



Staff Report for Special Council Meeting

Date of Meeting: September 6, 2023

Report Number: SRCM.23.14

Department: Office of the City Manager

Division: Richmond Hill Centre and Economic Development

Subject: **SRCM.23.14 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Metroview Developments (Garden) Inc. – City Files D01-18007 and D02-18033**

Owner:

Metroview Developments (Garden) Inc.
6590 Steeles Avenue West
Vaughan, Ontario L4L 9T4

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario M5M 4A8

Location:

Legal Description: Part of Lots 1, 2, 3 and 4, Registered Plan 1984
Municipal Address: 8700 and 8710 Yonge Street

Purpose:

To request direction regarding revised Official Plan and Zoning By-law Amendment applications to permit a high density mixed use residential/commercial development on the subject lands.

Recommendations:

- a) That Staff Report SRCM.23.14 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.23.14 and generally depicted on Maps 9, 10, 11 and

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12 to Staff Report SRCM.23.14 associated with Official Plan and Zoning By-law Amendment applications submitted by Metroview Developments (Garden) Inc. (City Files D01-18007 and D02-18033) for lands known as Part of Lots 1, 2, 3 and 4, Registered Plan 1984 (Municipal Address: 8700 and 8710 Yonge Street);

- (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.23.14;**
 - (iii) That the OLT be requested to approve the Zoning By-law Amendment generally in accordance with the document in Appendix “C” to Staff Report SRCM.23.14;**
 - (iv) That the OLT be requested to withhold the issuance of its Final Order with respect to the Zoning By-law Amendment until such time as the City advises the Tribunal that a Site Plan application has been finalized;**
 - (v) 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 City’s Commissioner of Planning and Building 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, 905-771-2442

Report Approval:

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

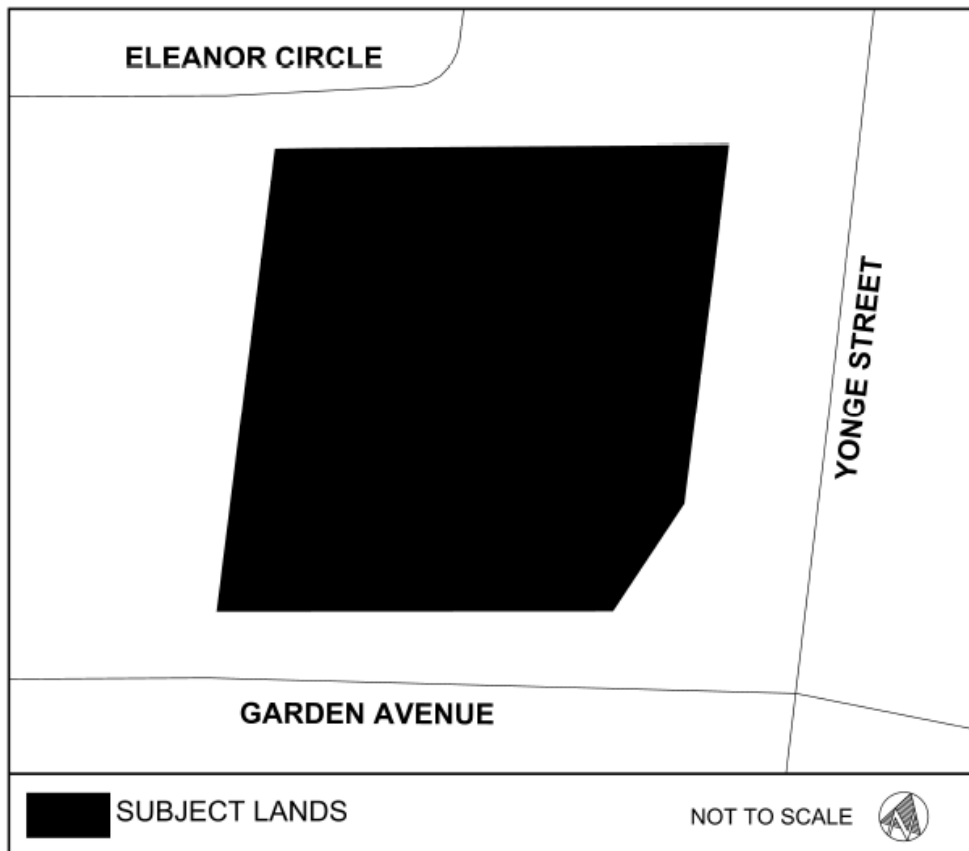
Approved by: Darlene Joslin, City Manager

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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 please call the person listed under “Contact Person” above.



