



Staff Report for Council Public Meeting

Date of Meeting: February 11, 2025

Report Number: SRPBS.25.010

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.010 - Request for Comments -
Revised Official Plan Amendment and Zoning
By-law Amendment Applications - 9861 Yonge
Developments Inc. - City Files D01-12011 and
D02-12032**

Owner:

9861 Yonge Development Inc.
302-7368 Yonge Street
Vaughan, Ontario
L4J 8H9

Agent:

Nahid Corp.
2-31 Scarsdale Road
Toronto, Ontario
M3B 2R2

Location:

Legal Description: Part of Lots 22, 23 and 26, Lots 24 and 25, Registered Plan 2383
Municipal Addresses: 9861 Yonge Street and 236 and 240 Church Street

Purpose:

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

Recommendation:

- a) That Staff Report SRPBS.25.010 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. for lands known as Part of Lots 22, 23 and 26, Lots 24 and 25, Registered Plan 2383 (Municipal Addresses: 9861 Yonge Street and 236 and 240 Church

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Street South), City Files D01-21011 and D02-12032, be received for information purposes only and that all comments be referred back to staff.

Contact Persons:

- Simone Fiore, Senior Planner, 905-771-2479
- Sandra DeMaria, Manager of Development, 905-771-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

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 its revised Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development on the subject lands;
- these revised applications continue to be under the jurisdiction of the Ontario Land Tribunal (Case Number: OLT-22-003600); and,
- the purpose of this report is to seek comments from Council and the public with respect to the revised applications.

Location Map:



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Background:

The subject applications were approved in principle by the Ontario Land Tribunal (Case Number: OLT-22-003600) through an interim decision dated October 18, 2023, to permit a 10 storey mixed-use residential/commercial building with a density of 4.6 Floor Space Index (FSI) subject to the finalization of the associated Site Plan application and the submission of the finalized planning instruments (Official Plan Amendment and Zoning By-law).

Notwithstanding the OLT interim decision, the applicant submitted revised Official Plan and Zoning By-law Amendment applications to the City on April 9, 2024 that were subsequently deemed complete on October 4, 2024. The revised proposal, as outlined in this report would facilitate the construction of a 21 storey high density mixed-use residential/commercial building. The revised applications have been circulated to relevant City departments and external agencies for review and comment. Notwithstanding these applications remain under the jurisdiction of the OLT, based on the significant revisions from the OLT approved development proposal, the purpose of this report is to seek comments from Council and the public with respect to the subject revised applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are comprised of three contiguous parcels that form a through-lot, having frontage on both Yonge Street and Church Street South, and are located south of Major Mackenzie Drive East, north of Harding Boulevard and are immediately adjacent to the proposed Miles Hill Parkette. A portion of the lands are currently vacant, whereas the balance of the lands support two existing single detached dwellings fronting onto Church Street South (236 and 240 Church Street South) that are proposed to be demolished to facilitate the proposed development. The lands abut Yonge Street to the west, commercial and residential uses to the north, Church Street South to the east and a planned future municipal linear park (Miles Hill Parkette) to the south (refer to Map 1).

Revised Development Proposal

The applicant is seeking Council's approval to permit a 21 storey mixed-use residential/commercial rental apartment building on a six (6) storey base building, to be comprised of 268 dwelling units and 232.05 square metres (2,497.77 square feet) of at-grade commercial space along the Yonge Street frontage. Of the total dwelling units proposed, four (4) units are proposed as integrated three (3) storey townhouses along the Church Street South frontage (refer to Maps 5 to 7). Vehicular access is to be provided from Church Street South, with no access from Yonge Street. The proposed driveway from Church Street is to connect to the proposed drop-off/loading area and ramp to the underground parking levels that are to serve the development. Individual driveways and associated parking spaces are proposed for the four (4) Church Street-facing townhouses.

