



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 7, 2023

Report Number: SRCM.23.008

Department: Office of the City Manager
Division: Richmond Hill Centre and Economic Development

Subject: **SRCM.23.008 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Gates of Bayview Inc. – City Files D01-19005 and D02-19023 (Related File D06-22002)**

Owner:

Gates of Bayview Inc.
50 Confederation Parkway
Concord, ON L4K 4T8

Agent:

Muzzo Group of Companies
50 Confederation Parkway
Concord, ON L4K 4T8

Location:

Legal Description: Part of Lots 37 and 38, Concession 1, E.Y.S.
Municipal Address: 0 Oneida Crescent

Purpose:

To request direction regarding revised Official Plan and Zoning By-law Amendment applications to permit a high density residential development to be comprised of four apartment buildings and one amenity building on the subject lands.

Recommendations:

- a) That Staff Report SRCM.23.008 be received for information;
- b) That the Ontario Land Tribunal (OLT) be advised:
 - (i) That Council supports the revised development proposal as outlined in Report SRCM.23.008 and generally depicted on Maps 7 and 8 to

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Staff Report SRCM.23.008 associated with Official Plan and Zoning By-law Amendment applications submitted by Gates of Bayview Inc. (City Files D01-19005 and D02-19023) for lands known as Part of Lots 37 and 38, Concession 1, E.Y.S. (Municipal Address: 0 Oneida Crescent);

- (ii) That the OLT be requested to approve the Official Plan Amendment substantially in accordance with the document in Appendix “B” to Staff Report SRCM.23.008;**
 - (iii) That the OLT be requested to approve the Zoning By-law Amendment substantially in accordance with the document in Appendix “C” to Staff Report SRCM.23.008;**
 - (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 amending Zoning By-law to implement the proposed development on the subject lands;**
- c) That the authority to assign servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure Services subject to the criteria in the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11; and,**
- d) That appropriate City staff be directed to appear at the OLT in support of Council’s position concerning the above noted application.**

Contact Person:

Ferdi Toniolo, Senior Planner – Development, Richmond Hill Centre, 905-771-5563

Report Approval:

Submitted by: Anthony Ierullo, Director of Economic Development and Richmond Hill Centre

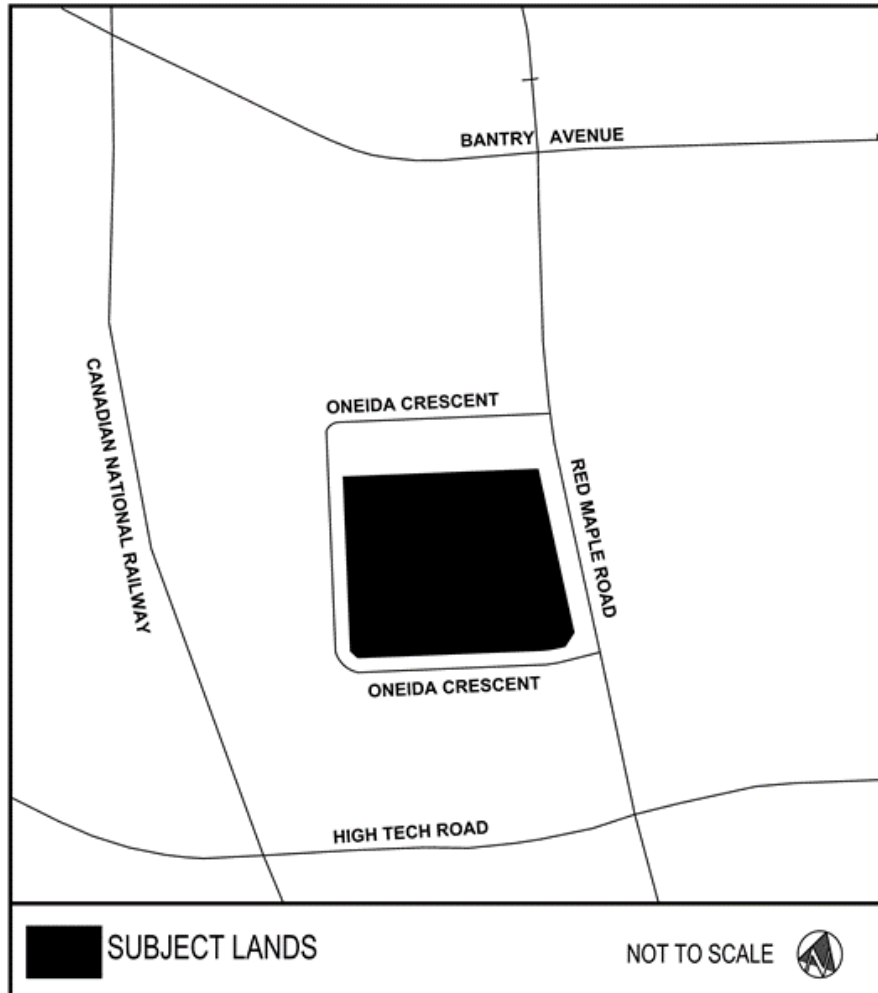
Approved by: Darlene Joslin, City Manager

