



## **Staff Report for Council Meeting**

**Date of Meeting:** July 6, 2022

**Report Number:** SRPI.22.084

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.084 – Request for Approval – Official Plan Amendment and Zoning By-law Amendment Applications – First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc. – City Files D01-21001 and D02-21002- (Related File: D06-21077)**

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### **Owner:**

First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc.  
3200 Highway 7  
Vaughan, Ontario  
L4K 5Z5

### **Agent:**

SmartCentres REIT  
3200 Highway 7  
Vaughan, Ontario  
L4K 5Z5

### **Location:**

**Legal Description:** Part of Lot 21, Concession 2, E.Y.S.  
**Municipal Address:** 1070 Major Mackenzie Drive East

### **Purpose:**

A request for approval concerning Official Plan and Zoning By-law Amendment applications to permit the construction of a nine storey retirement residence on the subject lands.

### **Recommendations:**

- a) **That the Official Plan Amendment and Zoning By-law Amendment applications submitted by First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc. for lands known as Part of Lot**

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**21, Concession 2, E.Y.S. (Municipal Address: 1070 Major Mackenzie Drive East), City Files D01-21001 and D02-21002, be approved in principle, subject to the following:**

- (i) that the Official Plan be amended to include site-specific policies to increase the permitted building height on the subject lands, as outlined in Staff Report SRPI.22.084;**
- (ii) that the subject lands be rezoned from Community Commercial (CC) Zone under By-law 38-95, as amended, to Institutional (I1) Zone under By-law 38-95, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.22.084;**
- (iii) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the following take place:**
  - a) that the draft Zoning By-law attached as Appendix “C” be finalized and updated to address the comments in Staff Report SRPI.22.084 to the satisfaction of the Commissioner of Planning and Infrastructure, including appropriate formatting and development standards;**
- (iv) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands.**

### **Contact Person:**

Jeff Healey, Senior Planner-Subdivisions, phone number 905-747-6452 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

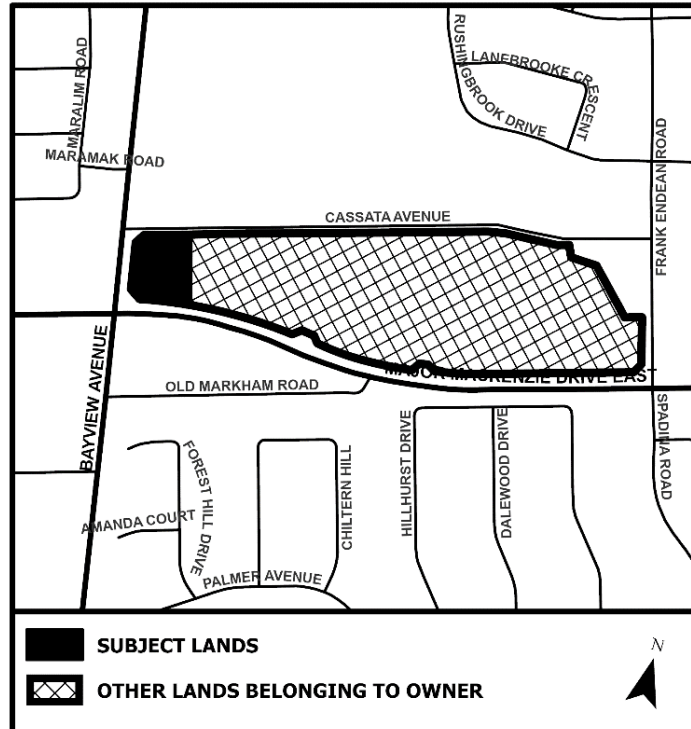
**Approved by:** Darlene Joslin, Interim City Manager

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.

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### 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:

The subject Official Plan and Zoning By-law Amendment applications were considered at the May 5, 2021 Council Public Meeting wherein Council received Staff Report SRPI.21.044 and directed that all comments be referred back to staff (refer to Appendix “A”). A number of concerns were raised by members of the public at the meeting and at the preceding Residents Meeting with respect to the proposal, including the proposed height and density, traffic and parking impacts, compatibility of the proposed retirement residence with surrounding land uses, the lack of adequate greenspace, the loss of commercial space and potential construction impacts, all of which are discussed in detail in the later sections of this report.