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The following is a summary outlining the pertinent statistics of the applicant’s revised development proposal based on the plans and drawing submitted to the City:

- **Total Lot Area: 2,876.97 square metres (30,967.45 square feet)**
- **Total Number of Units: 268**
 - **Apartment: 264**
 - **Townhouses: 4**
- **Building Heights:**
 - **Tower: 21 storeys**
 - **Townhouses: 3 storeys**
- **Gross Floor Area: 19,304.4 square metres (207,790.83 square feet)**
 - **Residential: 19,072.35 square metres (204,293.07 square feet)**
 - **Commercial: 232.05 square metres (2,497.77 square feet)**
- **Floor Space Index (FSI): 6.71**
- **Number of Parking Spaces: 125**
 - **Residential: 75**
 - **Commercial/ Visitor: 50**
- **Number of Bicycle Spaces: 160**
- **Outdoor Amenity Space: 538 square metres (5,790.98 square feet)**
- **Levels of Underground Parking: 3**

In addition, the following is a summary table outlining the relevant statistics of the applicant’s OLT approved development proposal (refer to Map 4) relative to the subject revised development proposal (refer to Maps 5 to 7) based on the plans and drawings submitted to the City in support of the subject applications:

Statistic	OLT Settlement Approval	2024 Revised Proposal (Current)
Lot Area	0.29 hectares (0.72 acres)	0.29 hectares (0.72 acres)
Number of Buildings	1	1
Building Heights	10 storeys	21 storeys
Density (FSI)	4.6	6.71
Total Gross Floor Area (GFA)	13,312.5 square metres (143,294.56 square feet)	19,304.4 square metres (207,790.83 square feet)
Commercial GFA	278.17 square metres (2,994.2 square feet)	232.05 square metres (2,497.77 square feet)
Number of Dwelling Units	147	268
Number of Parking Spaces	179	125

Supporting Documents

- Planning Justification Memorandum;
- Draft Official Plan Amendment;

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- Draft Zoning By-law Amendment;
- Arborist Report and Letter;
- Affordable Housing Chart;
- Site Plan;
- Architectural Plans (Elevation Plans, Floor Plans, Underground Parking Plans, Roof Plans, Street Elevations, Cross Sections, 3D Renderings);
- Hydrogeological Assessment Report and Addendum Letter;
- Legal and Topographical Survey;
- On-Site Circulation – Waste Collection;
- Functional Servicing Letter;
- Shadow Study;
- Shoring Reliance Letter;
- Sustainability Metrics;
- Parking Justification Letter;
- Parking, Traffic and Waste Management Reliance Letter;
- Water Balance Assessment; and,
- Wind Brief Assessment.

Revised Official Plan Amendment and Zoning By-law Amendment Applications

The applicant has submitted a revised Official Plan Amendment application that seeks to amend the OLT approved proposal for the lands comprised of a 10 storey mixed-use building with an FSI of 4.6 to permit the following (refer to Appendix A):

- an increase in the permitted building height from a maximum of 10 storeys to 21 storeys;
- an increase in the permitted density from 4.6 FSI to 6.71 FSI;
- an increase in the maximum building floorplates to allow for more than 750 square metres per floor for floors 7 and 8; and,
- an exemption to **Section 4.3.1.2.10(a)** of the Plan which requires development within the **Downtown Local Centre** to provide a 45 degree angular plane transition to Yonge Street to maintain the significant views to the church spires.

The applicant's revised Zoning By-law Amendment application seeks to rezone the subject lands from **Residential Second Density (R2) Zone** and **Residential Multiple Third Density (RM3) Zone** under By-law 66-71, as amended, to **Residential Multiple Six Density (RM6) Zone** under By-law 66-71, as amended, to amongst other matters (refer to Appendix B):

- establish permitted uses, including but not limited to an apartment dwelling, retail store, offices, and restaurant;
- add and/or revise various definitions, and,
- establish site-specific development standards to facilitate the revised development proposal, including, but not limited to minimum yards, maximum building height,

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maximum gross floor area, maximum FSI, parking, and loading, landscape, and amenity space requirements.

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 revised applications with consideration to policy conformity, 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 (2024)* (the "PPS"), the 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 the ROP that were in-force at the time of approval.

