



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2025

Report Number: SRPBS.25.004

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.004 – Request for Approval – Official Plan and Zoning By-law Amendment Applications – Yongehill Developments 11305 Inc. – City Files D01-17006 and D02-17027 (Related City File: D06-18050)**

Owner:

Yongehill Developments 11305 Inc.
181 Eglinton Avenue East
Toronto, Ontario
M4P 1J4

Agent:

Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, Ontario
L4K 5K8

Location:

Legal Description: Blocks 123, 126 and 136, Registered Plan 65M-2816
Municipal Address: 11305 Yonge Street

Purpose:

A request to approve revised Official Plan and Zoning By-law Amendment applications to permit the construction of a high density residential development on the subject lands.

Recommendations:

- a) **That the revised Official Plan and Zoning By-law Amendment applications submitted by Yongehill Developments 11305 Inc. for lands known as Blocks 123, 126 and 136, Registered Plan 65M-2816 (Municipal Address: 11305**

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Yonge Street), City Files D01-17006 and D02-17027, be approved, subject to the following:

- i) that the City’s Official Plan be amended to include site specific policies as outlined in Staff Report SRPBS.25.004;**
- ii) that the draft Official Plan Amendment attached hereto as Appendix “B” be brought to a future Council meeting for consideration and adoption;**
- iii) that the draft Zoning By-law Amendment attached hereto as Appendix “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and enactment; and,**
- iv) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands.**

Contact Persons:

- Simone Fiore, Senior Planner, 905-771-2479
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner of 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.

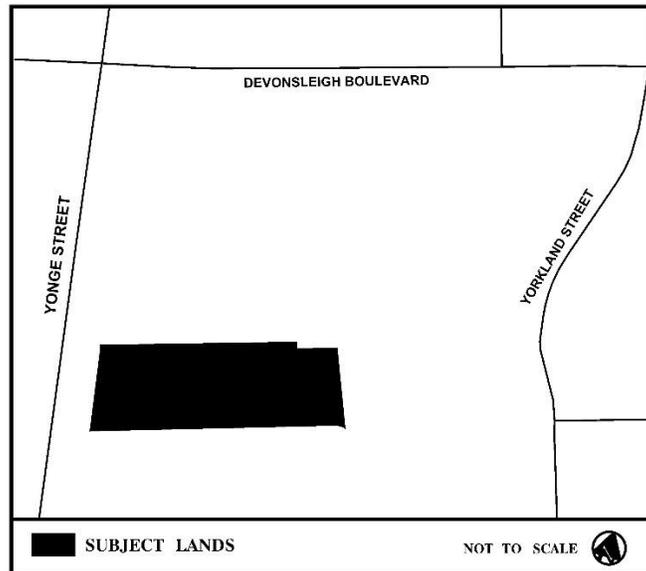
Key Messages:

- the subject revised Official Plan and Zoning By-law Amendment applications shall facilitate the construction of a high density residential development to be comprised of a 10 storey residential apartment building and townhouse dwellings with a total of 119 dwelling units; and,
- the applicant has undertaken modifications to its original development proposal which satisfactorily address the comments and technical requirements at this stage of the approval process and therefore, staff recommends that Council support the development proposal as outlined in SRPBS.25.004.

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Location Map:

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



Background:

The subject Official Plan and Zoning By-law Amendment applications were considered at a statutory Council Public Meeting held on January 24, 2018, wherein Council received Staff Report SRPRS.18.010 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). Comments and concerns were raised at the Council Public Meeting with respect to the lack of commercial space and outdoor amenity space to be provided as part of the development, which are addressed in the later sections of this report. It is noted that a number of submissions subsequent to the original submission in 2017 were submitted by the applicant in 2018, 2020, 2021, 2023 and 2024 to address comments as well as revisions to the height and density of the subject development.

The current submission reflects revisions to the development proposal to address various design and technical matters related to the subject Official Plan Amendment and Zoning By-law Amendment applications. All remaining technical matters will be addressed through the detailed design stage of the associated Site Plan application currently under review by the City (City File D06-18050). Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Official Plan and Zoning By-law Amendment applications.

