



## Staff Report for Committee of the Whole Meeting

Date of Meeting: May 29, 2024  
Report Number: SRPBS.24.008

Department: Planning and Building Services  
Division: Development Planning

**Subject: SRPBS.24.008 - Request for Approval - Official Plan and Zoning By-law Amendment Applications - J-G Cordone Investments Ltd. - City Files D01-20017 and D02-20032**

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### Owner:

J-G Cordone Investments Ltd.  
542 Eglinton Avenue East  
Toronto, ON  
M4P 1N9

### Agent:

MPLAN Inc.  
23 Foxwood Road  
Vaughan, ON  
L4J 9C4

### Location:

Legal Description: Part of Lot G, Registered Plan 1916  
Municipal Address: 12030 Yonge Street

### Purpose:

A request for approval concerning proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a high density mixed-use development on the subject lands.

### Recommendations:

- a) That the Official Plan and Zoning By-law Amendment applications submitted by J-G Cordone Investments Ltd. for the lands known as Part of Lot G, Registered Plan 1916 (Municipal Address: 12030 Yonge Street), City Files D01-20017 and D02-20032, be approved, subject to the following:

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- (i) that the City's Official Plan be amended to include site specific policies as outlined in Staff Report SRPBS.24.008;
  - (ii) that the draft Official Plan Amendment 52 attached hereto as Appendix "B" be brought forward to a future Council meeting for consideration and adoption;
  - (iii) that the subject lands be rezoned from General Commercial One (GC1) Zone under By-law 2523, as amended, to Village Centre Commercial (VCC) Zone under By-law 235-97, as amended, with site-specific development standards to facilitate the development proposal as outlined in Staff Report SRPBS.24.008;
  - (iv) that the draft amending Zoning By-law attached hereto as Appendix "C" be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to a future Council meeting for consideration and enactment;
  - (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 draft amending Zoning By-law to implement the proposed development on the subject lands; and,
- b) that Council assign 293.28 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands to be released by the Commissioner of Planning and Building Services, subject to the City's Interim Growth Management Strategy, and in accordance with the provisions of By-law 109-11, as amended.

### 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

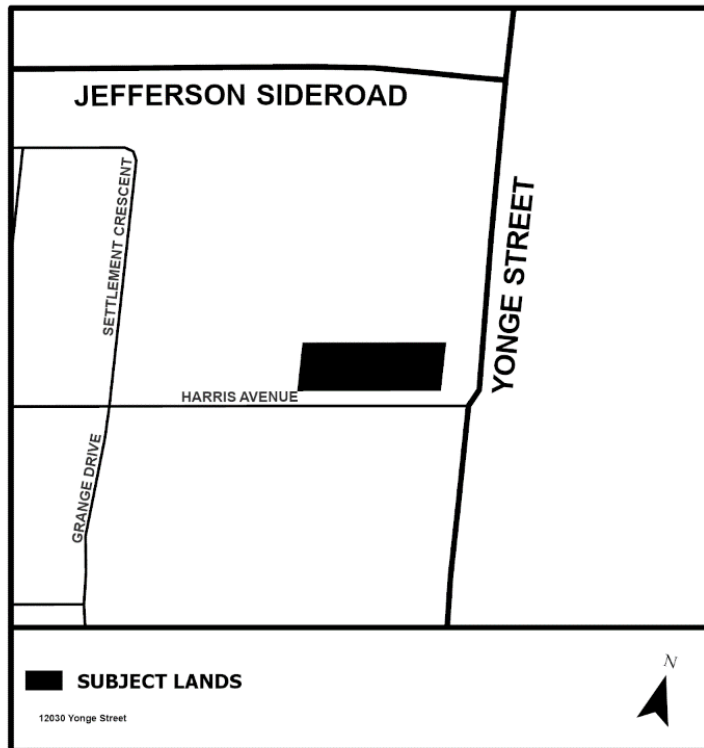
**Approved by:** Darlene Joslin, City Manager

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.