Since the Plan's approval in 2010, the ROP was updated in 2022 and the Province has recently updated the PPS and the *Growth Plan for the Greater Golden Horseshoe* 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 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

In accordance with Bill 185, *Cutting Red Tape to Build More Homes Act* (effective July 1, 2024) the Region of York no longer has planning responsibilities under the *Planning Act* and is no longer approval authority of the City's Official Plan or its amendments. Accordingly, 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 (Major Mackenzie Bus Rapid Transit (BRT) Station) (PMTSA 48)**.

The **Urban Area** is considered the primary location for growth and development within York Region, which includes Towns, Villages, Centres and Corridors. The **Community Areas** are intended to support a wide range and mix of urban uses and to accommodate a significant portion of planned growth within York Region. As set out in Chapter 4.0 of the ROP, **Major Transit Station Areas** (MTSAs) represent a key component of the Region's intensification and growth management strategy and are

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intended to support higher density, mixed-use and transit-oriented development. In this regard, the ROP establishes a proposed density target of 160 residents and jobs per hectare for PMTSA 48 (Major Mackenzie BRT Station) where the subject lands are located.

Notwithstanding the above, the City of Richmond Hill Official Plan is the determinative policy document applicable to the lands and 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 City is undertaking an update of its Plan and at the time of writing of this report, various amendments to the Plan have received Council approval. As part of the update, Council approved Official Plan Amendment 18.6 (Village Local Centre) (“OPA 18.6”) which contemplates various adjustments to the boundaries of the **Village Local Centre** designation, including the redesignation of the subject lands from the former **Downtown Local Centre** designation to the **Regional Mixed-Use Corridor** designation. OPA 18.6 was appealed to the OLT and remains under appeal as of the time of writing this report. Accordingly, the 2010 Plan remains the determinative policy framework applicable to the subject applications.

The subject lands are designated **Downtown Local Centre** and are located within the **Civic District** in accordance with **Schedule A2** and **Schedule A9**, respectively of the 2010 Plan (refer to Map 3). The predominant use of land within the **Downtown Local Centre** shall be for mixed-use, transit-oriented development, as outlined in **Section 4.3.1.1** of the Plan, permitted land uses for lands having frontage on Yonge Street include residential apartments, office, commercial, retail and major office, subject to specific policy criteria as outlined in the Plan. In addition, development fronting on Yonge Street shall include retail, commercial, or community uses at grade for the portion of a building with direct frontage on Yonge Street. Further, in accordance with **Section 4.3.1.1** of the Plan, the maximum density of a development block within the **Civic District** shall be 2.5 FSI and building heights shall be progressively lower at the north end of the **Civic District**, ranging between 6 to a maximum of 8 storeys.

As per **Section 4.3.1.2.10** of the Plan, in order to provide for an appropriate transition to adjacent lands and to maintain significant views within the **Downtown Local Centre**, development on the edges of the **Downtown Local Centre** fronting onto Yonge Street shall maintain a maximum 45 degree angular view plane projected from the adjacent low density residential or medium density residential property line.

Section 3.4.1 of the Plan sets out design criteria for all development which includes specific policies for high-rise residential buildings. Specifically, high-rise buildings shall generally have a slender floorplate above the podium of approximately 750 square metres and shall introduce step backs for tower elements proposed above base buildings to limit shadow and wind impacts and loss of skyview. High-rise buildings shall also be designed with sufficient separation distance of approximately 25 metres

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between proposed or existing towers to maintain appropriate light, view and privacy conditions. Additionally, **Sections 3.1.5.3** and **3.1.5.6** of the Plan require a minimum of 25% of new housing units to be affordable and that 5% of units shall contain three (3) or more bedrooms. The proposed development currently proposes 125 affordable rental units, which equals approximately 47% of the total unit count and proposes 14, three (3) bedroom units, which equals 5% of the total unit count. Staff will continue to work with the applicant to ensure the affordability requirements of the Plan are met.