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Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Yonge Street, south of Devonsleigh Boulevard. The lands have approximately 50 metres (164 feet) of frontage along Yonge Street, with a total lot area of 0.77 hectares (1.89 acres). The lands are presently vacant and the eastern extent of the lands include a Provincially Significant Wetland (PSW) of the Rouge River Headwater Wetland Complex, an associated permanent tributary of the Rouge River, and a woodland (refer to Map 1).

Surrounding land uses include an institutional/educational facility to the north (L'Arche Daybreak), natural heritage features associated with the Rouge River Headwater Wetland Complex to the east, an existing listed heritage building on the City's Inventory of Cultural Heritage Resources (William Wright House) which is proposed to be demolished to accommodate the proposed Mon Sheong Retirement Residence (City Files D01-21009 and D02-21018) and an existing Mon Sheong Long Term Care Facility to the south, and Yonge Street to the west. It is also noted that the western portion of the subject lands are located within Protected Major Transit Station Area 40 (PMTSA 40) which is associated with the VIVA Bus Rapid Transit (BRT) Station at the intersection of 19th Avenue and Gamble Road.

Revised Development Proposal

The applicant is seeking Council's approval of its revised development proposal to permit the construction of a high density residential development on its land holdings (refer to Maps 5 to 9). The proposal includes a 10 storey residential apartment building with 82 apartment dwelling units, along with 37 townhouse dwelling units, for a total of 119 dwelling units. The 10 storey building and townhouse dwellings are proposed to be located atop a shared parking structure that is partially above and below-grade. Vehicular access to the development is to be provided via Yonge Street with access to the shared parking directly south of the proposed residential apartment building portion of the development.

It should be noted that there have been several resubmissions made following the original submission in August 2017 to address technical comments as well as those made at the Council Public Meeting. The following is a summary outlining the relevant statistics of the applicant's original August 2017 development proposal (refer to Map 4) and its current (October 2024) revised development proposal (refer to Maps 5 to 9).

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Development Statistic	Original Proposal (August 2017)	Current Proposal (October 2024)
Total Lot Area	0.77 ha (1.89 ac)	0.77 ha (1.89 ac)
<ul style="list-style-type: none"> • Environmental Lands • Developable Area 	0.24 ha (0.59 ac) 0.53 ha (1.3 ac)	0.24 ha (0.59 ac) 0.53 ha (1.3 ac)
Height		
<ul style="list-style-type: none"> • Apartment Building • Stacked Townhouses • Townhouses 	10 storeys/36.15 metres (118.6 feet) 3 storeys/14.55 metres (47.74 feet) N/A	10 storeys/32.05 metres (105.15 feet) 3 storeys/11.6 metres (38.06 feet) 3 storeys/10.65 metres (34.94 feet)
Number of Dwelling Units	107	119
<ul style="list-style-type: none"> • Apartment Units • Stacked Townhouse Units • Townhouse Units 	47 60 0	82 28 9
Total Gross Floor Area	12,130.65 sq. metres (130,573.23 sq. feet)	10,931.42 sq. metres (117,665.8 sq. feet)
<ul style="list-style-type: none"> • Apartment Building • Stacked Townhouses • Townhouses 	6,818.36 sq. metres (73,392.22 sq. feet) 5,312.29 sq. metres (57,181.01 sq. feet) N/A	6,643.52 sq. metres (71,510.85 sq. feet) 2,635.17 sq. metres (28,834.97 sq. feet) 1,652.73 sq. metres (17,789.99 sq. feet)
Floor Space Index	2.3	2.08
Total Amenity Area	211.69 sq. metres (2,278.61 sq. feet)	431.21 sq. metres (4,641.21 sq. feet)
Parking Spaces	121	121
<ul style="list-style-type: none"> • Resident • Visitor 	107 14	104 17
Bicycle Parking Spaces	29	81
<ul style="list-style-type: none"> • Resident (0.6/Unit) • Visitor 	17 12	69 12

Key differences between the original 2017 development proposal and the current 2024 revised development proposal are summarized below:

- an increase in the overall dwelling units proposed from 107 to 119;
- an increase in apartment dwelling units from 47 to 82;
- a reduction in stacked townhouse dwelling units from 60 to 28;
- the addition of 9 townhouse dwelling units;

