



Staff Report for Council Public Meeting

Date of Meeting: September 24, 2024

Report Number: SRPBS.24.094

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.094 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Major Mack Maple Inc. - City Files OPA-23-0010 and ZBLA-23-0014

Owner:

Major Mack Maple Inc.
110 Macintosh Blvd.
Concord, Ontario
L4K 4P3

Agent:

M. Behar Planning & Design Inc.
25 Valleywood Drive, Unit 23
Markham, Ontario
L3R 5L9

Location:

Legal Description: Part of Lots 243, 249 and 250, Registered Plan 2383
Municipal Addresses: 539 - 563 Major Mackenzie Drive East and 148 -158 Maple Avenue

Purpose:

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development on the subject lands.

Recommendations:

- a) That Staff Report SRPBS.24.094 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for lands known as Part of Lots 243, 249 and 250, Registered Plan 2383 (Municipal Addresses 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue), City Files OPA-23-0010 and ZBLA-23-0014, be received for information purposes only and that all comments be referred back to staff.

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Contact Persons:

- Giuliano La Moglie, Senior Planner, 905-747-6465
- Sandra DeMaria, Manager of Development Planning, 905-771- 6412
- Deborah Giannetta, Director of Development Planning, 905-771-6312
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

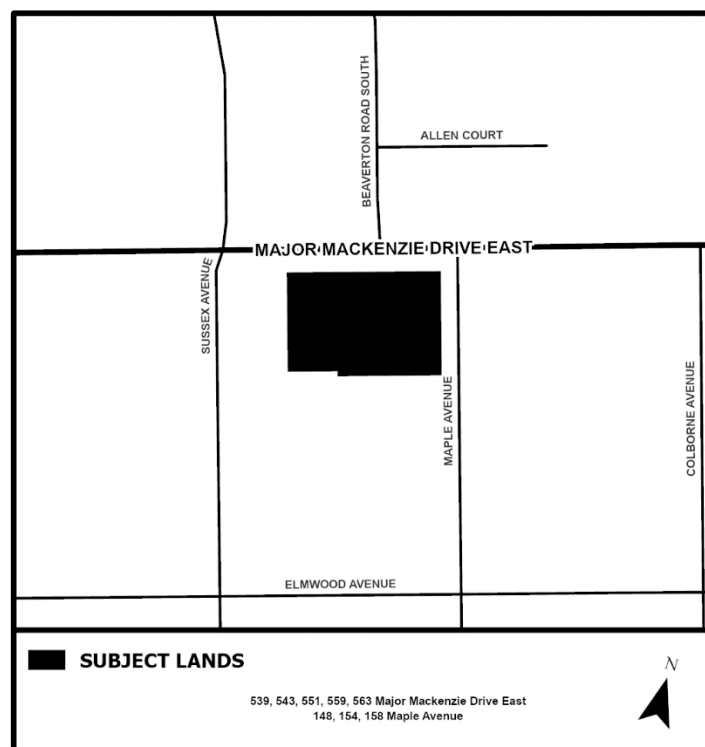
Report Approval:

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.

Key Messages:

- the applicant is seeking approval of Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development to be comprised of two (2) towers (12 and 20 storeys in height), with a density of 5.0 FSI containing 414 apartment dwelling units and 737 square metres (7,933 square feet) of commercial space at grade on its land holdings; and,
- 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*.

Location Map:



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Background:

The subject Official Plan and Zoning By-law Amendment applications were submitted on December 21, 2023 and were deemed incomplete as the applicant had not submitted the required Collaborative Application Process (CAP) submission. On January 26, 2024, the applicant provided a complete CAP submission which was subsequently circulated to relevant City departments and external agencies for review and comment. Following the enactment of **Bill 185, Cutting Red Tape to Build More Homes Act, 2024** by the Province of Ontario, modifications were made to the City's CAP process and the applicant's formal *Planning Act* applications were deemed complete on July 22, 2024.

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*.

