



## **Staff Report for Council Meeting**

**Date of Meeting:** February 22, 2023

**Report Number:** SRPI.23.011

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.23.011 – Request for Comments – Site Plan Application – Metroview Developments (Elmwood) Inc. – City File D06-18056 (Related Files D01-18004 and D02-18029)**

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### **Owner:**

Metroview Developments (Elmwood) Inc.  
5690 Steeles Avenue West  
Vaughan, Ontario L4L 9T4

### **Agent:**

M. Behar Planning & Design Limited  
25 Valleywood Drive, Unit 23  
Markham, Ontario L3R 5L9

### **Location:**

Legal Description: Lots 35 and 36 and Part of Lots 11 and 12, Registered Plan 2383  
Municipal Addresses: 9929, 9935 and 9939 Yonge Street and 186 and 188 Church Street South

### **Purpose:**

A request for comments and approval to delegate the assignment of servicing allocation with respect to a Site Plan application to facilitate the construction of a high-density, mixed-use residential/commercial development on the subject lands.

### **Recommendations:**

- a) **That Staff Report SRPI.23.011 with respect to the Site Plan application submitted by Metroview Developments (Elmwood) Inc. for lands known as Lots 35 and 36 and Part of Lots 11 and 12, Registered Plan 2383 (Municipal Addresses: 9929, 9935 and 9939 Yonge Street and 186 and 188 Church Street South), City File D06-18056, be received for information purposes and that all comments be referred back to staff; and,**

## Page 2

- b) That the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City’s Interim Growth Management Strategy.

### Contact Person:

Katherine Faria, Senior Planner, Subdivisions, phone number 905-771-5543 and/or  
Sandra DeMaria, Manager of Development, Site Plans, phone number 905-747-6312

### Report Approval:

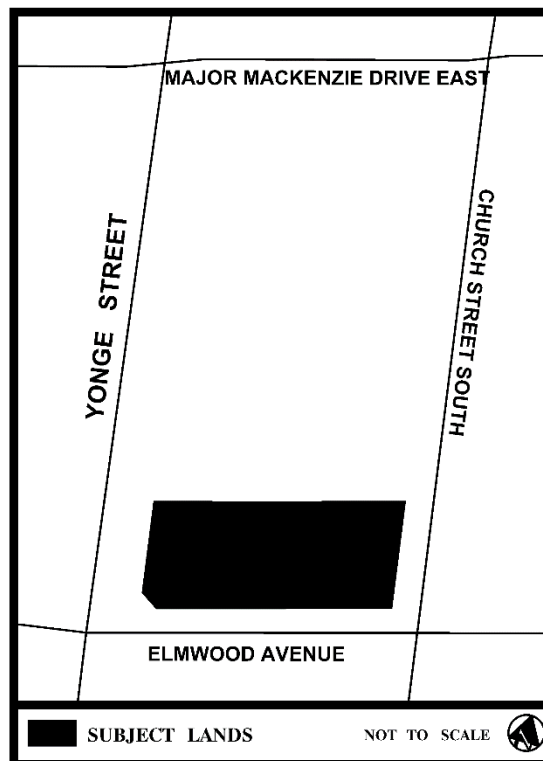
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, 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 “Contact Person” above.



## Page 3

### Background:

In November 2019, the related Official Plan Amendment and Zoning By-law Amendment applications were appealed to the Ontario Land Tribunal (OLT), formerly known as the Local Planning Appeal Tribunal, pursuant to Sections 22(7) and 34(11) of the *Planning Act*. On February 10, 2021, Council considered Staff Report SRPRS.21.009 that sought Council's approval in principle of a revised development proposal as part of a settlement of the applicant's appeals to the OLT of its Official Plan Amendment and Zoning By-law Amendment applications. The recommendations of Staff Report SRPRS.21.009 also sought Council's approval for the Commissioner of Planning and Infrastructure to negotiate an associated Section 37 Community Benefits Package on the basis of the applicant's revised development proposal (refer to Appendix "A").