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Background:

Background:

On February 10, 2021, Council considered staff report SRPI.21.005 to permit a high density 54-storey apartment building with an FSI of 6.54 on the subject lands. At the meeting, Council approved the following recommendation:

- a) *That the Local Planning Appeal Tribunal be advised that Council does not support the Official Plan Amendment and Zoning By-law Amendment applications submitted by Metroview Developments (GARDEN) Inc. for lands known as Part of Lots 1, 2, 3 and 4, Plan 1984 (Municipal Addresses: 8700 and 8710 Yonge Street), City Files D01-18007 and D02-18033 for the principle reasons outlined in SRPI.21.005; and,*
- b) *That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position concerning the subject applications.*

On March 29, 2023, Council considered Staff Report SRCM.23.05 to permit a revised development proposal submitted by the applicant in October 2022 to permit a 45 storey building with an FSI of 5.81. At the meeting, Council approved the following staff recommendation:

- a) *That the Ontario Land Tribunal be advised that Council does not support the revised Official Plan and Zoning By-law Amendment applications submitted by Metroview Developments (GARDEN) Inc. for lands known as Part of Lots 1, 2, 3 and 4, Registered Plan 1984 (Municipal Addresses: 8700 and 8710 Yonge Street), City Files D01-18007 and D02-18033 for the principle reasons outlined in SRCM.23.05;*
- b) *That City staff and the applicant continue discussions towards a resolution of the outstanding appeals and the submission of a revised development proposal that is supportable and represents good planning; and,*
- c) *That appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject applications.*

In accordance with Council's March 29, 2023 direction set out above, City staff have been working diligently with the applicant to encourage submission of a further revised development proposal that better aligns with the recently adopted Richmond Hill Centre Secondary Plan (the Secondary Plan).

If adopted by City Council, the recommendations contained in this staff report SRCM.23.14 will result in the settlement of the outstanding official plan amendment and zoning by-law amendment appeals presently scheduled for a hearing commencing on September 18, 2023. Given the timing of the full approval of the Secondary Plan and

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the upcoming OLT hearing, staff is seeking Council direction with respect to the Settlement Offer that has been proposed by the applicant.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the northwest corner of Yonge Street and Garden Avenue and have a combined lot area of approximately 0.76 hectares (1.88 acres). The northern portion of the lands are vacant, whereas the southern portion supports the Emerald Isle Motel which has recently been converted to a sales centre in support of the applicant's other land holdings in Richmond Hill that are currently under development. The lands abut Garden Avenue to the south, Yonge Street to the east, existing low density residential uses to the west, and Eleanor Circle and an existing public walkway to the north (Map 1).

Revised Development Proposal (2023) – Settlement Offer

Staff have been actively engaged in discussions with the applicant to encourage a further revised development proposal that better aligns with the Secondary Plan. In response to these discussions, the applicant has proposed a Settlement Offer that reconfirms previous commitments to address technical staff comments related to parkland dedication, access, parking, sanitary servicing capacity, waste management, landscaping, outdoor amenity space and tree preservation and reduces the height and density of the proposed development to a 30-storey mixed use apartment building on an eight-storey podium with an FSI of 4.92.

The proposed tower is located at the southeast corner of the property with pedestrian accesses from a residential lobby to the intersection of Yonge Street and Garden Avenue and another located on the west side of the building facing the future north-south street. At-grade retail/commercial space is proposed along Yonge Street and ground related live-work townhouse units are proposed along Garden Avenue, the proposed north-south local road and along the north property boundary. Vehicular access is proposed via a portion of the new 20 metre north-south street.

