



Staff Report for Council Public Meeting

Date of Meeting: March 26, 2024

Report Number: SRPBS.24.037

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.037 – Request for Comments –
Revised Official Plan Amendment and Zoning
By-law Amendment Applications – 101
Bloomington Development Inc. – City Files OPA-
22-0008 and D02-19020

Owner:

101 Bloomington Development Inc.
279 Sheppard Avenue West
Toronto, ON
M2N 1N4

Agent:

Brutto Consulting
113 Miranda Avenue
Toronto, ON
M6B 3W8

Location:

Legal Description: Part of Lot 70, Concession 1, W.Y.S.
Municipal Address: 101 Bloomington Road

Purpose:

A request for comments concerning revised Official Plan and Zoning By-law Amendment applications to permit a medium density residential development on the subject lands.

Recommendation:

- a) That Staff Report SRPBS.24.037 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by 101 Bloomington Development Inc. for lands known as Part of Lot 70, Concession 1, W.Y.S.

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(Municipal Address: 101 Bloomington Road), City Files OPA-22-0008 and D02-19020, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Marc Mitanis, Planner II, phone number 905-771-2459 and/or
Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-771-5563
Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

Report Approval:

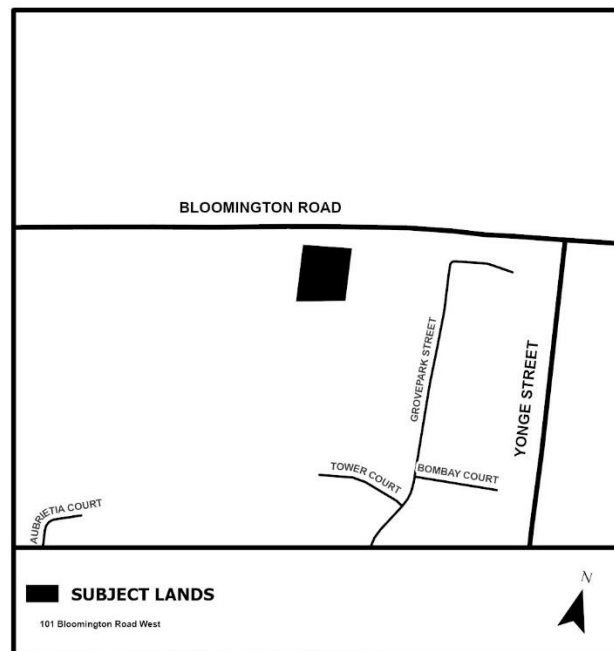
Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services

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 report's 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 the "Contact Person" above.



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Background Information:

In November 2019, the City received Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-19020 and D03-19005) to permit a medium density residential development to be comprised of 18 townhouse dwelling units on a private road on the subject lands. The applications were considered at a Council Public Meeting on February 19, 2020, wherein Council received Staff Report SRPRS.20.019 for information purposes and referred all comments back to staff (refer to Appendix A).

Subsequently, in December 2022, the City received a related Official Plan Amendment application and a revised Zoning By-law Amendment application to permit a 12-storey high density residential development on the subject lands. Given the change in the proposed development, the related draft Plan of Subdivision application (File D03-19005) was withdrawn by the applicant in January 2023. The Official Plan Amendment and revised Zoning By-law Amendment applications were considered at a Council Public Meeting held on March 21, 2023, wherein Council received Staff Report SRPI.23.031 for information purposes and referred all comments back to staff (refer to Appendix B). During the meeting and in comments received following the meeting, concerns were raised with respect to the scale of the proposed development, its potential impact on the privacy of residents within the subdivision located to the east, the potential cumulative negative impacts of development on the Oak Ridges Moraine, the height of the 12-storey development proposal and the adverse effects it would have on the property, and the compatibility with the character of the area and the green space to the south and east of the subject lands.

The applicant submitted revised Official Plan and Zoning By-law Amendment applications on January 29, 2024, to permit a medium density residential development to be comprised of 42 stacked townhouse dwelling units on its land holdings. The revised applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the revised applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Bloomington Road, west of Yonge Street (refer to Maps 1 and 2). The lands have frontage of approximately 60.46 metres (198.36 feet) along Bloomington Road and a total lot area of approximately 0.41 hectares (1.0 acres). The lands presently support a single detached dwelling, a detached garage and an in-ground swimming pool all of which are proposed to be demolished to facilitate the proposed development. The portion of the subject lands fronting Bloomington Road are at a significantly higher elevation than the roadway, and the lands gradually slope down towards the south and west. The lands are densely

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vegetated and contain a number of mature trees, particularly toward the rear of the property.