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.

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Location Map:

Below is a map displaying the property location. Should you require an alternative format please call the person listed under “Contact Person” above.



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Background:

In September 2019, the applicant submitted Official Plan and Zoning By-law Amendment applications to facilitate a high density residential development in Richmond Hill Centre. The applications were considered at a statutory Council Public Meeting on March 24, 2021, where Council received Staff Report SRPI.21.030 for information and directed that all comments be referred back to the applicant for consideration (refer to Appendix “A”). The concerns raised at the meeting included the proposed heights and density, impacts on sunlight, shadowing, traffic, safety, parking, community facilities and infrastructure, parks and open space requirements and the phasing of future construction.

The applicant filed a revised submission along with a Site Plan application in January 2022. On September 2, 2022, the applicant appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Land Tribunal (OLT) pursuant to Sections 22(7) and 34(11) of the *Planning Act* on the basis that Council did not make a decision on the applications within the statutory timeframes under the *Planning Act*. A Case Management Conference (CMC) was held on March 21, 2023 wherein the applicant advised the Tribunal that they were prepared to wait for the decision of City Council regarding the Richmond Hill Centre Secondary Plan (“the Secondary Plan”) before requesting hearing dates.

City staff have maintained ongoing communications with the applicant to encourage a further revised development proposal that would be well-designed, in keeping with the City’s Official Plan, and conform to the Secondary Plan. In April 2023, staff received the revised development proposal that brings the development in conformity with the Secondary Plan as adopted and facilitates the completion of the last remaining parcel of undeveloped lands on Oneida Crescent. Any remaining technical matters can be addressed through the ongoing site plan approval process. Given the timing of the full approval of the Secondary Plan and the upcoming Case Management Conference on June 22, 2023, staff are seeking Council direction on the revised proposal.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Red Maple Road, east of the Canadian National Railway Line, north of High Tech Road, and south of Bantry Avenue. The site has a total lot area of 1.51 hectares (3.72 acres) and has frontages on Oneida Crescent and Red Maple Road. Directly abutting the northern property line are lands owned by the City which have been secured as a future linear park. The subject lands are presently vacant and are being used as a temporary parking area for construction purposes for the adjacent developments. Land uses surrounding the property include high density residential developments to the north, west, and south with building heights ranging from 12 to 30 storeys and the Langstaff Community Centre, Red Maple Public

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School, Dr. James Langstaff Community Park and City of Richmond Hill Fire Station 85 to the east (refer to Maps 1 and 2).

Revised Development Proposal

The applicant is seeking Council’s approval of its revised development proposal to permit the construction of a high density residential development to be comprised of four residential apartment buildings with heights of 27, 32, 32 and 37 storeys. The buildings are proposed to be built on three storey podiums along with a stand-alone three storey amenity building also proposed on site. The revised proposal also includes four levels of underground parking providing 1,480 parking spaces with two accesses proposed onto Oneida Crescent (one to the south and one to the west connecting through an internal private driveway) (refer to Maps 7 and 8).

