



## **Staff Report for Council Public Meeting**

**Date of Meeting:** November 21, 2023

**Report Number:** SRCM.23.17

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

**Subject:** **SRCM.23.17 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Collecdev (8868 Yonge) LP - City Files OPA-23-0006 and ZBLA-23-0010**

---

### **Owner:**

Collecdev (8868 Yonge) LP  
365 Bloor Street East, Suite 1400  
Toronto, Ontario  
M4R 1K8

### **Agent:**

Collecdev Inc.  
365 Bloor Street East, Suite 1400  
Toronto, Ontario  
M4R 1K8

### **Location:**

**Legal Description:** Part of Lot 38, Concession 1, W.Y.S.  
**Municipal Address:** 8868 Yonge Street

### **Purpose:**

The purpose of this report is to seek comments from Council and the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a 14 storey residential apartment building on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRCM.23.17 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Collecdev (8868 Yonge) LP for lands known as Part of Lot 38, Concession 1, W.Y.S.**

## Page 2

**(Municipal Address: 8868 Yonge Street), City Files OPA-23-0006 and ZBLA-23-0010, be received for information and that all comments be referred back to staff.**

### Contact Person:

Ferdi Toniolo, Senior Planner – Development, Richmond Hill Centre, 905-771-2442

### Report Approval:

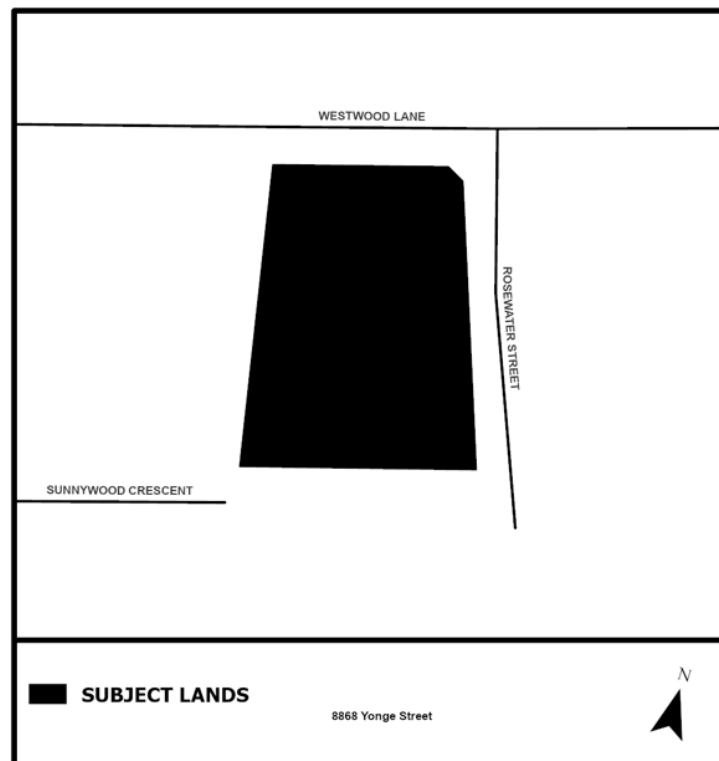
**Submitted by:** Anthony Ierullo, Director of Economic Development and Richmond Hill Centre

**Approved by:** Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required) and City Manager. Details of the reports approval are attached.

### Location Map:

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



## Page 3

### Background Information:

On June 16, 2023, the City received Official Plan and Zoning By-law Amendment applications for the subject lands to permit a 14 storey residential building. These applications were deemed complete on August 2, 2023 and seek to amend a 2014 Ontario Municipal Board (OMB) decision that permitted an 8 storey retirement building on the subject lands. Through this decision, the OMB upheld the Official Plan (2010) and did not approve consolidated applications for lands encompassing the subject site (west block) and the lands to the east of Rosewater Street (east block) to permit the construction of a 24 storey mixed use residential/commercial building, a 17 storey residential building on the east block fronting on Yonge Street and a 10 storey retirement residence on the west block fronting on Westwood Lane.

The OMB limited the building heights for the two buildings on the east block to 15 storeys and the retirement building on the west block to 8 storeys. With respect to the subject lands, the Board concluded that, “*A mid-rise building would provide transition from the high-rise towers on Yonge Street to the low-density residential neighbourhood to the west and north of the west block.*” A decision on density was deferred pending agreement between the City and the applicant.