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### Location Map:

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



### Background:

The subject Official Plan and Zoning By-law Amendment applications were considered at a statutory Council Public Meeting held on June 2, 2021 wherein Council received Staff Report SRPI.21.063 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). A number of comments and concerns were raised at the meeting related to height and density, high traffic volumes and traffic safety, noise pollution, privacy, and overcrowding of schools and community amenities, which are discussed in detail in subsequent sections of this report.

It should be noted that since the submission of its original applications to the City, the applicant did not provide the City with a revised submission until June of 2023. Staff has been working closely with the applicant to address various outstanding matters and can now advise that the applicant has satisfactorily addressed the comments and technical requirements related to the subject Official Plan and Zoning By-law Amendment applications. Any remaining technical matters are to be addressed as part of a future Site Plan application. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Official Plan and Zoning By-law Amendment applications.

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### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located at the northwest corner of Yonge Street and Harris Avenue (refer to Map 1). The lands have approximately 33 metres (108.3 feet) of frontage along Yonge Street and 98 metres (321.5 feet) of frontage along Harris Avenue, with a total lot area of 0.33 hectares (0.82 acres). The lands currently support a one (1) storey automobile dealership (Summit Auto Brokers Inc.) which is proposed to be demolished to facilitate the proposed development. Surrounding land uses include an approved mixed-use residential development to the north (City Files D02-10032 and D06-12089), a residential subdivision to the west which is under construction (City Files D02-14038, D03-14016 and D06-14105), Harris Avenue and an under-construction townhouse development to the south (City Files D02-17014 and D06-17039), and Yonge Street to the east of the subject lands (refer to Map 2).

#### Development Proposal

The applicant is seeking Council’s approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of an eight (8) storey mid-rise apartment building with an FSI of 3.56, containing a total of 156 residential dwelling units, 155 square metres (1,668.41 square feet) of commercial/retail floor space at grade fronting onto Yonge Street, and three (3) levels of underground parking. A shared residential and commercial entrance is proposed along the Yonge Street frontage. Vehicular access for the development is to be provided from two (2) accesses along Harris Avenue. The following is a summary outlining the relevant statistics of the proposed development based on the plans and drawings submitted to the City:

Development Statistic	Original Development Proposal (2020)	Current Development Proposal (2024)
Gross Floor Area	11,918.50 sq. m (128,289.67 sq. ft)	11,713.38 sq. m (126,081.77 sq. ft)
Floor Space Index	3.62	3.56
Residential Units	156	156
Building Height	8 storeys or 31 metres (101.71 feet)	8 storeys or 31 metres (101.71 feet)
Amenity Space		
• Indoor	334 sq. m (3,595.15 sq. ft)	334 sq. m (3,595.15 sq. ft)
• Outdoor	305 sq. m (3,282.99 sq. ft)	550 sq. m (5,920.15 sq. ft)
Parking		
• Residential	187	133
• Visitor	23	24
• Commercial	7	2
• Car Share	0	2
Bicycle Parking		
• Residential	100	100
• Visitor	14	14

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

In order to facilitate the proposed development, the applicant is seeking Council's approval to establish a site specific exception to the City's Official Plan to permit the following (refer to Appendix "B"):

- an increase to the maximum permitted building height from six (6) storeys to eight (8) storeys; and,
- an increase in the maximum site density from an FSI of 2.0 to 3.56.

With respect to zoning, the applicant is proposing to rezone the subject lands from **General Commercial One (GC1) Zone** under By-law 2523, as amended, to **Village Centre Commercial (VCC) Zone** under By-law 235-97, as amended, with site specific provisions in order to permit the proposed development (refer to Appendix "C"). In addition, it is noted that applications for Site Plan Approval and draft Plan of Condominium will be required to facilitate the proposed development. At the time of writing of this report, the aforementioned applications have not been submitted to the City.

### Planning Analysis:

City staff has undertaken a comprehensive review and evaluation of the applicant's development proposal based on the policy framework as outlined within the *Provincial Policy Statement* ("PPS") (2020), the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") (2020), the York Region Official Plan ("ROP") and the City's Official Plan ("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, the Growth Plan, and the ROP have been updated. At the time of writing of this report, the City is undertaking Official Plan updates as necessary to align with more recent Provincial and Regional planning direction. A more detailed outline of the applicant's proposal relative to the relevant policies of the ROP and the Plan is provided in the sections below.

