



Staff Report for Council Public Meeting

Date of Meeting: April 8, 2025
Report Number: SRPBS.25.036

Department: Planning and Building Services
Division: Development Planning

**Subject: SRPBS.25.036 – Request for Comments –
Official Plan and Zoning By-law Amendment
Applications – Yonge MCD Inc. – City Files OPA-
24-0007 and ZBLA-24-0013 (Related City Files
D03-16006 and D06-20023)**

Owner:

Yonge MCD Inc.
24-81 Zenway Boulevard, Unit 24
Woodbridge, ON
L4H 0S5

Agent:

Weston Consulting
201 Millway Avenue, Unit 19
Vaughan, ON
L4K 5K8

Location:

Legal Description: Part of Lots 1, 2 and 23, Registered Plan 1642, Part of Lots 1, 2, 3 and 4, Registered Plan 3600, and Lots 1 and 4, Registered Plan 3799

Municipal Addresses: 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive

Purpose:

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

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Recommendation:

- a) That Staff Report SRPBS.25.036 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Yonge MCD Inc. for lands known as Part of Lots 1, 2 and 23, Registered Plan 1642, Part of Lots 1, 2, 3 and 4, Registered Plan 3600, and Lots 1 and 4, Registered Plan 3799 (Municipal Addresses: 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive), City Files OPA-24-0007 and ZBLA-24-0013 (Related City Files D03-16006 and D06-20023) be received for information purposes only and that all comments be referred back to staff.

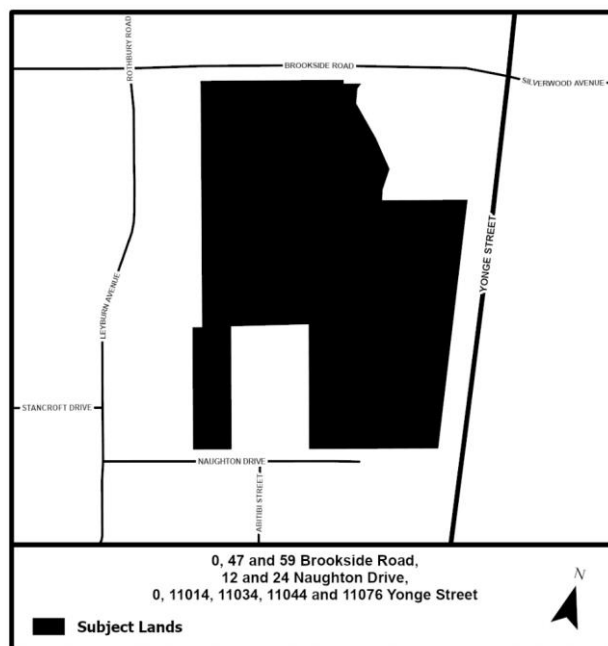
Contact Persons:

- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- 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.

Location Map:



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Key Messages:

- The applicant is seeking approval of Official Plan and Zoning By-law Amendment applications to permit a medium and high density mixed-use development comprised of five (5) high-rise apartment buildings with heights of 29, 31, 33, 38 and 49 storeys, as well as 45 townhouse dwelling units and two (2) community centres on the subject lands; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject Official Plan and Zoning By-law Amendment applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Background:

On April 17, 2020 and September 30, 2020, the Ontario Land Tribunal (OLT), formerly the Ontario Municipal Board (OMB) and Local Planning Appeal Tribunal (LPAT), issued decisions to approve Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications (City Files: D01-16002, D02-16012 and D03-16006) to permit a phased development to be comprised of a six (6) storey residential apartment building (seniors adult lifestyle building), stacked townhouse dwelling units, semi-detached dwelling units and single detached dwelling units on a portion of its land holdings. The approvals did not include the southeast portion of the applicant's landholdings subject to separate appeals related to the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. A decision with respect to the finalized boundary of the **Key Development Area** was issued by the OLT on February 26, 2021.