Following the OMB decision, municipal staff worked with the applicant to achieve a revised development concept that would be in keeping with the OMB decision and meet the objectives of a well-designed, appropriate and compatible development located adjacent to an established low density and mature residential neighbourhood. On September 29, 2015, Council considered staff report SRPRS.15.183 to permit two 15 storey buildings on the east block having a total Gross Floor Area of 33,444 square metres (360,000 square feet) and an 8 storey retirement building on the west block having a gross floor area of 15,328 square metres (164,995 square feet), and a combined total Floor Space Index of 3.05. At the meeting, Council supported the revised development application. Subsequently, in a decision issued on January 16, 2016, the OMB approved the revised development proposal. Since the approval of the revised development application, the 2 apartment buildings on the east block have been constructed, while the retirement residence on the west block was never constructed and is subject to the proposed development applications.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the southwest corner of Westwood Lane and Rosewater Street, approximately 120 metres west of Yonge Street (refer to Map 1). The lands have a total lot area of 0.58 hectares (1.44 acres) and a frontage of approximately 57.6 metres along Westwood Lane.

The lands are currently vacant with trees located along the perimeter. The lands abut existing low density residential to the west and north along Westwood Lane, existing

## Page 4

commercial to the north of Westwood Lane along the west side of Yonge Street, high density residential uses on the east side of Rosewater Street, an existing 3 storey office building to the south of the high density uses along Yonge Street and Sunnywood Park to the south (Map 2).

### Development Proposal

The applicant has proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a 14 storey residential apartment building with 431 apartment dwelling units. The development proposal incorporates a main entrance facing the intersection of Westwood Lane and Rosewater Street with an adjacent lay-by drop-off lane on Rosewater Street. The proposed building wraps around a central outdoor amenity space at ground level with additional indoor and outdoor amenity areas proposed on the ground level and sixth floor. Loading, staging and underground parking area will be accessed from Westwood Lane with a total of 438 automobile parking spaces and 145 bicycle parking spaces distributed between three levels of underground parking (Maps 8 to 11).

Table 1 (below) outlines the relevant statistics of the current development proposal compared to the OMB approved development (2016):

Table 1: Proposal Comparison

<b>Statistics</b>	<b>OMB Approved Development (2016)</b>	<b>Proposed Development (2023)</b>
<b>Site Area</b>	0.58 hectares (1.44 acres)	0.58 hectares (1.44 acres)
<b>Use</b>	Retirement Residence	Residential Apartment Building
<b>Number of Suites/Units</b>	165 suites	431 units
<b>Building Height</b>	8 storeys	14 storeys
<b>Total Gross Floor Area</b>	15,328 sq. metres (164,995 sq. feet)	28,024 sq. metres (301,653 sq. feet)
<b>Floor Space Index (FSI)</b>	2.64	4.82
<b>Total Vehicle Parking</b>	Not available (minimum 79 spaces required)	438 spaces (3 levels of underground parking)
<b>Bicycle Parking</b>	Not available	145 spaces (located underground)

It should be noted that at the time of the preparation of this report, a related Site Plan application had not yet been submitted to the City in conjunction with the subject Official Plan Amendment and Zoning By-law Amendment applications.

### Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

## Page 5

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Development Application Summary;
- Site Plan;
- Elevation Plans, Floor Plans, Cross Section Plans;
- Underground Parking Plans;
- Perspectives;
- Concept Plan;
- Functional Servicing and Stormwater Management Report;
- Angular Plane Analysis;
- Hydrogeological Report;
- Arborist Report and Tree Preservation Plan;
- Pedestrian Wind Assessment;
- Traffic Impact Study;
- Sun Shadow Study;
- Urban Design Brief; and,
- Affordable Housing Calculator.

### Official Plan and Zoning By-law Amendment Applications

The applicant is proposing the following site specific amendments to the City of Richmond Hill Official Plan (the Plan) in order to facilitate the proposed development:

- to permit a Gross Floor Area of 28,025 square metres for the proposed building;
- to permit a maximum site density of 4.82 FSI based on a site area of 5,808.4 square metres; and,
- to permit a building height of 14 storeys, including the mechanical penthouse.