Surrounding land uses include natural heritage lands owned by the City of Richmond Hill (Briar Nine Park and Reserve) to the west and south, which contain Significant Woodlands and wetland features in accordance with Schedule A4 of the City of Richmond Hill Official Plan (the Plan), an undeveloped remnant block from a registered Plan of Subdivision (65M-2422) to the east, and Bloomington Road to the north beyond which includes the York Catholic District School Board head office, Cardinal Carter Catholic High School, and a water tower.

Development Proposal

The applicant is seeking Council's approval of its revised Official Plan and Zoning By-law Amendment applications to facilitate the construction of a medium density residential development to be comprised of 42 stacked townhouse dwelling units and one (1) level of parking located partially above and partially below grade on the subject lands. Access to the proposed development is to be provided via a private driveway from Yonge Street which will also serve as a connection to the vacant lands to the east. The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

• Total Lot Area:	0.41 hectares (1.0 acres)
• Total Lot Frontage:	60.46 metres (198.36 feet)
• Proposed Building Height:	12.2 metres (40.02 feet) or 3 storeys
• Proposed Gross Floor Area (GFA):	4,285.32 sq. metres (46,126.8 sq. feet)
• Proposed Floor Space Index (FSI):	1.05
• Proposed Dwelling Units:	42
• Proposed Parking:	71 (61 Residential and 10 Visitor)

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law;
- Survey;
- Site Plan;
- Architectural Plans (Floor Plans and Elevation Plans);
- Grading and Servicing Plans;
- Erosion and Sediment Control Plan;
- Construction Management Plan;
- Landscape Plans;
- Transportation Impact Study;

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- Noise Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Geotechnical Report and Slope Stability Study;
- Hydrogeological Assessment;
- Natural Heritage Evaluation and Landform Conservation Assessment;
- Affordable Housing Template;
- Urban Design Brief;
- Arborist Report; and,
- Sustainability Metrics.

Official Plan and Zoning By-law Amendment Applications

The applicant's Official Plan Amendment application seeks to amend the policies of the **Neighbourhood** designation applicable to the subject lands to:

- include a site specific exception within the **Neighbourhood** designation to permit a maximum density of 105 units per hectare (43 units per acre); and,
- permit potential reductions to the minimum 30-metre Vegetation Protection Zone for Significant Woodlands based on proposed refinements to the limits of Significant Woodlands located on the subject lands and the City-owned lands to the south, subject to staff's review and acceptance of the submitted Natural Heritage Evaluation.

The lands are currently subject to the provisions of former Township of King By-law 986, as amended, which contains general land use provisions rather than specific zoning categories (refer to Map 3). The revised Zoning By-law Amendment application seeks Council's approval to introduce a **Residential Multiple (RM) Zone** under By-law 986, as amended, with site specific provisions for minimum lot frontage, minimum lot area, maximum lot coverage, minimum yard setbacks, maximum building height, maximum density, minimum landscaping requirements, minimum parking rates, and loading space requirements.

The appropriateness of the proposed amendments to the City's Official Plan policies and applicable Zoning By-law provisions are currently under review. The site specific exceptions requested through the amendments will be considered and refined through the detailed application review process.

Planning Analysis:

Staff have undertaken a preliminary review and evaluation of the applicant's development proposal based on the policy framework within the *Provincial Policy Statement* (2020) (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe* (2020) (the "Growth Plan"), the York Region Official Plan (2022) (the "ROP"), the City's Official Plan (2010) (the "Plan"), and the Oak Ridges Moraine Conservation Plan (2017) (the "ORMCP").

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Since the Plan's approval, the PPS and the Growth Plan were updated in 2020 and the ROP was updated in 2022. The City is currently undertaking a Municipal Comprehensive Review (MCR) to update the Plan to align with recent Provincial and Regional planning objectives and policies. A detailed outline of the applicant's revised development proposal relative to current applicable policies is provided below.