On March 9, 2022 and October 25, 2023, Council supported revisions to the 2020 approvals as set out in SRPI.22.019 and SRPBS.23.015 to incorporate lands determined to be located outside of the **Key Development Area** limits to permit an additional six (6) storey rental apartment building, revisions to the number of stacked townhouse dwelling units and semi-detached dwelling units proposed, and removal of the single detached dwelling units as well as revisions to address technical matters raised through detailed design work associated with the registration of the draft Plan of Subdivision and related Site Plan application for Phase 1 of the development (City File D06-20023) (refer to Appendix "A" and Appendix "B"). On April 23, 2024 the OLT issued an administrative correction and amending Order at the request of the applicant in recognition of the finalization of the **Key Development Area** boundary and revisions to the development proposal as supported by Council, inclusive of blocks for residential development, parks and open spaces, a public road, a stormwater management pond, and to accommodate future development.

The subject Official Plan and Zoning By-law Amendment applications were received by the City on October 18, 2024, and subsequently deemed to be complete by the City as of December 23, 2024 following the receipt of additional materials. The applications and supporting materials were circulated to relevant City departments and external agencies

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for review and comment. Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Discussion:

Site Location and Adjacent Uses

The subject lands are located on the south side of Brookside Road and the west side of Yonge Street. The applicant's consolidated land holdings have a total lot frontage of 197.62 metres (648.36 feet) along Yonge Street, 112.78 metres (370.01 feet) along Brookside Road, and 132.16 metres (433.60 feet) along Naughton Drive with a total area of 4.64 hectares (11.47 acres). The lands are presently vacant. Uses surrounding the property include Brookside Road to the north, beyond which are single detached dwellings and development applications to permit a 23 storey high density residential development at 24 Brookside Road (City Files: OPA-24-0008 and ZBLA-24-0015) and to permit an eight (8) storey high density residential development at 11130 Yonge Street (City Files: D01-18001 and D02-18007); existing commercial uses along Yonge Street to the east; an established low and medium density residential neighbourhood and Naughton Drive to the south; and, existing low density residential dwellings to the west. A tributary of the Rouge River runs through the eastern portion of the lands (refer to Maps 1 and 2).

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 phased medium and high density mixed-use development to be comprised of five (5) high-rise apartment buildings with heights of 29, 31, 33, 38 and 49 storeys, as well as 45 townhouse dwelling units and two (2) community centres on the subject lands, one (1) of which is proposed to contain a daycare. It is noted that three (3) of the proposed high-rise apartment buildings have been identified as rental buildings. A linear public park, natural heritage and open space lands and a public road are also proposed. The following is a summary outlining relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Lot Frontage (Yonge Street):** 197.62 metres (648.36 feet)
- **Lot Frontage (Brookside Road):** 112.78 metres (370.01 feet)
- **Lot Frontage (Naughton Drive):** 132.16 metres (433.60 feet)
- **Total Lot Area:** 4.64 hectares (11.47 acres)
 - **Proposed Open Space Area:** 0.78 hectares (1.93 acres)
 - **Proposed Park Area:** 0.43 hectares (1.06 acres)
 - **Proposed Roads and Widening:** 0.14 hectares (0.35 acres)
 - **Proposed Development Area:** 2.64 hectares (6.52 acres)
- **Proposed Phases:** 4
- **Proposed Building Heights:**

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- **Townhouses:** 3 storeys
- **High-Rise Apartments:** 29-49 storeys
- **Community Centres:** 2 storeys
- **Proposed Total Density:** 6.8 FSI (701 units/ha / 284 units/ac.)
- **Proposed Total Number of Units:** 1,850
 - **Townhouse Units:** 45
 - **High-Rise Apartment Units:** 1,805
- **Proposed Total Parking:** 1,348 spaces
- **Proposed Bicycle Parking:** 1,294 spaces

Supporting Documentation/Reports

The following documents/information have been submitted to the City in support of the development proposal:

- Draft Official Plan Amendment;
- Draft Zoning By-law Amendments;
- Planning Justification Report;
- Plan of Survey;
- Conceptual Site Plan and Architectural Drawings
- Landscape Plans;
- Arborist Report and Tree Inventory and Preservation Plan;
- Natural Heritage Evaluation;
- Geotechnical Investigation;
- Hydrogeological Report;
- Erosion Allowance Study;
- Functional Servicing Study;
- Water Balance Assessment;
- Environmental Site Assessment;
- Archaeological Assessment;
- Transportation Study;
- Urban Design Brief;
- Sun/Shadow Study;
- Wind Study;
- Noise Report; and,
- Affordable Housing Template.