### York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP and more specifically designated **Community Area** in accordance with Map 1A (Land Use Designations). The **Urban Area** is envisioned to support a wide range of land uses and to accommodate a significant portion of the planned growth within the Region. **Community Areas** are envisioned as areas which will supply the majority of housing, personal services, retail, institutional, cultural, and recreational services, and shall contain a wide range of housing types, sizes and tenures that include affordable housing options.

The subject lands are also identified as being located on a **Regional Corridor** in accordance with Map 1B (Urban System Overlays) of the ROP. **Regional Corridors** will

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serve as the location for the highest densities and mix of uses as determined by the local municipality, with consideration for local community context and character. Development within **Regional Corridors** is to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian and cyclist friendly, and transit supportive.

The Region of York has reviewed the subject applications and has advised of no objections, as the subject applications are consistent with the policy direction set out in the ROP. The Region has advised that the appropriateness of the proposed increased density and consideration of compatibility are matters to be determined by the local municipality and accordingly, the proposed Official Plan Amendment has been exempted from Regional approval.

### City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule A2 (Land Use) (refer to Map 4) and are located along a **Regional Rapid Transit Corridor** in accordance with Appendix A5 (Public Rapid Transit) of the Plan. The predominant land uses and activities within the **Regional Mixed-Use Corridor** are to be mixed-use, pedestrian-friendly and transit-oriented. Further, development within the **Regional Mixed-Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site. The uses permitted in the **Regional Mixed-Use Corridor** include a broad range and mix of uses such as high density residential, office, commercial, and retail uses, among other uses.

In accordance with **Policy 4.6.1.8** of the Plan, the **Regional Mixed-Use Corridor** designation permits a maximum density (FSI) of 2.0 for lands located on Yonge Street north of the **Downtown Local Centre** designation. The permitted building height for development on Yonge Street located north of Townwood Drive and south of the **Oak Ridges Local Centre** designation is between two (2) and six (6) storeys, with the tallest buildings to be directed to the Yonge Street frontage in accordance with **Policy 4.6.1.11** of the Plan.

Further to the above, all development is subject to the urban design criteria set out under **Section 3.4.1** of the Plan, which includes policies specific to mid-rise development. **Policy 3.4.1.59** states that mid-rise buildings shall have a step back above the base building height to provide a clearly discernable top to the street wall and to minimize shadow impact on the public realm. Although the proposed development does not provide for a step back above the base building height along the Yonge Street or Harris Avenue frontages, Heritage and Urban Design staff are satisfied that the articulation and architectural treatment of the building provides for a discernible ground floor, middle, and top. Further articulation of the facade and building materiality will be addressed as part of the future Site Plan application.

The applicant is proposing to introduce a mid-rise built form adjacent to a **Neighbourhood** designation, and as such, the associated policies with respect to transition and step backs are also applicable. In this regard, **Policy 4.6.1.12** of the Plan

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requires that new development within the centres and corridors shall provide a transition to abutting **Neighbourhood** designations in accordance with the angular plane policies outlined in **Policy 3.4.1.55** of the Plan, which state that development must adhere to the principle of a 45 degree angular view plane as measured from adjacent low density and medium density residential uses.

The intent of the angular plane provisions is to ensure that proposed developments do not negatively impact sunlight and sky views of abutting residential uses. The proposed development meets the 45 degree angular plane when measured from the southwesterly corner of the subject lands. As the west property line is not completely parallel with the western building footprint, minor projections into the applicable angular plane (i.e. a balcony railing and a parapet) are proposed when measured from the northwesterly corner of the subject lands. Staff are satisfied that the proposed development meets the principle of the 45 degree angular plane and will not negatively impact sunlight or sky views of the adjacent low-rise residential uses to the west.

