the Noise and Vibration Study submitted for the subject site and will require review of detailed plans to address the guidelines (refer to Appendix E).

Metrolinx

Metrolinx has identified that the subject development falls within their zone of influence for review and comment as a result of its proximity to the CN Rail line which provides Metrolinx Richmond Hill GO rail service and defers detailed safety requirements to CN Rail. Metrolinx has identified conflicts with the development proposal in relation to the nearby Yonge North Subway Extension (YNSE) project and the location of a planned Train Storage Facility, Traction Power Substation, Transformer Yard and proposed multi-use path in this area. Metrolinx has advised that additional information is required with respect to the submitted Noise and Vibration Study as well as the submission of Phase One and Phase Two Environmental Site Assessment Reports to address the future YNSE alignment and the future Train Storage Facility. The Owner is additionally advised of matters to be addressed through later stages of the development review process relating to warning clauses, environmental easements, and construction considerations to be coordinated through a future Site Plan application (refer to Appendix F).

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Regional Municipality of York

The Regional Municipality of York (Region) has reviewed the subject development applications and has provided comments on the proposed Official Plan Amendment only at this time. The Region has advised that the mixed-use nature of the proposal generally conforms with the applicable policies of the **Urban Area** designation of the ROP and the identification of the subject lands within the 16th - Carrville MTSA. Regional staff have identified the need for local municipalities to prepare Secondary Plans for **KDAs** to ensure comprehensive planning is in place to support appropriate levels of intensification in accordance with **Policy 5.4.32** of the ROP, although Regional staff defer to the City to determine appropriate heights and densities.

Regional staff has further advised that although a site-specific Official Plan Amendment may be appropriate to proceed in advance of the completion of a comprehensive Secondary Plan, Regional 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.

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 the impact of the potential realignment of Northern Heights Drive and removal of the southern portion of the 16th Avenue ramp, the conflict with the proposed Train Storage Facility for the YNSE and the provision of additional details relating to the implementation of the proposed new collector road network to the south and east of the subject lands. In order to address the concerns identified with the applicant's proposed Official Plan Amendment application, the Region has set out specific requirements related to transportation, water and wastewater servicing, and water resources in their comments dated May 13, 2022 (refer to Appendix G).

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 high density mixed-use residential/commercial land use proposed by the subject applications is permitted and encouraged within the **KDA** designation;
- the proposed tower heights of 22, 25 and 37 storeys exceed the maximum permitted building height of 20 storeys permitted within the Yonge and 16th Avenue **KDA** as set out in **Policy 4.4.1.8** of the Plan and Schedule 1 of the Draft Secondary Plan;

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- the proposed density of 5.47 FSI 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 Schedule 2 of the Draft Secondary Plan;
- 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 and the high-rise building policies set out under **Section 3.4.1** of the Plan;
- additional review is required to determine the impact of the increased density of the proposed development with respect to the cumulative impacts on existing and proposed infrastructure in the **KDA**, including servicing, stormwater management, and the transportation network. In this regard, additional work may be required in order to determine the appropriateness of the proposed parking rates and proposed Transportation Demand Management measures as well as the location of the proposed public park and public road;
- 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;
- a number of key comments have been provided by City departments and external agencies that require significant modifications to the proposed development including, but not limited to, the relocation of the proposed public road so as not to encroach into the proposed park block, removal of any encumbrances to the proposed park block, consideration of opportunities for land consolidation and the realignment of Northern Heights Drive, and revisions to the location of the proposed buildings to address comments provided by Metrolinx to accommodate the future planned Train Storage Facility in relation to the YNSE; 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 Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. Staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments and draft Plan of Subdivision, including the site specific uses, standards requested by the applicant with respect to the form, content and appropriateness of the amendments. 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

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Division and Building Services Division – Zoning Section, as well as Alectra Utilities, Bell Canada, Canada Post, Rogers, Enbridge Gas, Conseil Scolaire Viamonde, the Toronto and Region Conservation Authority, 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.

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 Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a high density mixed-use 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 April 8, 2022
- Appendix B, Park and Natural Heritage Planning Comments dated April 28, 2022
- Appendix C, Development Engineering Comments dated May 4, 2022
- Appendix D, Transportation Comments dated May 4, 2022
- Appendix E, CN Rail Comments dated March 9, 2022
- Appendix F, Metrolinx Comments dated March 8, 2022
- Appendix G, York Region Comments dated May 13, 2022
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan – Land Use Designation
- Map 4, Existing Zoning

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- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations

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Report Approval Details

Document Title:	Request for Comments - D01-22001, D02-22002 and SUB-22-0001 - 77 and 89 16th Avenue.docx
Attachments:	<ul style="list-style-type: none">- SRPI.22.061 - Appendix A - Urban Design Comments AODA.pdf- SRPI.22.061 - Appendix B - Park and Natural Heritage Planning Comments AODA.pdf- SRPI.22.061 - Appendix C - Development Engineering Comments AODA.pdf- SRPI.22.061 - Appendix D - Transportation Comments AODA.pdf- SRPI.22.061 - Appendix E - CN Comments AODA.pdf- SRPI.22.061 - Appendix F - Metrolinx Comments AODA.pdf- SRPI.22.061 - Appendix G - York Region Comments AODA.DOCX- SRPI.22.061 Map 1 Aerial Photograph.docx- SRPI.22.061 Map 2 Neighbourhood Context.docx- SRPI.22.061 Map 3 Existing Official Plan - Land Use Designation.docx- SRPI.22.061 Map 4 Existing Zoning.docx- SRPI.22.061 Map 5 Proposed Draft Plan of Subdivision.docx- SRPI.22.061 Map 6 Proposed Site Plan.docx- SRPI.22.061 Map 7 Proposed Elevations.docx
Final Approval Date:	May 26, 2022

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

Task assigned to Gus Galanis was completed by delegate Deborah Giannetta

Deborah Giannetta on behalf of Gus Galanis - May 26, 2022 - 9:19 AM

Kelvin Kwan - May 26, 2022 - 10:03 AM

Darlene Joslin - May 26, 2022 - 10:40 AM