Official Plan and Zoning By-law Amendment Applications

The applicant is seeking Council's approval of its Official Plan Amendment application to redesignate portions of the subject lands currently designated **Neighbourhood** and **Key Development Area** in the City of Richmond Hill's Official Plan (the "Plan"), to add a **Regional Mixed-Use Corridor** designation, and to add site-specific exceptions related to minimum and maximum permitted building height to facilitate the proposed medium and high density mixed-use development on the subject lands (refer to Appendix "C").

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The related Zoning By-law Amendment application is proposed to rezone portions of the subject lands from **Residential Semi-Detached or Duplex Two (RD2(10.88)) Zone**, **Residential Multiple Family Two (RM2(10.89)) Zone**, and **Park (P) Zone** under By-law 190-87, as amended, and **Key Development Area Mixed-Use (KDA(H)) Zone** and **Key Development Area Mixed-Use (KDA(2)(H)) Zone** under By-law 111-17, as amended, to **Residential Multiple Family Two (RM2) Zone**, **Institutional One (I1) Zone** and **Park (P) Zone** under By-law 190-87, as amended, and to add site-specific development standards to facilitate the development proposal (refer to Appendix “D” and “E”).

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

Planning Analysis:

Staff has undertaken a preliminary review and evaluation of the applicant’s proposal based on the policy framework contained within the *Provincial Planning Statement, 2024* (the “PPS”), the *Oak Ridges Moraine Conservation Plan, 2017* (the “ORMCP”), the *Regional Official Plan, 2022* (the “ROP”), and the *City’s Official Plan, 2010* (the “Plan”). Staff notes that 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 sections provide an overview of the policies relevant to the subject applications.

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 located within the **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 eastern portion of the site is further identified as part of the **Regional Greenlands System** in accordance with Map 2 – Regional Greenlands System. Land within the **Urban Area** are considered to be the primary location for growth and development within York Region. Within the **Urban Area**, **Community Areas** are intended to support a wide range and mix of urban uses while lands identified as **Regional Greenlands System** are to be protected and enhanced over the long term. In this regard, development is generally permitted on the portion of the lands designated **Community Area** located outside of the **Regional Greenlands System**.

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The subject lands are further identified as located along a Regional Rapid Transit Corridor in accordance with Map 10 – Rapid Transit Network of the ROP and within a Protected Major Transit Station Area (PMTSA) 44 – Bernard BRT Station, which has a density target of 200 people and jobs per hectare. In accordance with Chapter 4.0 of the ROP, PMTSAs 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. Staff will continue to review the applications in the context of the applicable policies of the ROP which will form part of a future recommendation report to Council.

City of Richmond Hill Official Plan

The subject lands are designated **Key Development Area, Regional Mixed-Use Corridor, Neighbourhood**, and **Natural Core** in accordance with Schedule A2 – Land Use of the City’s Plan (refer to Map 3), portions of which are further identified as **Exception Area “29”** on Schedule A11 of the Plan as approved by the OLT.

In accordance with **Section 4.4**, lands designated **Key Development Area** are identified as intensification areas located on a Regional Corridor which are intended to establish mixed-use centres serving the surrounding neighbourhoods and future intensification along Yonge Street. The southeast portion of the subject lands which are designated **Key Development Area** generally permit a range of uses including medium and high density residential, major office, office, commercial, major retail, retail, community uses, parks and urban open spaces and live-work units in accordance with the policies of the Plan and are further subject to the policies of the Yonge and Bernard Key Development Area Secondary Plan, which is discussed in a subsequent section of this report.

A small area of the eastern portion of the applicant’s land holdings, to the east of the lands designated **Natural Core**, fall within the **Regional Mixed-Use Corridor** designation. In accordance with **Section 4.6** of the Plan, Lands within the **Regional Mixed-Use Corridor** are intended to support a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. The Plan recognizes that the character of development along the **Regional Mixed-Use Corridor** designation will not be uniform along all segments and does not apply across the entire length of the Regional Corridor. In this regard, this portion of the **Regional Mixed-Use Corridor** designation would permit development with a minimum building height of two (2) storeys to a maximum building height of 15 storeys and maximum density of 2.0 Floor Space Index (FSI). The Plan further notes that the designation of additional **Regional Mixed-Use Corridor** lands shall be initiated only by the City and only at the time of a Municipal Comprehensive Review (MCR). Notwithstanding the above, **Policy 3.2.1(9)** of the Plan sets out that once the limits of a Key Natural Heritage Feature (KHNH) or Key Hydrological Feature (KHF) are determined through the approval of a draft Plan of Subdivision, the limits shall not be reduced. In this regard, the portion of the applicant’s landholdings designated **Regional Mixed-Use Corridor** contain the Minimum Vegetation Protection Zone to the KHNHs and KHF present on the lands as

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determined through the OLT approval of the related draft Plan of Subdivision (City File: D03-16006) and accordingly, have been rezoned to an **Open Space (O) Zone** category, are to be conveyed into public ownership, and are not proposed for development.