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- a reduction in the overall gross floor area of the development from 12,130 square metres (130,573.23 square feet) to 10,931.42 square metres (117,665.8 square feet);
- a reduction in density from 2.3 FSI to 2.08 FSI;
- an increase in bicycle parking from 29 spaces to 81 spaces;
- an increase in total amenity space from 211.69 square metres (2,278.61 square feet) to 431.21 square metres (4,641.21 square feet); and,
- a revision to request the rezoning of the eastern portion of the site containing environmental features and their associated buffers from **Flood (F) Zone** to **Environmental Protection One Area (EPA1) Zone**.

Revised Official Plan and Zoning By-law Amendment Applications

In order to facilitate its revised development proposal, the applicant is proposing a site-specific exception under **Chapter 6** of the City's Official Plan to permit the following (refer to Appendix "B"):

- an increase to the maximum permitted building height from 8 storeys to 10 storeys; and,
- an increase in the maximum permitted density from 2.0 Floor Space Index to 2.10, based on a lot area of 5,256 square metres (0.53 hectares and 1.3 acres).

With respect to zoning, the applicant is requesting to rezone the subject lands from **Residential Multiple Family One (RM1) Zone** under By-law 184-87, as amended, to **Residential Multiple Family Two (RM2) Zone** and to establish an **Environmental Protection Area One (EPA1) Zone** for a portion of the subject lands under By-law 184-87, as amended, with site-specific provisions applicable to the **RM2 Zone** (refer to Appendix "C").

As previously noted in this report, the applicant has submitted a related Site Plan application that remains under review at this time. It is noted that in addition to the Site Plan application, a future application for draft Plan of Condominium will be required to facilitate the proposed development. At the time of writing this report, a draft Plan of Condominium application has not been submitted to the City.

Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal based on the policy framework contained within the *Provincial Planning Statement (2024)* (the "PPS"), the *Regional Official Plan (2022)* (the "ROP") and the *City's Official Plan (2010)* (the "Plan"). Staff notes that while the City's in-force Plan is consistent with the *Provincial Policy Statement (2020)* and the *Regional Official Plan (2010)* that were in-force at the time of approval, 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 proposal relative to the ROP and the Plan.

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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 Municipality of York. Effective July 1, 2024, the Region of York no longer has planning responsibilities under the *Planning Act* and is no longer the approval authority of the City's Plan or its amendments. Accordingly, 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). The natural heritage features on the eastern portion of the subject lands are further identified as being part of the **Regional Greenlands System**. The **Urban Area** is considered the primary location for growth and development within York Region, which includes Towns, Villages, Centres and Corridors. **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. Lands identified as **Regional Greenlands System** are to be protected and enhanced over the long term. In this regard, the proposed high density residential development is proposed on the portion of the lands designated **Community Area** located outside of the **Regional Greenlands System**, which is permitted in accordance with the ROP.

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 intended to support higher density, mixed-use and transit-oriented development. In this regard, 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 the western portion of the lands are located within a **Protected Major Transit Station Area (19th-Gamble Bus Rapid Transit (BRT) Station) (PMTSA 40)** which has a density target of 160 residents and jobs per hectare.

The proposal is consistent with the **Urban Area, Community Areas** and **Regional Greenlands System** designations, which are intended to support a wide range and mix of uses to accommodate a significant portion of planned growth within the Region and contain a wide range and mix of housing types, sizes and tenures that include options that are affordable, among other uses, in addition to the protection and enhancement of the Natural Heritage System. On the basis of the preceding, the applicant's revised development proposal conforms with the policy direction in the ROP and will contribute to the housing supply in this area of the City.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed-Use Corridor** and **Natural Core** in accordance with Schedule A2 - Land Use of the City's Plan (refer to Map 3). The **Regional Mixed-Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form.

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Accordingly, development within the **Regional Mixed-Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site. A maximum density of 2.0 FSI and a maximum building height of eight (8) storeys is permitted within this section of the **Regional Mixed-Use Corridor** and directs the tallest buildings to locate along the Yonge Street frontage, while encouraging a maximum base building height of four (4) storeys. Further, high-rise buildings, which include buildings proposed at a height of nine (9) storeys and greater, are subject to specific urban design criteria as set out in **Section 3.4.1** of the Plan.