Table 1 (below) outlines relevant statistics of the applicant’s revised proposal based on the plans and drawings submitted to the City relative to the previously submitted proposals (Maps 5 to 8):

Table 1: Proposal Comparison

Development Statistics	Council Public Meeting Proposal (2021)	Revised Proposal (2023)
Total Gross Floor Area	119,946.2 sq.m. (1,291,090.15 sq.ft.)	104,832.1 sq.m. (1,128,440.2 sq.m)
Amenity Gross Floor Area	3,036. sq.m. (16,113.25 sq.ft.)	3,088.0 sq.m (20,204.5 sq.ft.)
Floor Space Index	7.96	6.96
Residential Units	1,518	1522
Building Heights		
Tower G	30	32
Tower H	25	27
Tower I	32	32
Tower J	37	37
Amenity Building	2	3
Tower Floorplate size		
Tower G	951.0 sq.m. (10,236.8 sq.ft.)	841.0 sq.m. (9,052.8 sq.ft)
Tower H	951.0 sq.m. (10,236.8 sq.ft.)	841.0 sq.m. (9,052.8 sq.ft.)
Tower I	900.0 sq.m. (9,687.8 sq.ft.)	849.0 sq.m. (9,138.9 sq.ft)
Tower J	900.0 sq.m. (9,687.8 sq.ft.)	849.0 sq.m. (9,138.9 sq.ft)

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Development Statistics	Council Public Meeting Proposal (2021)	Revised Proposal (2023)
Tower Separation	25 metres (82.02 ft.)	25 metres (82.02 ft.)
Parking Spaces		
• Residential	1,572 spaces	1,252 spaces
• Visitor	227 spaces	228

The key differences between the development proposal presented at the March 2021 Council Public Meeting and the revised proposal are summarized below:

- A decrease in the total amount of residential gross floor area from 119,946.2 square metres to 104,832.1 square metres;
- A decrease in FSI from 7.96 to 6.96;
- A decrease in the tower floorplate sizes from between 900 and 951 square metres to between 841 and 849 square metres;
- A slight increase in the height of buildings G and H;
- A reduction of 320 parking spaces with the visitor parking spaces remaining relatively unchanged;
- An slight increase in amenity gross floor area from 3036 square metres to 3088 square metres;
- The revised proposal is generally in keeping with the maximum density permitted under the recently adopted Secondary Plan;
- Confirmation that the proposed development will satisfy the City’s affordability targets;
- The inclusion of home occupation uses within the ground related dwelling units having frontage along Red Maple Road; and,
- The inclusion of a publically accessible shared parking facility as part of the surface visitor parking area.

It should be noted that a related Site Plan application that was submitted in conjunction with the subject applications was not appealed and staff will continue to work with the applicant towards finalizing its review and approval.

Revised Official Plan and Zoning By-law Amendment Applications

In order to facilitate its revised development proposal, the applicant is seeking approval to amend the City’s Official Plan (the “Plan”) to permit the following site-specific exceptions:

- An exception to Section 4.2 of the Plan to increase the maximum density of a development block abutting a **Neighbourhood** designation east of Yonge Street to 3.5 Floor Space Index (FSI); and

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- An exception to policies 3.4.1.(55), 4.2.1.22, 4.2.1.24 and 4.2.2.11 of the Plan as it relates to density and building heights to permit:
 - a site density of 7.50 FSI; and,
 - an increase in the maximum building height abutting a **Neighbourhood** designation within 60 metres of Red Maple Road right-of-way from 15 storeys to 32 storeys.

These amendments conform to the Council adopted Richmond Hill Centre Secondary Plan, but are required because York Region Council has not yet approved same.