The central and northwestern portions of the subject lands are designated **Neighbourhoods**. 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 including townhouses and various other land uses including community 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 4.9.1.2**, medium density residential development, where permitted, shall have a maximum site density of 50 units per hectare (20 units per acre). Where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area. In this regard, portions of the applicant's landholdings are subject to the South Brookside Tertiary Plan, which is discussed in a subsequent section below.

A large area of the central and eastern portion of the subject lands are designated **Natural Core** and contain a tributary of the Rouge River and associated wetlands. These lands directly abut lands owned by the Toronto and Region Conservation Authority (TRCA). 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. The applicant has submitted a Natural Heritage Evaluation (NHE) which identifies the limits of the KHNF and KHF and their associated MVPZs in relation to the subject development proposal and makes recommendations accordingly. The NHE submitted by the applicant has been reviewed by the City's Park and Natural Heritage Planning Staff who have provided detailed comments, as discussed in a later section of this report.

Further to the above, the developable portion of the lands outside of the **Key Development Area** boundary are subject to additional site specific policies under **Section 6.29** of the Plan which permit a low and medium density residential development inclusive of semi-detached and stacked townhouse dwellings as well as apartment buildings up to a maximum height of six (6) storeys, with a maximum overall site density of 105 residential units per hectare (42.5 residential units per acre).

In addition to the policies set out herein, where permitted, high-rise development is subject to the built form policies respecting high-rise buildings in accordance with

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Section 3.4.1 of the Plan. In this regard, the proposed high-rise apartment buildings are subject to 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, setback requirements to create a discernable podium and street wall, and the provision of a tower separation distance of 25 metres (82.02 feet) to protect for access to sky views and daylight. High density development is further subject to the City's affordable housing policies as set out in **Section 3.1.5** of the Plan, which require a minimum of 35% of new housing units within the **Key Development Area** and 25% of new housing units within the settlement area to be affordable, and a minimum of 5% of units to contain three (3) or more bedrooms.

Further, the subject lands are located within the **Settlement Area** as identified in the ORMCP and within an area of High Aquifer Vulnerability in accordance with Schedule A5 (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas). Pursuant to **Policy 3.2.1.1(18)** of the Plan, all uses are permitted within the **Settlement Area**, subject to the requirements of the ORMCP and **Section 3.2.1.1** of the Plan. Certain uses that may cause contamination or negatively impact water quality, as described in **Policy 3.2.1.1(37)**, are prohibited in areas of High Aquifer Vulnerability. In this regard, the proposed mixed-use development does not conflict with these policies and is permitted.

A more detailed review and evaluation of the development proposal in the context of the applicable policies of the Plan will form part of a future recommendation report to Council.

Yonge and Bernard Key Development Area Secondary Plan

As noted previously in this report, the southeast portion of the applicant's landholdings fall within the boundaries of the Yonge and Bernard Key Development Area Secondary Plan (the "Secondary Plan") dated December 15, 2021, as approved by the OLT and set out in its decision dated July 22, 2022. The Secondary Plan sets out policies that are supplementary to the Part 1 Plan to guide the evolution of development within the Yonge and Bernard KDA Secondary Plan area to direct intensification in a manner that will maintain and enhance the existing commercial and retail focus of the area by establishing a greater mix of uses through new development. The Secondary Plan is guided by the principles of improving connectivity, accommodating transition, and creating local identity to guide the transformation of this area.