Staff are of the opinion that the proposed increase in permitted height from six (6) storeys to eight (8) storeys and the proposed increase in density from 2.0 FSI to 3.56 FSI is appropriate and achieves a suitable transition to abutting low density residential uses. The proposed height is compatible with the approved six (6)-storey development to the north at 12050 Yonge Street and is considered appropriate given the location of the subject lands at the corner of an intersection, where taller building heights and densities are generally desirable. Staff are satisfied that the step backs and angular plane provided at the rear of the proposed development facilitates appropriate transition to the adjacent **Neighbourhood** designation and adequately limits shadow impacts to adjacent residential uses.

With respect to housing affordability, **Policy 3.1.5.3** of the Plan directs that a minimum of 25% of new housing units within the **Settlement Area** shall be affordable and should be coordinated across the City including in Secondary Plan and Tertiary Plan areas. A portion of these units should also be designed to be accessible, and affordable housing units should include a mix and range of unit sizes, among other variables. As defined in **Section 7.2** of the Plan, affordable with respect to ownership housing means:

- a. housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low and moderate income households; or*
- b. housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.*

Additionally, **“low and moderate-income households”** are defined, in the case of ownership housing, to include **“households with incomes in the lowest 60% of the income distribution for the regional market area”**.

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The applicant has submitted documentation on how the proposal aims to achieve the City's current affordable housing policies. The proposed development is to be comprised of 156 dwelling units of which 25% or 39 dwelling units which meet the threshold unit price and rent in accordance with the City's Affordable Housing Strategy. Staff are satisfied that the development proposal provides for affordable housing in accordance with the Plan.

**Policy 3.1.5.6** of the Plan requires high density residential development to provide a minimum of five (5) percent of units containing three (3) or more bedrooms. The proposed development provides a total of 156 units comprised of 77 one-bedroom units (49.4%), 56 one-bedroom plus den units (35.9%), 21 two-bedroom units (13.5%) and 2 two-bedroom plus den units (1.3%). The proposed development would not provide for any units containing three (3) or more bedrooms, as the subject applications were deemed complete in accordance with the *Planning Act* prior to the approval of Official Plan Amendment 18.3 in September 2022, which introduced the requirement for a minimum number of three (3) bedroom units for high density developments. Notwithstanding, the applicant is encouraged to explore opportunities to provide larger units which are suitable for households with children as part of a future Site Plan application.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with Schedule A3 (Settlement Area) of the Plan and within the **Settlement Area** land use designation of the *Oak Ridges Moraine Conservation Plan* (ORMCP). In accordance with **Policy 3.2.1.1.18** of the Plan, Minimum Vegetation Protection Zones (MVPZ) are required from Key Natural Heritage Features (KNHF) and Key Hydrological Features (KHF). The proposed development is also subject to the provisions of **Section 3.2.2.3** – Natural Hazards and **Section 3.2.1** – Greenway System of the Plan. In this regard, **Policy 3.2.1.1.18** of the Plan stipulates that all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP. A Natural Heritage Evaluation (NHE) and Oak Ridges Moraine Conformity Statement prepared in support of the subject applications did not identify any KNHFs or KHFs on the subject lands. The City's Park and Natural Heritage Planning staff have reviewed the NHE and Oak Ridges Moraine Conformity Statement and concur with the findings.

The lands are also located within a **Landform Conservation Area Category 2** in accordance with Schedule A6 (Landform Conservation Areas) of the Plan. A Landform Conservation Area serves an important role in the ecological functions of the Oak Ridges Moraine. **Policy 3.2.1.1.35** of the Plan identifies that disturbance within a Landform Conservation Area must be kept to a minimum for development within the **Settlement Area** and that any proposed development involving disturbance must demonstrate conformity with the ORMCP. **Section 3(13)** of the ORMCP states that in considering development applications within Landform Conservation Areas which are also within **Settlement Areas**, the approval authority shall consider the importance of



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adopting planning, design and construction practices that will keep disturbance to landform character to a minimum.

An Oak Ridges Moraine Conformity Statement submitted by the applicant in support of the subject applications concluded that no landform character features such as slopes, kettles, ravines or ridges were identified as being present on the subject lands. Further, the subject lands may have been previously altered through grading and fill placement, partially associated with the abutting residential subdivision to the west, and as such, are highly disturbed. Park and Natural Heritage Planning staff are in agreement that the subject lands lack landform character features and are already in a disturbed state.