All comments from circulated City departments and external agencies have now been satisfactorily addressed. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s revised Official Plan and Zoning By-law Amendment applications.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Bayview Avenue and Major Mackenzie Drive East. The lands subject to these applications are part of the owner’s larger 9.879 hectares (24.41 acres) landholding that supports seven commercial buildings and associated parking areas that are to remain. The subject lands are located at the west end of the property and have a lot area of 0.649 hectares (1.61 acres). The lands currently support a one storey commercial building containing restaurants, retail and office uses, an associated parking area (approximately 60 spaces) and a landscaped open space with a pedestrian walkway which are all proposed to be removed and/or demolished to facilitate the proposed development.

Surrounding land uses include Cassata Avenue and Bayview Secondary School to the north, the balance of the applicant’s commercial landholding, stormwater management facilities, Beaver Creek and Frank Endean Road to the east, Bayview Avenue to the west, and Major Mackenzie Drive East to the south (refer to Maps 1 and 2).

#### Development Proposal

The applicant is seeking Council’s approval of its proposal to permit a nine storey retirement residence on the western portion of its land holdings (refer to Maps 6 to 9). The proposed retirement residence is to be licensed and administered in accordance with the *Retirement Homes Act (2010)*, which is to be comprised of Independent Supportive living units which are to be located on the ground floor and third through ninth floors as well as Assisted Living units, which are to contain common dining facilities indoor amenities, common terraces and nursing facilities to be located exclusively on the second floor. Amenities for the residents are to be located on the ground floor, including a dining room and ancillary commercial uses such as a salon,

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café, pub and an arts and crafts hobby shop. An outdoor amenity area, outdoor balconies for the Independent Supportive Units, an outdoor patio fronting Major Mackenzie Drive East and a dog run facing Cassata Avenue are also proposed.

Vehicular access is proposed from Cassata Avenue to the north and a driveway interconnection to the existing plaza lands to the east. Proposed pedestrian access to the building is to be from Bayview Avenue and from a courtyard facing east. Parking is to be provided within one level of underground parking for residents and surface parking for visitors.

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:

	<b>Original Submission</b>	<b>Current Submission</b>
<b>Total Lot Area:</b>	<b>0.649 hectares (1.61 acres)</b>	<b>0.649 hectares (1.61 acres)</b>
<b>Gross Floor Area:</b>	<b>19,200 square metres (206,667 square feet)</b>	<b>19,700 square metres (212,049 square feet)</b>
<b>Total Units:</b>	<b>244</b>	<b>242</b>
○ <b>Independent Supportive Units:</b>	<b>213</b>	<b>206</b>
○ <b>Assisted Living Units:</b>	<b>31</b>	<b>36</b>
<b>Building Height:</b>	<b>10 storeys or 35 metres (114.5 feet)</b>	<b>9 storeys or 33.1 metres (108.6 feet)</b>
<b>Density (FSI)</b>	<b>2.95</b>	<b>3.04</b>
<b>Density – Overall Development Block (FSI)</b>	<b>0.44</b>	<b>0.45</b>
<b>Amenity Space:</b>	<b>2,978 square metres (32,054.92 square feet)</b>	<b>3,213 square metres (34,584.44 square feet)</b>
○ <b>Indoor Amenity: Space</b>	<b>1,475 square metres (15,876.76 square feet)</b>	<b>1,320 square metres (14,208.36 square feet)</b>
○ <b>Outdoor Amenity: Space</b>	<b>1,503 square metres (16,178.16 square feet)</b>	<b>1,893 square metres (20,376.08 square feet)</b>
<b>Loading:</b>	<b>1 space</b>	<b>1 space</b>
<b>Parking:</b>	<b>76</b>	<b>65</b>
○ <b>Residential</b>	<b>71</b>	<b>56</b>
○ <b>Visitor</b>	<b>Not provided</b>	<b>9</b>
○ <b>Tandem Spaces</b>	<b>11</b>	<b>7</b>
○ <b>Barrier Free</b>	<b>5</b>	<b>4</b>
<b>Bicycle Parking Spaces</b>	<b>10</b>	<b>10</b>

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An associated Site Plan Application was submitted to the City and deemed complete on December 13, 2021 (City File D06-21077). As part of the response to the concerns raised regarding the applicant's original submission, a revised submission was provided which included, amongst others, the following changes to the proposed development:

- modifications to the building layout and unit distribution;
- a reduction in height from 10 storeys to 9 storeys;
- an increase in the site's FSI from 2.95 to 3.04;
- a decrease in the total number of units from 244 to 242;
- a decrease in the total number of parking spaces from 76 to 65, as well as removal of the tandem parking spaces from the parking count; and,
- an increase in the overall amenity space from 2,978 square metres to 3,213 square metres

### Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (PPS, 2020), the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan, 2020), the Regional Official Plan (ROP, 2010) and the City's Official Plan (the "Plan"). Staff notes that the City's in-force Plan is consistent with the PPS, and conforms with the Growth Plan and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS and the Growth Plan were both updated in 2020. In this regard, both York Region and the City are currently conducting Municipal Comprehensive Reviews (MCRs) to update their Official Plans as necessary to align with more recent Provincial planning direction. Outlined below is a more detailed discussion of the applicant's development proposal relative to the ROP and the City's Official Plan.

### York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 - Regional Structure of the ROP. The **Urban Area** policies permit a full range and mix of urban uses, which would permit the applicant's high density, mixed use commercial/residential development. Additionally, Major Mackenzie Drive East is identified as a **Regional Rapid Transit Corridor**, in accordance with Map 11 (Transit Network) to the ROP, which directs medium and high-density urban development as proposed to rapid transit corridors (**Section 7.2.25.d**). Further, Bayview Avenue is identified as a **Regional Transit Priority Network**, in accordance with Map 11 (Transit Network) of the ROP which compliments a comprehensive pedestrian and cycling network, expanded bus services and the development of transit supportive communities.

York Region has advised that they have no objections to the proposed development and in accordance with ROP **Policy 8.3.8**, the proposed Official Plan Amendment does

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not adversely affect Regional planning policies or interests. Accordingly, the Region has exempted the proposed Official Plan Amendment from Regional approval. Given all of the above, staff is of the opinion that the proposed Official Plan Amendment application conforms to the ROP.

### City of Richmond Hill Official Plan

The subject lands are designated **Local Development Area (LDA)** in accordance with Schedule - A2 of the Plan (refer to Map 4) and more specifically identified within the **Bayview LDA** in accordance with Schedule – A1 of the Plan. Major Mackenzie Drive East is identified as a Future Rapid Transit Corridor on Appendix – A5 of the Plan. The **Local Development Area** designation establishes a series of smaller-scale, mixed-use service centres along the Major Mackenzie Local Corridor to support intensification at key nodes along the corridor and to service the surrounding neighbourhoods. In this regard, the **Bayview LDA** is intended as a mixed-use node that builds on the commercial and retail focus of the area. Accordingly, permitted uses within the **Bayview LDA** include medium and high density residential uses, offices, commercial uses, major retail uses and community uses. The maximum permitted density within the **Bayview LDA** is 1.5 FSI per development block and the maximum building height is six storeys with the tallest structures directed towards the Major Mackenzie Drive frontage.

The subject applications seek Council's approval to permit increases to both the permitted building height within the **Bayview LDA** designation from 6 storeys to 9 storeys and density from 1.5 FSI to 3.06 FSI on the subject lands. The applicant's draft Official Plan Amendment is included as Appendix "B" to this report. In terms of the proposed use, the retirement residence can be considered a residential use in accordance with the uses permitted within the **Local Development Area** designation. In terms of height, the proposed nine storey retirement residence is located at the intersection of Bayview Avenue and Major Mackenzie Drive East, being two major arterial streets that act as physical buffers to existing development to the west and south. Furthermore the subject lands are adjacent to Cassata Avenue, which provides a physical buffer to existing development to the north. In this regard, existing commercial uses to the east, west and south and an existing institutional use to the north acts as a further buffer from exiting residential uses. For the reasons listed above, the proposed increase in building height is considered to be appropriate for the subject lands.

In terms of density, **Section 4.5.1.7** of the Plan states that the maximum density of a Development Block within the Bayview LDA shall be 1.5 FSI. The subject lands and the owner's entire landholdings (the plaza lands) are considered a development block in accordance with the Plan. The applicant has proposed a site specific FSI of 3.06 on the subject lands; however, in consideration of the maximum density in relation to the overall development block, the addition of the gross floor area of the proposed retirement residence to the existing density of the development block would result in an overall site density of only 0.45 FSI. Therefore, the proposed development complies with the density provisions of the **Bayview LDA** designation.