Discussion:

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Major Mackenzie Drive East and Maple Avenue and are comprised of eight (8) contiguous properties (refer to Map 1). The lands have combined frontages of approximately 94.49 metres (310.01 feet) along Major Mackenzie Drive East and 64.09 metres (210.26 feet) along Maple Avenue and a total lot area of approximately 0.59 hectares (1.47 acres). The lands presently support eight (8) single detached dwellings which are intended to be demolished to facilitate the proposed development.

Surrounding land uses include single detached dwellings to the south and west, Maple Avenue to the east, beyond which are single detached dwellings, and Major Mackenzie Drive East to the north, beyond which are single detached dwellings. Within the vicinity of the subject lands is Walter Scott Public School, the Richmond Hill GO Station, commercial uses including Allencourt Plaza and apartment buildings ranging from four (4) to nine (9) storeys in height along Major Mackenzie Drive East.

Development Proposal

The applicant is seeking Council's approval of its proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a mixed-use residential/commercial development to be comprised of two (2) towers (12 and 20 storeys in height referred to as Tower A and Tower B, respectively) connected by a 6 storey podium that is to contain residential, commercial and amenity uses. The proposal includes 414 apartment dwelling units, 737 square metres (7933 square feet) of commercial space fronting onto Major Mackenzie Drive East, and three levels of underground parking. The proposed towers are situated towards the northern edge of the subject lands, with frontage on Major Mackenzie Drive East. Vehicular access to the site is proposed from Maple Avenue (refer to Maps 5 to 8).

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The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Lot Frontage (Major Mack.):** 94.49 metres (310.01 feet)
- **Lot Frontage (Maple Ave.):** 64.09 metres (210.26 feet)
- **Total Lot Area:** 0.59 hectares (1.47 acres)
- **Total Gross Floor Area:** 29,797 square metres (320,732.24 square feet)
 - **Residential:** 24,037 square metres (258,732.11 square feet)
 - **Commercial:** 737 square metres (7933 square feet)
- **Floor Space Index (FSI):** 5.0 FSI
- **Total Number of Units:** 414 units
- **Building Height**
 - **Tower A:** 12 Storeys or 42 metres (137.80 feet)
 - **Tower B:** 20 storeys or 66 metres (216.53 feet)
- **Total Parking:** 396
- **Amenity Area**
 - **Indoor:** 880 square metres (9,472.24 square feet)
 - **Outdoor:** 862 square metres (9,278.49 square feet)

Applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the intended form of development. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

Supporting Documentation

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Site Plan;
- Architectural Plans (Elevation Plans, Floor Plans, Roof Plans, Cross Section Plans);
- Shadow Study Plans;
- Architectural Renderings;
- Civil Engineering Plans;
- Landscape Plans;
- Development Application Summary;
- Functional Servicing Report;
- Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Assessment;
- Arborist Report;
- Transportation Impact Study; and,
- Urban Design Brief.

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Official Plan Amendment and Zoning By-law Amendment Applications

The applicant has submitted an Official Plan Amendment application that seeks to redesignate its land holdings from **Local-Mixed Use Corridor** to **Local Centre**, with site specific amendments to permit the following (refer to Appendix A):

- a high rise, high density residential apartment building as a permitted use whereas high rise, high density uses are not permitted;
- a maximum building height of 20 storeys whereas 4 storeys is permitted; and,
- a maximum Floor Space Index (FSI) of 5.0 whereas a maximum FSI of 1.5 is permitted.

The applicant's Zoning By-law Amendment application seeks to rezone the subject lands from **Residential Second Density (R2) Zone** under By-law 66-71, as amended, to **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended, with the following site specific development standards, among others, to facilitate the development proposal (refer to Appendix B):

- establish commercial and office as permitted uses;
- establish site specific development standards with respect to the minimum front yard, minimum side yard, minimum rear yard, maximum building height, maximum gross floor area and amenity space requirements;
- allow for structures such as balconies, steps and terraces to encroach into the required yards; and,
- permit an increase in maximum permitted density.

The appropriateness of the proposed amendments are currently under review. The site specific exceptions sought through the amendments shall be evaluated through the review of the applications with consideration for policy conformity, neighbourhood compatibility, urban design and function. Additional information concerning the applicable Official Plan policies and the Zoning By-law governing the subject lands are discussed in subsequent sections of this report.