With respect to the revised Zoning By-law Amendment application, the subject lands are currently zoned **Multiple Residential Ten (RM10)** pursuant to By-law 2523, as amended by By-law 7-16 (OMB approved) which permits a retirement residence with site specific development standards (Map 7). The applicant is proposing to amend By-law 7-16 to permit the following exceptions:

- permit an Apartment Dwelling;
- add or amend several definitions within By-law 2523, as amended; and,
- establish site-specific development standards to facilitate the proposed development, including a maximum number of dwelling units, maximum height, maximum gross floor area, yard setbacks, angular plane, building projections, and parking requirements.

It should be noted that there are no general development standards for a high-density residential development within the **RM10 Zone**, which was established through OMB approved Zoning By-law 7-16 to permit a seniors residence. As such, development

## Page 6

standards for a 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 Number of Dwelling Units: 431
- Maximum Height: 14 storeys (43 metres) (141 feet)
- Maximum Gross Floor Area: 28,025 square metres (301,668.5 square feet)
- Minimum Front Yard (Westwood Lane): 2 metres (6.6 feet)
- Minimum Flankage (Rosewater Street): 2.8 metres (9.2 feet)
- Minimum Setback to Daylight Triangle: Nil
- Minimum Side Yard (West): 8.8 metres (28.9 feet)
- Minimum Rear Yard: 5 metres (16.4 feet)
- Parking Requirements:
  - 1 bedroom unit: 0.75 spaces per unit
  - 1 bedroom plus den unit: 0.75 spaces per unit
  - 2 bedroom unit: 1.05 spaces per unit
  - 2 bedroom plus den unit: 1.05 spaces per unit
  - 3 bedroom unit: 1.20 spaces per unit
  - Visitors: 0.15 spaces per unit

### Planning Analysis:

Staff has undertaken a preliminary review 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 new *Regional Official Plan (2022)* (the "ROP"), the *City's Official Plan (2010)* (the "Plan"), and the *City's recently adopted Richmond Hill Centre Secondary Plan (the "Secondary Plan")*. Staff notes that the *City's in-force Plan* is consistent with the *PPS*, and conforms with the *Growth Plan* and the *ROP* that were in-force at the time of approval. Since the *Plan's* approval, the *PPS* and the *Growth Plan* were updated in 2020 and the *ROP* was updated in 2022. The Province has recently initiated a further update of the *PPS* and the *Growth Plan* to combine both documents into a consolidated *PPS*. In this regard, the *City* is currently conducting a *Municipal Comprehensive Review (MCR)* to update the *Plan* as necessary to align with more recent *Provincial* and *Regional* planning direction. The following paragraphs provide an overview of the preliminary review of the proposal relative to the *ROP*, the *Plan*, and the *Secondary Plan*.

### York Region Official Plan

The subject lands are designated **Urban Area** and are located on a **Regional Corridor** as shown in Map 1 (Regional Structure) and more specifically designated as a **Community Area** in Map 1A (Land Use Designations) of the *York Region Official Plan (ROP)*. The lands are further identified as being located along a **Rapid Transit Corridor** in accordance with Map 10 of the *ROP (Rapid Transit Network)* and are

## Page 7

located within a **Protected Major Transit Station Area (Richmond Hill Centre Subway Station) (PMTSA 49)**.

The ROP has a planning horizon to the year 2051 with an intensification target of 50%. The **Urban Area** is considered to be the primary location for growth and development within York Region, which includes Towns, Villages, Centres and Corridors. The **Community Area** policies are intended to support a wide range and mix of urban uses and to accommodate a significant portion of planned growth within York Region. The subject lands are located adjacent to the **York Region Growth Centre (Richmond Hill/Langstaff Gateway Centre)** and are located within **PMTSA 49**, which has a proposed density target of 400 people and jobs per hectare. As set out in **Chapter 4.0** of the ROP, MTSA's represent a key component of the Region's intensification and growth management strategy and are intended to support higher density, mixed-use and transit-oriented development. Further, a minimum 35% of new housing in Major Transit Station Areas are to be affordable (**Policy 2.3.41**).

Notwithstanding, local Official Plans and Secondary Plans are to be relied upon to set out more specific policies related to land use and design that refine the broader direction established in the ROP. In its comments to the current development proposal, the Region advised that, "*local planning staff is best suited to determine appropriate building heights and densities, relative to the local context and other compatibility measures*" (Appendix D). The applicant has not adequately demonstrated compliance with the requirement that 35% of new housing be affordable. However, regional staff has advised that the proposed development generally conforms with the land use policies of the ROP. A more detailed review and evaluation of the proposed amendment in the context of the applicable policies in the ROP will form part of a future recommendation report to Council.