Staff has carefully reviewed the applicant's development proposal and consider the proposed land use and built form to be appropriate and compatible with existing land uses and approved developments within the adjacent and surrounding area. On the basis of the preceding, staff is of the opinion that the development proposal has appropriate regard for and is consistent with the overarching planning principles of the Plan and that it represents good planning.

### **Harris-Beech Neighbourhood Infill Study**

The subject lands are located within the Harris-Beech Neighbourhood Infill Study (the "Study") as identified under **Policy 4.9.1.1.1** and Appendix 9 of the Plan. The Harris-Beech Neighbourhood Infill Study Area encompasses the lands located between Yonge Street to the east, the rear of the properties along the west side of Beech Avenue, Jefferson Sideroad to the north and the rear of the properties along the south side of Harris Avenue.

The Study was approved by Council on February 24, 2014 along with a supporting Master Environmental Servicing Plan (MESP). The objective of the Study was to establish a framework to guide potential future development in the Study Area over the long term through four (4) development scenarios and urban design criteria (refer to Map 6).

The proposed mid-rise, mixed-use building meets the locational criteria for Mixed-Use/Commercial uses as identified in all four (4) scenarios of the Study. The proposed development also meets the structuring elements of the Study by providing for a transition of scale and intensity of uses from Yonge Street to the western portion of the community and by serving as a gateway at the intersection of Yonge Street and Harris Avenue.

### **Zoning By-law**

The applicant is seeking approval to rezone its land holdings from **General Commercial One (GC1) Zone** under By-law 2523, as amended, to **Village Centre Commercial (VCC) Zone** under By-law 235-97, as amended, to permit an apartment building and to establish site-specific development standards to facilitate the development proposal.

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The following table provides a summary outlining the requested site-specific development standards and the **VCC Zone** standards under By-law 235-97:

Development Standard	Current Standards, VCC Zone under By-law 235-97, as amended	Proposed Standards, VCC Zone under By-law 235-97, as amended
<b>Minimum Lot Frontage</b>	20.0 metres (65.6 feet)	33.0 metres (108.3 feet)
<b>Minimum Lot Area</b>	2,000 square metres (21,527.8 feet)	3,200 square metres (34,444.5 square feet)
<b>Minimum Front Yard</b>	0.0 metres (0.0 feet)	3.0 metres (9.84 feet)
<b>Minimum Side Yard</b>	6.0 metres (19.7 feet)	<b>2.9 metres (9.5 feet)</b>
<b>Minimum Flankage Yard</b>	0.0 metres (0.0 feet)	<b>2.5 metres (8.2 feet)</b>
<b>Minimum Rear Yard</b>	7.5 metres (24.6 feet)	12.0 metres (39.4 feet)
<b>Maximum Front Yard, Side Yard or Flankage Yard</b>	7.5 metres (24.6 feet)	<b>10.0 metres (32.8 feet)</b>
<b>Maximum Height</b>	12 metres (39.3 feet)	30.0 metres (98.43 feet) (Excluding Mechanical Penthouse)
<b>Maximum Number of Storeys</b>	4	8
<b>Maximum Coverage</b>	Not Applicable	<b>50%</b>
<b>Maximum Floor Area Ratio</b>	0.75	<b>3.60</b>
<b>Maximum Gross Floor Area</b>	Not Applicable	11,760 square metres (38,582.68 square feet)
<b>Minimum Front Yard Landscape Strip</b>	6.0 metres (29.5 feet)	6.0 metres (29.5 feet)
<b>Minimum Number of Parking Spaces</b>	Residential Apartment Building – 2.25 spaces per dwelling unit  Retail Commercial Uses – Not Applicable	161 spaces (including 24 visitor spaces and 2 commercial spaces)
<b>Minimum Number of Bicycle Spaces</b>	Not Applicable	<b>120 spaces</b>
<b>Minimum Outdoor Amenity Space Per Unit</b>	Not Applicable	<b>2.0 square metres (21.53 square feet)</b>

In addition to the above, Transportation staff has requested that definitions be added to the draft amending Zoning By-law to account to implement Transportation Demand Management (TDM) measures, including definitions for bicycle maintenance facility, car share parking spaces, and long-term, short-term and public bicycle spaces. A new definition for motor vehicle sales establishment has been included in the Zoning By-law to protect the existing use of the subject lands, which is not a permitted use in the **VCC Zone** under By-law 235-97, as amended.