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") and the City's Official Plan (2010) (the "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 in 2010, 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 recent Provincial and Regional

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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

On June 6, 2024, **Bill 185, *Cutting Red Tape to Build More Homes Act***, received Royal Assent bringing into effect a series of changes to the *Planning Act* among which included the removal of planning responsibilities from the Regional Municipalities of Peel, Halton and York. Effective July 1, 2024, these Regions no longer have planning responsibilities under the *Planning Act* and are no longer approval authorities of local municipal Official Plans. To that end, York Region is no longer the approval authority of the City's Official Plan and its amendments, and the York Region Official Plan 2022 ("ROP") is now deemed to be an Official Plan of the City of Richmond Hill. The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the York Region Official Plan (ROP) and more specifically designated as **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 GO Station) (PMTSA #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** 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 ROP notes that **PMTSA #50 (Richmond Hill GO Station)** has a proposed density target of 150 residents 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.

Notwithstanding the above, the City of Richmond Hill Official Plan is 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.

City of Richmond Hill Official Plan

The subject lands are designated **Local Mixed-Use Corridor** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 4). Major Mackenzie Drive is identified as a **Local Corridor** in Schedule 'A1' of the Plan and a **Future Rapid Transit Corridor** in Appendix – 5 of the Plan. The **Local Mixed-Use Corridor** designation is intended to function as a smaller-scale, urban main street connecting to the **Local Development Areas (LDAs)** and provides opportunities for an east-west regional connection and the movement of people, goods and services by way of planned, long-term public rapid transit within the City. The **Local Mixed-Use Corridor** designation is intended to accommodate a more limited range and mix of land uses and activities in a compact, pedestrian-oriented built form. These uses include medium density residential uses such as low rise townhouses including traditional back-to-back, stacked townhouses, and walkup apartments generally up to a maximum building height of 4 storeys.

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As part of the City's Municipal Comprehensive Review, Official Plan Amendment 18.3 (OPA 18.3) came into full force and effect on September 9, 2022 and updated the Vision of the Plan, the City structure, clarified elements of the City's intensification hierarchy and added a new mobility hierarchy. Among the changes established by OPA 18.3 was the redesignation of the area in the vicinity of the Richmond Hill (Newkirk) GO Station from a **Local Development Area** to a **Local Centre** designation. This change reflects the designation of the lands within the **PMTSA #50** surrounding the GO Station and the conversion of employment lands south of Centre Street East, encompassing properties generally considered to be within walking distance of the GO Station (500 to 800 metres). Furthermore, in November 2023, Council adopted Official Plan Amendment 18.7 (OPA 18.7) for the **Newkirk Local Centre** as part of the City's Official Plan Update which is in full force and effect. OPA 18.7 provides the land use policies applicable to lands within **PMTSA #50**, such as minimum and maximum heights and densities, design and public realm elements, and permitted uses, among other matters. The policies of OPA 18.7 are intended to achieve York Region's minimum prescribed density target ratio of 150 residents and jobs per hectare within **PMTSA #50**.

It should be noted that while the subject lands fall within the Richmond Hill GO Station **PMTSA #50**, they are not located within the **Newkirk Local Centre** and are therefore not subject to the policies of OPA 18.7. During the review of OPA 18.7, it was identified that not all of the properties within **PMTSA #50** would be included in the **Newkirk Local Centre** designation. This was done to focus growth closest to the GO Station in order to develop a complete community. It is expected that lands within **PMTSA #50** that are outside the **Newkirk Local Centre** designation, such as the subject lands, may still contribute to the overall residents and jobs target for **PMTSA #50**, however at a lesser scale, such as within a medium density built form. Furthermore, through the MCR, it was determined that the **Newkirk Local Centre** boundary as approved was sufficient to meet the prescribed density targets set by the ROP, allowing for varied levels of intensification across **PMTSA #50**.