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 of the Plan (Map 3) which permits low-density residential uses and medium density residential uses in accordance with Section 4.9.1.2 up to a density of 50 units per hectare (20 units per acre). However, in 2016, the OMB approved an amendment to the Plan (Exception 6.13 (Map 4)), which permitted an 8 storey seniors residence on the subject lands with an overall density of 3.05, which translates to a site density of approximately 2.64 FSI.

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 updated the Vision of the Plan, the City structure, clarified elements of the City's intensification hierarchy and added a new mobility hierarchy. New targets related to greenhouse gas emission reduction targets, tree canopy and woodland cover were also included. Policies related to affordable housing,

## Page 8

climate change, sustainable development, infrastructure alignment, parks hierarchy and urban design were also added. In addition, Schedule A10 (Secondary Plan Areas) was updated and the boundary for the Richmond Hill Centre was expanded to include the subject lands.

Richmond Hill's intensification hierarchy complements the City's urban structure and clarifies the City's priorities for where new growth will occur. It supports the City's residential intensification target and directs the highest priority for growth to **Richmond Hill Centre**. **Section 3.1.3** of the Plan states that most development within the City will occur through intensification given that the Settlement Area is nearly fully built. The majority of intensification will occur in the City's centres and corridors with **Richmond Hill Centre** given the highest priority. **Richmond Hill Centre** will be the primary intensification area of the City, provide the greatest range of uses in a mixed use format and accommodate the highest level intensification in the City.

**Section 3.1.4** of the Plan sets out design criteria for all development which includes specific policies for high-rise residential buildings. This section states that, "*Proper built form and landscape transitions ensure an appropriate balance between the competing planning objectives of encouraging intensification and respecting the abutting established built form and landscape.*" The policies in this section set out requirements for transition of new development to adjacent areas.

In accordance with **Policy 3.4.1.55**, proper built form and landscape transitions must ensure a balance between development and intensification objectives and the established built form. To achieve built form compatibility and height transition with adjacent low density residential areas, light and building separation are achieved by applying a 45 degree angular view plane and in the case of a street separating the **Neighbourhood** designation, the angular view plane is measured from the adjacent low density residential property located in the **Neighbourhood** designation. Additionally, development should be designed to minimize the impact related to the privacy of adjacent low density residential areas through appropriate buffering, setbacks, built form treatments and landscape.

High-rise buildings are defined in the Plan as structures with a height of 9 storeys or greater. **Policy 3.4.1.59** of the Plan requires that high-rise buildings generally have slender floor plate designs above the podium measuring approximately 750 square metres to adequately limit shadow and wind impacts and loss of skyview and that mid and high-rise buildings should have a step back of the building above the base building height (**Policy 3.4.1.60**). Buildings that have a height of 8 storeys or less are not subject to the slender floor plate design.

**Policy 3.1.5.3** of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** be affordable and **Policy 3.1.5.6** requires that high density residential development provide a minimum of 5% of units to contain 3 or more bedrooms.



## Page 9

Staff notes the applicant's development proposal includes a building with a height of 14 storeys, which exceeds the maximum height and density permitted under the OMB order and does not appear to conform with the angular plane measured from the north side of Westwood Lane (Map 10). Furthermore, the applicant's development proposal incorporates a design with floor plates that average approximately 1,728 square metres, which significantly exceeds the slender floor plate size for high rise buildings permitted by the Plan.

In addition, the applicant has not adequately demonstrated that the proposed development will incorporate affordable housing as prescribed by the Plan. With respect to family sized units, the development proposal has demonstrated that over 10% of the units will be three bedroom units, which exceeds the minimum Plan requirement of 5%.

### **Richmond Hill Centre Secondary Plan**

The Secondary Plan (OPA 41) was brought forward to the Committee of the Whole for consideration on May 3, 2023 and adopted by Council on May 10, 2023. York Region issued a notice of decision on October 11, 2023 to approve the Secondary Plan with minor modifications, subject to the appeal period ending on October 31, 2023. Two appeals have been received, both of which are related to active development applications, including the subject lands. The owner of the subject lands submitted an appeal on October 31, 2023, advising, "*Collecdev continues to have concerns with the impact of OPA 41 on the development of the Site, which relate to issues including, but not limited to, density, housing and built form policies.*"

While the Secondary Plan is not yet in full force and effect, it has been adopted by Council and approved by the Region and serves to guide staff's review of the development proposal. In accordance with Schedule 2 to OPA 41 (the Secondary Plan), the boundary of the Secondary Plan was expanded to include the subject lands.

