



Staff Report for Council Public Meeting

Date of Meeting: June 25, 2024

Report Number: SRCM.24.05

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

Subject: **SRCM.24.05 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 1921318 Ontario Inc. - City Files OPA-24-0001 and ZBLA-24-0002**

Owner:

1921318 Ontario Inc.
220 Steeles Avenue West
Richmond Hill, Ontario
L4J 1A1

Agent:

The Planning Partnership Ltd.
1255 Bay Street, Suite 500
Toronto, Ontario
M5R 2A9

Location:

Legal Description: Part of Lot 37, Concession 1, W.Y.S.
Municipal Address: 8790 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 23-storey mixed-use residential/commercial building on the subject lands.

Recommendation:

- a) **That Staff Report SRCM.24.05 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 1921318 Ontario Inc. for lands known as Part of Lot 37, Concession 1, W.Y.S. (Municipal Address: 8790 Yonge Street), City Files OPA-24-0001 and ZBLA-24-0002, be received for information and that all comments be referred back to staff.**

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Contact Person:

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

Report Approval:

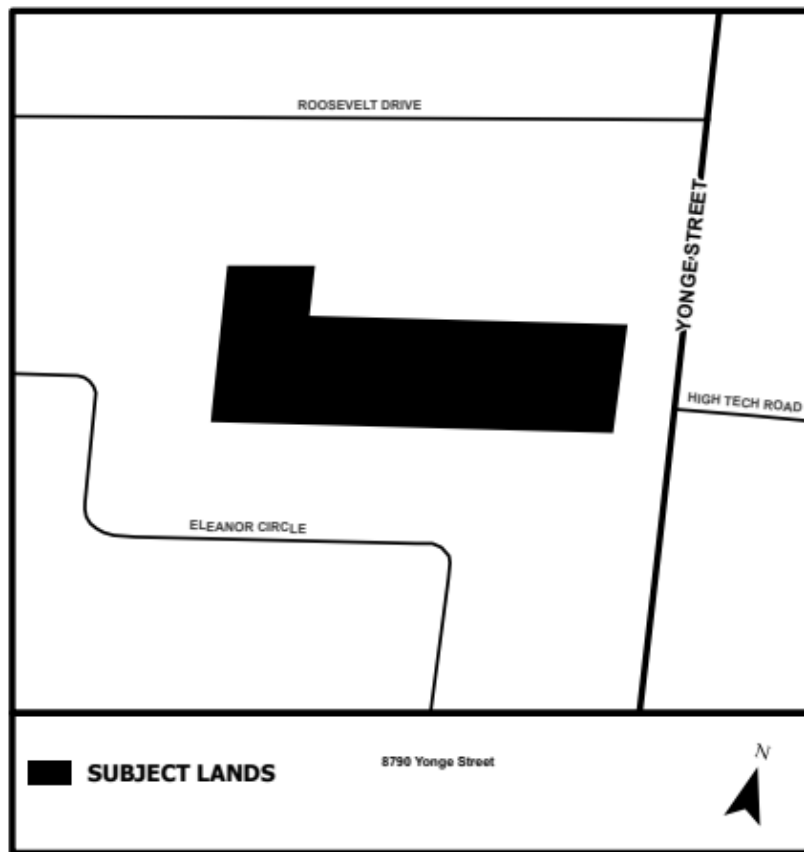
Submitted by: Anthony Ierullo, Director of Economic Development and Richmond Hill Centre

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.



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Background Information:

In September 2023, the applicant provided Official Plan Amendment and Zoning By-law Amendment submissions to permit a 23-storey mixed-use residential/commercial building with 395 apartment units and a density of 4.2 Floor Space Index. In accordance with the City's Collaborative Application Process (CAP), the submissions were circulated for quality control evaluation. On October 27, 2023, the applicant was provided with a response outlining deficiencies with the quality of the submissions. Staff have been working with the applicant to refine their submissions through the CAP process.