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**Section 4.5.1.6** of the Plan states that development fronting onto Major Mackenzie Drive shall be required to provide commercial, retail, office or community uses at grade. In this regard, the retirement residence proposes dining facilities and a salon on the ground floor, for the use of the retirement residence. While these uses are not intended to serve the greater community, these amenities shall act as ancillary commercial uses to the retirement residence. As such, staff can support that this policy shall not apply for the proposed development.

**Section 4.5.1.10** of the Plan requires a maximum building height of 3 storeys where development abuts a **Neighbourhood** designation, with such development being subject to the angular plane policies of the Plan. In this regard, the proposed 9 storey building does not comply with the 45 degree angular plane as the subject lands are adjacent to a **Neighbourhood** designation. The intent of the angular plane provisions of the Plan are to ensure compatibility and transition of building heights with adjacent low or medium density residential uses. In this regard, the **Neighbourhood** designation to the north contains an existing two storey secondary school, which is buffered from the subject lands by Cassata Avenue. It is also noted that the nearest **Neighbourhood** designation containing residential uses is located approximately 74 metres (242.78 feet) to the northeast of the proposed retirement residence which would meet the angular plane policies of the Plan, and is buffered by existing commercial uses and Bayview Avenue. As there are no existing residential uses to the north, staff can support that the proposed building height and therefore the angular plane provisions of the Plan are considered not to apply to the proposed development.

On the basis of the preceding, staff is of the opinion that the proposal has appropriate regard for and is consistent with the principles and broader policy direction in the Plan and represents good planning.

### Zoning By-law Amendment

The subject lands are zoned **Community Commercial (CC) Zone** under By-law 38-95, as amended (refer to Map 3) which include a variety of commercial uses such as retail stores, supermarkets, offices, financial institutions and restaurants and does not include the proposed retirement residence. As such, the applicant is proposing to rezone the subject lands to **Multiple Residential Six (RM6) Zone** to establish development standards for the proposed retirement residence as outlined in the applicant's draft Zoning By-law Amendment attached hereto as Appendix "C" to this report.

Staff has reviewed the applicant's draft Zoning By-law amendment and have determined that an **Institutional One (I1) Zone** category is more appropriate to establish the proposed retirement residence and the applicant has no objections to this recommendation. Outlined below is an overview and evaluation of the main site specific development standards being sought by the applicant, including the need for any additional clarity and the identification of outstanding concerns that will need to be addressed as part of finalizing the amending Zoning By-law and Site Plan applications:



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- clarification will be required with respect to a number of definitions, including for retirement residence, gross floor area, floor area ratio, established grade, building height, lot coverage, mechanical penthouse, storey and tower floor plate. Regarding the definition of retirement residence, the proposed definition shall include the activities occurring within the building, including the adherence to the *Retirement Homes Act (2010)*, the level of care proposed within the building, the presence of kitchenettes located within the Independent Supportive Units and the common services (meal preparation) and ancillary commercial uses that are proposed within the ground floor and second floor of the retirement residence. Furthermore regarding the definition of gross floor area, clarification is needed with respect to the requested relief for a two storey atrium. These definitions will need to be reviewed for their appropriateness prior to enactment of the final zoning by-law;
- amenity space as it relates to outdoor amenity will need to be defined and included in the by-law. Furthermore, a minimum of 2 square metres (21.53 square feet) per dwelling unit must be identified in the Zoning By-law for required outdoor amenity space;
- the proposed Commercial Uses are to be ancillary uses supportive of the retirement residence use, which are to be located on the ground floor. As such, the definition of “Retirement Residence” will accordingly capture the ancillary commercial uses;
- the proposed reductions to the minimum required front, flankage and rear yard setbacks are appropriate as they are consistent with setbacks applicable to other commercial and institutional developments within the City and generally consistent with the setbacks as proposed within the existing plaza lands to the east;
- with respect to parking, the development currently proposes a parking rate of 0.26 spaces inclusive of visitor parking which results in a proposed parking supply of 65 parking spaces whereas 80 parking spaces are required in accordance with the 2010 draft Richmond Hill Parking Strategy (0.33 spaces per dwelling unit, inclusive of visitor parking). The City’s Transportation Engineering Section supports the proposed parking rate but has required that the applicant add two additional parking spaces within the underground parking level and enter into a Shared Parking Agreement with the plaza to the east. The Shared Parking Agreement will ensure that the retirement residence has access to at least seven (7) spaces on the plaza lands for a minimum of 3 years and will be monitored to determine whether the agreement must be extended. It should be noted that the site is to contain seven (7) tandem parking spaces that cannot be counted as a parking space as they do not provide guaranteed access at all times; and,
- nil setbacks are proposed for the below grade parking structures and to daylighting triangles. Staff has no objection to a nil setback for underground structure; however, the applicant will be required to comply with the City standard requirement of 0.6 metres (1.97 feet) to a daylighting triangle.