### **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 5). This Character area is characterized by a mix of urban mid and high-rise developments that create appropriate transitions to the surrounding existing residential neighbourhoods. It is expected that development in this area will contribute to the intensification of the Richmond Hill Centre while demonstrating compatibility with existing neighbourhoods and that adequate transition be provided to the neighbourhood to the west in accordance with **Section 3** of the Secondary Plan.

### **Density**

Schedule 2 (Map 5) of the Secondary Plan establishes the range of densities per Character Area in the Secondary Plan area, expressed as a Floor Space Index (FSI). However, Schedule 2 further identifies the subject lands as being subject to Chapter 6

## Page 10

of the Part 1 Plan, which in turn reflects the 2016 OMB decision to permit two 15 storey buildings and an 8 storey building with an overall density of 3.05, or 2.64 FSI translated to the site.

**Section 10.3.6** of the Secondary Plan directs the West of Yonge Character Area to have an average built out density that ranges between 2 and 3 FSI across the whole of the Character Area and provides planning context for the subject lands. The applicant is proposing a site density of 4.82 FSI, which is considerably greater than the 2.64 FSI approved by Board Order.

### Built Form and Massing

**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** of the Secondary Plan calls for streetwall heights ranging from 3 to 6 storeys for the West of Yonge Character Area.

High-rise buildings are defined in the Plan as structures with a height of 9 storeys or greater. The proposed 14 storey apartment building would qualify as a high-rise building, which would require a point tower design above the base building. The proposed building average floor plate size above the sixth floor is 1,728 square metres, which is in contrast to the 750 square metre floor plate size limit prescribed by the Plan.

A high-rise building without a slender tower floor plate above the base building represents a significant departure from the built form and massing design policies of the Plan.

### Height, Transition and Angular Plane

The subject lands are located in the West of Yonge Character area which represents an important area of transition between the highest and most dense development expected in the Secondary Plan and the established low density residential community to the west. To the immediate east of the subject site, between Rosewater Street and Yonge Street, the base building heights on the west side of Yonge Street contribute to a consistent street face along Yonge Street while the overall height of buildings on the west side of Yonge Street transition down from the much taller buildings located on the east side of Yonge Street.

**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 objective for new development within Richmond Hill Centre. Development adjacent to low-rise neighbourhoods and sensitive land uses, and lands within the Transition Areas on Schedule 6 to this Secondary Plan, will demonstrate a transition in height, built form, and massing to minimize development impacts, such as shadowing and overlook. The policies of this section are intended to direct context-sensitive intensification that*

## Page 11

*reinforces the planned character of Yonge Street while mitigating impacts on the existing community.”*

**Policy 10.3.4.1** requires development in transition areas to provide a transition in scale to existing low-rise neighbourhoods through stepped building heights and separation distances (Map 6).

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 five 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 applicant is proposing a building height of 14 storeys, and the proposed height, built form, massing, and projection into the angular plane are insensitive to context and inconsistent with transition policy requirements for this area.

The proposed 14 storey height represents an increase in height from the eight storeys approved by the 2014 OMB decision, and does not adequately demonstrate transition from the approved and largely constructed 15 storey high density development to the east between Yonge Street and Rosewater Street. Both the policies of the Plan and the Secondary Plan stipulate the importance of concentrating height and density at appropriate scales and locations within the Richmond Hill Centre while achieving an appropriate transition and interface with the abutting and surrounding neighbourhoods.

The built form and massing of the proposed 14 storey high rise building without a slender tower floor plate above the base building has been described previously as being inconsistent with policies in the Plan. In the context of transition, the proposed built form and massing contribute to undesirable development impacts, such as shadowing and overlook, on the existing community to the west, which are inconsistent with both the Plan and Secondary Plan. These impacts persist despite the design of the

## Page 12

building stepping back from the west face to the west property line in compliance with the angular plane provisions of the Plan.

The step back that is proposed along the north face of the building, does not comply with the angular plane policies of the Plan (Map 10) with respect to the top floors at the north end of the building and the application does not meet the conditions where projections into the angular plane are permitted.