Table 1 (below) outlines relevant statistics of the applicant's Settlement Offer compared to the revised 2022 proposal.

Table 1: Proposal Comparison

Statistics	Revised Proposal (2022) as further revised for the OLT	Revised Proposal (2023) for settlement
Total Lot Area	0.76 hectares (1.88 acres)	0.76 hectares (1.88 acres)
Number of Units	633	527
Building Height	45 storeys	30 storeys

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Statistics	Revised Proposal (2022) as further revised for the OLT	Revised Proposal (2023) for settlement
Podium Height	7 storeys 23.5 metres (77 feet)	8 storeys 25 metres (82 feet)
Total Gross Floor Area	43,151 sq. metres (464,489 sq. feet)	37,585 sq. metres (404,415 sq. feet)
Retail/Commercial Area	636 sq. metres (6,846 sq. feet)	634 sq. metres (6,822 sq. feet)
Indoor Amenity Area	1,287 sq. metres (13,854 sq. feet)	1,057.7 sq. metres (11,385 sq. feet)
Outdoor Amenity Area	2,433 sq. metres (26,190 sq. feet)	2,110.5 sq. metres (22,718 sq. feet)
Underground Parking	5 levels	4 levels
Parking	634 spaces	530 spaces
Bicycle Parking		
Long Term	450	358
Short Term	60	52
Floor Space Index	5.65	4.92

The key differences between the 2022 development proposal and the Settlement Offer are summarized below:

- A decrease in the building height from 45 to 30 storeys;
- A decrease in FSI from 5.65 to 4.92;
- A decrease in the total amount of residential gross floor area from 43,151 square metres to 37,585 square metres;
- A reduction in the overall number of the residential units from 633 to 527;
- A reduction in parking from 634 spaces to 530 spaces in accordance with the City's parking requirements;
- The provision of 410 bicycle parking spaces, of which 52 are for visitors;
- The provision of 634 square metres of ground level commercial floor space along the Yonge Street frontage;
- The inclusion of live-work (home occupation) uses within the ground related units;
- Additional parkland in the form of a 4.5 metre linear park at the northern boundary of the subject site; and,
- The proposed development will surpass the City's affordability targets with 40% of units meeting the definition of affordable.

The proposed reduction in building height and FSI are even more significant when compared to the applicant's 2021 proposal, which proposed a 54 storey building with an FSI of 6.54. It is noted that the Settlement Offer is irrevocable until end of day on September 6, 2023. The applicant has reserved the right to revert back to the heights and densities proposed in the 2022 Development Proposal at the upcoming OLT hearing in the event that the Settlement Offer is not accepted by Council.

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Planning Analysis

Following the adoption of the Secondary Plan, the applicant, working with City staff, has prepared the Settlement Offer to address the concerns raised by City staff in staff report SRCM.23.05 about the revised proposal (2022), as summarized below:

- the scale of the applicant's revised proposal (2022) was not supported by the City's in-force policy and was inconsistent with the policy vision, objectives, and principles for a comprehensively coordinated Secondary Plan for the Richmond Hill Centre;
- the proposed height and density of the revised proposal (2022) was excessive and represented a significant departure from the City's Official Plan and draft Secondary Plan;
- the revised proposal (2022) was contextually not appropriate along the west side of Yonge Street, did not address concerns raised by the public relating to the existing adjacent low density neighbourhood and did not address and failed to achieve an appropriate transition to adjacent and surrounding low-density uses;
- the revised proposal failed to provide affordable housing;
- the revised proposal did not provide parkland dedication as requested or contribute to the widening of the pedestrian link between the established neighbourhood along Eleanor Circle and Yonge Street;
- the revised proposal did not satisfactorily address important technical requirements related to parking, transportation demand management, site servicing, waste management and various other matters that had been identified by circulated departments and agencies; and
- regional concerns with the revised proposal (2022) proceeding in advance of the Secondary Plan;

Staff have conducted a comprehensive review and evaluation of the Settlement Offer and are of the opinion that the applicant's revised proposal (2023) is consistent with the 2020 Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Regional Official Plan and is in line with the goals, objectives and policies of the Richmond Hill Centre Secondary Plan as adopted by Council on May 10, 2023. This analysis is overviewed in the subsequent pages.

