



Staff Report for Council Public Meeting

Date of Meeting: October 22, 2024

Report Number: SRPBS.24.104

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.104 – Request for Comments –
Official Plan and Zoning By-law Amendment
Applications – Steinberg Land Holdings Inc. –
City Files OPA-24-0002 and ZBLA-24-0003

Owner:

Steinberg Land Holdings Inc.
410 Chrislea Road
Woodbridge, Ontario
L4L 8B5

Agent:

Goldberg Group
2098 Avenue Road
North York, Ontario
M5M 4A8

Location:

Legal Description: Lots 1, 2, 3 and 4, Registered Plan 349
Municipal Addresses: 40, 50, 60 and 74 Stouffville Road

Purpose:

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

Recommendation:

- a) That Staff Report SRPBS.24.104 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Steinberg Land Holdings Inc. for lands known as Lots 1, 2, 3 and 4, Registered Plan 349 (Municipal Addresses 40, 50, 60 and 74 Stouffville Road), City Files OPA-24-0002 and ZBLA-24-0003, 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
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-6312
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

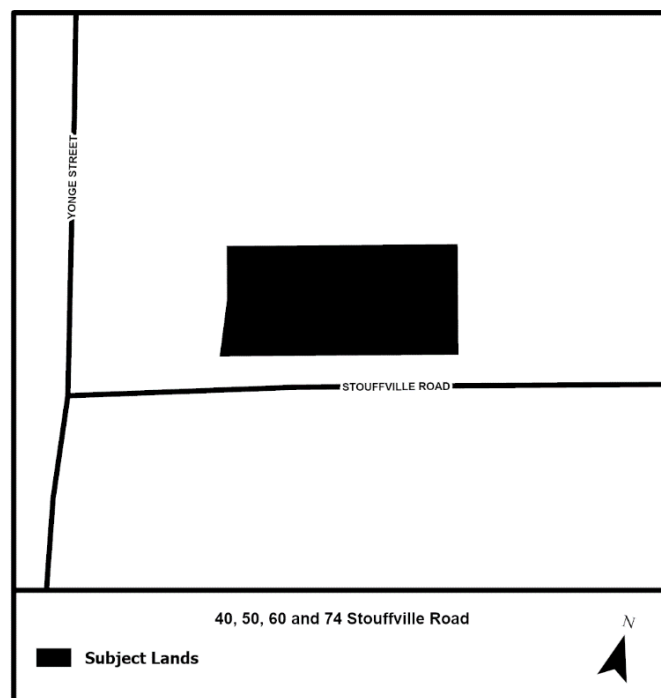
Report Approval:

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 medium density residential development to be comprised of 108 back-to-back stacked townhouse dwelling units on the subject lands; 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 received by the City on July 31, 2024 and deemed complete on August 9, 2024. The applications and supporting materials were circulated to relevant City departments and external agencies for review and comment. 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 on the north side of Stouffville Road, east of Yonge Street and are comprised of four (4) contiguous residential lots (refer to Maps 1 and 2). The lands have a combined lot frontage of 124.68 metres (409.05 feet) along Stouffville Road and a total lot area of 0.74 hectares (1.83 acres). The lands support four (4) single detached dwellings which are intended to be demolished to facilitate the proposed development.

Surrounding land uses include single detached residential dwellings to the north and east, commercial uses to the west, and Stouffville Road to the south. Within the vicinity of the subject lands is a commercial plaza, single detached dwellings, recreational trails through the Oak Ridges Corridor Conservation Reserve, Saint John's Anglican Church and Macleod's Landing Public School.

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a medium density residential development to be comprised of 108 back-to-back stacked townhouse dwelling units on its land holdings. The proposed townhouse dwellings are to be configured in five (5) townhouse blocks situated as follows: Block A is proposed along the eastern lot line; Blocks B and C are proposed along the rear of the lands; and Blocks D and E are proposed to front onto Stouffville Road. The proposal includes outdoor amenity space, including private balconies as well as a communal area at grade between the townhouse blocks. Residential parking spaces are proposed to be located below grade, with visitor parking and bicycle parking spaces at-grade. Vehicular access to the site is to be provided via a private laneway from Stouffville Road (refer to Maps 5 to 7).

