



Staff Report for Council Meeting

Date of Meeting: December 7, 2022

Report Number: SRPI.22.117

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.117 – Request for Approval – Official Plan and Zoning By-law Amendment Applications – Schlegel Villages Inc. – City Files D01-20018 and D02-20033

Owner:

Schlegel Villages Inc.
325 Max Becker Drive, Suite 201
Kitchener, Ontario
N2E 4H5

Agent:

Wellings Planning Consultants Inc.
513 Locust Street, Unit B
Burlington, Ontario
L7S 1V3

Location:

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

Municipal Address: 11300 Yonge Street

Purpose:

A request for approval concerning revised Official Plan and Zoning By-law Amendment applications to permit an institutional development to be comprised of an eight storey long term care facility and two 10-storey retirement residence buildings with at-grade commercial uses on the subject lands.

Recommendations:

- a) That the Official Plan and Zoning By-law Amendment applications submitted by Schlegel Villages Inc. for lands known as Part of Lot 54, Concession 1, W.Y.S. (Municipal Address: 11300 Yonge Street), City Files D01-20018 and D02-20033, be approved, subject to the following:

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- (i) that the City's Official Plan be amended to include site specific policies as outlined in Staff Report SPRI.22.117;
- (i) that the draft Official Plan Amendment attached hereto as Appendix "B" be finalized and brought to a future Council meeting for consideration and adoption;
- (ii) that the subject lands be rezoned from General Commercial One (GC1) Zone to Institutional One (I1) Zone and Park (P) Zone under By-law 190-87, as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPI.22.117;
- (iii) that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment, the following take place:
 - a) that a Site Plan application be submitted and substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;
 - b) that the draft Zoning By-law attached hereto as Appendix "C" be finalized and updated to address the comments in Staff Report SRPI.22.117 to the satisfaction of the Commissioner of Planning and Infrastructure;
- b) 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; and,
- c) That the authority to assign municipal servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the City's Interim Growth Management Strategy, and that the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

Contact Person:

Simone Fiore, Senior Planner – Site Plans, phone number 905-771-2479 and/or
Sandra DeMaria, Manager of Development - Site Plans, phone number 905-771-6312

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

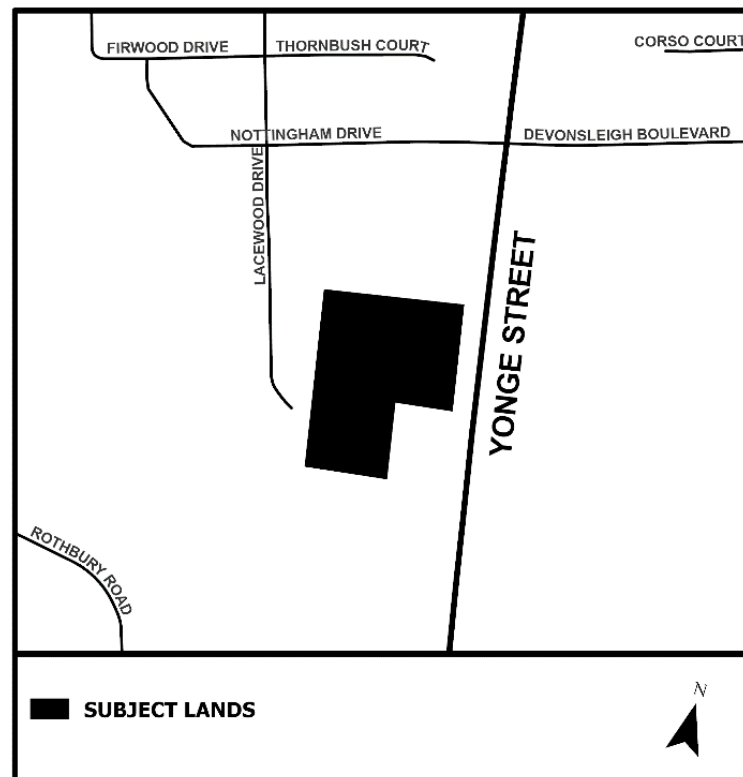
Approved by: Darlene Joslin, Interim City Manager

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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:

A statutory Council Public Meeting was held on June 15, 2022 to consider the subject Official Plan and Zoning by-law Amendment applications wherein Council received Staff Report SRPI.22.071 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). A number of comments and concerns were raised at the meeting related to height and density, massing, privacy, traffic and parking, construction impacts, and loss of existing commercial uses, which are discussed in detail in the later sections of this report.