The portion of the subject lands located within the Secondary Plan area are primarily identified as being located within the **Corridor Character Area**, which is envisioned to comprise a mix of uses and built forms, with the tallest and most dense buildings encouraged to front Yonge Street and concentrated at the intersection of Yonge Street and Bernard Avenue, with pedestrian-oriented active at-grade street frontages that provide retail, commercial, and other community services to strengthen Yonge Street's main street character. In this regard, this portion of the applicant's lands are subject to a minimum building height of four (4) storeys and a maximum building height determined

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based on the application of a 45 degree angular plane measured from the closest adjacent **Neighborhood** designation property line, together with the maximum site density of 5.0 FSI. Further to the policies in the Part 1 Plan, high-rise buildings shall provide for tower separation and slender floorplates and a minimum of 35% of new dwelling units are to be affordable and 5% are required to contain three (3) or more bedrooms. It is noted that a small portion of the applicant's lands fall within the Neighbourhood Edge and Interior Character Areas which are restricted to a density of 3.0 FSI and are further identified as a location for a planned local street.

A more detailed review and evaluation of the development proposal in the context of the applicable policies of the Secondary Plan will form part of a future recommendation report to Council.

South Brookside Tertiary Plan

As noted previously in this report, the portion of the applicant's landholdings that are located outside of the boundaries of the Yonge and Bernard **Key Development Area** are subject to the South Brookside Tertiary Plan (the "Tertiary Plan") which was approved by Council on May 28, 2018. The purpose of the Tertiary Plan is to guide development within the **Neighbourhood** designation with respect to land use and design considerations within the Tertiary Plan Study Area. The vision for the Tertiary Plan is to create a vibrant, walkable community that provides an appropriate transition of development from the Yonge and Bernard **Key Development Area** to the existing neighbourhood, while improving connections and green spaces. The guiding principles of the Tertiary Plan are to maintain and reinforce the stability of low density residential neighbourhoods to ensure compatibility and appropriate transitions in built form; to strengthen connections to the Greenway System and establish new open spaces; and, to improve connectivity through a fine-grain street network to create a multi-modal transportation system and support transit-oriented development.

Within the Tertiary Plan Study Area, the westernmost portion of the lands are identified for low density residential development including single detached, semi-detached and duplex dwellings; while the central portion of the lands are identified for medium density residential development including single detached, semi-detached, duplex and townhouse dwellings; and, a portion of the lands are identified as "medium-density residential overlay area" which would permit the greatest mix of built form including single detached, semi-detached, duplex and townhouse dwellings as well as walk-up apartments. The eastern portion of the lands containing natural heritage features are identified as greenway system, which are proposed to abut a conceptual linear park. A local street network separating the low and medium density residential areas is also identified.

Although it is recognized that the Tertiary Plan is not a statutory document, it establishes Council's intent and direction for this area with respect to the location and layout of infrastructure, development blocks, and land uses, as well as natural heritage protection, built form, and urban design considerations. A more detailed review and

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evaluation of the development proposal in the context of the Tertiary Plan will form part of a future recommendation report to Council.

Zoning By-law

The subject lands are zoned **Residential Semi-Detached or Duplex Two (RD2(10.88)) Zone, Residential Multiple Family Two (RM2(10.89)) Zone, Park (P) Zone and Open Space (O) Zone** under Zoning By-law 190-87, as amended by By-law 110-20 and **Key Development Area Mixed-Use (KDA(H)) Zone and Key Development Area Mixed-Use (KDA(2)(H)) Zone** under Zoning By-law 111-17, as amended (refer to Map 6). The **RD2 Zone** and **RM2 Zone** generally permit low and medium density residential development including single detached and semi-detached dwellings in the **RD2 Zone** and street townhouse, block townhouse and apartment dwellings in the **RM2 Zone** in addition to stacked townhouse dwellings permitted under the site specific exception, while the **P Zone** permits parks and recreational uses and the **O Zone** permits conservation and forestry uses. The **KDA(H) Zone** permits a range of residential and non-residential uses, including apartment dwellings as proposed in the subject applications, subject to the provision of a mix of uses in specific locations. The **KDA(2)(H) Zone** similarly permits a mix of uses and is subject to a site specific exception with site specific development standards. It is noted that the **KDA Zone** lands are further subject to a Holding (H) provision requiring the retention of non-residential gross floor area where existing, the provision of a Concept Plan, entering into agreements with the City to implement the Concept Plan, and the requirement to submit Transportation and Functional Servicing Reports to the satisfaction of the City in support of development on these lands.