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:** 124.68 metres (409.05 feet)
- **Lot Area:** 0.74 hectares (1.83 acres)
- **Total Gross Floor Area:** 11,016 square metres (118,575.24 square feet)
- **Floor Space Index (FSI):** 1.48

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- **Density:** 145.94 units per hectare (59.01 units per acre)
- **Total Number of Units:** 108 Units
- **Minimum Unit Widths:** 6 metres (19.68 feet)
- **Building Height:** 4 storeys or 13.67 metres (44.84 feet)
- **Total Parking**
 - **Residents:** 108 residential parking spaces
 - **Visitors:** 10 visitor parking spaces

Applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the intended form of development, in addition to Private Street Naming and Municipal Addressing applications in accordance with Council's municipal addressing policies. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

Supporting Documentation

- Planning Justification Report;
- Oak Ridges Moraine Conformity Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Property Survey;
- Site Plan;
- Architectural Plans (Elevation Plans, Floor Plans, Roof Plans, Cross Section Plans);
- Conceptual Block Plans;
- Architectural Renderings;
- Civil Engineering Plans;
- Landscape Plans;
- Development Application Summary;
- Functional Servicing Report;
- Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Assessment;
- Arborist Report and Tree Preservation Plan;
- Scoped Natural Heritage Evaluation;
- Phase 1 Environmental Site Assessment;
- Waste Management Plan;
- Noise Control Feasibility Study;
- Traffic Impact Study; and,
- Urban Design Brief.

Official Plan and Zoning By-law Amendment Applications

The applicant has submitted an Official Plan Amendment application that seeks to amend **Policy 4.9.1.2(3)** of the **Neighbourhood** designation of the City's Official Plan to permit an increase in the maximum permitted density for medium density residential development from 50 units per hectare (20 units per acre) to 146 dwelling units per hectare (59.08 units per acre) (refer to Appendix "A").

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The applicant's Zoning By-law Amendment application seeks to rezone the subject lands from **Urban (UR) Zone** under By-law 128-04, as amended, to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, to permit the proposed back-to-back stacked townhouse dwellings with site specific development standards on the subject lands (refer to Appendix "B").

The appropriateness of the proposed amendments to the City's Official Plan policies and applicable Zoning By-law provisions are currently under review.

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 *Oak Ridges Moraine Conservation Plan (2017)* (the "ORMCP"), 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, the ORMCP was updated in 2017 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 *Provincial Planning Statement* which will come into effect on October 20, 2024. 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 planning direction. The following paragraphs provide an overview of the preliminary review of the proposal relative to the ROP and the 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 Plan and its amendments, and the 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 ROP and more specifically designated as **Community Area** in Map 1A (Land Use Designations) of the ROP. 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** is intended to support a wide range and mix of urban uses and to accommodate a significant portion of planned growth within York Region.

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In accordance with **Section 4.4** of the ROP, intensification shall be directed within strategic growth areas, which includes Regional Centres, major transit station areas (MTSAs), Regional Corridors, and local Centres and Corridors. The subject lands are not located within a strategic growth area as identified in the ROP, and the subject lands are not located within a Protected or Future MTSA as identified on Map 1B (Urban System Overlays) of the ROP. However, the subject lands are located approximately 50 metres (164.04 feet) east of Yonge Street, which is a Regional Corridor, designed to function as an urban main street with compact, mixed-use, pedestrian-friendly and transit supportive built forms.

Notwithstanding the above, the City's 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 **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Plan (refer to Map 4). In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include low-density residential uses, such as single detached dwellings and semi-detached dwellings, as well as medium density residential uses and various other land uses subject to specific criteria. Development within the **Neighbourhood** designation is permitted to have a maximum building height of three (3) storeys, except where located on an arterial street where a maximum building height of four (4) storeys is permitted. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Pursuant to **Section 4.9.1.2** of the Plan, medium density residential development, such as low-rise townhouses and walk-up apartments, are permitted for lands fronting onto an arterial street to a maximum site density of 50 units per hectare (20 units per acre). Stouffville Road is classified as an arterial street in accordance with Schedule A8 of the Plan, and therefore the proposed back-to-back townhouses are a permitted use. However, the applicant's development proposal exceeds the maximum density for medium density residential development in the **Neighbourhood** designation at 146 units per hectare (59.08 units per acre).