The applicant has satisfactorily addressed the comments related to the subject Official Plan and Zoning By-law Amendment applications and staff are satisfied that all remaining technical matters can be addressed as part of the Site Plan approval process. Accordingly, the purpose of this report is to seek Council’s approval of the applicants’ Official Plan and Zoning By-law Amendment applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Yonge Street approximately 400 metres (1,312.34 feet) north of Brookside Road and approximately 490 metres (1,607.61 feet) from the 19th-Gamble BRT Station within the Protected Major Transit Station Area 40 (PMTSA). The lands have a frontage of 106.32 metres (348.82 feet) along Yonge Street and have a total lot area of 2.07 hectares (5.12 acres) (refer to Map 1). The lands currently support a one-storey, multi-unit commercial building which is proposed to be demolished as part of the proposed development. Surrounding land uses include a place of worship (St. Mary and St. Joseph Coptic Orthodox Church) to the north, Yonge Street to the east, a motor vehicle sales establishment to the south, and Lacewood Drive and a low-density residential neighbourhood to the west.

Revised Development Proposal

The applicant is seeking Council’s approval of its Official Plan and Zoning By-law Amendment applications to permit a phased development of a long term care facility, retirement residences and accessory commercial uses on the subject lands (refer to Maps 5 to 9).

The proposed development is to occur in three phases. Phase I is to be comprised of an eight storey, 240 bed long term care facility to be located on the southerly portion of the subject lands. The applicant has confirmed that the Ministry of Long-Term Care has awarded 240 bed licenses along with the corresponding funding for this phase of the development. Phase II is to be comprised of a two storey entrance/commercial building (‘town square’) central to the property to front onto Yonge Street and one of the two proposed 10 storey retirement residence buildings to contain 244 units flanking the town square to the south. The town square will connect to the retirement residence and will also connect to the long term care facility. Lastly, the proposed Phase III is to be

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comprised of a second 10 storey retirement residence to contain 258 units flanking the town square to the north.

As noted above, the proposed town square is to interconnect all phases of the development and is to contain a mix of uses that contribute to the needs of residents, including, but not limited to, common dining areas, activity spaces, medical clinics, and personal service uses. These uses will be open to the general public as well as to the residents of the proposed buildings. The phasing of the development will be further defined through the Site Plan application process.

Access to the property shall be provided from Yonge Street at the north end of the property using one of the two existing driveways. The existing driveway to the south is proposed to be closed. A total of 316 parking spaces are proposed for the development with the majority provided below grade. An emergency vehicular access with collapsible bollards is proposed to Lacewood Drive. Two outdoor amenity spaces are proposed for the residents at the rear of the retirement residence buildings. A pedestrian connection is contemplated at the southwest corner of the lands to connect Yonge Street to the existing pedestrian path at Rouge Crest Park. A portion of the proposed walkway is to be conveyed to the City through the Site Plan approval process as part of the larger trail network.

Outlined below is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City.

- **Lot Frontage:** 106.32 metres (348.82 feet)
- **Total Lot Area:** 2.07 hectares (5.12 acres)
 - **Net Lot Area:** 2.008 hectares (4.96 acres)
 - **Land to be Conveyed:** 0.062 hectares (0.15 acres)
- **Proposed Gross Floor Area:** 62,098.0 square metres (668,417.31 square feet)
 - **Phase I (Long Term Care Facility):** 12,598.0 square metres (135,603.74 square feet)
 - **Phase II (Retirement Residence and Town Square):** 25,494.0 square metres (274,415.13 square feet)
 - **Phase III (Retirement Residence):** 24,006 square metres (258,398.43 square feet)
- **Proposed Density:** 3.0 FSI
- **Proposed Building Height:**
 - **Long Term Care Facility:** 8 storeys or 30.0 metres (98.5 feet)
 - **Retirement Residences:** 10 storeys or 37.6 metres (123.4 feet)
- **Total Proposed Units:** 742
 - **Retirement Residence and Independent Seniors Apt. Units:** 502
 - **Proposed Long Term Care Beds:** 240
- **Proposed Total Parking Spaces:** 316