Notwithstanding the preceding, it is important to review the proposal in the context of OPA 18.6 as it represents the most current thinking for this portion of the Yonge Street corridor. In this regard, the applicable policies of OPA 18.6 for the subject lands removes the lands from the **Village Local Centre** and places them within the **Regional Mixed Use Corridor**. The maximum site density for lands located within the **Regional Mixed-Use Corridor** that are located south of the **Downtown Local Centre** is 2.5 FSI and the maximum building height shall be 15 storeys. The proposed development far exceeds the height and density permissions for the **Regional Mixed Use** designation.

Based on a preliminary review of the proposed development relative to the **Downtown Local Centre** designation and **Regional Mixed-Use Corridor** designation policies of the Plan, the proposed residential and commercial uses would be permitted within both designations. However, the development as currently proposed would not conform to the applicable height and density policies of the Plan, and built form policies including tower floor plate size, tower separation and angular plane across Yonge Street.. A more detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies and changing policies anticipated through the Plan Update will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future direction report to Council.

Zoning By-law

The subject lands are presently zoned **Residential Second Density (R2) Zone** and **Residential Multiple Third Density (RM3) Zone** under By-law 66-71, as amended. 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. The **RM3 Zone** category permits an apartment building, however, the proposed development does not comply with the development standards.

In this regard, the applicant is seeking approval to rezone its land holdings to **Residential Multiple Six 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. The following table provides a summary of the applicable development standards within the **Residential Multiple Six Density (RM6)**

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Zone under By-law 66-71, as amended, relative to the site specific provisions proposed by the applicant highlighted in bold text:

Development Standard	Standard RM6 Zone under By-law 66-71, as amended	Proposed Development Standards
Permitted Uses	Apartment	Apartment Retail Store Offices Restaurant Fast Food Restaurant Take Out Restaurant
Minimum Lot Frontage	38.1 metres (125 feet)	20 metres (65.62 feet)
Minimum Lot Area	N/A	2,700 square metres
Minimum Setbacks <ul style="list-style-type: none"> - Front Yard - Side Yard - Rear Yard 	<ul style="list-style-type: none"> - 7.62 metres (24.93 feet) - 6.1 metres (20.01 feet) - 7.62 metres (24.93 feet) 	<ul style="list-style-type: none"> - 1.0 metre (3.28 feet) - 1.3 metres (4.27 feet) (north), 1.5 metres (4.92 feet) (south) - 4.0 metres (13.12 feet)
Maximum Building Height	30.48 metres (100 feet) or Approximately 10 storeys	66.15 metres (217.03 feet) or 21 storeys
Minimum Parking	N/A	0.43 spaces/unit – Residential (Apartment) 2.0 spaces/unit – Residential (Townhouses) 4.0 spaces/100 square metres - Commercial
Maximum Gross Floor Area	N/A	19,304.4 square metres (207,790.83 square feet)
Maximum FSI	N/A	6.71
Minimum Number of Bicycle Spaces	N/A	0.6 spaces/unit
Amenity Space	N/A	2.0 square metres/unit (21.53 square feet/unit)

It should be noted that **Bill 185**, amended the *Planning Act* to prohibit Zoning By-laws and Official Plans from requiring minimum parking requirements, except for bicycle parking, on lands within a PMTSA. As the subject lands are within PMTSA 48, there are no minimum parking requirements.

In addition to the site specific standards proposed above, the applicant is also proposing revisions and/or additions to the definitions (i.e. Floor Space Index, Amenity Space, Mechanical Penthouse, etc.), development standards for the base building, townhouse building height, and landscaping, among others.

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The draft Zoning By-law submitted by the applicant in support of its revised 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 revised 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 Park and Natural Heritage Planning, Heritage and Urban Design, Building Services – Zoning, Infrastructure and Engineering Services, Community Services – Waste Collection, Toronto and Region Conservation Authority (TRCA), York Region, Alectra Utilities, and Enbridge Gas. 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.