The proposed development includes an overall building height of 10 storeys in addition to three (3) storey townhouse and stacked townhouse dwellings connected by a shared above and below-grade parking structure at a density of 2.08 FSI. While the proposed height and density of the proposed high density building exceeds the current permissions of the Plan, consideration in the evaluation of the appropriateness of the increased height and density has been given to factors including but not limited to, the surrounding context along Yonge Street, and the proposed siting of the apartment building and townhouse dwellings. In this regard, the proposed design intentionally locates the taller, 10 storey residential apartment building along the Yonge Street frontage which assists in animating the public realm and positions the lower three (3) storey townhouse units along the rear portion of the site abutting the natural heritage system.

In terms of density, in accordance with **Section 3.1.3.6** of the Plan, development in the centres and corridors shall accommodate the highest densities within the City and shall be provided at an appropriate scale and intensity. Accordingly, **Regional Mixed-Use Corridors** are anticipated to accommodate intensification while acting as key connections between centres. While the density proposed is slightly greater than the current permissions of the Plan, the subject lands are located within PMTSA 40 which is intended to accommodate additional density along corridors to support higher-order transit services. Accordingly, staff is of the opinion that the proposed density is appropriate.

Further to the above, the apartment building portion of the proposed development at a height of 10 storeys is subject to the built form policies respecting high-rise buildings in accordance with **Section 3.4.1** of the Plan. In this regard, the proposed apartment building meets the City's tower floorplate policy of 750 square metres (8,072.93 square feet), which serves to minimize shadow impacts and reduce the overall massing of the development, and also incorporates a stepback above the fourth storey, creating a discernable podium and street wall in accordance with the Plan. In addition, high rise built forms are to provide a tower separation distance of generally 25 metres (82.02 feet) to protect for access to sky views and daylight, which is typically achieved between neighbouring properties through the provision of a sufficient setback to an adjacent lot line. Heritage and Urban Design staff have reviewed the development proposal and the proposed setbacks of 7.5 metres (24.6 feet) to the north property line and 6.5 metres (21.33 feet) to the south property line, and are of the opinion that the proposed setbacks

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are appropriate in this context given the limited length of the portion of the building subject to this condition, in combination with the shorter high-rise built form of 10 storeys.

Further to the above, the easterly portion of the subject lands are designated **Natural Core** and contain a PSW of the Rouge River Headwater Wetland Complex, an associated permanent tributary of the Rouge River, and a woodland. The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine. The **Natural Core** designation permits fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential infrastructure and utilities, recreational uses, parks and uses accessory thereto. In accordance with Schedule A1 – Urban Structure and Schedule A4 – Key Natural Heritage Features (KHNF) and Key Hydrological Features (KHF) of the Plan, the subject lands are within the minimum area of influence of a Wetland, Significant Woodland, and Permanent and Intermittent Streams.

The developable limits of the subject lands and the required minimum vegetation protection zone (MVPZ) (or buffer) to the KNHFs and KHF's have been established with the provisions of the *PPS, Oak Ridges Moraine Conservation Plan (ORMCP)*, the ROP, the Plan and the City's Urban Master Environmental Servicing Plan (MESp) through the submission of a Natural Heritage Evaluation (NHE) which has been reviewed and deemed acceptable by both the City's Park and Natural Heritage Planning staff and the Toronto and Region Conservation Authority (TRCA). The submitted NHE proposes a 30 metre (98.43 feet) buffer from the limits of the PSW and a 10 metre (32.81 feet) buffer to the edge of the significant woodland (the greater of the natural features). Furthermore, the environmental features and their associated buffers will be conveyed to the City through the Site Plan approval process to ensure their long-term protection and conservation.

The submitted NHE proposes mitigation measures which will also be implemented and includes protection or replacement (if disturbed) of native plantings within the 10 metre (32.81 feet) buffer, retention of native woody vegetation along the existing hedgerow on the southern property line, integrating native species into the landscape design where feasible, and utilizing directional (downward) lighting where possible to limit disturbance to the adjacent natural heritage system which are to be secured and implemented through the related Site Plan application.