On the basis of the preceding, the **Local Mixed-Use Corridor** policies are the determinative policies applicable to the subject lands which permits a Floor Space Index (FSI) of 1.5 and a maximum building height of four (4) storeys, in accordance with **Policies 4.7.1.4** and **4.7.1.5** of the Plan. Notwithstanding that the **Local Mixed-Use Corridor** does not contemplate high density development as proposed, **Section 3.1.4** of the Plan sets out design criteria for all development which includes specific policies for high-rise residential buildings. High-rise buildings are defined in the Plan as structures with a height of 9 storeys or greater. **Section 3.1.4** of the Plan 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.*** Further, in accordance with **Policy 3.4.1.55** of the Plan, 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, building separation is achieved by applying

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a 45 degree angular view plane which is measured from the adjacent low density residential property limits located in the **Neighbourhood** designation and in the case of a street separating the **Neighbourhood**, the angular plane is measured from that side of the street abutting the **Neighbourhood** designation. Additionally, new development shall 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. It should be noted that the proposal does not meet the angular plane policies of the Plan.

Further, where high rise buildings are proposed, the Plan provides for policies to achieve high quality built forms. **Policy 3.4.1.57** of the Plan 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 sky view 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**).

Notwithstanding the preceding, staff notes that the **Local Mixed-Use Corridor** is anticipated to accommodate some level of intensification along Major Mackenzie Drive with consideration to the character of the corridor varies in terms of building forms, land uses and intensification of land uses as noted in **Policy 3.1.3.5**. However, high-rise, high density development as proposed, is not contemplated along this particular section of Major Mackenzie Drive East. In this regard, the proposed development contemplates a built form, as well as heights and densities well beyond those permitted in the **Local Mixed-Use Corridor** designation.

Staff do not support the scale and intensity of the proposal that is seeking up to 20 storeys in height with a density of 5.0 FSI. High-density development, at this scale and intensity goes beyond the heights and densities recently approved through OPA 18.7 closest to the GO Station and is therefore not appropriate given the newly established context and policy framework applicable to the subject lands that is representative of the most current thinking and direction of Provincial legislation.

The subject lands are situated in an area where the Plan envisions more moderate levels of development intensity, with a focus on maintaining the corridor's established character and ensuring compatibility with adjacent land uses. The proposed high-rise built form exceeds the anticipated scale of development for this portion of the corridor, potentially disrupting the intended transition in building heights and density and the harmonious integration with the surrounding neighborhoods to the north and south. Therefore, the proposal does not align with the strategic vision for this section of Major Mackenzie Drive East, which aims to balance growth while preserving the distinctive attributes and character of the corridor.

Finally, in accordance with **Policy 3.1.5.3** of the Plan, a minimum of 25% of new housing units within the **Settlement Area** shall be affordable and should be coordinated

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across the City including secondary plan and tertiary plan areas. In accordance with **Policy 3.1.5.6** of the Plan, high density residential development shall provide a minimum of 5% of units that contain 3 or more bedrooms. The applicant has not provided for an affordable housing component and is therefore expected to explore options for incorporating affordable housing components in its proposal. However, it should be noted that the proposed development includes a variety of unit types ranging from 1-bedroom to 3-bedroom units which would contribute to a diversified range of housing typologies within the City. The development proposal conforms with the minimum of 5% of units that contain 3 or more bedrooms by providing 5.1% of the total units with 3-bedroom units.

Based on the preceding, the proposal raises significant concerns regarding the failure to comply with the maximum permitted height and density, angular plane and high-rise building policies and lack of transition to the surrounding neighbourhood as required by the Plan. A more detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future recommendation report to Council.

Zoning By-law

The subject lands are presently zoned **Residential Second Density (R2) Zone** under By-law 66-71, as amended (refer to Map 3). Permitted uses under the **R2 Zone** category include a range of uses, including but not limited to, single detached dwellings, parks, playgrounds, nonprofit making organizations, churches, schools and day nurseries among other uses. The proposed high density development is not permitted under the **R2 Zone** category.

In this regard, the applicant is seeking Council's approval to rezone its land holdings to **Residential Multiple Sixth Density (RM6) Zone** which permits a residential apartment, parks, playgrounds, day nursery, subject to specific criteria. The applicant's development proposal contemplates incorporating commercial and office uses as permitted uses, along with the establishment of site-specific development standards to facilitate the proposed development (refer to Appendix "B"). The following table provides a summary of the applicable development standards within the **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended, relative to the site-specific provisions proposed by the applicant highlighted in bold text.

