



April 5, 2023

Memo To: Simone Fiore-Triumbari, Senior Planner – Site Plans

From: Anant Patel, Planner II - Parks

File Number(s): OPA-23-0003

Applicant: Parkway Hotels And Convention Centre Inc., 650 Hwy 7 East Inc., & 9005 Leslie Street Inc. c/o Captain Realty Inc.

Location: 600 Highway 7 East, 650 Highway 7 East, 9005 Leslie Street

Summary:

A request for approval of an Official Plan Amendment to permit a high-density, mixed-use development comprised of nine towers ranging from 35 to 42 storeys in height, with six podium buildings, a total of 3,460 dwelling units, and 265,572.3 square metres (2,858,876 square feet) of residential gross floor area. The development also proposes a hotel expansion of 6,383.3 square metres (68,716 square feet), a conference area expansion of 3,329.8 square metres (35,843 square feet) and 5,204.6 square metres (56,024 square feet) of retail space. The proposed development has a total gross floor area of 280,490 square metres (3,019,464 square feet) and a Floor Space Index of 5.5.

Comments:

Parkland Dedication

1. The development as currently proposed generates parkland dedication requirements of more than 500 m² of parkland pursuant to the in force parkland dedication policies and By-law. Parkland dedication will be required in accordance with City parkland calculation rates. Figure 6.1 of the 2022 Parks Plan shows a Community Park contemplated for this area and that this property is not served with parkland. Given that there are no existing parks within walking distance of this proposed new residential development and very few trees within this area, the City will be seeking conveyance of a Community Park as part of this development. As is noted in the 2022 Parks Plan, the City's existing Community Parks range in size from 0.7 hectares (Eyer Homestead Park) to just over 8 hectares (David Hamilton Park) with the average Community Park being approximately 4 hectares in size. Given the parkland conveyance requirement for this proposed development is larger than the 1.0 acre (0.4 ha) Strata Park shown on the Concept Master Plan, staff request a larger Community Park block be conveyed that is more similar in size to other Community Park blocks that exist in the City's inventory i.e. a park block in the range of 0.75 hectares in size.
2. The proposed Strata Park shown on the Concept Master Plan has frontage on an internal private road network with a pedestrian access to Leslie Street via an "Open 3 Storey Breezeway to Park". The proposed location of the Strata Park does not have any frontage onto a public street. As per the City's Official Plan policy 3.4.4.16, public parks shall have frontage on a public street and be designed to maximize frontage on the street. Additionally, as per Official Plan policy 3.4.4.25, Community Parks shall have frontage on an arterial or collector road.

As such, City staff advise the proponent to provide a revised Concept Master Plan that re-orientes the park to maximize its frontage onto a public street. This will also allow the park to be designed as a focal point and gathering space for this area and to maximize sunlight into the new park. The park block must be designed to be able to fit a playground, a basketball court/multi-sport court, and outdoor fitness equipment.

3. The proposed Strata Park is shown to be provided as part of the fourth phase. Further, the proposed development plans 741 units to be built in the first phase and a total of 2,652 units to be built by the time the fourth phase is completed. Given the lack of public park space within walking distance of the subject lands

and that it will be several years before the residents will have access to a park. Therefore, the City requires the applicant to provide the parkland dedication as part of Phase 1 in order to fulfil their parkland dedication obligations.

4. The proposed park is shown to be stratified. As noted above, the 2022 Parks Plan contemplates a Community Park in this area. The Official Plan directs that Council may give consideration to the acceptance of parkland for which there is stratified title if it can be demonstrated that the public has a reasonably similar level of access to that of parkland conveyed in fee simple, and that the limited title and the associated physical conditions of the land to be conveyed do not unduly limit the intended role and function of the parkland. As directed by the 2022 Parks Plan, the types of parks that fit this description are typically Linear Parks and Urban Squares, specifically when these types of parks contain more passive facilities. PNHP staff requests that the applicant consider providing a Community Park without stratified title.
5. The applicant is advised that development adjacent to a planned park shall be required to demonstrate that any shadowing of the planned park is limited to ensure adequate sunlight for plant growth and comfortable public recreational use in the park during the spring and summer seasons.
6. The applicant should clarify the purpose of the green space identified at the north-east corner of Leslie Street and Highway 7, and on the west side of the vehicular access off of Highway 7 - will these spaces be accessible to the public?

Future comments to be addressed via a future submission

7. The Master Concept Plan appears to be missing the parking area located on the north side of the City's Municipal Office. Please revise accordingly.
8. Staff advise the applicant to provide a design that includes an enhanced streetscape that provides for wider sidewalks, cycling infrastructure, street furniture and street tree plantings.
9. The proposed site plan drawings, associated tree inventory and preservation plan / arborist report, grading and servicing plans, landscaping plans and other documents will be required to be revised to reflect the limits of the Park block. In this regard, we will provide more detailed comments on the site plan related elements on future submission.
10. As part of a forthcoming Zoning By-law Amendment application, staff advise the applicant that the zoning by-law amendment should seek to increase the available space within the site for tree planting and other landscaping. A requirement for a minimum of 2 square metres of private outdoor amenity space per unit, similar to other recent zoning by-laws prepared for high density developments within the City of Richmond Hill. Providing private outdoor amenity space, a green roof, or other landscaping on the rooftop or podium of an apartment building functions as a means of mitigating urban heat island effect.

I trust the above is of assistance. Should you require any further information regarding our comments, please contact the undersigned at (905) 771-2492.

Sincerely,

Anant Patel, B.URPI
Planner II - Parks
Park and Natural Heritage Planning