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

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 applicant's revised site specific Official Plan policy amendments and built form (refer to Appendix C). Specifically, Urban Design has concerns with the reduced tower separation of 7.5 metres (24.61 feet) setback to floors 7 and 8 to the north, whereas the required tower separation distance is 12.5 metres (41.01 feet) for any floors above the base building of 6 storeys. The 12.5 metre (41.01 feet) setback is intended to be combined with 12.5 metres (41.01 feet) on the adjacent property that provides a 25 metre (82.02 feet) separation distance that would allow for a high density high rise built form similar to what is being proposed on the subject lands and allows for adequate light, shadow and privacy. Additionally, the proposed floor plates of approximately 1,195 square metres (12,862.87 square feet) on floors 7 and 8 exceed the 750 square metres (8,072.93 square feet) generally required for this type of high rise building.

Urban Design staff also expressed concerns about the proposed 0 metre (0 feet) setback to the west and south property lines for the second storey and above. It is recommended that the setback be increased to a minimum of 3 metres (9.84 feet) from the property line to the main face of the building, for all storeys within the base building to help create a better interface with the future park to the south.

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Lastly, Urban Design staff advised that the development include a step-back between 3 to 5 metres (9.84 feet to 16.4 feet) above the base building to provide a clearly discernible distinction between the base, middle, and top of the building, helping to reduce the visual impact of the tall structure. Urban Design comments can be found in Appendix C.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning (PNHP) Section has reviewed the applicant's development proposal in accordance and has provided comments related to cash-in-lieu of parkland, tree protection and the site design. Specifically, PNHP staff has requested that Council accept cash-in-lieu of parkland dedication at the time of building permit issuance should this development be approved by the OLT given the opportunity to expand the adjacent park to the south is limited. Further, PNHP has provided technical comments related to the submitted Arborist Report and Tree Protection Plan. Lastly, PNHP has requested that the applicant outline how construction and continuous maintenance to the southerly elevation of the proposed development would be maintained without encroaching onto the City owned park block given the proposed 0 metre setback to the park (refer to Appendix D).

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:

- as the subject applications remain under the active OLT case (Case Number OLT-22-003600), the approval of this revised development proposal remains under the jurisdiction of the OLT;
- the revised development proposal is a significant departure from the OLT approved 10 storey mixed-use residential/commercial building having a density of 4.6 FSI. As noted previously, the purpose of this report is receive feedback on the revised proposal so as to allow staff to provide recommendations on the revised proposal to Council and that position will be forwarded to the OLT;
- OPA18.6 for the **Village Local Centre** redesignates the subject lands from the former **Downtown Local Centre** to **Regional Mixed-Use Corridor**. However, as OPA 18.6 remains under appeal with the Ontario Land Tribunal, the 2010 Plan remains the determinative policy framework applicable to the subject applications;
- the proposed mixed-use development, which includes a high rise tower, townhouse units along the Church Street South frontage and at-grade commercial space along the Yonge Street frontage, generally conforms with the land use policies of the applicable **Downtown Local Centre** designation;
- the proposed height and density of the development significantly exceeds the permissions of the **Downtown Local Centre** designation, where a FSI of 2.5 and a

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maximum height of 8 storeys are permitted whereas the applicant is proposing a FSI of 6.71 and a building height of 21 storeys;