In consideration of the preceding, the proposed development standards are considered sufficient to provide for appropriate setbacks and separation with respect to adjacent land uses, limit shadowing impacts, achieve sky view and establish minimum standards with respect to parking and landscaping, among other matters, for the appropriate development of the subject lands.

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### **Council and Public Comments:**

As noted previously, comments from members of Council and the public were raised at the Council Public Meeting held on June 2, 2021 in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the sections below.

### **Height, Density, Compatibility and Privacy**

Concerns were raised with respect to the height and density of the proposed development, the compatibility of the proposed built form with respect to adjacent and surrounding land uses, and potential impacts on the privacy of adjacent residents. The development proposal employs a series of step backs along the rear of the building in conformity with the principle of a 45 degree angular plane and to provide a gradual transition in built form to minimize the visual impact of the building, to minimize shadow impacts on adjacent low-rise residential uses, and to maintain the sky views of adjacent residents. The proposed mid-rise development is consistent with the emerging built form context along this portion of Yonge Street, particularly as it relates to the approved development on the abutting lands to the north, which is permitted up to a height of six (6) storeys and 24 metres (75.5 feet).

Further to the above, to mitigate the impact of the development on the privacy of adjacent residents, landscaping features are proposed around the perimeter of the development, including a landscaping strip of 1.85 metres (6.1 feet) along the rear lot line abutting the approved residential development. Additional measures to protect the privacy of nearby residents, including privacy screens on the rooftop amenity space, will be reviewed and secured through a future Site Plan application.

### **Traffic Volume, Noise Pollution and Safety**

Concerns were raised with respect to the potential impacts of traffic on congestion, noise, and safety in the neighbourhood. In this regard, York Region and the City's Transportation staff have reviewed the Transportation Impact Study submitted in support of the proposed development, and have no objections to the proposed development from a transportation perspective. Furthermore, Transportation Demand Management (TDM) measures such as bicycle parking spaces and a dedicated co-working space will be secured through the Zoning By-law Amendment and are proposed to encourage alternative modes of transportation and to minimize traffic volumes in the neighbourhood. With respect to noise, the applicant submitted a Noise Study in support of the subject applications which has been reviewed and found to be acceptable by staff at this stage in the development review process.

### **Community Amenities**

Comments were raised with respect to the ability of local schools and parks to accommodate the increased population of the neighbourhood. With respect to schools, both York Region District School Board and the York Catholic District School Board have reviewed the subject applications and have no objections as they relate to school

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capacity in the area. With respect to the availability of local parks, Park and Natural Heritage Planning Staff note that per the City's 2022 Parks Plan, the vicinity of subject lands are well served by local parks, including Flood Farmstead Park located to the east of the subject lands. Accordingly, the applicant is required to provide cash-in-lieu of parkland dedication at the time of building permit issuance in satisfaction of their parkland dedication obligations.

### City Department and External Agency Comments:

All circulated City departments and external agencies have either indicated no objections or have provided comments to be addressed through the Site Plan approval process. The following provides a summary of the comments received from the City's Infrastructure Planning and Development Engineering Division, Heritage and Urban Design Section, Park and Natural Heritage Planning Section, and the Region of York that are to be addressed by the applicant as part of a future Site Plan application:

- addressing technical comments with respect to functional servicing and hydrogeological requirements, including additional groundwater monitoring, updated dewatering calculations, and the detailed design of proposed retaining walls, among other matters;
- clarification with respect to how the privacy of the proposed grade-related residential units fronting Harris Avenue will be protected, and for the applicant to consider further articulation to the facades fronting Yonge Street and Harris Avenue, including through the incorporation of a variety of building materials, as measures to reduce the visual impact of the building and provide for a more discernible ground floor, middle and top;
- identification of erosion and sediment control measures, landscaping and restoration works, and tree protection, among other matters; and,
- conveyance of land along the Yonge Street frontage to facilitate future road widening, updated traffic counts and modal-split data, and the identification of construction site management measures, among other matters.

### Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications and are in support of same, for the following principal reasons:

- the proposed high density mid-rise mixed-use apartment building is permitted within the **Community Area** land use designation in accordance with the in-force ROP and the **Regional Mixed-Use Corridor** land use designation of the Plan;
- notwithstanding the proposed eight (8) storey building height and 3.56 FSI, the proposed development satisfies the intent and principles of **Policy 3.4.1.55** and **Policy 4.9.2** of the Plan with respect to transition and compatibility;
- the development proposal contemplates a 25% affordable housing component in accordance with **Policy 3.1.5.3** of the Plan;

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- the comments received from Council and members of the public have been satisfactorily addressed; and,
- the applicant has satisfactorily addressed all City department and external agency comments as it relates to their Official Plan and Zoning By-law Amendment applications. The remaining technical matters will be required to be addressed as part of the future Site Plan approval process to the satisfaction of the City and relevant external agencies.

On the basis of the preceding, it is recommended that the proposed Official Plan and Zoning By-law Amendment applications be approved.

### **Interim Growth Management Strategy:**

Council has approved and implemented a comprehensive strategy comprised of eight (8) growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

At the time of writing this report, a Site Plan application had not been received by the City in support of the subject development proposal. In order to satisfy IGMS Criteria 5, the applicant will be required to submit a Sustainability Performance Metrics Tool (the “Metrics”) in support of and for consideration by the City as part of its review and approval of a future Site Plan application to support the allocation of servicing capacity.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council assign 293.28 persons equivalent of servicing allocation to the proposed development, to be released by 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.

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### Relationship to Strategic Plan:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, in supporting a range of housing options and affordability, on the basis that the development proposal supports a diversified range of dwelling unit types and sizes within the City.

### Climate Change Considerations:

The recommendations of this report are generally aligned with Council's climate change considerations as the proposed development includes bicycle parking and car-share parking spaces, which reduces automobile dependency and supports options for zero-emission modes of transportation. Notwithstanding the above and as indicated in earlier sections of this report, a more detailed evaluation of technical and design-related matters relating to sustainability will be undertaken as part of a future Site Plan application.

### Conclusion:

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of an 8 storey high density mixed-use development on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted applications conform with the overarching principles of the Plan, are appropriate in the context of the emerging vision for the area, and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the recommendations outlined in this report.

### Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix "A", Extract from Council Public Meeting C#28-21 held June 2, 2021
- Appendix "B", Draft Official Plan Amendment
- Appendix "C", Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Approved Harris-Beech Infill Study – Scenario D
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations (North and East Elevations)
- Map 8, Proposed Elevations (South and West Elevations)

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### Report Approval Details

Document Title:	SRPBS.24.008 - Request for Approval - 12030 Yonge.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - CPM Extracts.docx</li><li>- Appendix B - Draft OPA.docx</li><li>- Appendix C - Draft ZBLA.docx</li><li>- SRPBS 24.008 - Map 1 - Aerial Photograph.docx</li><li>- SRPBS 24.008 - Map 2 - Neighbourhood Context.docx</li><li>- SRPBS 24.008 - Map 3 - Existing Zoning.docx</li><li>- SRPBS 24.008 - Map 4 - Official Plan Designation.docx</li><li>- SRPBS 24.008 - Map 5 - Harris Beech Infill Study - Scenario D.docx</li><li>- SRPBS 24.008 - Map 6 - Proposed Site Plan.docx</li><li>- SRPBS 24.008 - Map 7 - Proposed Elevations (North and East).docx</li><li>- SRPBS 24.008 - Map 8 - Proposed Elevations (South and West).docx</li></ul>
Final Approval Date:	May 14, 2024

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

**Deborah Giannetta - May 14, 2024 - 1:38 PM**

**Gus Galanis - May 14, 2024 - 1:38 PM**

**Darlene Joslin - May 14, 2024 - 2:17 PM**