Staff received confirmation from the applicant to "opt out" of the CAP process and proceeded to submit complete applications pursuant to the *Planning Act*. Applications for Official Plan Amendment and Zoning By-law Amendment for the subject lands were deemed complete on March 15, 2024. The 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 subject 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 west side of Yonge Street, south of Roosevelt Drive, across from where High Tech Road terminates at Yonge Street (refer to Map 1). The lands have a total lot area of 0.7 hectares (1.74 acres) and a frontage of approximately 42.0 metres along Yonge Street.

The subject lands contain an existing automobile dealership and service shop. The existing building is surrounded by surface parking on the east, south and west sides and driveway access to the site is from a driveway situated along the southern boundary of the property. The lands abut existing low density residential to the south, west and northwest, an existing truck dealership to the north and Yonge Street to the east (Map 2).

Development Proposal

The applicant has proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a 23-storey mixed-use commercial/residential building comprised of 395 apartment dwelling units with ground level commercial. The development proposal incorporates a residential lobby facing the north side of the building, residential access at the rear, commercial access from Yonge Street and the south side of the building, and a lay-by pick-up drop-off lane along the south side of the building. It is proposed that the building will be serviced by a new north-south street and a new east-west street connecting to Yonge Street along the south side of the property.

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Indoor and outdoor amenity space is proposed on the seventh level with green roof elements located on the 13th, 15th and the mechanical penthouse levels with public open space proposed for the area to the west of the future north-south road. Loading, staging and underground parking will be accessed from the west side of the building with a total of 260 automobile parking spaces distributed between four levels of underground parking and 222 bicycle parking spaces distributed between two levels of underground parking with an additional 25 bicycle parking spaces provided at grade (Maps 9 to 11).

Table 1 (below) outlines the relevant statistics of the development proposal:

Table 1: Proposal

Statistics	Proposed Development (2023)
Site Area	0.7 hectares (1.74 acres)
Number of Suites/Units	395 units
Building Height	23 storeys
Total Gross Floor Area	29,612.7 square metres (318,748.5 square feet)
Floor Space Index (FSI)	4.2
Commercial Gross Floor Area	1,941.0 square metres (20,892.8 square feet)
Indoor Amenity Space	913.2 square metres (9,829.6 square feet)
Outdoor Amenity Space	690.6 square metres (7,433.6 square feet)
Total Vehicle Parking	260 spaces (4 levels of underground parking)
Bicycle Parking	222 spaces (located underground) 25 (at-grade)

It should be noted that at the time of the preparation of this report, a related Site Plan application had not 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:

- Development Summary;
- Planning Rationale and Urban Design Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Development Application Summary;
- Site Survey;
- Site Plan;
- Concept Plan;
- Elevation Plans, Floor Plans, Cross Section Plans, 3D views;
- Underground Parking Plans;
- Angular Plane Analysis;

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- Functional Servicing and Stormwater Management Report;
- Hydrogeological Investigation;
- Geotechnical Report;
- Grading Plan and Servicing Plan;
- Phase 1 and 2 Environmental Site Assessment;
- Arborist Report and Tree Inventory and Protection Plan;
- Landscape Plan;
- Pedestrian Level Wind Study;
- Transportation Mobility Plan;
- Sun and Shadow Study;
- Urban Design Brief;
- Waste Management Plan; and,
- Affordable Housing Template.

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) to facilitate the proposed development:

- Schedule A11 (Exceptions) to the Plan be amended to identify the subject lands with the next available Exception number;
- To permit a maximum site density of 4.5 FSI;
- To permit a maximum building height of 23-storeys, including the mechanical penthouse; and,
- Despite Policy 3.4.1 (55) of the Plan, an appropriate interface with existing development to the west shall be established through a minimum setback, and an appropriate built form transition in scale. The minimum setback, and built form standards will be established through the site-specific Zoning By-law Amendment.