Given all the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the proposed development proposal, conforms with the applicable policies of the Plan, and represents good planning. Staff will continue to work with the applicant to finalize the form of the by-law to be forwarded to Council for

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enactment at such time as the applicant finalizes Site Plan approval for the proposed development.

### **Council and Public Comments:**

As noted previously, the applicant's Zoning By-law Amendment application was considered at the May 5, 2021 Council Public Meeting and at a Residents Meeting held on April 6, 2021 wherein a number of comments and/or concerns were raised by the public and members. These comments along with staff's responses are outlined below:

### **Location and Compatibility with Surrounding Uses**

Concerns were raised with respect to the location of the proposed retirement residence at the intersection of Bayview and Major Mackenzie and the site's proximity to the Secondary School to the north and automotive commercial uses to the south, west and southwest. In terms of location, the proposed retirement residence is located within the **Bayview LDA** designation, which supports medium density residential uses such as a retirement residence. The proposed development is also located at the intersection of two arterial roads, and is further buffered by existing commercial uses to the east, west and south, which provides a buffer to residential uses in those directions.

Furthermore, the site's proximity to two arterial roads provides opportunities for access to bus services along each arterial to provide opportunities for mobility to the north, south east and west. With regard to the proximity of the site to the existing secondary school, the retirement residence use is institutional in nature and is not anticipated to create adverse impacts on the school once constructed. In this regard, there are several examples of secondary schools within the City and neighbouring York Region municipalities that are in close proximity to other institutional uses such as Hospitals, Community Centers and Retirement Residences.

With respect to the proximity of the site to existing automotive commercial uses, the site is buffered from these uses by Bayview Avenue and Major Mackenzie Drive East. Additionally, the applicant has submitted a Noise Impact Study, which indicates that all units within the retirement residence will be equipped with a central air conditioning system to reduce potential noise from nearby commercial uses.

### **Height and Density**

Concerns were raised with respect to the proposed height and density of the proposed retirement residence. As mentioned earlier in this report, the proposed development provides for sufficient distance separation from nearby residential uses, as Bayview Avenue and Major Mackenzie Drive and adjacent commercial uses provide appropriate separation. In terms of density, the proposal is in keeping with the density within the development block associated within the owner's larger landholdings. It must be noted that in accordance with the Key Directions Report for the City's Official Plan Update, Local Development Areas are intended to provide for a mix of uses to serve the

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surrounding community through modest levels of intensification and development that is contextually sensitive.

### **Traffic and Parking**

Concerns were raised with respect to the increased volume of traffic and parking demands that would be generated by the proposed development. In this regard, the combination of both at-grade parking and underground parking will provide a parking supply of 67 parking spaces which is a net increase of approximately 7 parking spaces on the subject lands.

A Parking Study was submitted by the applicant to support the proposed parking supply which has been reviewed and accepted by the City's Transportation Engineering Section. As mentioned previously in this report, the owner will be required to enter into a Shared Parking Agreement with the plaza lands to the east to allow for the use of 7 parking spaces for a period of three years which are to be monitored. After three years have elapsed, an evaluation of the monitoring will determine whether the agreement will need to be extended. This requirement will be secured through the future Site Plan agreement for the development.

With respect to increased traffic volume, a Transportation Impact Study and a further addendum to same was submitted by the applicant to address comments raised by members of Council, the public and staff. The study concludes that the proposed retirement use will generate only a minor increase in traffic volumes than the commercial uses previously occupying the subject lands. Additionally, the applicant proposes to install improved pedestrian crossing signs and pavement markings along Cassata Drive to improve pedestrian crossings into the plaza lands from the secondary school. The City's Transportation Engineering section has reviewed the supporting documents and finds them acceptable.