In response to the comments and concerns received with respect to the proposed development, including those provided by City departments, the applicant has made modifications to its original development proposal including, but not limited to, the following:

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- the provision of an emergency vehicular access with collapsible bollards from the site to Lacewood Drive as requested by the City's Transportation and Traffic Section of the Development Engineering Division;
- a reduction in the overall unit count from 743 to 742;
- an increase in the overall gross floor area from 61,587.19 square metres (662,919 square feet) to 62,098.0 square metres (668,417.31 square feet);
- an increase in FSI from 2.98 to 3.0;
- a reduction in the number of parking spaces from 359 to 316;
- the provision of a one-storey step back on the westerly elevation of the long term care facility and on the third and eighth floors on both the easterly and westerly elevations of both the retirement residences in order to provide better transition to the existing neighbourhood to the west and reduce the mass of the building view from Yonge Street; and,
- modifications to the architectural articulation to the facades.

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 revised subject Official Plan and Zoning By-law Amendment applications.

Planning Analysis:

City staff has undertaken a comprehensive review and evaluation of the applicant's development proposal based on the policy framework as outlined within the *Provincial Policy Statement* ("PPS") (2020), the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") (2020), the York Region Official Plan ("ROP") (2010) and the City's Official Plan ("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 have been updated. At the time of writing of this report, both York Region ("Region") and the City are undertaking a mandatory Municipal Comprehensive Review (MCR) and Official Plan update. A more detailed outline of the applicants' proposal relative to the relevant policies of the ROP and the Plan is provided in the sections below.

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 lands are further identified as being located on a **Regional Rapid Transit Corridor** in accordance with Map 11 (Transit Network) of the ROP, which directs medium and high density urban development to rapid transit corridors (**Section 7.2.25.d**). The lands are also located within 800 metres of the proposed 19th-Gamble Bus Rapid Transit Station and within the draft boundary for the

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Protected Major Transit Station Area 40 (PMTSA) identified at 19th Avenue and Gamble Road which proposes minimum density of 160 people and jobs per hectare.

The Region has reviewed the subject applications and has not advised of any objections to the proposed development since the appropriateness of the increased height and density and the consideration of compatibility are to be determined by the local municipality. As such, the Region has exempted the proposed Official Plan Amendment from Regional approval. In consideration of the above, staff is of the opinion that the proposed Official Plan Amendment application conforms to the applicable policies of the ROP.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule - A2 of the Plan (refer to Map 2). Yonge Street is identified as a Regional Rapid Transit Corridor on Appendix – A5 of the Plan. The **Regional Mixed-Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. Further, development within the **Regional Mixed-Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site.

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. Where development abuts a **Neighbourhood** designation, **Policy 4.6.1.12** of the Plan requires development to provide transition through adherence to a 45 degree angular plane measured from adjacent low density residential areas.

The subject applications seek Council's approval to permit an increase to the maximum permitted building height from 8 storeys to 10 storeys, and density from 2.0 FSI to 3.0 FSI on the subject lands. The draft Official Plan Amendment is attached to this report as Appendix "B".

The proposed increase in permitted height from 8 storeys to 10 storeys is not expected to negatively impact any of the abutting land uses. Further the intent of the angular plane provision is to ensure that the proposed development does not negatively impact sunlight and sky views of abutting residential uses and to ensure built form compatibility and transition of building heights from a higher density built form to an adjacent low or medium density built form. The proposed development has demonstrated that it meets the 45 degree angular plane requirement to the existing low rise residential development to the west, and therefore, the increased height is not expected to negatively impact the adjacent low density development or block sunlight any sky views.

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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 building separation distance of approximately 25 metres between towers to maintain appropriate light, view and privacy conditions and 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 step backs above the base building to create a discernable podium and street wall. Staff note that the proposed long term care facility is not subject to the high-rise design policies as it is considered a mid-rise building; however, the proposed 10 storey retirement residence buildings are subject to said policies. In this regard, the development proposes a building separation of 36.2 metres (118.77 feet) between the two high-rise retirement residences. The applicant has also provided for a 7.5 metre (24.61 feet) side yard setback from the southerly and easterly property lines (abutting 11262 Yonge Street) and a minimum 15 metre (49.21 feet) building separation distance to any future development on the adjacent property. This shall ensure that appropriate light, privacy and sky views will be maintained in the future.