It is further noted that the subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the ORMCP. In accordance with **Policy 3.2.1.1 (18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**. Additionally, the lands are located within an area of **High Aquifer Vulnerability** as shown on Schedule A5 of the Plan, which are areas susceptible to contamination from both human and natural impacts on water quality. **Policy 3.2.1.1 (37)** of the Plan

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identifies specific uses prohibited within these areas such as storage of hazardous waste or liquid industrial waste and waste disposal sites. The proposed residential development is not a prohibited land use and therefore is considered to comply with this policy of the Plan.

With respect to housing affordability, **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** to be affordable. A portion of these units are to be accessible, affordable housing units and should include a mix and range of unit sizes, among other variables. As defined in **Section 7.2** of the Plan, affordable with respect to ownership housing means:

“a. housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low and moderate income households; or

b. housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.”

Additionally, ***“low and moderate-income households”*** are defined, in the case of ownership housing, to include ***“households with incomes in the lowest 60% of the income distribution for the regional market area”***.

The applicant has submitted the City’s Affordable Housing Template on how the proposal aims to achieve the City’s current Affordable Housing Strategy. The proposed development is to be comprised of 119 dwelling units and is to incorporate an affordable housing component for two (2) three (3) bedroom apartment dwelling units. In this regard, the applicant has committed to contributing to the City’s initiatives by partnering with a not-for-profit organization which aims to assist in providing additional financial support for the buyer through assisted mortgages. The applicant has committed to provide the details of this partnership to the City and these commitments will be secured through the associated Site Plan application.

In addition, the proposed development is to include a variety of unit types ranging from one (1) bedroom to three (3) bedroom units which would contribute to a diversified range of housing typologies within the City. In this regard, the development proposal exceeds the minimum requirement for the provision of family sized units (a minimum of 5% of units to be three (3) or more bedrooms) pursuant to **Section 3.1.5.6** of the Plan by providing 25% of the total units within the proposed development as three (3) bedroom units.

Staff has evaluated the applicant’s development proposal in relation to the applicable land use, height, density, design and compatibility, and affordable housing policies as well as the natural heritage policies of the Plan and is of the opinion that the development proposal has appropriate regard for and is consistent with the overarching planning principles of the Plan and that it represents good planning.

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Zoning By-law

As previously noted, the subject lands are zoned **Residential Multiple Family One (RM1) Zone** under By-law 184-87, as amended and the applicant is seeking to rezone the lands to **Residential Multiple Family Two (RM2) Zone** and to **Environmental Protection Area One (EPA1) Zone** under By-law 184-87, as amended, with the following site specific development standards applicable to the **RM2 Zone**:

Development Standards of RM2 Zone under By-law 184-87, as amended	Proposed Development Standards,
Minimum Lot Frontage	30 metres (98.43 feet)
Minimum Front Yard Setback	3 metres (9.84 feet)
Minimum Rear Yard	3 metres (9.84 feet)
Minimum Side Yard Setback	
<ul style="list-style-type: none"> • North 	6.5 metres (21.33 feet)
<ul style="list-style-type: none"> • South 	5 metres (16.4 feet)
Maximum Height	
<ul style="list-style-type: none"> • Podium 	4 storeys or 13 metres (42.65 feet)
<ul style="list-style-type: none"> • Building (Apartment Dwelling) 	10 storeys or 31 metres (101.71 feet)
<ul style="list-style-type: none"> • Block Townhouse Dwelling and Stacked Townhouse Dwelling 	3 storeys or 12 metres (39.37 feet)
Maximum Floor Space Index (FSI)	2.1
Minimum Amenity Space	2 square metres (21.52 square feet) per apartment dwelling unit
Minimum Percentage of Dwelling Units to be 3-Bedroom or Greater	25%
Minimum Number of Bicycle Parking Spaces	0.6 spaces per apartment dwelling unit
Minimum Number of Loading Spaces	1 space
Minimum Percentage of the Lot Area to be used for Landscaping	20%

In addition to the site-specific standards proposed above, the applicant is also proposing additional revisions to specific definitions and the addition of notations to address setbacks, separation distances, and encroachments in order to facilitate the development proposal (refer to Appendix “C”).