### **Landscaping and Open Space**

Comments were raised with respect to the lack of landscaping and open space proposed for the retirement residence. The proposal shall provide for 718 square metres (7,728.48 square feet) of common outdoor amenity area within the rear courtyard as well as shared balconies for the Assisted Living units. Additionally, 1,175 square metres (12,647.59 square feet) of private outdoor balconies are proposed for the Independent Supportive Units. The City's Park and Natural Heritage Planning staff have no objections to the amenity space as proposed.

### **Noise and Construction**

Comments were raised with respect to the potential noise and dust as a result of the future construction activities on the lands and the impacts of noise and dust and in particular on the existing school to the north. The applicant has submitted a Construction Management Plan which has proposed several techniques for dust control including, but not limited to, the use of water trucks on surrounding roads, the

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installation of mud mats and all truck access points, spraying water on vehicles and wheels leaving the site, installing silt fencing and spraying calcite along access routes to maintain moisture which is consistent with the Construction Management practices the City typically requires in order to mitigate noise and dust resulting from construction activities.

This applicant's Construction Management Plan has been forwarded to the York Region District School Board (YRDSB) for consideration as part of the circulation for comments on the associated Site Plan application. With respect to noise, all construction activities are to be undertaken in accordance with the City's Noise By-law.

### Loss of Commercial Space

Concerns were raised with respect to the loss of commercial space within the existing plaza due to removal of one commercial building containing six (6) commercial units that is proposed to be demolished in order to facilitate the proposed retirement residence. The **Bayview LDA** is envisioned in the Plan to be a mixed-use node that builds on the current commercial and retail focus of the area and permits a range of residential, commercial and community uses to support its intended mixed-use nature. Although the proposed commercial space will not be replaced on the lands, the applicant's larger landholdings contain approximately twenty-five commercial units, maintaining an important commercial node for the local neighborhood.

### Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications and are in support of same, for the following principle reasons:

- the proposed residential land use is permitted within the **Urban Area** land use designation in accordance with the in-force ROP;
- the proposed retirement residence meets the intent of creating a mixed-use node in accordance with the **Bayview LDA**;
- the proposed increase in building height is appropriate in the context of the **Bayview LDA** and will not result in negative impacts to adjacent uses or lands designated **Neighbourhood**;
- the proposed development has demonstrated conformity with the City's Urban MESP;
- a Consent application will be required to sever the subject lands from the existing plaza lands. Furthermore, private reciprocal easements will be required for shared access between subject lands and the plaza lands to the east;
- the applicant will be required to address all comments received to date regarding the related Site Plan application;
- a Site Plan Amendment application has been submitted to facilitate changes to the balance of the plaza lands to remove the subject lands; however, the application remains incomplete at this time. The applicant will be required to submit the

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required materials in order to deem this application complete and begin the Site Plan review process;

- if applicable, the proposed development will be subject to the City's Community Benefits Charge By-law; and,
- the comments received from Council and members of the public to date have been satisfactorily addressed; and,
- the applicant has satisfactorily addressed all City Department and external agency comments as it relates to the Official Plan and Zoning By-law Amendment applications. The remaining technical matters will be required to be addressed as part of the related Site Plan approval process to the satisfaction of the City and relevant external agencies.

On the basis of the preceding, it is recommended that the proposed Official Plan Amendment and Zoning By-law Amendment applications be approved.

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

The following sections provide a summary of the comment received from circulated City department and external agencies at the time of writing of this report that are required to be addressed as part of the detailed design review of the applicant's development proposal.

#### **Development Engineering**

The applicant will be required to address technical comments provided with respect to servicing plans, grading plans, erosion and sediment control plans, lighting plans, Functional Servicing/Stormwater Management plans and the Construction Management Plan as part of the related Site Plan application process. The applicant will be required to provide Dewatering Plans and Shoring Plans for their next submission. Similarly, Transportation Engineering staff have also provided detailed comments to be addressed as part of the Site Plan review, including the request for the applicant to provide maneuvering diagrams for the required loading space and demonstrate the location of the short term bicycle parking on the site. As previously mentioned, the applicant must provide two additional parking spaces within the parking garage and enter into a Shared Parking Agreement with the plaza lands to the east, which will be secured as part of the Site Plan Agreement.