With respect to the revised Zoning By-law Amendment application, the subject lands are currently zoned **General Commercial Two (GC2) Zone** pursuant to By-law 2523, as amended, which permits an automobile dealership and a commercial school with site specific development standards pertaining to buffering along the property lines abutting a Residential Zone and outdoor storage of automobiles (Map 8). The applicant is proposing to amend By-law 2523, as amended to permit the following exceptions:

- Permit a mixed-use residential/commercial building;
- Add or amend applicable definitions within By-law 2523, as amended; and,
- Establish site-specific development standards to facilitate the proposed development, including, maximum gross floor area, maximum residential gross floor area, maximum floor space index, maximum podium height, maximum building height, maximum floor plate sizes, minimum building setbacks, minimum building setbacks and projections, maximum mechanical penthouse height, minimum vehicular and bicycle parking and loading standards, and minimum amenity space per unit.

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

- Maximum Gross Floor Area (GFA): 31,500 sq. metres (339,063.2 sq. feet)
- Maximum Residential GFA: 29,000 sq. metres (312,153.4 sq. feet)
- Maximum Non-Residential GFA: 2,500 sq. metres (26,909.8 sq. feet)
- Maximum Floor Space Index: 4.5
- Maximum Building Height: 23 storeys
- Maximum Height of Podium: 6 storeys
- Maximum Floor Plate Size (7-12th floors): 1,600 sq. metres (17,222.3 sq. feet)
- Maximum Floor Plate Size (13-14th floors): 1,300 sq. metres (13,993.1 sq. feet)
- Maximum Floor Plate Size (over 14th floor): 650 sq. metres (6,996.5 sq. feet)
- Minimum Front Yard (Yonge Street): Nil
- Minimum Front Yard (daylight triangle): Nil
- Minimum Side Yard Setback (north): 5.5 metres (18.1 feet)
- Minimum Side Yard Setback (south): 10 metres (32.8 feet)
- Minimum Rear Yard Setback (west): 55 metres (180.5 feet)
- Minimum Front Yard Stepback
(at or above the 6th storey (Yonge Street): 3 metres (9.8 feet)
- Minimum Side Yard Stepback
(at or above the 6th storey) (south): 1.5 metres (4.9 feet)
- Minimum Side Yard Stepback
(at or above the 12th storey) (north): 3.5 metres (11.5 feet)
- Minimum Stepback
(at or above 6th storey) (east): 15 metres (49.2 feet)
- Mechanical penthouse projection above maximum building height: 6 metres (19.7 feet) above maximum
- Maximum balcony and architectural features projection: 2 metres (6.6 feet)
- Parking Requirements:
 - Residential Apartment Unit: 0.4 spaces per unit
 - Residential Visitor: 0.15 spaces per unit
 - Non-residential: 50 spaces
- Loading Spaces: 1 space
- Bicycle Parking Requirements:
 - Apartment Building (long term): 0.6 spaces per unit
 - Apartment Building (short term): 5% of long term spaces
 - Non-residential (long term): 0.13 spaces per 100 sq. metres of gross floor area
 - Non-residential (short term): 0.15 spaces per 100 sq. metres of gross floor area
- Amenity Space: 2.0 sq. metres (21.5 sq. feet) per unit

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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 (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** and within a **Regional Centre** 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 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 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 partially located within 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 Regional Centres and Major Transit Station Areas are intended 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. At this time, the applicant has not adequately demonstrated compliance with the requirement that 35% of new housing be affordable. A more detailed review and evaluation of the proposed amendment in the context of the

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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** and **Richmond Hill Centre** in accordance with Schedule A2 Land Use of the Plan (Map 3) and are identified as forming part of a planned secondary plan area as shown on Schedule A10 Secondary Plan Areas to the Plan. Schedule A8 Street Classification (Map 4) identifies a planned north-south local street road that extends from Garden Avenue to Carrville Road along the west side of Yonge Street, which traverses the subject lands. The **Neighbourhood** designation 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). The **Richmond Hill Centre** designation permits high density residential, medium density residential, major office, office, commercial, major retail, retail, community uses, parks and live-work units. Development in the Richmond Hill Centre is intended to achieve a minimum density of 2.0 FSI and a maximum density of 2.5 FSI per development block.