Provincial Policy

The Settlement Offer is consistent with the 2020 Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe, which directs 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.

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York Region Official Plan 2022

The 2022 York Region Official Plan (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. 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.

Furthermore, the YROP requires that a minimum of 35% of new housing in Regional Centres and Major Transit Station Areas be affordable. The applicant has demonstrated compliance with the requirement that 35% of new housing be affordable.

In light of the above, the applicant's revised development proposal for settlement is in line with the policy direction for this area of the City as outlined in the YROP.

Official Plan Policies

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 Settlement Offer is consistent with the adopted policies of the Secondary Plan.

Richmond Hill's Official Plan outlines an intensification hierarchy which complements the City's urban structure and clarifies the City's priorities for where new growth will occur. The Official Plan and Secondary Plan call for Richmond Hill Centre to be the area of primary intensification within the City, accommodating the greatest densities and building heights and with the greatest range of uses in a mixed use built form. The Secondary Plan is intended to build upon the policies, principles and guidelines established by the Official Plan, while providing more detailed direction for the long-term development of Richmond Hill Centre.

The West of Yonge Character Area

The subject lands are located in the West of Yonge Character Area which represents an important transitional zone between the highest and densest development expected in the Transit Core areas and the established residential community to the west (Map 2). This area will be characterized by a mix of urban mid and high-rise developments that create appropriate transitions to the surrounding existing residential neighbourhoods.

This Character Area will reinforce Yonge Street as a Regional Corridor and main street, supporting its transformation into a walkable, pedestrian-oriented area activated by retail at grade. In addition, this Character Area will take a comprehensive approach to

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redevelopment in accordance with the Eleanor Circle policies of the Secondary Plan. The Settlement Offer is consistent with the vision for the West of Yonge Character Area.

Building Massing and Siting

Section 10.3.2 of the Secondary Plan calls for building bases to be massed and sited close to the street property line in order to form pedestrian friendly streetwalls while providing adequate setbacks to protect for a mature tree canopy, a high quality public realm, pedestrian activity, and grade related residential uses. **Policy 10.3.2.2** states that a building streetwall is a component of the base building, is intended to frame the public realm and can include setbacks to achieve a pedestrian oriented streetscape. The streetwall height range applicable for the West of Yonge Character Area is 3 to 6 storeys.

The Settlement Offer proposes a base building height of 8 storeys. Staff have evaluated the proposed base building within the context of the Gateway policies of the Secondary Plan. The maximum base building in the Settlement Offer matches the base building height (25 metres) permitted by Ontario Regulation 344-22 (EMZO) on the opposite side of Yonge Street. This contributes to a more consistent street face/public realm along Yonge Street at this key gateway site. The base building also includes a 3 metre setback at the second storey and an additional 4 metre setback at the sixth storey to mitigate the potential impact of the base building on adjacent low density residential properties. Moreover, the maximum proposed base building heights are consistent with recently approved developments within the West of Yonge Character Area. As such, staff is satisfied that the Settlement Offer proposal will serve to facilitate a consistent base building height at street level along Yonge Street at a key gateway location, while integrating mitigation measures to limit potential impacts on existing low density residential.

Density

Section 10.3.6 of the Secondary Plan directs that the West of Yonge Character Area have an average built out density of 3 FSI across the whole of the Character Area. The average density approach allows for a specific development site to be above or below the maximum overall density limit based on the site's characteristics, provided that the overall maximum density for the Character Area is maintained. Staff has undertaken a block density analysis of the density proposed in the Settlement Offer and have determined that the proposed site FSI of 4.92 is consistent with the maximum overall average block density permitted for the West of Yonge Character Area. This reflects the development potential of this key gateway site, in the context of other sites within the Character Area that have been developed at lower densities and sites that are non-developable or have physical constraints to development.