### 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. A minimum of 35 percent of all new residential units shall be affordable in the **Richmond Hill Centre (Policy 10.7.1.2)**. In order 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 (**Policy 10.7.1.3**).

The proposed development includes tenure comprised of 1 bedroom, 2 bedroom, and 3 bedroom units. Approximately sixty-seven percent of the proposed units are in the form of 1 bedroom and 1 bedroom with den units. It is noted the applicant has not adequately demonstrated compliance with the requirement that 35% of new housing units be affordable. However, approximately 10 percent of the proposed dwelling units (or 44 units) will be three bedroom units, which exceeds the minimum requirement of 5%.

### Department and External Agency Comments:

The subject Official Plan and Zoning By-Law Amendment applications and associated background studies and reports submitted in support of the proposed development have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

### Urban Design and Heritage Section

The City's Urban Design Section has advised that the subject lands should be treated as an important transitional zone between the **Richmond Hill Centre** designation to the east and **Neighbourhood** designation to the west and that the proposed development does not fit contextually with the surrounding area. Urban Design staff provided comments pertaining to internal building facing distances, location of loading and vehicular access points, landscape buffer, built form typology, base building height, location of tower built form, interfacing with the existing neighbourhood fabric, adherence to angular plane policies, and minimum sidewalk widths (Appendix "A").

## **Page 13**

### **Development Engineering Division**

The City's Development Engineering Division has provided technical comments related to functional servicing, transportation, parking and hydrogeological matters. Staff have identified the need for the applicant to revise the submitted Functional Servicing Report (FSR) to ensure conformity with the City's Urban Master Environmental Servicing Plan (UMESP) specifically as it relates to adequacy of the storm, sanitary, water and stormwater management systems including the development impacts to groundwater and surface water resources. Further revisions are required to the FSR to include geotechnical, hydrogeological and water balance studies in accordance with the UMESP. Staff has advised that the City is undertaking an update to the water and wastewater components of the UMESP and that the timing for these improvements will be tied to the development activity in the area. Development Engineering Transportation staff have provided technical comments with respect to site layout, parking, transportation demand management, site circulation and noise. Extensive hydrogeological comments were provided with respect to dewatering (Appendix B).

### **Community Services – Waste Management**

Waste Management staff have provided comments pertaining to access routes, site circulation, waste separation, storage and collection. Areas of particular concern have focused on the requirement for a three chute garbage system, the size of the internal waste storage room and particulars and minimum loading space dimensions which are to be incorporated into the Zoning By-law. (Appendix C).

### **York Region**

York Region staff have provided technical comments related to transportation, municipal servicing, servicing allocation, and dewatering. Staff further requested that the proposed development take an integrated approach to stormwater management and water efficiency, minimize stormwater volumes, contaminant loads, changes in water balance and maximize infiltration. Regional staff also provided comments related to source water protection, highly vulnerable aquifers, construction best management practices, and salt management (Appendix D).

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

Comments have been received from the City's Building Services Division – Zoning Section, Financial Services, Fire and Emergency Services, Park and Natural Heritage Planning, Alectra Utilities, Enbridge Gas, Rogers, Toronto and Region Conservation Authority, York Catholic District School Board, and York Region District School Board. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. At this time, comments remain outstanding from Conseil Scolaire Viamonde, Canada Post, and Bell Canada.