In addition to the requested increase in height and density, the subject Official Plan Amendment requests an exemption to the 750 square metres floorplate requirement to permit a 2,300 square metre floor plate above the fourth floor of the proposed retirement residences. The applicant has demonstrated that the proposed larger size floorplate will not negatively impact the light and sky views of abutting properties by incorporating step backs on the fourth and eighth floors of the proposed retirement residences and on the first floor of the proposed long term care facility. The proposed step backs assist in achieving a visually prominent base and streetscape along Yonge Street and the rear of the buildings facing Lacewood Drive. In consideration of the type of land use being proposed, the conformity with the angular plane, and the incorporation of the step-back design requirements, staff have no concerns with the increased floorplate size.

Staff has reviewed the applicant's revised development proposal and considers it to be an appropriate use of land that is compatible with the existing and planned land uses within the adjacent and surrounding area. Staff will continue to work with the applicant to further refine their plan to achieve the City's design objectives with respect to the built form to ensure appropriate building articulation and tower design through the submission and review of a detailed Site Plan application.

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. Mitigation and protection of this area will be reviewed and implemented through the Site Plan approval process.

The lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the ORMCP. In this regard, **Section 3.2.1.1.18** of the Plan stipulates that all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**. The proposed use conforms to the permitted uses of the ORMCP.

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On the basis of the preceding, staff is of the opinion that the revised development proposal has appropriate regard for and is consistent with the Plan and represents good planning. Accordingly, staff recommends that Council approve the applicant's Official Plan Amendment application.

Revised Zoning By-law Amendment

The applicant is seeking approval to rezone its land holding from **General Commercial One (GC1) Zone** to a site-specific **Institutional One (I1) Zone** and **Park (P) Zone** under Zoning By-law 190-87, as amended, to permit the subject development on its land holdings (refer to Map 3). Staff note that the applicant's original request was to rezone the subject lands to **Residential Multiple Family Two Special (RM2) Zone**; however, after further review and analysis, staff believe that the **Institutional One (I1) Zone** is a more appropriate zone category and is in keeping with similar developments in the City. In addition, the revised Zoning By-law Amendment proposes to rezone a portion of the lands **Park (P) Zone** which comprises of a public walkway which is to be conveyed to the City through the Site Plan application process.

A number of site specific provisions have been proposed to the **I1 Zone** under By-law 190-87, as amended. The draft Zoning By-law Amendment is attached to this report as Appendix "C". The following table provides a summary of the requested site specific development standards of the **I1 Zone** under By-law 190-87, as amended:

Development Standard	Proposed Development, I1 Zone under By-law 190-87, as amended
Permitted Uses	Long Term Care Home, Retirement Home, Apartment Dwelling, Child Care Centre, Classroom and Training Facilities, Clinic, Personal Service Shop, Pharmacy, Rehabilitation Centre, Research and innovation, Restaurant, Seniors Community Centre, Seniors Day Program
Minimum Lot Frontage	106 metres (347.77 feet)
Minimum Lot Area	2.07 hectares (5.12 acres)
Maximum Lot Coverage	40%
Minimum Front Yard Setback	6.0 metres (19.69 feet)
Minimum Side Yard Setback	6.0 metres (19.69 feet) (north and south)
Minimum Rear Yard Setback	6.0 metres (19.69 feet)
Maximum Building Height	Long Term Care Home: 8 storeys or 33.0 metres (108.27 feet) Apartment Dwelling: 10 storeys or 40.0 metres (131.23 feet)
Maximum FAR/FSI	300% or 3.0 FSI
Minimum Parking	<ul style="list-style-type: none">• 1.0 space per Apartment Unit• 0.33 spaces per Long Term Care Unit and Retirement Home Unit• 20% of the overall parking count for visitor parking spaces

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Staff have undertaken a comprehensive review and analysis of the subject Zoning By-law amendment and are of the opinion that the subject Zoning By-law Amendment application is appropriate, 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 amending by-law to be forwarded to Council for enactment at such time as the Site Plan approval for the proposed development is at the final stages of approval.