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, 2020 ("the PPS"), the Growth Plan for the Greater Golden Horseshoe, 2020 ("the Growth Plan"), the Regional Official Plan, 2010 ("the ROP") and the City's Official Plan, 2010 ("the Plan"). In summary, staff can confirm that the applicant's revised development proposal is consistent with the PPS, conforms to the Growth Plan and the ROP and maintains the general intent of the goals, objectives and policies of the Plan.

In addition, since the consideration of staff report SRPI.21.030 at the Council Public meeting, several key policy changes have been approved including the following:

- The York Region Official Plan 2022;
- The City of Richmond Hill Official Plan (Amendment 18.3); and,
- The Richmond Hill Centre Secondary Plan.

York Region Official Plan 2022

In June 2022, York Region Council adopted the 2022 York Regional Official Plan ("the YROP") which was subsequently approved by the Ministry of Municipal Affairs and Housing on November 4, 2022. Although the original Official Plan and Zoning By-law Amendment applications were filed prior to the adoption of the YROP, the revised proposal was received after the adoption of the YROP. The YROP has been approved by the Ministry of Municipal Affairs and Housing, generally conforms to the 2020 PPS and 2020 Growth Plan and represents the latest regional policy direction on land use matters.

The YROP maintains the legacy of the ROP by "*continuing to focus on building an intensified urban system, a dynamic economy, providing integrated and responsive human services and protecting and enhancing York Region's agricultural and natural systems.*" The YROP has a planning horizon to the year 2051, an intensification target of 50% and an **Urban System** based on a hierarchy of intensification areas that includes **Strategic Growth Areas, Regional Centres, Corridors** and **Major Transit Station** areas.

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The subject lands are located within the **York Region Growth Centre (Richmond Hill/Langstaff Gateway Centre)** and are located within a **Protected Major Transit Station Area (Richmond Hill Centre Subway Station)**. The **Regional Centres** have been targeted for the most intensive and greatest mix of development in the Region and highest densities. Similarly, the most intensive uses and widest range of uses within the **Regional Corridors** should be directed to **Major Transit Station Areas**. In cases where **Major Transit Station Areas** and a designated **Urban Growth Centre** overlap, the higher density applies. In the case of the subject lands, the proposed minimum density for the **Richmond Hill Centre Subway Station (PMTSA 49)** is 400 people and jobs per hectare. Furthermore, local municipalities are required to establish policies in their Official Plan, and other implementation documents, including appropriate zoning for **Major Transit Station Areas** and a requirement that 35% of new housing units be affordable. The applicant's revised development proposal conforms to the policy direction for this area of the City as outlined in the 2022 YROP and the applicant has demonstrated compliance with the requirement that 35% of new housing be affordable.

City of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 (Land Use) of the Plan (refer to Map 2). The **Richmond Hill Centre** is intended to develop into a compact, mixed-use urban centre that will be supported by a high quality public realm with walkable streets and transit-oriented development. Uses permitted within the **Richmond Hill Centre** include a broad range of medium and high density residential, office, commercial, retail and community uses as well as parks and urban open spaces and live-work units which are encouraged to be provided in a mixed-use format. **Section 4.2** of the Plan directs that a Secondary Plan be prepared for this area and that applications for development be reviewed in accordance with the policies of the Plan as well as the **Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report (Recommendations Report, 2010)** until such time as a Secondary Plan has been approved.

The subject lands are located in an area specifically identified as the "Edges of the Richmond Hill Centre" which requires a minimum density of 2.5 FSI and permits a maximum density of 3.0 FSI. With respect to height, development is permitted up to 15 storeys except where abutting the **Neighbourhood** designation where a maximum of four storeys is permitted, subject to the provision of a 45 degree angular view plane applied to development fronting Red Maple Road.