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Development Standard	Standard RM6 Zone under Bylaw 66-71 as amended	Proposed Standard, RM6 Zone under Bylaw 66-71, as amended
Permitted uses	Apartment	Complies Offices Retail Stores Restaurant
Minimum Lot Frontage	38.1 metres (125 feet)	Complies
Minimum Lot Area	N/A	N/A
Minimum Setbacks <ul style="list-style-type: none"> • Front Yard • Side Yard • Rear Yard 	7.62 metres (25 feet) 6.1 metres (20 feet) 7.62 metres (25 feet)	3.0 metres (9.84 feet) Complies 10.10 metres (33.14 feet)
Minimum Floor Area per Dwelling Unit <ul style="list-style-type: none"> • Bachelor • 1 Bedroom • 2 Bedroom • 3 Bedroom • 4 Bedroom 	32.5 sq.m (350 sq.ft) 51.1 sq.m (550 sq.ft) 62.7 sq.m (675 sq.ft) 74.3 sq. m (800 sq.ft) 83.6 sq. m (900 sq.ft)	Complies Complies Complies Complies N/A
Maximum Building Height	30.48 metres (100 feet)	20 storeys / 66 metres (216.53 feet)
Minimum Parking	1.75 spaces/unit – Residential 5.5 spaces/92.9 square metres – Commercial 769 required parking spaces	Bachelor – 0.6 spaces/unit 1 Bedroom – 0.75 spaces/unit 2 Bedroom – 0.8 spaces/unit 3 Bedroom – 0.9 spaces/unit 2.65 spaces/100 square metres – Commercial 396 spaces, as proposed
Maximum Gross Floor Area	N/A	29,797 square metres (320,732.24 square feet)
Maximum Floor Space Index (FSI)	N/A	5.0 FSI
Maximum Density	60 units per acre	282 units per acre
Amenity Space	N/A	4 square metres (43.05 square metres) per dwelling unit

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It should be noted that with the passing of **Bill 185**, the *Planning Act* has been amended to prohibit Zoning By-laws and Official Plans from requiring minimum parking requirements, except for bicycle parking, on lands within a Protected Major Transit Station Area. As the subject lands are within **PMTSA #50** boundaries as established by the ROP, there are no minimum parking requirements required to support the proposed development.

The draft Zoning By-law submitted by the applicant in support of its development proposal is currently under review. The appropriateness of the proposed zoning category, development standards, land uses, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with regards to policy conformity, compatibility, design and function.

City 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 same have been circulated to various City departments and external agencies for their review and comment. Comments have been received from the City's Fire Division, Financial Services Division, as well as Alectra Utilities, the York Region District School Board and the York Catholic District School Board. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicants for consideration but have not been appended to this report.

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Outlined below is a summary of the comments received as of the time of writing of this report:

Urban Design Section

The City's Urban Design Section has reviewed the applicant's development proposal in accordance with the City-wide Urban Design Guidelines and has provided comments with respect to the applicant's proposed site specific Official Plan policy amendments, site organization and built form (refer to Appendix "C"). Specifically, Urban Design staff has concerns from a built form perspective related to the proposed significant increase in building heights relative to the surrounding land use context, the requirement for appropriate transition to abutting lands designated as **Neighbourhood** and the need for the submission of an angular plane analysis to ensure a 45 degree angular plane is measured and adhered to.

Urban Design staff have also provided comments regarding the compatibility with the existing context, and for the applicant to further demonstrate how the subject proposal will achieve a context-sensitive fit and scale with the existing and adjacent low-rise, low-density residential neighbourhood.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments with respect to landscaping, parkland dedication and outdoor amenity space (refer to Appendix "D"). Specifically, staff has requested that separate site specific provisions for outdoor and indoor amenity spaces be included in the proposed implementing Zoning By-law, consent be obtained for the removal of boundary/co-owned trees, and the preservation of existing trees, where possible. Comments regarding the identification of snow storage area and a street planting plan have been provided for the consideration of future submissions and applications.

Region of York

Technical comments regarding Regional interests have been provided and are to be addressed to the satisfaction of York Region at the time a Site Plan application is submitted for the proposed development.