Proposed Height and Transition

Section 10.3.4 of the Secondary Plan states that, *“the integration of new buildings adjacent to existing low-rise neighbourhoods and sensitive land uses is an important*

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objective for new development within Richmond Hill Centre. The policies of this section are intended to direct context-sensitive intensification that reinforces the planned character of Yonge Street while mitigating impacts on the existing community.” **Policy 10.3.4.1** requires that development in transition areas shall provide a transition in scale to existing low-rise neighbourhoods through stepped building heights and separation distances.

The Settlement Offer development proposal is separated from the adjacent low density neighbourhood to the west by a future north-south local road (20 metre right of way), landscape buffering and tree preservation along the boulevard, a building setback of approximately 3 metres, a 3 metre stepback above the second storey townhouse component of the building, and a further 4 metre stepback above the sixth storey. The location of the point tower at the south east corner of the subject lands also represents the greatest separation of the tower from the adjacent existing neighbourhood. In addition, the second floor stepback will be maintained along a portion of the north face of the building along with a consistent stepback above the 6th floor over the north, east and south facing elements of the building. As such, the Settlement Offer demonstrates adequate transition through the use of stepped building heights, separation distances and buffering.

Angular Plane

The Secondary Plan provides for minor projections above the angular plane subject to specific criteria. This is in recognition of the fact that the Richmond Hill Centre represents the primary area for intensification in the City, provides for the greatest densities and building heights in the City and is strategically located within close proximity to 5 planned modes of higher order transit, including the future Yonge North Subway Extension.

Policy 10.3.4.5 of the Secondary Plan permits projections into the angular plane where it has been demonstrated that:

- a) *“The projection is minor in scale, adheres to the policies in Section 10.3.6 of this Secondary Plan, and does not result in densities above those permitted on Schedule 2;*
- b) *The resulting development maintains the intent of achieving a transition from higher density development to the Transition Areas as described in 10.3.3(1) and 10.3.4(1);*
- c) *The resulting development does not create undesirable:*
 - i) *wind conditions;*
 - ii) *shadowing impacts;*
 - iii) *access to light;*
 - iv) *view impacts; and,*
 - v) *privacy impacts.”*

The Settlement Offer proposes a building height of 30 storeys, which is 10 storeys above the standard angular plane. The Settlement Offer also features a stepback

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design, a slender tower floor plate (860 square metres) and is located at the southeast corner of the subject lands to minimize the impacts on the adjoining residential area to the west. The property is also identified as a key gateway site in the Richmond Hill Centre Secondary Plan as further noted below. Furthermore, the revised development proposal will effectively transition down from the 40 storey buildings in the EMZO area directly across the street on Yonge Street.

In support of the Settlement Offer, the applicant has submitted revised Wind and Shadow Studies that demonstrate significantly reduced wind and shadows when compared to the previous 45 storey proposal. Recommended wind mitigation measures will be implemented through the site plan process and the anticipated shadow impacts are minimal with the anticipated shadows completely clearing the neighbourhood by mid-day and no individual property having a shadow cast from the proposed development for longer than 1 hour per day. Given the separation distance from the neighbourhood, privacy and view impacts associated with the upper floors of the tower are also anticipated to be minimal.

Based on the above noted analyses, the Settlement Offer is within the density requirements of the Secondary Plan, achieves appropriate transition between the densities proposed in the EMZO and the existing low density neighborhood to the west, and reasonability mitigates wind, shadow, privacy, access to light, and view impacts as permitted under Policy 10.3.4.5 of the Secondary Plan.