York Region Official Plan

The subject lands are located within the **Urban Area** in accordance with Map 1 (Regional Structure) and designated **Community Area** in accordance with Map 1A (Land Use Designations) of the ROP. Lands designated **Community Area** support a variety of uses, including a wide range and mix of housing types and sizes, and are intended to accommodate a significant portion of planned growth within the Region. The subject lands are also located within the Oak Ridges Moraine and include areas identified as Woodlands in accordance with Map 5 (Woodlands) of the ROP. The determination of woodland significance relies upon site-specific studies and the satisfaction of the criteria outlined in **Sections 3.4.30** and **3.4.31** of the ROP.

In accordance with **Section 4.4** of the ROP, intensification shall be directed within strategic growth areas, which includes Regional Centres, major transit station areas (MTSAs), Regional Corridors, and local Centres and Corridors. The subject lands are not located within a strategic growth area as identified in the ROP, and the subject lands are not located within a Protected or Future MTSA as identified on Map 1B (Urban System Overlays) of the ROP. However, the subject lands are located approximately 260 metres (853 feet) west of Yonge Street, which is a Regional Corridor, designed to function as urban main streets with compact, mixed-use, pedestrian-friendly and transit-supportive built forms.

Further review and evaluation of the proposed applications in the context of the applicable policies of the ROP will form part of a future recommendation report to Council.

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 (Land Use Plan) of the Plan (refer to Map 4). In accordance with **Section 4.9** of the Plan, permitted uses within the **Neighbourhood** designation include low density residential uses such as low-rise single detached, semi-detached and duplex dwellings and medium density residential uses such as low-rise townhouses and walk-up apartments among other uses that are subject to further specific policies and criteria.

Development in the **Neighbourhood** designation directs maximum building heights of three storeys, except where located on an arterial street where a maximum building height of four storeys is permitted. In accordance with **Section 4.9.1.2(2)a.** of the Plan, medium density residential uses may be permitted on lands that have frontage on an arterial street. Bloomington Road is classified as an arterial street in accordance with

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Schedule A8 of the Plan. Further, in accordance with **Section 4.9.1.2(3)** of the Plan, medium density residential development shall have a maximum site density of 50 units per hectare (20 units per acre) whereas the applicant's development proposal seeks to increase the maximum density to 105 units per hectare (43 units per acre).

A portion of the subject lands is designated **Natural Core** which forms part of the City's Greenway System and include Key Natural Heritage features, Key Hydrological Features and their functions and Landform Conservation Areas. In accordance with **Section 4.10.5.1** of the Plan, permitted uses within the **Natural Core** designation are limited to fish, wildlife and forest management, conservation projects and flood and erosion control projects, essential transportation, infrastructure and utilities, low-intensity recreational uses, unserviced parks, and uses accessory to the permitted uses herein. An amendment to the Plan is not required where the limits of a **Natural Core** area as shown on Schedule A2 have been refined as determined through a Natural Heritage Evaluation completed in accordance with **Section 5.24** of the Plan and is considered satisfactory by the City and the Conservation Authority. Further, **Section 3.2.1.1** of the Plan requires the establishment of Minimum Vegetation Protection Zones to provide for appropriate buffers to Key Natural Heritage Features and Key Hydrological Features. In accordance with **Section 3.2.1.8**, the City shall seek the dedication of these features and their associated buffers into public ownership, where appropriate, to enable their long-term protection. The rear portion of the subject lands contains Significant Woodlands in accordance with Schedule A4 (Key Natural Heritage Features and Key Hydrological Features) of the Plan. A Natural Heritage Evaluation has been submitted in support of the subject applications and is currently under review to determine how the proposed development aligns with the policies of the Plan in this regard.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the ORMCP. Pursuant to **Section 3.2.2.1(18)** of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**. However, the subject lands are located within Wellhead Protection Areas Q1 and Q2 in accordance with Schedule A5 (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas). Lands located within an Area of High Aquifer Vulnerability such as Wellhead Protection Areas are susceptible to contamination from both human and natural impacts on water quality. **Section 3.2.1.1(37)** of the Plan identifies specific uses prohibited within an Area of High Aquifer Vulnerability, such as the storage of hazardous waste or liquid industrial waste and waste disposal sites. The proposed residential development is not a prohibited land use and is therefore considered to comply with this policy of the Plan.