The applicant is seeking to rezone portions of the subject lands to **Residential Multiple Family Two (RM2) Zone, Institutional One (I1) Zone and Park (P) Zone** under By-law 190-87, as amended, and to introduce site-specific development standards to the **RM2 Zone** under By-law 190-87 and **KDA(H) Zone** under By-law 111-17, as amended, to add use permissions and introduce site-specific development standards to facilitate the development. It is noted that the applicant is not proposing amendments to the portion of the lands zoned **O Zone** under By-law 190-87, as amended. The following tables provide a summary of the applicable development standards within the **RM2 and I1 Zones** under By-law 190-87, as amended, and the **KDA Zone** under By-law 111-17, as amended, relative to the site-specific provisions proposed by the applicant highlighted in bold:

Development Standard	RM2 Zone Standard (By-law 190-87, as amended by By-law 110-20) (Townhouse Dwellings)	Proposed Development Standard RM2-XX-1 Zone (Townhouse Dwellings)
Minimum Lot Frontage	30.0 metres (98.43 feet)	4.5 metres (14.76 feet)
Minimum Lot Area	5,000.0 square metres (53,819.55 square feet)	125.0 square metres (1,345.49 square feet)

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Maximum Lot Coverage	60%	50%
Minimum Front Yard Setback	3.0 metres (9.84 feet)	6.0 metres (19.69 feet)
Minimum Side Yard Setback	6.5 metres (21.33 feet)	0.0 metres (0.0 feet)
Minimum Flankage Yard	2.5 metres (8.20 metres)	0.0 metres (0.0 feet)
Minimum Rear Yard Setback	5.0 metres (16.40 feet)	7.5 metres (24.61 feet)
Maximum Building Height	4 storeys	12.0 metres (39.37 feet)

Development Standard	RM2 Zone Standard (By-law 190-87, as amended by By-law 110-20) (Apartment Dwellings)	Proposed Development Standard RM2-XX-2 Zone (Apartment Dwellings)
Minimum Lot Frontage	30.0 metres (98.43 feet)	129.0 metres (423.23 feet)
Minimum Lot Area	5,000.0 square metres (53,819.55 square feet)	5,000.0 square metres (53,819.55 square feet)
Maximum Lot Coverage	60%	N/A
Minimum Front Yard Setback	7.5 metres (24.61 feet)	1.8 metres (5.90 feet)
Minimum Side Yard Setback	0.0 metres (0.0 feet)	3.0 metres (9.84 feet)
Minimum Flankage Yard	2.5 metres (8.20 metres)	0.0 metres (0.0 feet) from Open Space Zone
Minimum Rear Yard Setback	1.5 metres (4.92 feet)	1.0 metres (3.29 feet)
Maximum Building Height	6 storeys	100.0 metres (328.08 feet) or 33 storeys
Minimum Tower Separation	N/A	30.0 metres (98.43 feet)

Development Standard	I1 Zone Standard (By-law 190-87, as amended)	Proposed Development Standard I1 Zone
Minimum Lot Frontage	60.0 metres (196.85 feet)	18.0 metres (59.06 feet)
Maximum Lot Area	N/A	4,800.0 square metres (51,666.77 square feet)

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Minimum Front Yard Setback	12.0 metres (39.37 feet)	7.5 metres (24.61 feet)
Minimum Side Yard Setback	6.0 metres (19.69 feet)	3.0 metres (9.84 feet)
Minimum Flankage Yard	6.0 metres (19.69 feet)	To be confirmed
Minimum Rear Yard Setback	12.0 metres (39.37 feet)	0.0 metres (0.0 feet)
Maximum Building Height	11.0 metres (36.09 feet)	4 storeys

Development Standard	KDA Zone Standard (By-law 111-17, as amended)	Proposed Development Standard KDA Zone
Minimum Lot Frontage	30.0 metres (98.43 feet)	To be confirmed
Minimum Front Yard Setback	3.0 metres (9.84 feet)	0.0 metres (0.0 feet)
Minimum Side Yard Setback	0.0 metres (0.0 feet)	To be confirmed
Minimum Flankage Yard	3.0 metres (9.84 feet)	To be confirmed
Minimum Rear Yard Setback	0.0 metres (0.0 feet)	To be confirmed
Minimum Floor Space Index	1.5	12.87
Maximum Floor Space Index	Pursuant to Schedule “B” – 5.0	12.87
Minimum Building Height	Pursuant to Schedule “C” – 4 storeys	38 and 49 storeys

The draft Zoning By-laws submitted by the applicant in support of its development proposal are currently under review (refer to Appendix “D” and Appendix “E”). The appropriateness of the proposed zone categories, uses, development standards, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development application with respect 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, as well as Alectra Utilities, Rogers, Enbridge, the Regional Municipality of York, the

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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 the City's Financial Division, as well as the Toronto and Region Conservation Authority. The following is a summary of the main comments received to date.