A Gateway to Richmond Hill

Policy 3.4.1.17 of the Official Plan recognizes the intersection of Yonge Street and Garden Avenue as a major gateway (Map 2). This has been reinforced in the Secondary Plan through **Section 10.3.5** which builds on the Official Plan and states that development at this intersection should “*create a sense of entrance and arrival to the city for those arriving from the south along Yonge Street, and contribute to a coordinated and enhanced public realm.*”

This policy states that development within the Richmond Hill Centre Gateway Sites should:

- a) *“Demonstrate design excellence through distinctive built form and massing characteristics that distinguish the gateway within the surrounding context;*
- b) *Strengthen the identity, sense of place and sense of arrival in RHC, through, for example, incorporation of public art;*
- c) *Prioritize the pedestrian experience through the incorporation of wider sidewalks, distinctive streetscapes, landscaping features and open spaces; and,*
- d) *Support an attractive and high quality public realm on both sides of Yonge Street.”*

The Settlement Offer effectively satisfies the Gateway Policies of the Secondary Plan. It represents a reasonable transition down from the EMZO approved permissions along the east side of Yonge and demonstrates design excellence that will create a sense of

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place and arrival in the Richmond Hill Centre. The design of the building and site promote a high quality pedestrian experience with enhanced transportation connections in keeping with the Secondary Plan. Given the site's unique location as a premier Gateway site and the quality of the proposed development, the proposed heights as permitted under **Policy 10.3.4.5** are supported.

Affordable Housing

Section 10.7.1 of the Secondary Plan addresses 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, a minimum of 5 percent of the total number of units shall have at least 3 bedrooms.

The proposed development proposes tenure comprising of bachelor, 1 bedroom, 2 bedroom, 3 bedroom and live-work units. Seventy percent of the proposed units are in the form of bachelor, 1 bedroom and 1 bedroom with den units. The Settlement Offer exceeds the City's minimum affordable housing requirements with approximately 40 percent (or 211 units) meeting the definition of affordable. Furthermore, approximately 10 percent of the proposed dwelling units (or 53 units) will be three bedroom units, which is double the minimum requirement.

Parkland and Other Technical Requirements

The revised proposal (2023) also reconfirms commitments made by the Applicant which resolved or narrowed technical issues in an effort to reduce the number of issues and the hearing's length where the Ontario Land Tribunal (OLT) hearing scheduled for September 18, 2023 is concerned. With respect to the revised proposal (2023), this involved changes to the plans and additional information to address various technical issues raised by the City's commenting departments.

Through this process, the applicant has agreed to the following:

- The dedication of a stratified strip of land measuring 4.5 metres to a depth of approximately 1.34 metres along the north property line as a parkland dedication;
- The provision of outdoor amenity space at a rate of 2 square metres per unit in compliance with the City's current minimum standard;
- Implementation of tree preservation strategies;
- Provision of an active at-grade frontage meeting the minimum 70% requirement prescribed under the Secondary Plan;
- Provision of sufficient parking spaces to address the residential, commercial and visitor components of the proposed development in accordance with approved parking rates;
- Provision of bicycle parking spaces to meet the City's standards, all of which would be protected within the building;

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- Provision of a new north-south road with a right-of-way width of 20 metres with a southbound turning lane and 1.5 metre sidewalks on both sides of the future road which will connect with existing sidewalks on Garden Avenue and Eleanor Circle;
- Provision of loading facilities and a three chute system that will meet City Waste Management standards and regulations; and,
- Submission of a revised Functional Servicing Report which confirms adequate servicing capacity for the proposed development.

The above referenced commitments fully resolved all issues related to parkland dedication, site access, parking, sanitary servicing capacity, waste management, landscaping, outdoor amenity space and tree preservation that had been identified by the City's commenting departments during the review process of the development proposal (2022). The remaining technical agency and department comments and issues will be addressed through the Site Plan approval process.

Based on the preceding, staff is of the opinion that the applicant's development proposal maintains the general intent of the Secondary Plan and constitutes good planning.

Revised Official Plan and Zoning By-law Amendment Instruments

Given the timing of the full approval of the Secondary Plan and the upcoming OLT hearing, the applicant is seeking approval to amend the City's Official Plan (the "Plan") to permit the following site-specific exceptions:

- A 30 storey residential tower, whereas the Plan permits a maximum building height of 15 storeys;
- a maximum FSI of 4.92, whereas the Plan permits a maximum development block density of 2.5 FSI; and,
- a maximum base building height of 25 metres (8 storeys), whereas the Plan permits a maximum base building height of 6 storeys.

