



## **Staff Report for Committee of Whole Meeting**

**Date of Meeting:** June 12, 2024

**Report Number:** SRCM.24.04

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

**Subject:** **SRCM.24.04 – Request for Approval – Draft Plan of Condominium – Metroview Developments (Westwood) Inc. – City File CON-24-0005**

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### **Owner:**

Metroview Developments (Westwood) Inc.  
5690 Steeles Avenue West, Suite 300  
Vaughan, ON L4L 9T4

### **Agent:**

Goldberg Group  
2098 Avenue Road,  
Toronto, ON M5M 4A8

### **Location:**

**Legal Description:** Part of Lot 38, Concession 1, W.Y.S.  
**Municipal Address:** 8888 Yonge Street

### **Purpose:**

To request approval of a draft Plan of Condominium application related to a high-density mixed-use residential/commercial development that is currently under construction on the subject lands.

### **Recommendations:**

- a) That Staff Report SRCM.24.04 be received for information;
- b) That the draft Plan of Condominium application submitted by Metroview Developments (Westwood) Inc. for the lands known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8888 Yonge Street), City File CON-24-0005 (19CDM(R)-24005), be approved, subject to the following:

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- (i) that draft approval be subject to the conditions as set out in Appendix “A” to Staff Report SRCM.24.04;
- (ii) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law; and,
- (iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to Staff Report SRCM.24.04.

### Contact Person:

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

### Report Approval:

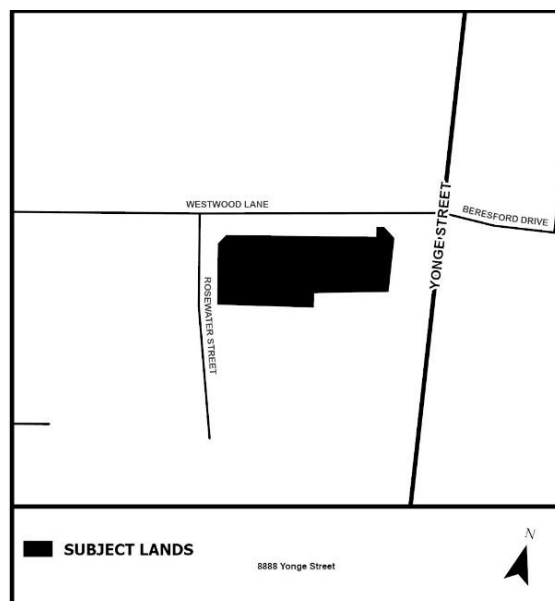
**Submitted by:** Anthony Ierullo, Director of Economic Development and Richmond Hill Centre

**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), Commissioner, and City Manager. Details of the reports approval are attached.

### Location Map:

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



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### **Background:**

In August 2014, the former Ontario Municipal Board (OMB) approved in-part Official Plan Amendment and Zoning By-law Amendment applications (City Files D01-12006 and D02-12023) to permit the construction of a high-density mixed-use residential/commercial development on the subject lands. However, the order with respect to the Zoning By-law was withheld pending Site Plan approval.

Following the issuance of the 2014 OMB decision, staff continued to work with the owner on the related Site Plan application (D06-12066) towards finalizing the implementing Zoning By-law. Through this process, the Official Plan Amendment was further revised and received final approval from the former Local Planning Appeal Tribunal (LPAT) on May 15, 2020, and similarly, the Zoning By-law received LPAT approval on June 12, 2020. The approved development is comprised of a 15-storey building with 204 residential units and 650 square metres (6,996.8 square feet) of ground related retail/commercial space.

As the construction of the development on the site progresses towards completion, the applicant is seeking Council's approval of its draft Plan of Condominium application to establish condominium tenure. The draft Plan of Condominium application was deemed complete by the City on January 27, 2024, and the applicant has addressed any comments provided by City departments and/or external agencies. As such, the purpose of this report is to seek Council's approval of the applicant's draft Plan of Condominium application.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located at the southwest corner of Yonge Street and Westwood Lane, east of Rosewater Street. The site has a lot area of 0.476 hectares (1.18 acres). Land uses surrounding the property include low density residential and commercial to the north and east, Yonge Street to the east, an existing high-density mixed-use development to the south and vacant lands to the west of Rosewater Street (refer to Map 1).

#### **Development Proposal**

The applicant is requesting approval of a draft Plan of Condominium application to establish standard condominium tenure for a 15-storey high-density mixed-use residential/commercial development currently under construction on its land holdings located at 8888 Yonge Street (refer to Maps 6 to 10).