It should be noted that Official Plan Amendment 18.3 (OPA 18.3) came into full force and effect on September 9, 2022 as part of the City's requirement to undertake a mandatory Official Plan review in accordance with the *Planning Act*. This Official Plan update process has occurred concurrently with the York Region Municipal Comprehensive Review and will conclude in the next several years. OPA 18.3 implemented a number of changes to the Plan, but, of note, as it applies to the subject lands, is the transition and angular plane policies. More specifically, the angular plane requirement is still to be consistently applied to adjacent **Neighborhoods**, but, only

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where the proposed development abuts low-density residential and medium density residential areas in the **Neighbourhoods**. The **Neighbourhood** designation adjacent to the subject lands comprise the Langstaff Community Centre, Red Maple Public School, Dr. James Langstaff Community Park and City of Richmond Hill Fire Station 85 all of which are institutional uses. As such, the transition policies do not apply to the subject lands.

In addition, high-rise buildings are subject to the policies set out under **Section 3.4.1** of the Plan which require a sufficient separation distance of approximately 25 metres between towers to maintain appropriate light, view and privacy conditions as well as slender floor plates of approximately 750 square metres to limit shadow and wind impacts and loss of sky view.

Development within the **Richmond Hill Centre** is also required to address the City's affordable housing targets. In accordance with the policies under **Section 3.1.5** of the Plan, a minimum of 35 percent of new housing units within the **Richmond Hill Centre** are to be affordable and offer a range of affordability for low and moderate income households of varying sizes, including the provision of family sized units. In addition, proposed high density residential development is required to provide a minimum of 5 percent of units that contain 3 or more bedrooms.

Staff has evaluated the applicant's development proposal in relation to the land use, design and compatibility policies of the Plan and are satisfied that the revised proposal has regard for, and is compatible with existing and planned development in the area. The proposed development also provides for high-rise residential buildings with home occupation uses permitted within the ground related units facing Red Maple Road. Staff is satisfied that the proposed development is similar in form and scale to approved development to the north, west and south of the subject lands and are consistent with the high-rise building policies requiring sufficient tower separation distances and slender tower floorplates. In addition, the applicant has further demonstrated compliance with the City's affordable housing policies in providing for 832 units that meet the definition of affordable housing or approximately 55 percent of the proposed dwelling units and 165 three bedroom units, representing 11 percent of the total proposed dwelling units.

Based on the preceding, staff is of the opinion that the applicant's development proposal conforms with the applicable policies and maintains the general intent of the Plan.

Richmond Hill Centre Secondary Plan

The **Richmond Hill Centre Secondary Plan** (the Secondary Plan) was brought forward to the Committee of the Whole for consideration on May 3, 2023 and adopted by Council on May 10, 2023. While the Secondary Plan is not yet in full force and effect, it has been adopted by Council and has guided staff's review of the revised development proposal. The approval of the Secondary Plan by York Region Council would bring the proposed development in full compliance with the Plan and Secondary Plan.

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The Secondary Plan for the **Richmond Hill Centre** is intended to build upon the policies, principles and guidelines as established by the Official Plan, while providing more detailed direction for the long-term development of the **Richmond Hill Centre**. The subject lands are located in the Red Maple Character area which represents an area that will continue to evolve into a predominantly high-density high-rise residential neighbourhood (Map 3). It further encourages the inclusion of a mix of uses including commercial uses at grade with residential, office or institutional uses above.

The Secondary Plan directs that the Red Maple Character Area will have a maximum long-term built out density of 5.5 FSI. With respect to building height and massing, base buildings in this area are to range from three to six storeys, above which towers are to be designed to provide for slender floorplates in accordance with the Part 1 Plan. Height is regulated under the Secondary Plan by density and transition policies of the Part 1 Plan where applicable and subject to very strict criteria outlined in **Policy 10.3.4.5** of the Secondary Plan. As discussed earlier, transition policies do not apply to this proposal.

Section 1.7.1 of the Secondary Plan addresses housing policies with respect to the provision of a full range of housing in terms of tenure, unit sizes and affordability. Consistent with the policies of the Official Plan, a minimum of 35 percent of all new residential units shall be affordable in the **Richmond Hill Centre**. Further, to support a diverse range of household needs and a minimum of 5 percent of the total number of units shall have at least 3 bedrooms. These requirements may be reduced where the development is publicly funded housing, purpose built rental housing, social housing and/or specialized housing.