The proposed amendments generally conform to the Council adopted Secondary Plan, but are required because York Region has not yet approved same in advance of the scheduled OLT hearing.

With respect to the revised Zoning By-law Amendment, the applicant is proposing to rezone the subject lands from **General Commercial One (GC1) Zone** under By-law 2523, as amended by By-law 369-86 (refer to Map 4) to a site specific **Residential Multiple Ten Special (RM10-S) Zone** under By-law 2523, as amended, to:

- Permit Apartment Dwelling, Personal Service Shop, Retail Store, Office and Clinic uses;
- Add live-work (home occupation) to ground related dwelling units;
- Add or amend various definitions within By-law 2523, as amended; and,

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- Establish site-specific development standards to facilitate the revised development proposal, including a maximum number of dwelling units, maximum building height, maximum base building (podium) height, maximum gross floor area and density, yard setbacks and parking requirements.

It should be noted that there are no general development standards for high-density residential development within the **RM10-S Zone**. As such, development standards for high density residential development are determined on a site specific basis. A summary of the development standards proposed by the applicant are outlined below for reference:

- Maximum Height: 30 storeys (94 metres) (308.4 feet)
- Maximum Gross Floor Area: 37,600 sq. metres (404,736 square feet)
- Maximum Floor Plate size above 7th storey 865 square metres (9,311.1 square feet)
- Maximum Density: 4.92 FSI
- Minimum Front Yard (Yonge Street): 2.5 metres (8.2 feet)
- Minimum Front Yard (daylight triangle): 0 metres (0 feet)
- Minimum Side Yard (North): 3.0 metres (9.8 feet)
- Minimum Side Yard (Garden Avenue): 1.8 metres (5.9 feet)
- Minimum Rear Yard (new public street): 2.6 metres (8.53 feet)
- Parking Standards:
 - Bachelor: 0.6 spaces per unit
 - One Bedroom: 0.8 spaces per unit
 - Two Bedroom: 0.9 spaces per unit
 - Three Bedroom: 1.0 spaces per unit
 - Townhouse: 1.0 spaces per unit
 - Visitor: 0.15 spaces per unit
 - Retail: 1.7 parking spaces per 100 sq. metres
- Bicycle Parking Standards:
 - Resident (long term) 0.68 spaces per unit
 - Visitor (short term) 0.07 spaces per unit
- Outdoor Amenity space: 2.0 sq. metres (21.5 sq. feet) per unit

The applicant had also submitted an Application for Site Plan approval (City File D06-18068) in association with their original 2018 proposal. The site plan application has not been appealed to the OLT and will need to be revised to reflect the revised development proposal (2023). It should be noted that it is staff's recommendation that the final form of the Zoning By-law be forwarded to the OLT for approval when the Site Plan approval process is finalized.

Summary of Key Considerations

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

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- The proposed high density mixed-use residential commercial 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 mixed-use residential commercial development is permitted and encouraged from a land use perspective within a **Regional Centre** in the **Urban Area** of the YROP and within the **Richmond Hill Centre** designation of the Official Plan. In this regard, the revised proposal (2023) provides for a transit-oriented and pedestrian supportive built form that is consistent with the adopted Secondary Plan for this area;
- The proposed height, density, tower floorplate size and location are considered appropriate given the location, context, design and form of the proposal;
- Based on the information provided by the applicant, the revised proposal (2023) contributes to achieving the affordable housing targets set out in the YROP, the Official Plan and the Secondary Plan in providing approximately 40 percent of new residential units within the development as affordable to low and moderate income households and 10 percent of residential units as three bedrooms or larger to accommodate a range of household sizes and types;
- The revised proposal (2023) provides for parkland dedication as requested in order to satisfy, in part, the parkland dedication requirements of the Secondary Plan;
- The site design provides adequate on-site outdoor amenity space; and,
- The applicant's revised proposal (2023) satisfactorily addresses technical requirements related to parking, waste management, engineering and various other matters that have been identified by circulated departments and agencies.