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The following is a summary of the development statistics based on the approved plans and drawings submitted to the City:

- **Total Lot Area:** 0.476 hectares (1.176 acres)
- **Building Height:** 15 storeys
- **Number of Dwelling Units:** 199
- **Number of Live-Work Units:** 5
- **Number of Commercial Units:** 3
- **Density:** 4.21 Floor Space Index (FSI)
- **Total Parking Spaces:** 257
  - Residential spaces: 206
  - Visitor and Commercial Spaces: 51

## Planning Analysis:

### City of Richmond Hill Official Plan Designation

The subject lands are designated Richmond Hill Centre in accordance with Schedule A2 - Land Use of the Official Plan (“the Plan”) (refer to Map 2). Uses permitted within the Richmond Hill Centre designation include medium and high-density residential uses, office uses, commercial and retail uses, community uses, park and open spaces and live work units. In accordance with Schedule A11 – Exceptions (refer to Map 3), **Policy 6.9** outlines site-specific policies applicable to the subject lands, which served to implement the 2020 LPAT decision and facilitate the 15-storey high-density mixed-use residential/commercial development presently under construction. In this regard, the subject development proposal conforms to the Plan.

### Richmond Hill Centre Secondary Plan

The Richmond Hill Centre Secondary Plan (OPA 41) (“the Secondary Plan”) was brought forward to the Committee of the Whole for consideration on May 3, 2023 and adopted by Council on May 10, 2023. 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, but, unrelated to the subject lands.

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 development proposals.

In accordance with Schedule 2 to the Secondary Plan (refer to Map 4), the subject lands are located within 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.

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Schedule 2 further identifies the subject lands are subject to Chapter 6 of the Part 1 Plan, which reflects the 2020 LPAT decisions to permit a 15-storey building with a density of 4.21. In this regard, the subject development proposal conforms to the Secondary Plan.

### Zoning

The subject lands are zoned **Multiple Residential Ten (RM10) Zone** under By-law 2523, as amended by By-law 21-20 (refer to Map 5). The **RM10 Zone** permits an apartment building with commercial uses and live-work units as proposed by the subject application and therefore, the proposed development complies with the zoning applicable to the subject lands.

### Site Plan

As noted previously, a Site Plan application was submitted to permit the construction of a high-density mixed-use development on the subject lands and was approved by the City (refer to Map 6). The Site Plan Agreement was executed by the City on March 4, 2021, and is awaiting final execution by York Region. Once executed, the agreement will be registered on title, which is a condition of the recommended draft approval of the Plan of Condominium.

### Draft Plan of Condominium

Staff has reviewed the applicant's draft Plan of Condominium and can advise that it is consistent with the approved Site Plan for the subject development presently under construction on the lands (refer to Maps 7 to 10). Further, circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of approval for the proposed draft Plan of Condominium. These conditions of approval are included in the Schedule of Draft Conditions attached hereto as Appendix "A".

### Financial/Staffing/Other Implications:

The recommendations of this report do not have significant financial, staffing and/or other implications.

### Relationship to Strategic Plan:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community** by providing a range of housing options and supporting active and sustainable modes of travel in proximity to Public Transit, Go Transit and the Yonge North Subway Extension project.

### Climate Change Considerations:

The recommendations of this report do not have any climate change considerations.

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### **Conclusion:**

The applicant is seeking approval of a draft Plan of Condominium application related to a 15-storey mixed-use residential/commercial development presently under construction on its land holdings. Staff is satisfied that the proposed draft Plan of Condominium is appropriate and represents good planning. Accordingly, staff recommends that the applicant's request be approved subject to the conditions set out in Appendix "A" to this report.

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### Attachments:

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

- Appendix “A”, Schedule of Draft Conditions, 19CDM(R)-24005
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Official Plan – Schedule 11 Exceptions
- Map 4, Richmond Hill Centre Secondary Plan – Schedule 2 Density
- Map 5, Existing Zoning
- Map 6, Approved Site Plan
- Map 7, Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 1)
- Map 8, Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 2)
- Map 9, Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 3)
- Map10, Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 4)

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### Report Approval Details

Document Title:	SRCM.24.04 - Request for Approval - Draft Plan of Condominium Application - 8888 Yonge Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Schedule of Draft Conditions, 19CDM(R)-24005.doc.pdf</li><li>- SRCM.24.04 - Map 1 - Aerial Photograph.pdf</li><li>- SRCM.24.04 - Map 2 - Official Plan Designation.pdf</li><li>- SRCM.24.04 - Map 3 - Official Plan - Schedule A11 Exceptions.pdf</li><li>- SRCM.24.04 - Map 4 - Richmond Hill Centre Secondary Plan - Schedule 2 Density.pdf</li><li>- SRCM.24.04 - Map 5 - Existing Zoning.pdf</li><li>- SRCM.24.04 - Map 6 - Approved Site Plan.pdf</li><li>- SRCM.24.04 - Map 7 - Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 1) .pdf</li><li>- SRCM.24.04 - Map 8 - Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 2).pdf</li><li>- SRCM.24.04- Map 9 - Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 3).pdf</li><li>- SRCM.24.04 - Map 10 - Draft Plan of Condominium, 19CDM(R)-24005 (Sheet 4).pdf</li></ul>
Final Approval Date:	May 24, 2024

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

**Anthony Ierullo - May 24, 2024 - 6:39 PM**

**Darlene Joslin - May 24, 2024 - 7:27 PM**