## Page 14

### Summary of Key Planning Considerations

Staff has completed a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- The proposed density of 4.82 FSI significantly exceeds the maximum permitted density of 50 units per hectare in a **Neighbourhood** designation and the OMB approved density of 2.64 FSI;
- High-rise buildings are defined in the City's Plan as structures with a height of nine storeys or greater. The proposed 14 storey apartment building would qualify as a high-rise building. In this regard, **Policy 10.3.2.2** of the Secondary Plan calls for streetwall heights ranging from 3 to 6 storeys for the West of Yonge Character Area and **Policy 3.4.1.59** of the Plan generally requires a tower floorplate above the podium of approximately 750 square metres to adequately limit shadow and wind impacts and loss of skyview. The applicant will be expected to demonstrate how these policies will be satisfied given the proposed building average floor plate size above the sixth floor is 1,728 square metres;
- Staff has concerns with the request to encroach into the angular plane along the north side of the building. **Policy 3.4.1.55** of the Plan requires high density development to provide a 45-degree angular plane from adjacent low or medium density residential uses in the **Neighbourhood** designation;
- The proposed height of the applicant's revised development proposal is contextually not appropriate along the west side of Rosewater Street. As such, the proposal also fails to achieve an appropriate transition to adjacent and surrounding low-density neighbourhood abutting the subject lands pursuant to the City's Plan and the Secondary Plan;
- The scale of the applicant's development proposal is not supported by the City's in-force policy regime and is inconsistent with the policy objectives, vision and principles as outlined for this area of the City as contemplated in the Plan and the Secondary Plan as it relates to height, density, and transition and therefore compromises the City's ability to achieve its vision and objective for a comprehensively and coordinated Secondary Plan for the Richmond Hill Centre;
- The revised proposal does not adequately address affordable housing in accordance with the policies of the ROP, the Plan and the draft Secondary Plan; and,
- The applicant will be required to satisfactorily address the issues and requirements identified by the City departments and external agencies that have been requested to provide comments to the development proposal.

A comprehensive review and evaluation of the subject Official Plan Amendment and Zoning By-law Amendment applications will be conducted following the receipt of additional comments and feedback from external agencies, Council and the public. Staff will continue to review the form, content and appropriateness of the proposed draft

## **Page 15**

Official Plan and Zoning By-law Amendments. This detailed review will be completed in advance of a recommendation report to be prepared for a future Council meeting.

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

The recommendation of this report does not have any financial, staffing or other implications.

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

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

### **Climate Change Considerations:**

The recommendation of this report does not have any direct implications with respect to Council's Climate Change considerations at this time. An overview of how the subject applications support Council's climate change mitigation and/or adaptation measures to reduce carbon emissions will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

### **Conclusion:**

The City recently received Official Plan and Zoning By-law Amendment applications for the subject lands to permit a 14 storey residential building. The applications seek to amend existing permissions, as approved by the OMB in 2016, for an 8 storey retirement building on the subject lands. The applications and supporting materials were circulated to relevant City departments and external agencies for review and comment. The results of this preliminary review are summarized in this report for the community and Council's consideration. Staff are seeking feedback from Council and the public on the proposed applications pursuant to the requirements of the Planning Act. Staff will work with the applicant to consider the comments received and will complete a detailed review of the proposed applications in advance of a recommendation report to be prepared for a future Council meeting.

## **Page 16**

### **Appendix Contents and Maps:**

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, Urban Design and Heritage Section comments
- Appendix B, Development Engineering Division comments
- Appendix C, Community Services – Waste Management comments
- Appendix D, York Region comments
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan – Schedule A2 Land Use
- Map 4, Existing Official Plan – Schedule A11 Exceptions
- Map 5, Richmond Hill Centre Secondary Plan – Schedule 2 Density
- Map 6, Richmond Hill Secondary Plan – Schedule 6 Transition
- Map 7, Existing Zoning Designation
- Map 8, Proposed Site Plan
- Map 9, Proposed Elevations
- Map 10, Angular Plane Analysis
- Map 11, Proposed Renderings



## Page 17

### Report Approval Details

Document Title:	SRCM.23.17.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Urban Design Comments.pdf</li><li>- Appendix B - Development Engineering for AODA.pdf</li><li>- Appendix C - Waste Management comments for AODA.pdf</li><li>- Appendix D - York Region Comments.pdf</li><li>- Map 1 - Aerial Photograph.pdf</li><li>- Map 2 - Neighbourhood Context.pdf</li><li>- Map 3 - Official Plan Designation.pdf</li><li>- Map 4 - Existing Official Plan - Schedule A11 Exceptions.pdf</li><li>- Map 5 - Richmond Hill Centre Secondary Plan - Schedule 2 Density.pdf</li><li>- Map 6 - Richmond Hill Centre Secondary Plan - Schedule 6 Transition.pdf</li><li>- Map 7 - Existing Zoning.pdf</li><li>- Map 8 - Proposed Site Plan.pdf</li><li>- Map 9 - Proposed Elevations.pdf</li><li>- Map 10 - Angular Plane Analysis.pdf</li><li>- Map 11 - Proposed Renderings.pdf</li></ul>
Final Approval Date:	Nov 12, 2023

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

**Anthony Ierullo - Nov 9, 2023 - 8:23 PM**

**Darlene Joslin - Nov 12, 2023 - 11:05 AM**