Although the Secondary Plan has not received final approval, it has been adopted by Council and represents the culmination of a comprehensive public engagement process including Public Open Houses, Technical Advisory Committee Meetings, Special Council (Education) Meetings, a Statutory Council Public Meeting, a Public Information Session and a Council Meeting.

Staff recognize that the proposed development represents the final build out of the Red Maple Character Area and given the high density residential context situated along Oneida Crescent and the institutional uses located along the east side of Red Maple Road, staff is satisfied that the provision of ground related home occupation uses along the Red Maple Road, while maintaining a residential context that is similar to the existing development along Oneida Crescent, is appropriate and maintains the intent of the Secondary Plan.

In support of the revised development, the applicant has demonstrated that the revised proposal meets the density targets for the Red Maple Character area, with an overall block density of approximately 3.5 FSI. The Secondary Plan density requirements are calculated across the character area to support variety in built form. Further, the revised development proposal will maintain a minimum base building height of 3 storeys, which is consistent with the requirements of the Secondary Plan. In addition, the revised development proposal exceeds the minimum affordability targets established under the

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Secondary Plan. Staff is therefore satisfied the revised proposed development is in keeping with the Secondary Plan and constitutes good planning.

Proposed Zoning By-law Amendment

The subject lands are presently zoned **Multiple Residential One (RM1)** Zone under By-law 278-96, as amended (refer to Map 4). Permitted uses under the **RM1 Zone** category permits street townhouse dwellings, block townhouse dwellings, quadruplex dwelling, home occupation uses and private home daycare. Accordingly, the applicant has proposed to rezone the subject lands to a **Special Commercial Five (SC-5) Zone** category with the site specific development standards to facilitate the revised development proposal.

Outlined below is a comparison of the proposed development standards for its revised development proposal relative to those of the associated parent zone category, with the requested site specific exceptions in bold:

Table 2: Development Standards Comparison Review

Development Standard	SC-5 Zone Standard	Revised Development Proposal
Minimum Lot Frontage	30.0 metres (98.4 feet)	Complies
Minimum Lot Area	0.5 hectares	Complies
Maximum Lot Coverage	50%	Not applicable
Minimum Front Yard (from Red Maple Road)	7.5 metres (24.6 feet)	2.5 metres (8.2 feet)
Minimum Required Flankage Yard (south)	7.5 metres (24.6 feet)	4.0 metres (13.1 feet)
Minimum Side Yard (north)	7.5 metres (24.6 feet)	4.0 metres (13.1 feet)
Minimum Rear Yard (west)	7.5 metres (24.6 feet)	Complies
Maximum Number of Storeys	6 storeys	37 Storeys
Maximum Floor Area Ratio	200%	750%

In addition to the above, the proposed Zoning By-law Amendment has been submitted to facilitate the applicant's revised development proposal. Staff has undertaken a comprehensive review of the proposed Zoning By-law Amendment and can confirm that it is consistent with the Secondary Plan and represents good planning. The final form of the Zoning By-law, as attached in Appendix "C" to this report, will be forwarded to the OLT subject to Council approval.

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Council and Public Comments:

The following is an overview of how the revised proposal responds to the comments received at the Council Public Meeting held on March 24, 2021 and through written correspondence received by the City:

Building Height, Density, and Shadow Impacts

The development submission considered at the 2021 Council Public Meeting, proposed building heights ranging from 25 to 37 storeys, a density of 7.6 FSI and building floor plates ranging from 900 square metres to 951 square metres. The revised proposal includes similar building heights ranging from 25 to 37 storeys and a reduction in the average density to 6.96 FSI. The proposed buildings are also generally consistent with the City's urban design policies for high-rise buildings, by providing more slender tower floorplates ranging from 841 square metres to 849 square metres. The revised proposal also maintains an appropriate tower separation distance of 25 metres between both the existing buildings adjacent to the subject development and proposed buildings on site. This built form is generally consistent and compatible with surrounding developments and mitigates sunlight, shadow and wind impacts when compared to earlier proposals.