#### **Urban Design Section**

The City's Urban Design Section has provided comments with respect to the first submission of the applicant's Site Plan application. The applicant must provide a stepping back of the main wall of the building a minimum of 3.0 metres above the 6<sup>th</sup> storey in accordance with the City's Urban Design Guidelines. The applicant must provide enhancements to the building at the intersection of Bayview Avenue and Major Mackenzie Drive to emphasize the prominence of the intersection and submit an exterior material and colour schedule for the proposed development to the satisfaction of Urban Design staff. Furthermore, the applicant must ensure that parking garage

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exhaust airshafts are to be located a minimum distance from any openable windows, doors and air intake vents and must be appropriately screened.

### **Regional Municipality of York**

The Region of York has provided a number of comments on technical matters to be addressed as part of the Site Plan application, including the conveyance of lands fronting Bayview Avenue and Major Mackenzie Drive for road widening and daylighting triangle purposes. The applicant must submit an updated Arborist Report and Landscaping Plans to include street trees on the Regional roads to the satisfaction of the Region and an updated Construction Management Report, which must provide additional detail for each phase of construction.

### **York Region District Schoolboard**

The (YRDSB) has no objections to the applicant's Official Plan Amendment and Zoning By-law Amendment applications. The YRDSB will review the revised Construction Management Plan as part of a future Site Plan submission to ensure the school's operations and student safety are maintained.

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

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

### **Relationship to Council's Strategic Priorities 2020-2022:**

The recommendations of this report are aligned with **Strong Sense of Belonging** as the proposed retirement residence will contribute to creating a desire for everyone to feel welcome in Richmond Hill and a commitment to community building.

### **Climate Change Considerations:**

The proposed development considers climate change mitigation by improving the energy efficiency of the building beyond current Ontario Building Code standards and implementing water conservation measures to reduce the amount of potable water consumption. Furthermore, the proposed development includes bicycle parking which supports options for zero-emission modes of transportation and public transit usage.

### **Conclusion:**

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit a nine storey retirement residence on its land holdings. Staff is of the opinion that the proposed development is consistent with the PPS, conforms with the Growth Plan and the ROP, is consistent with the principles and broader policy direction for this part of the City as outlined in the Plan and represents good planning. Staff will continue to work collaboratively with the applicant to address the technical matters outlined in this report as part the approval of its Site Plan

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application. On the basis of the preceding, staff recommends that Council approve the subject applications in principle in accordance with the conditions and directions outlined in this report.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#23-21 held on May 5, 2021
- Appendix B, Applicant's Draft Official Plan Amendment
- Appendix C, Applicant's Draft Zoning By-law Amendment
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Existing Official Plan Designation
- Map 5 Original Site Plan (2021)
- Map 6 Current Site Plan (2022)
- Map 7 Revised Elevations (2022) (North and South)
- Map 8 Revised Elevations (2022) (East and West)
- Map 9 Revised Renderings

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### Report Approval Details

Document Title:	SRPI.22.084 - Request for Approval - OPA and ZBA - 1070 Major Mackenzie Dr E.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.084 - Appendix A - Council Extracts.docx</li><li>- SRPI.22.084 - Appendix B- Applicant's Draft Official Plan Amendment.pdf</li><li>- SRPI.22.084 - Appendix C- Applicant's Draft Zoning By-law Amendment.pdf</li><li>- SRPI.22.084 - Map 1 - Aerial Photograph AODA.docx</li><li>- SRPI.22.084 - Map 2- Neighbourhood Context AODA.docx</li><li>- SRPI.22.084 - Map 3 - Existing Zoning.docx</li><li>- SRPI.22.084 - Map 4 - Official Plan Designation AODA.docx</li><li>- SRPI.22.084 - Map 5 - Original Site Plan (2021) AODA.docx</li><li>- SRPI.22.084 - Map 6 - Current Site Plan (2022) AODA.docx</li><li>- SRPI.22.084 - Map 7 - Proposed Elevations (North-South) AODA.docx</li><li>- SRPI.22.084 - Map 8 - Proposed Elevations (East-West) AODA.docx</li><li>- SRPI.22.084 - Map 9 - Proposed Renderings AODA.docx</li></ul>
Final Approval Date:	Jun 15, 2022

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

**Gus Galanis - Jun 15, 2022 - 10:25 AM**

**Kelvin Kwan - Jun 15, 2022 - 12:15 PM**

**Darlene Joslin - Jun 15, 2022 - 2:03 PM**