Council approved the recommendations of Staff Report SRPI.21.009 concerning support for the applicant's revised development proposal to permit a 21-storey, mixed use development with at-grade commercial uses on the subject lands. At that time, a revised Site Plan application had not been submitted in conjunction with the applicant's revised Official Plan and Zoning By-law Amendment applications. On September 15, 2021, the OLT issued an interim Order approving the applicant's Official Plan Amendment and Zoning By-law Amendment applications in principle. Subsequently, the OLT issued an Order on May 27, 2022 approving the final form of the applicant's Official Plan Amendment and Zoning By-law Amendment.

On July 9, 2021, the applicant filed a complete revised Site Plan application (City File D06-18056) to implement the associated revised Official Plan Amendment and Zoning By-law Amendment applications, which was circulated to City departments and external agencies for review and comment. Subsequently, the applicant filed Site Plan resubmissions in March 2022 and January 2023. At the time of writing of this report, the applicant is working to address the outstanding technical comments and requirements identified through the circulation of its Site Plan application which are summarized in greater detail in the later sections of this report. In this regard, the applicant has submitted a Sustainability Metrics Tool that remains under review by City staff. Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant's revised Site Plan application and to seek Council's approval to delegate the assignment of servicing allocation to the Commissioner of Planning and Infrastructure.

### Site Location and Adjacent Uses

The subject lands are comprised of five contiguous parcels of land fronting onto Yonge Street and Church Street South and have a total combined lot area of approximately 0.37 hectares (0.9 acres) (refer to Map 1). The properties fronting onto Yonge Street are currently vacant, whereas the parcels fronting onto Church Street South support a single detached dwelling and accessory structure on each property. The lands abut an existing medical building and low-density residential uses to the north, Yonge Street to the west, Church Street South to the East and Elmwood Avenue to the south.

## Page 4

### Revised Development Proposal

The applicant is seeking comments on its revised Site Plan application to permit a 21-storey high-density, mixed use development to be comprised of approximately 269 dwelling units and commercial uses at grade on its land holdings (refer to Maps 4 to 8). Outlined below are the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City to date:

- **Total Lot Area:** 0.37 hectares (0.9 acres)
- **Number of Buildings:** 1
- **Total Number of Residential Units:** 269 units
- **Total Gross Floor Area:** 17,924.3 sq. metres (192,935.56 sq. feet)
- **Commercial Floor Area:** 190.0 sq. metres (2045.14 sq. feet)
- **Floor Space Index:** 4.9
- **Building Heights:**
  - **Tower:** 21 storeys
  - **Church Street South Units:** 3 storeys
  - **Podium:** 5 storeys
- **Parking:**
  - **Total:** 252 spaces
  - **Residential:** 208 spaces
  - **Visitor and Commercial:** 44
- **Outdoor Amenity Space:** 567.8 sq. metres (6,111.75 sq. feet)

The proposed 21-storey tower is to be located at the southwest corner of the site with a five-storey podium along the Yonge Street frontage of the lands. The proposed development is to step down to a maximum of three storeys adjacent to Church Street South in order to provide a compatible transition to the existing residential neighbourhood and low-rise character on the east side of Church Street South.

The proposed commercial uses are to be focused along the Yonge Street frontage of the lands whereas the proposed grade-related residential unit entrances are to be oriented along the Elmwood Avenue and Church Street South frontages. Vehicular access to the site is to be from Elmwood Avenue, which shall provide a connection to a loading area and underground parking facilities onsite. Parking is to be provided within three full levels of underground parking and a partial fourth underground level are proposed.

### Planning Analysis:

#### City of Richmond Hill Official Plan and Zoning By-law

As noted previously, associated Official Plan and Zoning By-law Amendment applications for the proposed development have received final approval by the OLT in accordance with its Order on May 27, 2022 which implements site-specific amendments to permit the subject 21 storey high-density, mixed-use development on the subject lands. In this regard, the approved

## **Page 5**

Official Plan Amendment (OPA 26) allows for site-specific policy exceptions to facilitate the applicant's development proposal (refer to Map 2).

The lands are zoned **Residential Multiple Sixth Density (RM6) Zone** in accordance with By-law 2-21, which amends By-law 66-71 (refer to Map 3). By-law 2-21 permits apartment dwellings, offices, a retail store and a restaurant on the subject lands, in addition to various site-specific development standards to implement the applicant's development proposal.