- notwithstanding that OPA 18.6 is under appeal and not in force, staff note that the proposed mixed-use development generally conforms with the land use policies of the **Regional Mixed-Use Corridor** designation with the exception of the height and density permissions. In this regard, the **Regional Mixed-Use Corridor** designation allows for a maximum height of 15 storeys and a FSI of 2.5. The proposed development seeks a height and density that is not contemplated in either the **Downtown Local Centre** designation nor the **Regional Mixed-Use Corridor** designation. 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 with **Section 4.3.1.2.10 (a)** of the Plan, which requires development fronting on Yonge Street to maintain a 45 degree angular plane view plane projected from the adjacent property line on the opposite side of Yonge Street. It should be noted that the intent of the angular plane provision is to ensure that the proposed development does not negatively impact sunlight and sky views of abutting residential uses. The applicant has requested an exemption to this policy. However, further analysis is required to determine if it is appropriate to exempt the revised proposal from providing the angular plane along Yonge Street;
- furthermore, **Section 3.4.1.57** of the Plan requires high rise buildings to provide a sufficient separation distance of approximately 25 metres between both proposed and existing towers to ensure adequate light, views and privacy. The proposed development fails to provide the required 12.5 metre setback from the property to the north, which is necessary to achieve the full 25 metre separation distance should the northern property be developed in the future for a high rise, high density building. Staff have concerns that with this significant reduction risks negatively impacting light, views, and privacy and may preclude any future high rise development to the north. This also gives rise to the concerns about the appropriateness of the increased height and density proposed by the revised applications. The applicant shall revise their proposal to provide for the full 12.5 metre setback to the north;
- the revised development does not propose a setback to the southerly property line adjacent to the proposed parkette. Further review is needed to assess whether this is acceptable as the footprint of the building is now much longer, particularly regarding its potential impact on sun and shadow conditions within the parkette, among other considerations. PNHP staff have also raised concern regarding construction underground abutting municipal property and the ability to maintain the proposed building along this property boundary. Staff recommend that the applicant either increase the setback or redesign this section of the building to prevent any adverse impacts on the parkette;
- the applicable design policies in the Plan and the City-wide Urban Design Guidelines are intended to work together to ensure that new development achieves appropriate built form, resulting in no adverse impacts to adjacent properties. At this time, the revised proposal does not conform with all of the applicable policies and guidelines, such as tower floor plate, tower separation distance and angular plane, which makes the proposed built form inappropriate and the site over developed;

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- 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;
- **Section 3.1.5.3** and **Section 3.1.5.6** of the Plan require a minimum of 25% of new housing units to be affordable and that 5% of units shall contain 3 or more bedrooms. Currently, the applicant is meeting both of these requirements. Staff will continue to work with the applicant to ensure both policies are met throughout the development process;
- 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 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;
- a future revised Site Plan application will be required to facilitate the proposed development; and,
- a draft Plan of Condominium application will also be required should the applicant change the tenure from rental to ownership.

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 direction 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.

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Attachments:

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

- Appendix A, Applicant's Draft Official Plan Amendment
- Appendix B, Applicant's Draft Zoning By-law Amendment
- Appendix C, Memo from Heritage and Urban Design, dated November 11, 2024
- Appendix D, Memo from Park and Natural Heritage Planning, dated November 12, 2024
- Map 1 - Aerial Photograph
- Map 2 - Existing Zoning
- Map 3 - Official Plan Designation
- Map 4 - Site Plan (OLT Settlement)
- Map 5 - Proposed Revised Site Plan (2024)
- Map 6 - Proposed Revised Elevations (2024)
- Map 7 - Proposed Revised 3D Renderings (2024)

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Report Approval Details

Document Title:	SRPBS.25.010 - Request for Comments - 9861 Yonge Street and 236 and 240 Church Street South.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.010 - Appendix A - Applicant's Draft OPA.pdf- SRPBS.25.010 - Appendix B - Applicant's Draft ZBLA.pdf- SRPBS.25.010 - Appendix C - Memo from HUD.pdf- SRPBS.25.010 - Appendix D - Memo from PNHP.pdf- SRPBS.25.010 - Map 1 - Aerial Photograph.docx- SRPBS.25.010 - Map 2 - Existing Zoning.docx- SRPBS.25.010 - Map 3 - Official Plan Designation.docx- SRPBS.25.010 - Map 4 - Site Plan (OLT Settlement).docx- SRPBS.25.010 - Map 5 - Proposed Revised Site Plan (2024).docx- SRPBS.25.010 - Map 6 - Proposed Revised Elevations (2024).docx- SRPBS.25.010 - Map 7 - Proposed Revised 3D Renderings (2024).docx
Final Approval Date:	Jan 23, 2025

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

Deborah Giannetta - Jan 22, 2025 - 5:09 PM

Gus Galanis - Jan 22, 2025 - 6:27 PM

Darlene Joslin - Jan 23, 2025 - 8:59 AM