The subject lands are further located within a Priority Infill Area in accordance with **Policy 4.9.1.1** and Appendix 9 - Priority Infill Areas of the Plan (refer to Map 5) for which a Council-approved infill study has not been completed. Although an infill study has not been approved for this area, the applicant has submitted Conceptual Block Plans in accordance with **Policy 4.9.1.1(2)** and **Section 5.2** to demonstrate how the proposed development achieves the land use and design policies of the Plan. The Conceptual Block Plans provide three options on how the subject proposal could integrate with the existing low density development in the surrounding community and provide

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opportunities for future connections to adjacent lands to the east (refer to Maps 9 and 11). The Conceptual Block Plans are currently under review by staff.

The subject lands are also located on the Oak Ridges Moraine and are located within the **Settlement Area** designation as defined in accordance with the ORMCP, which shall focus and contain growth within the ORMCP area. Pursuant to **Section 3.2.1.1(18)** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area**.

The subject lands are also located within Landform Conservation Area Category 2 designation in accordance with Schedule A6 (Landform Conservation Areas) of the Plan. The Landform Conservation Area Category 2 policies aim to minimize disturbance to the landform character by providing for the maintenance of significant landform features. The applicant has submitted an Oak Ridges Moraine Conformity Statement which is currently under review and will be further addressed as part of a future recommendation report to Council.

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 **Urban (UR) Zone** under By-law 128-04, as amended (refer to Map 3). Permitted uses in the **UR Zone** category include uses lawfully in existence as of November 15, 2001, bed and breakfast establishments, public infrastructure, a single detached dwelling and home occupations, subject to specific building and lot standards. Townhouse dwellings as proposed are not permitted under the **UR Zone** category.

As noted previously, the applicant is seeking Council's approval to rezone its land holdings to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, which permits townhouse dwellings, subject to specific criteria (refer to Appendix "B"). The following table provides a summary of the applicable development standards within the **RM1 Zone** under By-law 313-96, as amended, relative to the site-specific provisions proposed by the applicant highlighted in bold text:

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Development Standard	RM1 Zone Standards By-law 313-96, as amended	Proposed Site Specific Standards
Maximum Lot Coverage	50%	40%
Minimum Front Yard Setback	4.5 metres (14.76 feet)	3 metres (9.84 feet)
Minimum Interior Side Yard Setback	1.5 metres (4.92 feet)	Complies
Minimum Rear Yard Setback	7.5 metres (24.61 feet)	5 metres (16.40 feet)
Minimum Building Separation	N/A	10 metres (32.80 feet)
Maximum Building Height	11 metres (36.09 feet)	14.5 metres (47.57 feet)
Maximum Height of Rooftop Constructions	N/A	2.85 metres (9.35 feet)
Minimum Required Parking Spaces	Resident – 108 spaces Visitor – 10 spaces	Resident – 107 spaces Visitor – Complies

In addition to the above, the applicant is proposing additional site specific provisions with respect to landscaping, loading spaces and site specific definitions to be added as part of the proposed Zoning By-law Amendment (refer to Appendix “B”). 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 and Emergency Services Division, Waste Management Section, Building Division, as well as Alectra Utilities, Rogers, Enbridge, the Regional Municipality of York, 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 and have not been appended to this report. The applications remain under review by

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the City's Infrastructure Planning and Development Engineering Division and, Financial Division, as well as Canada Post. The following is a summary of the comments received to date.

Heritage and Urban Design Section

The City's Heritage and 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 proposed site organization, built form, and massing (refer to Appendix "C"). Specifically, Urban Design staff have recommended minimizing the amount of proposed surface parking, increasing the size of the proposed landscape strip, incorporating low impact development features and requesting further articulation for the townhouse blocks. Additional detailed design comments will be provided at the future Site Plan application stage.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning (PNHP) Section has reviewed the applicant's development proposal and provided comments on parkland dedication, pedestrian connectivity, and the submitted technical reports and Landscape Plans (refer to Appendix "D"). PNHP staff noted that the parkland generated by the development is insufficient for a functional park and recommends accepting cash-in-lieu for parkland dedication. Additionally, staff have advised that the proposal must demonstrate future pedestrian connections to ensure access to a future municipal park to the north. Staff have further advised that the technical reports submitted in support of the applications require revisions to align with and achieve the City policies, particularly regarding stormwater management and erosion control.