The subject lands are also located within Landform Conservation Area Category 1 in accordance with Schedule A6 (Landform Conservation Areas) of the Plan. The Landform Conservation Category 1 policies aim to minimize disturbance to the landform character by providing for the maintenance of significant landform features (including slopes, kames and ridges), limiting the net developable area of the site that is disturbed to not more than 25 percent of the total site area, and limiting the portion of net

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developable area of the site that has impervious surfaces to not more than 15 percent of the total site area. The applicant has submitted a Landform Conservation Assessment in accordance with **Section 3.2.1.1.35** of the Plan, which is undergoing review and will be further addressed as part of a future recommendation report to Council.

Zoning By-law

As noted previously, the subject lands are zoned under the former Township of King Zoning By-law 986, as amended, which does not include specific zone categories (refer to Map 3). Accordingly, the applicant is seeking to introduce a **Residential Multiple (RM) Zone** category to the Zoning By-law with site specific development standards to facilitate the proposed development. Below is a summary table that outlines the proposed site specific development standards:

Development Standard	Proposed RM Standards under Zoning By-law 986
Permitted Uses	Stacked Townhouse Dwelling Units
Minimum Lot Area	4,000 square metres (43,055.64 square feet)
Maximum Lot Coverage	50%
Minimum Setbacks <ul style="list-style-type: none">• Front Yard• Side Yard (East)• Side Yard (West)• Rear Yard	7.50 metres (24.60 feet) 1.39 metres (4.56 feet) 9.0 metres (29.53 feet) 6.61 metres (21.68 feet)
Maximum Floor Space Index	1.05
Maximum Building Height	12.5 metres (41.01 feet) 3 storeys
Minimum Parking Spaces	1.0 space per dwelling unit 0.24 visitor spaces per dwelling unit

In addition to the above, the applicant is proposing the establishment of additional provisions with respect to landscaping, loading spaces and specific definitions to be added as part of the proposed Zoning By-law Amendment (refer to Appendix “C”). Staff will review the appropriateness of the proposed zone category, development standards, and definitions to be applied to the subject lands.

Department and External Agency Comments:

The subject revised Official Plan and Zoning By-law Amendment applications and the associated technical reports submitted have been circulated to various City departments and external agencies for review and comment. The following is a summary of the comments received as of the time of writing this report.

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Heritage and Urban Design Section

The City's Heritage and Urban Design Section has requested revisions to the development proposal, particularly with respect to increasing the minimum separation distance between the townhouse blocks from 11.0 metres (36.09 feet) as currently proposed to 15.0 metres (49.21 feet), in accordance with Section 6.4.22 of the City-wide Urban Design Guidelines. Staff has further advised that a reduced separation distance may be considered if the exterior stairs currently proposed within the pedestrian mews are integrated internally within the second and third storeys of the townhouse blocks. Staff have also requested the applicant to explore opportunities to further articulate the townhouse blocks through architectural detailing, and façade and material changes, which may be addressed through the future Site Plan application (refer to Appendix "D").

Community Services Department – Waste Management Section

The City's Community Services Department – Waste Management Section has determined the proposed development in its current configuration does not meet the City's Waste Management Design and Collections Standards for Development, and that a Waste Management Plan must demonstrate travel access routes for waste collection vehicles to the satisfaction of the City. Staff have also requested the applicant update their draft Zoning By-law to revise the minimum loading space dimensions to the City standards (refer to Appendix "E").

Development Planning Division

Planning 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 of the Plan that are applicable to the evaluation of the proposed development, staff provide the following preliminary comments:

- the proposed three-storey stacked townhouses are a permitted use in accordance with the policies of the **Neighbourhood** designation under **Section 4.9.1** of the Plan. The proposed development has frontage on an arterial street (Bloomington Road) and therefore meets the criteria for medium density residential development in accordance with **Section 4.9.1.2(2)** of the Plan;
- the proposed density of 105 units per hectare (43 units per acre) exceeds the maximum permitted density of 50 units per hectare (20 units per acre) within the **Neighbourhood** designation;
- in accordance with **Section 3.1.3.14, Neighbourhoods** will accommodate limited intensification through small-scale infill and redevelopment at a lower scale and intensity than any other area of the urban structure;
- a portion of the subject lands is designated **Natural Core** and is further identified as Significant Woodlands in Schedule A4 of the Plan. A Natural Heritage Evaluation submitted in support of the subject applications proposes refinements to the extent of Key Natural Heritage Features and associated Vegetation Protection Zones which