### **Revised Site Plan Application**

As noted in the earlier sections of this report, various comments from circulated City departments and external agencies were provided on the applicant's submission filed in March, 2022 and will be required to be addressed to the satisfaction of City staff prior to finalization of the subject Site Plan application. Staff will continue to work with the applicant towards the finalization and approval of the applicant's revised Site Plan application

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

The applicant's revised Site Plan application, including the associated background studies and reports submitted in support of same have been circulated to relevant City departments and external agencies for their review and comment. In this regard, the following sections contain an overview of the outstanding comments and requirements with respect to the applicant's revised Site Plan application. These comments have been forwarded to the applicant for consideration but have not been appended to this report.

#### **Development Planning Section**

The City's Development Planning Section has reviewed the materials submitted in support of the applicant's revised Site Plan application and has provided comments related to the presentation of required information on the submitted plans and drawings, the existence and status of any easements on the property and sustainability metrics commitments, among other matters.

#### **Development Engineering Division**

The City's Development Engineering Division has provided technical comments with respect to hydrogeological analyses, required sanitary sewer improvements to be implemented in accordance with the City's Urban MESP, transportation and traffic-related matters, including upgrades within the Elmwood Avenue road allowance, construction management, shoring and tie-back works, noise mitigation, lighting requirements, grading and servicing, daylighting conveyance and the applicant's sustainability metrics, among various other technical matters.

#### **Heritage and Urban Design Section**

The City's Heritage and Urban Design Section has reviewed the applicant's revised development proposal and has provided comments with respect to the building design and architectural features proposed for the development. It should be noted that staff continue to work with the applicant towards the finalization of proposed design.

## **Page 6**

### **Fire and Emergency Services Division**

The City's Fire and Emergency Services Division has provided comments regarding Fire Department connections, *Ontario Building Code* classification information and building address signage.

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

The City's Park and Natural Heritage Planning Section has provided comments with respect to tree removal requirements and compensation, street tree planting guidelines, minimum soil depths, and the applicant's sustainability metrics commitments, among other matters.

### **Regional Municipality of York**

Comments have been provided by the Regional Municipality of York (the "Region") with respect to road widening and daylighting conveyance requirements along Yonge Street and at the intersection of Yonge Street and Elmwood Avenue, respectively hydrogeological and geotechnical analyses, construction and traffic management, and landscaping in addition to various other technical matters. As a condition of Site Plan approval, the Region requires that the applicant agrees, among other requirements, to protect for a future vehicular interconnection to the abutting lands to the north of the subject lands which will be required to be implemented by the adjacent landowner if and at such time as the redevelopment of the adjacent lands occurs. The owner will be required to enter into a Site Plan Agreement with the Region as a condition of Site Plan approval.

### **Community Services Department**

The City's Community Services Department has provided comments with respect to waste management as it relates to minimum standards for access routes as well as waste storage, separation and collection for the proposed residential and commercial components of the applicant's development proposal.

### **Toronto and Region Conservation Authority (TRCA)**

The TRCA has provided technical comments with respect to water balance and recharge, hydrogeological analyses and foundation design. The TRCA has previously advised that a permit will not be required for the proposed development in accordance with Ontario Regulation 166/06, as amended, as the subject property is located outside of the TRCA's Regulated Area.

### **Other City Departments and External Agencies**

Comments have also been received from the City's Building Services Division, the City's Financial Services – Development Section, Alectra Utilities, Bell Canada, Canada Post, Enbridge Gas Distribution, Rogers Communications, Torontair Limited, York Catholic District School Board, and York Region District School Board. These departments and external agencies have no objections to the application and/or have provided minor comments to be addressed prior to Site Plan approval or at a later stage in the process.