Staff have undertaken a thorough review of the proposed development standards and site specific definitions intended to implement the subject development proposal and

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they are considered appropriate. The proposed development standards will maintain appropriate setbacks and separation with respect to adjacent land uses, limit the impacts of the height and density of the proposed development in providing for limited shadowing, achieving sufficient sky view, and regulating the minimum requirements related to amenity space and landscaping, among other matters. It should be noted that in accordance with *Bill 185*, which amended the *Planning Act* to restrict Zoning By-laws and Official Plans from setting out minimum parking requirements, except for bicycle parking, on lands within a PMTSA. As the subject lands are located within PMTSA 40, there are no minimum parking requirements included in the proposed Zoning By-law amendment.

Further, staff has reviewed the proposed **Environmental Protection One (EPA1) Zone** that is to apply to a portion of the lands that contains the PSW, an associated permanent tributary of the Rouge River, and woodland, which would only permit conservation uses. Staff are of the opinion that this zone category is appropriate to ensure protection of the PSW, significant woodland, and the associated buffers on the easterly portion of the subject lands, particularly as these lands are to be conveyed to the City through the associated Site Plan approval process.

Staff have undertaken a comprehensive review and analysis of the applicant's revised Zoning By-law amendment application and are of the opinion that the application is appropriate and represents good planning. Staff will continue to work with the applicant to finalize the form and content of the amending by-law to be forwarded to Council for enactment in accordance with the recommendations outlined in this report.

Comments:

The following is an overview of and response to the main comments provided by members of Council at the Council Public Meeting held on January 24, 2018 with respect to the applicant's original development proposal:

- **Lack of Commercial Space**

Concerns were raised regarding the lack of commercial space within the proposed development. While the **Regional Mixed-Use Corridor** "encourages" a mix of uses, either within the same building or separate buildings integrated on the same site, the provision of a mix of uses is not required. Following a comprehensive review of the applications, staff are of the opinion that the proposed high density residential use without commercial uses is consistent with the intent of the **Regional Mixed-Use Corridor** designation of the Plan

- **Lack of Outdoor Amenity Space**

A concern was raised regarding the absence of outdoor amenity space within the proposed development. In this regard, the applicant is providing a shared rooftop amenity area for the residential apartment building, shared rooftop amenity areas for the stacked townhouse dwellings, and individual rooftop amenity spaces for

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each of the townhouse dwellings as private outdoor areas for these units. Furthermore, the proposed development is to provide two (2) square metres (21.53 square feet) of amenity space per apartment dwelling unit in accordance with the City's requirements. Accordingly, staff are of the opinion that the proposal provides sufficient amenity space to meet the needs of the future residents.

Department and External Agency Comments:

All comments from City departments and external agencies previously identified in Staff Report SRPRS.18.010 and through the review of the revised development proposal have now been satisfactorily addressed. In this regard, all circulated City department and external agencies have either indicated no objections or have provided technical comments to be addressed through the detailed design stage of the associated Site Plan application.

Servicing Allocation:

On January 22, 2025, Council enacted a new Municipal Servicing Allocation Policy By-law 9-25 which sets out the circumstances for when allocation is assigned, withdrawn, or reallocated. The applicant has submitted a Servicing Allocation Justification Letter to address the City's allocation criteria in accordance with By-law 9-25. In this regard, the proposed development demonstrates a form of residential intensification in the Built-up Area is within a PMTSA with access to existing municipal water and wastewater services, transit, community facilities, retail, and employment uses. The proposed development also includes unit types that can accommodate people and families at different stages of their lives in a manner that supports the population and intensification targets of the City and contributes to achieving the City's affordable housing goals. Staff will continue to work with the applicant to secure commitments related to the criteria for servicing allocation through the approval of the associated Site Plan application to ensure the requirements for servicing allocation are met.