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would have the effect of removing the **Natural Core** designation from the subject lands. The delineation of Key Natural Heritage Features and appropriate Vegetation Protection Zones is currently under review;

- the subject lands are located within Landform Conservation Area Category 1 of the ORMCP. A Landform Conservation Assessment was provided in support of the applications in accordance with **Sections 3.2.1.1.18** and **3.2.1.1.35** of the Plan in addition to a Water Budget Analysis in accordance with **Section 3.2.1.1.33** of the Plan. These reports will be evaluated to determine if the proposed development addresses landform conservation, the potential for erosion, and water balance with respect to the applicable policies of the ORMCP;
- the proposed development will be assessed in accordance with the City-wide Urban Design Guidelines;
- the applicant is encouraged to contact the adjacent landowner to the east to explore an opportunity to develop the lands comprehensively. The abutting property is approximately 0.18 hectares (0.44 acres) in size and forms a remnant block from the adjacent subdivision (65M-2422) which may be difficult to develop independently;
- the applicant's proposed Zoning By-law amendment introduces a zone category under the former Township of King By-law 986, which only contains general development standards rather than specific zones. Consistent with other developments governed by By-law 986, should Council approve the proposed development, it is recommended that the subject lands be removed from By-Law 986 and be appropriately zoned under a current City of Richmond Hill Zoning By-law. In this regard, the applicant shall explore an appropriate zone category under By-law 313-96, as amended;
- a Site Plan application will be required to facilitate the proposed development. Staff recommend the applicant submit a Site Plan application prior to the finalization of the Zoning By-law Amendment;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal; and,
- staff will continue to review the form, content and appropriateness of the proposed Official Plan and Zoning By-law Amendments, including the site specific standards requested by the applicant with respect to the form, content and appropriateness of the amendments.

Other City Department and External Agency Comments

Comments have been received from the City's Financial Services Division as well as Enbridge, the York Catholic District School Board, and the Toronto and Region Conservation Authority. 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. As of the time of writing this report, the subject revised applications remain under review by the City's Development Engineering Division, the Park and Natural Heritage Planning Section, the City's Fire and Emergency Services Division, Building Services Division –

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Zoning Section, as well as York Region, Alectra Utilities, the York Region District School Board, Canada Post, and le Conseil Scolaire de District Catholique Monavenir, and the Town of Aurora.

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 Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its revised Official Plan and Zoning By-law Amendment applications to permit a medium density residential development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Existing Official Plan Designation
- Map 5, Proposed Conceptual Site Plan
- Map 6, Proposed Conceptual Elevations
- Map 7, Proposed Renderings
- Appendix A, February 19, 2020 Council Public Meeting Extracts
- Appendix B, March 21, 2023 Council Public Meeting Extracts
- Appendix C, Applicant's Draft Zoning By-law
- Appendix D, Heritage and Urban Design Comments dated February 27, 2024
- Appendix E, Waste Management Comments dated February 23, 2024

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Report Approval Details

Document Title:	SRPBS.24.037 - Request for Comments - 101 Bloomington Road.docx
Attachments:	<ul style="list-style-type: none">- SRPBS 24.037 - Map 1 - Aerial Photograph.docx- SRPBS 24.037 - Map 2 - Neighbourhood Context.docx- SRPBS 24.037 - Map 3 - Existing Zoning.docx- SRPBS 24.037 - Map 4 - Existing Official Plan Designation.docx- SRPBS 24.037 - Map 5 - Proposed Conceptual Site Plan.docx- SRPBS 24.037 - Map 6 - Proposed Conceptual Elevations.docx- SRPBS 24.037 - Map 7 - Proposed Renderings.docx- Appendix A - 2020-02-19 CPM Extracts.docx- Appendix B - 2023-03-21 CPM Extracts.docx- Appendix C - Draft ZBA.docx- Appendix D - HUD Comments.docx- Appendix E - Waste Comments.docx
Final Approval Date:	Mar 7, 2024

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

Deborah Giannetta - Mar 6, 2024 - 2:09 PM

Gus Galanis - Mar 6, 2024 - 2:30 PM

Darlene Joslin - Mar 7, 2024 - 8:43 AM