Heritage and Urban Design Section

The City's Heritage and Urban Design Section has reviewed the subject Official Plan and Zoning By-law Amendment applications and has identified concerns with the proposed development. Generally, staff consider the proposal to reflect overdevelopment of the site and have identified concerns with the lack of alignment of the proposed heights and densities with the City Structure policies of the City's Plan, particularly for the lands which are proposed to be redesignated from **Neighbourhood** to **Regional Mixed-Use Corridor**. In addition, staff have provided comments requesting more detailed information on the Elevation and Section Drawings submitted to the City with respect to the identification of the heights of individual storeys of the high-rise buildings proposed, as well as increased sidewalk widths and a revised angular plane analysis measured in accordance with the Secondary Plan and By-law 111-17. Further, staff have provided additional comments to be addressed through a Site Plan application (refer to Appendix "F").

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has reviewed the subject Official Plan and Zoning By-law Amendment applications and has requested clarification regarding a number of inconsistencies between the identification of natural heritage and open space areas and park areas proposed through the subject applications from those identified in the OLT approvals, particularly in relation to the development of a linear park along the boundary of the natural heritage lands. In addition, staff have requested additional information be provided to confirm the intended use and ownership of the proposed "community centres" which are not identified in the City's Recreation and Culture Plan, as well as the provision of information with respect to the proposed low-impact development features and stormwater management infrastructure and proposed setbacks and encroachments. Staff has further provided comments relating to landscaping details, the need for consents related to tree injury and removals, as well as parkland dedication and tree compensation matters to be addressed through a draft Plan of Subdivision and/or Site Plan applications (refer to Appendix "G").

Infrastructure Planning and Development Engineering

The City's Infrastructure Planning and Development Engineering staff has reviewed the subject Official Plan and Zoning By-law Amendment applications and has provided comments primarily relating to transportation and hydrogeological matters. Staff has requested additional information be provided with respect to the proposed road network and functional design plans demonstrating the configuration and alignment of the

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proposed public streets in accordance with the previous OLT approvals for the lands. Staff has requested designs for both interim and ultimate road conditions to be coordinated with adjacent development proposals as well as to incorporate turn lanes, multi-use paths, and pedestrian walkways in accordance with City standards. Additional comments regarding waste collection routes, accessible parking, electric vehicle (EV) charging and transportation demand management (TDM) measures as well as comments on the Transportation Impact Study submitted in support of the applications with respect to traffic analyses and details relating to the provisions of the Holding By-law have also been provided. In addition, staff has requested revisions to the Hydrogeological Report submitted in support of the applications to address inconsistencies and confirm information relating to surface water flows and dewatering (refer to Appendix “H”).

Building Division – Zoning Section

The City’s Building Division – Zoning Section staff has reviewed the subject Official Plan and Zoning By-law Amendment applications and has identified that additional and more detailed information is required to be included on the plans and drawings submitted in support of the applications in order to determine areas of compliance and non-compliance with the applicable Zoning By-laws. A comprehensive resubmission of updated plans and drawings are required to be submitted to address these comments (refer to Appendix “I”).

Community Services – Waste Management Section

The City’s Community Services Division – Waste Management Section has reviewed the subject Official Plan and Zoning By-law Amendment applications and has requested that the applicant submit a Waste Management Plan and any additional information required to demonstrate achievement of the City’s waste standards. In particular, staff has requested confirmation that the proposed access routes meet the City’s standards with respect to continuous forward motion or an appropriate alternative, in addition to design details pertaining to minimum travel route widths, turning radii and vertical clearances. Specific comments have also been provided with respect to waste storage, separation and collection for the proposed high-rise buildings, townhouse dwellings, and community centres including the size and location of waste areas and loading space requirements. Additional comments to be addressed at the time of submission of a future Site Plan application are also provided for consideration (refer to Appendix “J”).