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. Any remaining technical matters will be addressed through the detailed Site Plan approval process.

Interim Growth Management Strategy:

As part of its original application submission in 2018, the applicant submitted Sustainability Metrics Score Card with a score of 51, representing a very good score at the time. As part of the Settlement Offer, the applicant has submitted a preliminary Sustainability Metrics Score Card that indicates a preliminary score of 73, which is consistent with a silver level of performance under the City's Sustainability Metrics Program and would meet the Secondary Plan requirements. The applicant has committed to maintaining this high score through the Site Plan approval process. In order to streamline the servicing allocation assignment process, staff recommend that

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Council delegate its authority to assign servicing allocation to the Commissioner of Planning and Building Services.

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 adjacent to the Yonge Bus Rapid Transit Route and is in close proximity to the Richmond Hill transit terminal, the Go Station and the future subway station.

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 Settlement Offer and revised proposal (2023) to permit a high density mixed-use residential commercial development comprised of a 30 storey apartment building on the subject lands. The Official Plan and Zoning By-law Amendment appeals are scheduled to be heard at an OLT hearing which commences on September 18, 2023.

The revised proposal (2023) satisfactorily addresses the principal issues and concerns raised in Staff Report SRPI.23.05, is consistent with the PPS and conforms to the Growth Plan and the YROP. Furthermore, the revised development proposal is in line with the goals, objectives and policies of the recently adopted Richmond Hill Centre Secondary Plan, including, exceeding the required affordable housing targets. Staff is of the opinion that the Settlement Offer and revised proposal (2023) are appropriate and represent 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 the Final Order respecting the proposed Zoning By-law Amendment be withheld until such time as the Site Plan application has been finalized. Furthermore, it is recommended 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 Meeting C#14-23 held March 29, 2023

Appendix “B”, Draft Official Plan Amendment

Appendix “C”, Draft Zoning By-law

Map 1, Aerial Photograph

Map 2, Richmond Hill Centre Secondary Plan Schedule 1 – Character Areas and Gateways

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

Map 4, Existing Zoning

Map 5, Revised Site Plan (2019)

Map 6, Revised East and West Elevations (2019)

Map 7, Revised Site Plan (2022)

Map 8, Revised East and West Elevations (2022)

Map 9, Revised Site Plan (2023)

Map 10, Revised East and West Elevations (2023)

Map 11, Revised North and South Elevations (2023)

Map 12, Revised Perspectives (2023)

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Report Approval Details

Document Title:	SRCM.23.14.docx
Attachments:	<ul style="list-style-type: none">- SRCM.23.14 - Appendix A - Council Extract - May 29 2023.pdf- SRCM.23.14 - Appendix B - Draft Official Plan Amendment.pdf- SRCM.23.14 - Appendix C - Draft Zoning By-law.pdf- SRCM.23.14 - Map 1 - Aerial Photograph.docx- SRCM.23.14 - Map 2 - Secondary Plan Schedule 1 - Character Areas and Gateways.docx- SRCM.23.14 - Map 3 - Secondary Plan Schedule 2 - Density.docx- SRCM.23.14 - Map 4 - Existing Zoning.docx- SRCM.23.14 - Map 5 - Revised Site Plan (2019).docx- SRCM.23.14 - Map 6 - Revised East and West Elevations (2019).docx- SRCM.23.14 - Map 7 - Revised Site Plan (2022).docx- SRCM.23.14 - Map 8 - Revised East And West Elevations (2022).docx- SRCM.23.14 - Map 9 - Revised Site Plan (2023).docx- SRCM.23.14 - Map 10 - Revised East and West Elevations (2023).docx- SRCM.23.14 - Map 11 - Revised North and South Elevations (2023).docx- SRCM.23.14 - Map 12 - Revised Perspective (2023).docx
Final Approval Date:	Aug 31, 2023

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

Anthony Ierullo - Aug 30, 2023 - 4:46 PM

Task assigned to Darlene Joslin was completed by delegate Tracey Steele

Tracey Steele on behalf of Darlene Joslin - Aug 31, 2023 - 9:56 AM