Development Planning Division

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

- Official Plan Amendment 18.7 for the **Newkirk Local Centre** is in full force and effect and represents the City's current vision, objectives and goals for this area of the City. OPA 18.7 underwent a thorough review of the requirements of the Province

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as it relates to PTMSA's, Regional considerations, the context of the **Newkirk Local Centre** as well as the vision and character for the surrounding area. The exclusion of the subject lands from the limits of the OPA 18.7 was deliberate and considered appropriate. Accordingly, it is strongly recommended that the applicant should consider a revised development proposal that is more in keeping with the applicable **Local Mixed-Use Corridor** designation of the subject lands;

- the subject lands are designated **Local Mixed-Use Corridor** pursuant to **Section 4.7** of the Plan. This designation contemplates moderate levels of development and intensification along this portion of Major Mackenzie Drive East. Accordingly, the proposed building heights of 12 to 20 storeys and proposed density of 5.0 FSI introduces a built form at a height and density not contemplated for this area and accordingly greatly exceeds the maximum permitted height and density permitted in the Plan. Appropriate regard must be had for the goals and policies of the land use designation applicable to the subject lands;
- the proposed built form does not conform to the 45-degree angular plane policies of the Plan. **Policy 3.4.1.55** of the Plan requires that development within centers and corridors be designed to provide a 45-degree angular plane from adjacent low or medium-density residential property lines. This ensures built form compatibility and an appropriate transition in building heights. Therefore, the angular plane should be applied to the abutting **Neighbourhood** designation located to the north and south of the subject lands.
- the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines as it relates to design, compatibility and acceptable transition within the public realm. In this regard, Urban Design comments have identified areas of concern which shall need to be satisfactorily addressed;
- **Policy 3.1.5.3** of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** to be affordable. In this regard, the applicant will be required to demonstrate how this policy will be satisfied;
- **Policy 3.1.5.3** of the Plan requires a portion of the proposed dwelling units to be accessible for people with disabilities. In this regard, the design of the individual units will need to be addressed as part of the future Site Plan application;
- the development proposal shall protect and provide for future vehicular and pedestrian interconnections to the adjacent properties to the south and west. In this regard, the applicant will be required to provide the appropriate access easements to facilitate this interconnection through the subject development proposal;
- staff will continue to review the form, content and appropriateness of the proposed draft Official Plan and Zoning By-law Amendments as well as the site specific standards requested by the applicants with respect to the form, content and appropriateness of the amendments. Appropriate development standards will be required to accommodate landscaping, building separation and outdoor amenity space that reflect a high density development shall be provided;
- the proposed definitions to be included as part of the implementing Zoning By-law Amendment need to be consistent with previously approved Zoning By-laws and City wide zoning definitions;

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- the applicant must satisfactorily address any issues and requirements identified by City departments and external agencies that have been requested to review the subject development proposal; and,
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development.

A comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, 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, including the site specific uses, standards requested by the applicant with respect to the form, content and appropriateness of the amendments. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

Financial Implications:

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

Relationship to 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 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.

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 – Applicants' Draft Official Plan Amendment
- Appendix B – Applicants' Draft Zoning By-law Amendment
- Appendix C – Memo from the City's Urban Design Section dated August 24, 2024
- Appendix D - Memo from the City's Park and Natural Heritage Planning Section dated August 15, 2024
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Existing Zoning
- Map 4 – Official Plan Designation
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations 1

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- Map 7 – Proposed Elevations 2
- Map 8 – Angular Plane Elevation

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Report Approval Details

Document Title:	SRPBS.24.094 - Request for Comments - City Files OPA-23-0010 and ZBLA-23-0014.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- Appendix C.docx- Appendix D.docx- Map 1.docx- Map 2.docx- Map 3.docx- Map 4.docx- Map 5.docx- Map 6.docx- Map 7.docx- Map 8.docx
Final Approval Date:	Sep 5, 2024

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

Deborah Giannetta - Sep 5, 2024 - 11:20 AM

Gus Galanis - Sep 5, 2024 - 12:42 PM

Darlene Joslin - Sep 5, 2024 - 1:21 PM