Recommendation:

Staff has undertaken a thorough review of the applicant's revised Official Plan and Zoning By-law Amendment applications and in consideration of the foregoing, staff recommends approval of these applications for the following principle reasons:

- the proposed high density residential development is consistent with the PPS which directs that within **Settlement Areas**, municipalities plan for and promote transit-supportive development and accommodate a range of housing options through intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently, while ensuring the protection of public health and safety;
- the applicant's revised development proposal conforms with the policy direction for the **Urban Area, Community Area** and **Regional Greenlands System** designations of the ROP;

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- the proposed increase in height and density is appropriate for this portion of the City's **Regional Mixed-Use Corridor**. The proposed high-rise built form complies with the City's high-rise design policies related to transition, massing, and separation distance given the location, context, design and built form;
- the easterly portion of the property designated **Natural Core**, which contains a PSW, woodland, tributary of the Rouge River and the proposed associated buffers, will be rezoned to **EPA1 Zone** under By-law 184-87, as amended, and will be conveyed to the City to prohibit development and ensure long-term protection in accordance with the Plan;
- the proposed **RM2 Zone** category under By-law 184-87, as amended, and the site-specific development standards as proposed are considered appropriate to implement the proposed development;
- the proposed development meets the City's housing objectives by providing 25% of the total units with three (3) bedrooms and a range of unit sizes which contributes to a diversified range of housing typologies and sizes available within the City as well as two (2) three (3) bedroom units through an assisted mortgage. Staff will continue discussions with the applicant regarding the provision of affordable housing and the proposed assisted mortgages through the associated Site Plan application;
- the applicant has satisfactorily addressed the technical requirements previously identified by City departments and external agencies as outlined in this report. Any remaining technical matters and design considerations will be required to be addressed through the review of the related Site Plan application; and,
- staff will work with the applicant to finalize the form and content of the implementing Official Plan and Zoning By-law Amendments to be brought forward to a future meeting of Council for approval and enactment.

Financial Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1, Growing a Livable, Sustainable Community** as the proposed development promotes active and sustainable modes of travel as the proposed development is located adjacent to a rapid transit bus corridor and providing bicycle parking spaces for active transportation. Further, the proposed development ensures the protection of natural heritage features in identifying and securing these features and their buffers by placing them into an appropriate zone category and conveying them to a public authority.

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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”, Extract of Council Public Meeting C#01-18, held January 24, 2018
- Appendix “B”, Draft Official Plan Amendment
- Appendix “C”, Draft Zoning By-law Amendment
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Original Proposed Site Plan (2017)
- Map 5, Revised Proposed Site Plan (2024)
- Map 6, Revised Proposed Elevations (North and South) (2024)
- Map 7, Revised Proposed Elevations (East and West) (2024)
- Map 8, Revised Proposed 3D Renderings (North and South) (2024)
- Map 9, Revised Proposed 3D Renderings (East and West) (2024)

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Report Approval Details

Document Title:	SRPBS.25.004 - Request for Approval - 11305 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, Council Public Meeting Extract.doc- Appendix B, Draft Official Plan Amendment.docx- Appendix C, Draft Zoning By-law Amendment.docx- SRPBS.25.004 - Map 1 - Aerial Photograph.docx- SRPBS.25.004 - Map 2 - Official Plan Designation.docx- SRPBS.25.004 - Map 3 - Existing Zoning.docx- SRPBS.25.004 - Map 4 - Original Proposed Site Plan (2017).docx- SRPBS.25.004 - Map 5 - Revised Proposed Site Plan (2024).docx- SRPBS.25.004 - Map 6 - Revised Proposed Elevations (North and South) (2024).docx- SRPBS.25.004 - Map 7 - Revised Proposed Elevations (East and West) (2024).docx- SRPBS.25.004 - Map 8 - Revised Proposed Renderings (North and South) (2024).docx- SRPBS.25.004 - Map 9 - Revised Proposed Renderings (East and West) (2024).docx
Final Approval Date:	Feb 27, 2025

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

Deborah Giannetta - Feb 26, 2025 - 4:23 PM

Gus Galanis - Feb 26, 2025 - 5:56 PM

Darlene Joslin - Feb 27, 2025 - 8:12 AM