Increased Traffic, Pedestrian Safety and Parking Supply

The applicant has prepared a Traffic Impact Study to address the current and future traffic volumes, site access and circulation, parking and Transportation Demand Management (TDM) measures. This Study was reviewed by internal and external staff and found to be acceptable. The Study indicates that both the current and future traffic generated by the subject development can be accommodated by the existing street system with minor modifications to the intersections of Oneida Crescent at Red Maple Road. Transportation Planning staff have also confirmed that the proposed parking rates are acceptable. Any other potential minor transportation design issues can be addressed through the ongoing Site Plan application process.

Availability of adequate Community Services, Infrastructure, and Parks and Open Spaces

Staff have received comments from both the York Catholic District School Board and the York Region District School Board indicating no concerns with respect to the capacity of surrounding schools to accommodate the subject development while the schools proposed in the Secondary Plan are realized. The revised proposal will also provide a three storey amenity building that will provide recreation services to the residents of the proposed development.

Development Engineering staff have reviewed the revised proposal and are satisfied that there is sufficient sanitary and water servicing and stormwater capacity. Parks staff have also reviewed the revised proposal and have confirmed that the undeveloped City-owned parkland located immediately north of the subject lands, and the existing undeveloped City-owned parkland to the west of the subject development fulfil the need for future parkland in the Red Maple Character Area as identified in the Secondary Plan.

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Nuisance of Construction

Concerns were also raised with respect to impacts of the construction of the proposed development on existing adjacent developments, including but not limited to noise, dust, and safety. In this regard, the applicant has submitted a Construction Management Plan as well as Shoring and Excavation Plans and a Crane Swing Plan to demonstrate sufficient planning for and mitigation of construction impacts on adjacent lands. These drawings have been reviewed by the City's Development Engineering Division, Building Services and the School Boards. Provisions related to mitigating the impacts of construction on adjacent lands will be included and secured through the Site Plan Agreement.

Site Plan Application

As previously noted in this report, the applicant has submitted a related Site Plan application to facilitate its development proposal with the following technical reports and studies:

- Wind Study;
- Noise Study;
- Revised Traffic Impact Study;
- Dewatering Plan;
- Geohydrology Study;
- Functional Servicing and Storm water Management Report;
- Crane Swing Plan;
- Shoring and Excavation Plan;
- Traffic Impact Study;
- Hydrogeological Investigation;
- Sustainability Metrics Summary;
- Updated and revised architectural drawings;
- Shadow Study;
- Material Board;
- Updated and revised landscape drawings;
- Updated and revised lighting and photometric drawings; and,
- Updated and revised engineering plans.

The applicant has worked closely with City staff to address the comments relating to proposed site plan application. Staff advises that the main technical issues (principally, parking and sanitary servicing) have been addressed and staff will continue to work with the applicant to resolve any remaining matters as part of the standard site plan approval process.

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Summary of Key Considerations

Staff has undertaken a comprehensive review of the applicant's revised development proposal and are in support of same for the following reasons:

- The proposed high density residential development is consistent with the PPS and conforms with the Growth Plan, which direct that within Settlement Areas, municipalities plan for and promote transit-supportive development, and accommodate a range of housing options through intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently;
- The proposed high density residential development is permitted and encouraged from a land use perspective within a **Regional Centre** in the **Urban Area** of the ROP and within the **Richmond Hill Centre** designation of the Plan. In this regard, the development proposal provides for a transit-oriented and pedestrian supportive built form that is generally consistent with the adopted Secondary Plan for this area;
- The proposed height, density, tower floorplate size and tower separation distance are considered appropriate given the location, context, design and form of the proposal;
- Based on the information provided by the applicant, the development proposal contributes to achieving the affordable housing targets set out in the Regional Official Plan, the Plan and the Secondary Plan in providing 55 percent of new residential units within the development as affordable to low and moderate income households and 11 percent of residential units as three bedrooms or larger to accommodate a range of household sizes and types; and,
- The proposed site specific **SC-5 Zone** category under By-law 278-96, as amended, is generally consistent with the standards applied to adjacent comparable high density residential developments.