Council and Public Comments:

As noted previously, comments from members of Council and the public were raised at the Council Public Meeting held on June 15, 2022 held in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the sections below.

Height and Density

Concerns were raised with respect to the height and density of the proposed development. As noted previously, the permitted height requirements for lands within this portion of the **Regional Mixed Use Corridor** is 8 storeys, with the tallest buildings to be directed to the Yonge Street frontage having a maximum base building height of four storeys. The development proposal provides for building heights of 8 and 10 storeys which are considered acceptable for lands located on a **Regional Corridor**. The proposed use conforms to the policies of the **Regional Mixed-Use Corridor** designation which are intended to provide mixed use, pedestrian friendly and transit oriented uses through intensification and development. Furthermore, the proposal meets the angular plane policies of the Plan and achieves transition to the existing low density residential uses thereby minimizing the impact of the proposed development on surrounding lands.

Massing, Shadowing and Privacy

Concerns were identified regarding the proposed massing of the development and its impact on privacy and shadowing on adjacent residential properties to the west. In this regard, revisions to the elevations have been made including terracing and step backs where the development is to abut existing low density residential uses. This shall reduce the massing and visual impacts of the development and address concerns related to transition with the tallest portions of the proposed development to be focused away from the abutting low-rise residential uses. Further, as noted previously, the proposed development conforms with the angular view plane policies intended to prevent shadowing to abutting low density residential uses.

Traffic and Parking

Concerns regarding the potential impacts of increased traffic and the appropriateness of the proposed parking were raised with respect to the proposed development. The Region of York and the City's Transportation and Traffic Section have reviewed the studies submitted in support of proposed development and have no objections to the as it relates to transportation related matters. More specifically, the City's Transportation

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Planning staff have advised that the proposed parking ratios are consistent with the applicable standards for this type of development applied elsewhere in the City.

Construction and Noise

Comments were raised with respect to the potential noise and dust as a result of the future construction and the impacts of same on the existing residential buildings to the west. Through the Site Plan approval process, the applicant must submit a Construction Management Plan for review and approval. The Construction Management Plan shall include a variety of techniques for construction and dust control including, but not limited to, the installation of mud mats, assigning appropriate truck access points, ensuring that all existing sidewalks remain free, clear and passable at all times, construction schedule and hours in accordance with the City's Noise By-law, and construction site protection and details (i.e. hoarding, fencing, gate swing, etc.) in accordance with the Occupational Health and Safety Act.

Loss of Commercial Uses

Concerns were raised with respect to the proposed redevelopment of the existing commercial building, specifically the lack of commercial uses and amenities to serve the needs of the surrounding residential area as a result of the proposed development. In this regard, the proposed development contemplates a range of commercial uses within the ground floor which will be available to the general public.

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 high-density residential land use, as proposed, is permitted within the **Urban Area** land use designation in accordance with the in-force ROP and is located within a PMTSA;
- the lands are located along Yonge Street, a **Regional Corridor** where development within **Regional Corridors** is intended to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian and cyclist friendly, support rapid transit investments and accommodate an appropriate scale of development based on the assigned minimum density targets and local municipal intensification strategies;
- the proposed long term care facility and retirement residence uses are permitted in accordance with the **Regional Corridor** policies applicable to the lands;
- the proposed increase in building height and density is considered appropriate in the context of the subject lands being within a **Regional Mixed Use Corridor** and a **Rapid Transit Corridor** and have mitigated any negative impact on adjacent low density residential uses or future development;
- the applicant will be required to submit a Site Plan application to address all remaining technical matters and comments such as urban design comments related

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to the built form of the building, including building articulation, tower design, street level treatments for grade related uses, principle entrances, walkability and connectivity;

- a portion of the proposed walkway which is to be rezoned to **Park Zone** shall be conveyed to the City as part of the Site Plan approval process; 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 and urban design matters will be required to be addressed as part of a future 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 in principle.

City Department and External Agency Comments:

The following sections provide a summary of the comments received from circulated City departments 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 revised development proposal.