The boundaries of development blocks will be identified in a Secondary Plan for the Richmond Hill Centre in accordance with the policies of this Plan. Further, density of a development block on the west side of Yonge Street and east of the proposed north-south street, south of Carrville Road, as shown on Schedule A8 (Street Classification) (Map 4) shall have a minimum density of 2.0 FSI and a maximum density of 2.5 FSI. Buildings are permitted to have a minimum height of 4 storeys, with the base building height ranging from 4 to 6 storeys and the maximum building height not exceeding 15 storeys. Development abutting the Neighbourhood designation shall not exceed 4 storeys, subject to the angular plane policies of Section 4.2.2.11 of the Plan.

Section 4.2.2 of the Plan advises that a linear parks and urban open space system will be established to provide connections with the Richmond Hill Centre and abutting neighbourhoods and that parks will be framed by buildings that have entrances or outdoor amenity areas facing a park or urban open space system.

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 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, climate change, sustainable development, infrastructure alignment, parks hierarchy and urban design were also added.

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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 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 3.4.1.57** requires that high-rise buildings be designed to provide adequate separation of approximately 25 metres between existing towers, which generally translates to a building wall face setback of 12.5 metres from the nearest property line. **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 3.4.1.59**). Buildings that have a height of 8 storeys or less are not subject to the slender floor plate design.

Policy 3.1.5.3.2 of the Plan requires a minimum of 35% of new housing units within the **Richmond Hill Centre** shall be affordable and that **Policy 3.1.5.6** requires high density residential development provide a minimum of 5% of units to contain 3 or more bedrooms.

The applicant's development proposal includes a building with a height of 23 storeys and a density of 4.2 FSI, which exceeds the maximum density permitted under the Plan

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and may have conformity issues with tower setback and the angular plane measured from the southwest side of the proposed building, depending on where the north-south street is ultimately located. Furthermore, as noted earlier in this report on page 6, the applicant's development proposal incorporates a design with floor plates between floors 7 and 14 that average 1,525 square metres, which significantly exceeds the slender floor plate size for high rise buildings permitted by the Plan.

It is noted that the development proposal incorporates a north-south street in accordance with the Plan and an east-west link to Yonge Street pursuant to the Secondary Plan which will be further addressed later in this report under the Secondary Plan heading.

As part of the development proposal, the applicant is proposing that the rear portion of the subject lands, located west of the north-south street be dedicated as a park with a portion of these lands to be purchased by the City for the same purpose (Map 9). Staff has reviewed this proposal and advised the applicant that the Parks Plan (2022) provides for a network of parks, open space and linear connections in the West of Yonge character area and that a proposed public open space has not been identified for this location. However, Section 3.4.4(14) of the Plan does include direction to consider "*urban plazas*" which are described as "*privately-owned, publicly accessible spaces that are intended to support areas with a high level of pedestrian activity.*"

Furthermore, 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 10% of the units will be three bedroom units, which exceeds significantly 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. Two appeals have been received, both of which are related to active development applications, including 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 the development proposal. In accordance with Schedule 2 to the Secondary Plan, the boundary of the Secondary Plan was expanded to include the rear portion of 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).

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This 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 and southwest 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).

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 appropriate densities on the subject lands. The applicant is proposing a site density of 4.2 FSI, which is greater than the average range of 2 to 3 FSI contemplated under the Secondary Plan. In support of the revised development, the applicant submitted a density analysis that demonstrates how density may be distributed across the West of Yonge Character Area. Staff is currently reviewing the proposed distribution of density and will provide further comments once all the technical comments have been received.