It is recommended that the applicant's revised Official Plan and Zoning By-law Amendment applications be approved, and that staff continue to work to finalize the related Site Plan application.

Interim Growth Management Strategy:

The applicant has also submitted a Sustainability Performance Metrics Tool and is committed to incorporating sustainable design measures into the proposed buildings, including utilizing water conserving fixtures in all units as well as installing LEDs and/or photocells for exterior lighting fixtures, in addition to several other sustainable components which will be further refined and secured through the related Site Plan application process. In order to streamline the servicing allocation assignment process, staff recommend that Council delegate its authority to assign servicing allocation to the Commissioner of Planning and Infrastructure Services.

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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 **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection in providing for infill development that supports the City’s Urban Structure framework, as well as creating a **Strong Sense of Belonging** and promoting **Getting Around the City** in providing for a mix and range of housing in proximity to Public Transit, Go Transit and the Yonge North Subway Extension project.

Climate Change Considerations:

The recommendations of this report are aligned with Council’s climate change considerations by facilitating infill development within an existing built up area, thereby utilizing land more efficiently.

Conclusion:

Staff are seeking Council’s direction with respect to the applicant’s revised development proposal to permit a high density residential development to be comprised of four apartment buildings and one amenity building on the subject lands. The revised development proposal satisfactorily addresses the principal issues and concerns raised in Staff Report SRPI.21.030, is consistent with the PPS and conforms to the Growth Plan and the ROP. Furthermore, the revised development proposal maintains the general intent of the goals, objectives and policies of the City’s Official Plan and conforms to the recently adopted Richmond Hill Centre Secondary Plan including exceeding the required affordable housing targets. Staff is of the opinion that the revised development proposal is appropriate and represents good planning.

It is recommended that the OLT be advised that Council supports the revised Official Plan Amendment and Zoning By-law Amendment applications and that City staff be directed to appear at the future OLT proceedings in support of Council’s position.

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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#13-21 held March 24, 2021

Appendix "B", Draft Official Plan Amendment

Appendix "C", Draft Zoning By-law

Map 1, Aerial Photograph

Map 2, Official Plan Designation

Map 3, Richmond Hill Centre Secondary Plan Schedule 2 - Density

Map 4, Existing Zoning

Map 5, Council Public Meeting Site Plan (2021)

Map 6, Council Public Meeting Elevations (2021)

Map 7, Revised Site Plan (2023)

Map 8, Revised Elevations (2023)

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Report Approval Details

Document Title:	SRCM.23.008.docx
Attachments:	<ul style="list-style-type: none">- SRCM.23.008 - Appendix A - CPM Extract.docx- SRCM.23.008 - Appendix B - Draft Official Plan Amendment.docx- SRCM.23.008 - Appendix C - Draft Zoning By-law.docx- SRCM.23.008 - Map 1 - Aerial Photograph.docx- SRCM.23.008 - Map 2 - Official Plan Designation.docx- SRCM.23.008 - Map 3 - RHCSP - Density.docx- SRCM.23.008 - Map 4 - Existing Zoning.docx- SRCM.23.008 - Map 5 - Council Public Meeting Site Plan.docx- SRCM.23.008 - Map 6 - Council Public Meeting Elevations.docx- SRCM.23.008 - Map 7 - Revised Site Plan 2023.docx- SRCM.23.008 - Map 8 - Revised Elevations 2023.docx
Final Approval Date:	May 29, 2023

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

Anthony Ierullo - May 26, 2023 - 6:13 PM

Darlene Joslin - May 29, 2023 - 8:53 AM