## Page 7

### **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 applications for the receipt of servicing allocation. These eight growth management criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure;*
2. *Developments that have a mix of uses to provide for live-work relationships;*
3. *Developments that enhance the vitality of the Downtown Core;*
4. *Higher-order transit supportive development;*
5. *Developments that represent sustainable and innovative community and building design;*
6. *Completion of communities;*
7. *Small scale infill development; and*
8. *Opportunities to provide affordable housing.*

Pursuant to Criteria Number 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted a Sustainability Metrics Tool (the “Metrics”) in support of its revised Site Plan application that achieves a preliminary score of 59 points which exceeds the minimum threshold score for Site Plan applications for proposals submitted prior to December 31, 2022. At the time of writing of this report, the Metrics remain under review with respect to appropriateness and technical feasibility of the proposed implementation measures, including but not limited to waste requirements, tree planting, lighting and transportation-related criteria. In this regard, staff will continue to work with the applicant towards the finalization of the Metrics.

In accordance with the City’s Interim Growth Management Strategy, a maximum of 200 units of servicing allocation may be granted with respect to high-rise proposals as part of an initial “phase” of allocation, wherein the structure which comes closest to this threshold may be allocated, subject to the receipt of necessary planning approvals and conformity with the City’s Interim Growth Management Strategy.

The applicant’s revised development proposal comprises approximately 269 residential dwelling units on the basis of the latest plans submitted to the City which would exceed the maximum number of units to be allocated in a single “phase” as stipulated in the City’s Interim Growth Management Strategy. Notwithstanding the foregoing, the subject proposal shall take the form of a single apartment tower with an integrated podium which is connected to the grade-related residential units at the third storey. In consideration of the fact that the proposal contemplates a single structure, staff is of the opinion that the assignment of servicing allocation for the proposed development in one phase of allocation is appropriate.

In an effort to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign the entirety of required servicing allocation to the Commissioner of Planning and Infrastructure.

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

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

## Page 8

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

The recommendations of this report are generally aligned with the strategic priorities of **Balancing Green and Growth** and **Getting Around the City** in supporting the integration of sustainable practices into new development and in focusing transit-oriented, mixed-use development along the Yonge Street corridor, respectively.

### **Climate Change Considerations:**

The recommendations of this report are generally aligned with the City’s Climate Change Considerations as it relates to the applicant’s proposed sustainability measures. On the basis of the plans and reports submitted to the City, the applicant’s development proposal contemplates the integration of various features that address either climate change mitigation and/or adaptation, including but not necessarily limited to bird-friendly building design, green-roofs, bike parking to support low carbon transportation options, and onsite rainwater re-use. As indicated in the earlier sections of the report, the technical review of the above proposed design and engineering features remains in process at the time of writing of this report.

### **Conclusion:**

The applicant is seeking comments from Council with respect to its revised Site Plan application to permit a high-density, mixed-use residential/commercial development on its land holdings. At the time of writing of this report, only a number of technical matters remain to be addressed prior to approval of the subject Site Plan application. In consideration of the preceding, it is recommended that this Staff Report be received by Council and that all comments regarding the proposed development be referred back to staff. It is further recommended that the authority to assign municipal servicing allocation for the subject development proposal be delegated to the Commissioner of Planning and Infrastructure.

### **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 Meeting #05-21 held on February 10, 2021
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Proposed South Elevation
- Map 6, Proposed West Elevation
- Map 7, Proposed North Elevation
- Map 8, Proposed East Elevation



## Page 9

### Report Approval Details

Document Title:	SRPI.23.011 - Request for Comments – Site Plan Application – Metroview Developments (Elmwood) Inc. – City File D06-18056 .docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.23.011 Appendix A.pdf</li><li>- SRPI.23.011-Map 1-Aerial Photograph.docx</li><li>- SRPI.23.011-Map 2-Official Plan Designation.docx</li><li>- SRPI.23.011-Map 3-Existing Zoning.docx</li><li>- SRPI.23.011-Map 4-Proposed Site Plan.docx</li><li>- SRPI.23.011-Map 5-Proposed South Elevation.docx</li><li>- SRPI.23.011-Map 6-Proposed West Elevation.docx</li><li>- SRPI.23.011-Map 7-Proposed North Elevation.docx</li><li>- SRPI.23.011-Map 8-Proposed East Elevation.docx</li></ul>
Final Approval Date:	Feb 2, 2023

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

**Gus Galanis - Feb 2, 2023 - 9:44 AM**

**Kelvin Kwan - Feb 2, 2023 - 10:14 AM**

**Darlene Joslin - Feb 2, 2023 - 8:03 PM**