Development Engineering Division

As part of the review of the applicant's Official Plan and Zoning By-law Amendment applications, technical comments with respect to functional servicing and hydrogeological requirements, among other matters, are required to be addressed by the applicant as part of a future Site Plan application and approval process.

Urban Design Section

The City's Urban Design Section has provided preliminary comments with respect to the applicant's building design which are to be addressed through the detailed design process. Staff recommend that the applicant further refine the proposed built form by incorporating additional step backs into the design of the buildings as well as provide enhancements to the elevations of the buildings. A detailed review of the subject development proposal from a design perspective is to be finalized as part of a future Site Plan application and approval process.

Regional Municipality of York

The Region of York has provided comments on technical matters to be addressed as part of the future Site Plan application with respect to transportation, and water and wastewater servicing.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development

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applications for the receipt of servicing allocation. The applicant will be required to submit a Sustainability Metrics Tool (the “Metrics”) in support of its Site Plan application to demonstrate that the proposal meets the threshold score for Site Plan applications with respect to the feasibility and appropriateness of the proposed sustainability measures. At the time of writing of this report, a Site Plan application has not been submitted.

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 on the basis that the subject development proposal supports a diversified range of dwelling types for the aging community.

Climate Change Considerations:

The recommendations of this report are generally aligned with Council’s climate change considerations as the revised development proposal contemplates intensification within the boundaries of a Protected Major Transit Station Area (PMTSA) as endorsed by Regional Council, which supports the long-term objectives of achieving transit-oriented development. The design of the proposed development includes bicycle parking and pedestrian walkways and interconnections, which support options for zero-emission modes of transportation and public transit usage. In addition, the revised development proposal incorporates green roofs.

Notwithstanding the above and as indicated in the earlier sections of this report, a more detailed evaluation of technical and design-related matters will be undertaken as part of the review of a future Site Plan application.

Conclusion:

The applicant is seeking Council’s approval of its revised Official Plan and Zoning By-law Amendment applications to permit the construction of an institutional development to be comprised of an eight storey long term care facility and two 10 storey retirement residence buildings with at-grade commercial uses on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant’s development proposal and is of the opinion that it is consistent with the PPS, conforms with the Growth Plan and the ROP, is consistent with the principles and broader policy direction of the Plan, is appropriate in the context of the emerging vision for the area and represents good planning.

Staff will continue to work collaboratively with the applicant to address the technical matters outlined in this report as part of a future Site Plan application and approval

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process. On the basis of the preceding, staff recommends that Council approve the subject applications in principle, in accordance with the conditions and direction 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#26-22 held June 15, 2022
- Appendix “B”, Draft Official Plan Amendment
- Appendix “C”, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Original Site Plan
- Map 5, Original Building Elevations – East and West
- Map 6, Original Building Elevations – North and South
- Map 7, Original Building Elevations – Phase 2 and 3
- Map 8, Revised Site Plan
- Map 9, Revised Building Elevations – East and West
- Map 10, Revised Building Elevations – North and South
- Map 11, Revised Building Elevations – Phase 2 and 3

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Report Approval Details

Document Title:	SRPI.22.117 - Request for Approval - Official Plan and Zoning By-law Amendment Applications - 11300 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - CPM Extract.docx- Appendix B - Draft Official Plan Amendment.docx- Appendix C - Draft Zoning By-law.docx- Map 1 - Aerial Photograph.docx- Map 2 - Official Plan Designation.docx- Map 3 - Existing Zoning.docx- Map 4 - Original Site Plan.docx- Map 5 - Original Building Elevations - E and W.docx- Map 6 - Original Building Elevations - N and S.docx- Map 7 - Original Building Elevations - Phase 2 and 3.docx- Map 8 - Revised Site Plan.docx- Map 9 - Revised Building Elevations - E and W.docx- Map 10 - Revised Building Elevations - N and S.docx- Map 11 - Revised Building Elevations - Phase 2 and 3.docx
Final Approval Date:	Nov 14, 2022

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

Gus Galanis - Nov 14, 2022 - 2:08 PM

Kelvin Kwan - Nov 14, 2022 - 2:36 PM

Sherry Adams on behalf of Darlene Joslin - Nov 14, 2022 - 4:40 PM