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 street walls 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 23-storey building would qualify as a high-rise building, which would require a point tower design above the base building. The proposed average building tower floor plate size between floors 7 and 14 is 1,525 square metres, which is greater than the 750 square metre floor plate size generally 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. Staff will continue to work with the applicant to refine the design of the tower component to more closely comply with the floor plate size permitted in 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

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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 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.

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 built form and massing of the proposed 23 storey high rise building does not feature a slender tower floor plate above the base building and has been previously described as being inconsistent with policies in the Plan. In the context of transition, the proposed built form and massing may contribute to undesirable development impacts on the existing community to the southwest. These impacts may persist despite the design of

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the building stepping back from the west face to the west property line, generally in accordance with the angular plane provisions of the Plan. Depending, where the final location and width of the proposed streets, several residences to the south and west of the subject lands may be impacted. These considerations will be further addressed as the proposed development proceeds through the review process.

Street Network

Section 10.4.1 of the Secondary Plan addresses *“the foundation for how people get around by walking, cycling, driving and other modes, supporting convenient pedestrian and cyclist movement and discouraging single-occupant vehicle use.”* Development is intended to gradually contribute to the creation of a connected street network as shown on Schedule 5 (Map 7) and, *“where the general intent and connectivity of the street network is maintained, adjustments to the alignment and definition of Collector and Local Streets and/or the addition or deletion of Collector and Local Streets shown on Schedule 5 to this Secondary Plan will not require an amendment to this Secondary Plan.”*

As stated earlier in this report, the applicant is proposing two streets, a 20 metre wide north-south local street and a 10 meter wide collector street that extends High Tech Road to the north-south local street. Staff are currently reviewing the alignment for both proposed streets and will work with the applicant to address, if possible, any adjustments through the development review process.

Parks and Open Space

Section 10.5 of the Secondary Plan addresses the planned, *“network of parks and urban open spaces that will play a critical role in ensuring the development of a healthy, inclusive and attractive place to live, work and visit. The focus for new parks and urban open spaces in Richmond Hill Centre will be to develop urban-scaled spaces capable of supporting a broad mix of users, facilities and uses.”*

“The Parks and Urban Open Space System includes public parks envisioned to be complemented by Urban Plazas, which are privately owned, publicly accessible open spaces. Urban Plazas should be strategically located and designed for a wide range of potential uses and amenity for the enjoyment of both the residential and employment population, complement larger public parks, and contribute to a rich public realm experience. Urban Plazas might include courtyards, mews, and other small-scale urban public spaces, depending on the needs and opportunities on a site.”

The parks and urban open space system for the Richmond Hill Secondary Plan is shown on Schedule 3 (Map 6). However, a proposed public park has not been identified for this location in the Richmond Hill Centre Secondary Plan. Rather, the Richmond Hill Centre Secondary Plan includes direction to consider urban plazas in accordance with **Section 10.5.7** which notes, *“a key component to enhancing the identity and connectivity of RHC. Over time, these spaces are intended to function as spaces for gathering, wayfinding, and mid-block connections.”*

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Staff will continue to work with the applicant to address the rear portion of the subject lands and secure a space that is in accordance with the Secondary Plan and is appropriate for the community.

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 studio, 1 bedroom, 2 bedroom, and 3 bedroom units. Approximately sixty-two percent of the proposed units are in the form of studio, 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 40 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 were recently circulated to various City departments and external agencies.

Other City Department and External Agency Comments

Comments have been received from Alectra Utilities, Enbridge Gas, Rogers, Toronto and Region Conservation Authority, York Catholic District School Board, and York Region District School Board. These 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 the City's Building Services Division – Zoning Section, Financial Services, Fire and Emergency Services, Park and Natural Heritage Planning, Development Engineering, Heritage and Urban Design, Waste Management, Conseil Scolaire Viamonde, Conseil Scolaire de District Catholique Monavenir, York Region, Canadian National Railway, Metrolinx, Canada Post, and Bell Canada. Staff anticipate that any outstanding comments will be available in advance of a recommendation report to be prepared for a future Council meeting.