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:

- the proposed back-to-back stacked townhouses are a permitted use in accordance with the policies of the **Neighbourhood** designation under **Section 4.9.1** of the Plan;
- the proposed development has frontage on an arterial street (Stouffville Road) which allows for a height of four (4) storeys as proposed for medium density residential development in accordance with **Section 4.9.1.2(2)** of the Plan;
- the proposed development seeks approval of a maximum site density of 146 units per hectare (59.08 per acre) which exceeds the maximum permitted density of 50 units per hectare (20 units per acre) in accordance with the **Neighbourhood** designation;

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- the lands are situated within a Priority Infill Area in accordance with **Policy 4.9.1.1** and Appendix 9 - Priority Infill Areas of the Plan (refer to Map 5). Although the subject lands are not subject to an approved infill study, staff will review the Conceptual Block Plans submitted by the applicant that seeks to demonstrate how the proposed development may fit with existing and future development in the surrounding neighbourhood in accordance with the policies of the Plan;
- the subject lands are located within Landform Conservation Area Category 2 of the ORMCP. An Oak Ridges Moraine Conformity report was provided in support of the applications which will be evaluated to determine how the proposed development addresses landform conservation in relation to the applicable policies of the ORMCP;
- the proposed Zoning By-law Amendment application seeks to rezone the subject lands to the **Residential One (RM1) Zone** under By-law 313-96, as amended. The application requests several site-specific provisions outlined in the report. Staff will review the appropriateness of the proposed development standards;
- it is important to note that Stouffville Road is not presently serviced by stormwater, sanitary and water infrastructure. The applicant has submitted a Functional Servicing Report (FSR) detailing a comprehensive servicing strategy to support of the proposed development which also provides a potential servicing scheme for the development of the surrounding lands. The provision of services to this area will require co-ordination between Region and the City should the application be approved and will require the applicant to enter into a Servicing Agreement with the City to obligate the construction of the required municipal servicing including City Contributions for servicing included in the City Wide Development Charges. The applications and associated servicing strategy remain under review by the City's Infrastructure Planning and Development Engineering Division and the Region of York;
- the development proposal shall protect and provide for future vehicular and pedestrian interconnections to abutting properties. In this regard, the applicant will be required to provide the appropriate access easements to facilitate interconnections through the subject development proposal;
- 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;
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development, in addition to Private Street Naming and Municipal Addressing applications in accordance with Council's municipal addressing policies;
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal; and,
- staff will continue to review the form, content and appropriateness of the proposed Official Plan and Zoning By-law Amendments, including the site specific standards requested by the applicant with respect to the form, content and appropriateness of the amendments.

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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 all circulated City departments, external agencies, Council and the public. 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 Heritage and Urban Design Section, dated September 12, 2024
- Appendix "D" – Memo from the City's Park and Natural Heritage Planning Section, dated September 19, 2024
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Existing Zoning
- Map 4 – Official Plan Designation
- Map 5 – Official Plan Appendix 9 – Priority Infill Areas
- Map 6 – Proposed Site Plan
- Map 7 – Proposed Elevations
- Map 8 – Concept Perspective
- Map 9 – Conceptual Block Plan (Option 1)
- Map 10 – Conceptual Block Plan (Option 2)
- Map 11 – Conceptual Block Plan (Option 3)

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Report Approval Details

Document Title:	SRPBS.24.104 - Request for Comments - Official Plan and Zoning By-law Amendment Applications.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Draft Official Plan Amendment.docx- Appendix B - Draft Zoning By-law Amendment.docx- Appendix C - Heritage and Urban Design Section comments.docx- Appendix D - Parks and Natural Heritage Planning Section comments.docx- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Existing Zoning.docx- Map 4 Official Plan Designation.docx- Map 5 Official Plan Appendix 9 – Priority Infill Areas.docx- Map 6 Proposed Site Plan.docx- Map 7 Proposed Elevations.docx- Map 8 Conceptual Perspective.docx- Map 9 Block Plan (Option 1).docx- Map 10 Block Plan (Option 2).docx- Map 11 Block Plan (Option 3).docx
Final Approval Date:	Oct 3, 2024

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

Deborah Giannetta - Oct 3, 2024 - 12:13 PM

Gus Galanis - Oct 3, 2024 - 2:23 PM

Darlene Joslin - Oct 3, 2024 - 4:15 PM