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:

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- The proposed development is permitted within the West of Yonge Character Area in accordance with the Secondary Plan;
- The proposed density of 4.2 FSI exceeds the maximum permitted density of 50 units per hectare in a **Neighbourhood** designation and the density range of 2 to 2.5 FSI permitted under the Plan for the **Richmond Hill Centre** designation;
- Further review is required to determine if the proposed density complies with the density range of 2 to 3 FSI permitted under the Secondary Plan;
- High-rise buildings are defined in the Plan as structures with a height of nine storeys or greater. The proposed 23 storey apartment building would qualify as a high-rise building. In this regard, **Policy 3.4.1.59** of the Plan generally requires a tower floorplate above the podium of approximately 750 square metres. The applicant will be expected to demonstrate how these policies will be satisfied given the proposed average floor plate size between the 7th and the 14th floors is 1,525 square metres;
- High-rise buildings are intended to maintain a sufficient separation of approximately 25 metres between towers, which translates to a minimum setback of 12.5 metres from the abutting property line. The applicant will be expected to address this given the proposed tower component has a setback of 9 metres from the north property line;
- The revised proposal does not adequately address affordable housing in accordance with the policies of the ROP, the Plan and the Secondary Plan;
- Staff will continue to review the applicant's proposal to provide public open space in light of the planned open space requirements of the Secondary Plan and will explore options including the delivery of privately owned, publicly accessible open space;
- 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; and,
- Staff will continue to work with the applicant through the review of the form, content and appropriateness of the proposed Official Plan Amendment and Zoning By-law Amendment.

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 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 Plan 2024-2027:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Plan. An overview of how the subject applications are aligned with

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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 23-storey mixed-use building. The applications and supporting materials were circulated to relevant City departments and external agencies for review and comment. 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.

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Appendix Contents and Maps:

The following attached documents may include scanned images of 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 Official Plan – Schedule A2 Land Use
- Map 4, Existing Official Plan – Schedule A8 Street Classification
- Map 5, RHCSP – Schedule 2 Density
- Map 6, RHCSP – Schedule 3 Open Space Network and School Areas
- Map 7, RHCSP – Schedule 5 Proposed Street Network
- Map 8, Existing Zoning
- Map 9, Proposed Site Plan
- Map 10, Proposed North and South Elevations
- Map 11, Proposed East and West Elevations

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Report Approval Details

Document Title:	SRCM.24.05.docx
Attachments:	<ul style="list-style-type: none">- SRCM.24.05 - Map 1 - Aerial Photograph.pdf- SRCM.24.05 - Map 2 - Neighbourhood Context.pdf- SRCM.24.05 - Map 3 - OP Schedule A2 Land Use.pdf- SRCM.24.05 - Map 4 - OP Schedule A8 Street Classification.pdf- SRCM.24.05 - Map 5 - RHCSPP Schedule 2 Density.pdf- SRCM.24.05 - Map 6 - RHCSPP - Schedule 3 Open Space Network and School Areas.pdf- SRCM.24.05 - Map 7 - RHCSPP - Schedule 5 Proposed Street Network.pdf- SRCM.24.05 - Map 8 - Existing Zoning.pdf- SRCM.24.05 - Map 9 - Proposed Site Plan.pdf- SRCM.24.05 - Map 10 - Proposed North and South Elevations.pdf- SRCM.24.05 - Map 11 - Proposed East and West Elevations.pdf
Final Approval Date:	Jun 9, 2024

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

Anthony Ierullo - Jun 8, 2024 - 10:54 AM

Darlene Joslin - Jun 9, 2024 - 11:10 AM