Development Planning Division

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

- the high density residential uses proposed within the **Key Development Area** designation are generally permitted; however, staff require clarification with respect

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to the inclusion of a mix of uses, where required, in accordance with the Plan and Secondary Plan;

- the density of 12.38 FSI proposed for the portion of the lands within the **Key Development Area** significantly exceeds the maximum permitted density of 5.0 FSI set out in the Secondary Plan. Further, staff require the applicant to provide an angular view plane analysis measured in accordance with the Secondary Plan and By-law 111-17, to be measured from grade from the adjacent **Neighbourhood** designation property line at the southern limits of the proposed Phase 3. Staff notes that in accordance with the Secondary Plan, appropriate heights are to be determined based on the application of the 45 degree angular plane in combination with the maximum density set out for the lands;
- the high density residential uses proposed within the **Neighbourhood** designation are not permitted. Staff acknowledges the request to redesignate a portion of the lands proposed for high density development from **Neighbourhood** to **Regional Mixed-Use Corridor** designation, however, staff are of the opinion that this is not appropriate given the that the City's Plan identifies that the addition of new or expansion of existing corridors, including the designation of additional **Regional Mixed-Use Corridor** lands shall be initiated only by the City and only at the time of a Municipal Comprehensive Review (refer to **Policy 3.1.3(2)**);
- the medium density residential uses proposed within the **Neighbourhood** designation are not consistent with the location identified for medium density development in the South Brookside Tertiary Plan which contemplates low density development in this location. However, medium density residential uses may be considered subject to the approval of a Concept Plan prepared in accordance with **Section 5.2** of the Plan, and the provision of additional information to evaluate the appropriateness of the proposed heights, density, setbacks, and landscape and design elements proposed in relation to **Policy 4.9.1.2** of the Plan and the Tertiary Plan;
- the overall site density of 6.8 FSI and 701 units per hectare (284 units per acre) significantly exceeds the density permissions for any of the land use designations existing on the site. In this regard, staff advise the applicant to revise the proposal to align with the City's Urban Structure for both the **Neighbourhood** and Yonge and Bernard **Key Development Area** designations as outlined in the City's Plan and the Secondary Plan, with regard for the Council approved South Brookside Tertiary Plan;
- the applicant is to clarify the intended use and ownership of the buildings identified as "community centres", including the area identified as a daycare, and whether these buildings are intended to be conveyed into public ownership or to remain private;
- staff have identified a number of inconsistencies between the plans and materials submitted in support of the applications including the Official Plan Amendment and Zoning By-law Amendments submitted, particularly with respect to the delineation of the natural heritage and open space areas as well as the identification of land use designations and zones subject to By-law 190-87 and 111-17, as amended; and,

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- revisions/clarifications in the form of revised and additional plans and materials are required to be submitted for the overall site and for each phase of the proposed development, to ensure consistency and address comments provided with respect to proposed uses (including whether a mix of uses is proposed within the **Key Development Area** portion of the site and whether standard or stacked townhouses are proposed for Phase 4 of the development), development/natural heritage limits, densities, setbacks, floor heights, overall building heights, and details regarding the proposed affordable housing units.

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 2024-2027 Strategic Plan. An overview of how the subject applications align 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, Extract of Council Public Meeting C#09-22, held March 9, 2022
- Appendix B, Extract of Council Public Meeting C#37-23, held October 25, 2023
- Appendix C, Applicant's Proposed Draft Official Plan Amendment
- Appendix D, Applicant's Proposed Draft Zoning By-law Amendment 190-87
- Appendix E, Applicant's Proposed Draft Zoning By-law Amendment 111-17
- Appendix F, Memorandum from Heritage and Urban Design, dated February 7, 2025
- Appendix G, Memorandum from Park and Natural Heritage Planning, dated February 21, 2025
- Appendix H, Memorandum from Infrastructure Planning and Development Engineering, dated March 6, 2025

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- Appendix I, Memorandum from Building Division – Zoning Section, dated February 7, 2025
- Appendix J, Memorandum from Community Services – Waste Management Section, dated February 4, 2025
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan – Land Use Designation
- Map 4, Yonge and Bernard Key Development Area Secondary Plan – Schedule 1
- Map 5, South Brookside Tertiary Plan
- Map 6, Existing Zoning
- Map 7, Proposed Conceptual Site Plan
- Map 8, Proposed Elevations

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Report Approval Details

Document Title:	SRPBS.25.036 - Yonge MCD Inc. - OPA-24-0007 and ZBLA-24-0013.docx
Attachments:	<ul style="list-style-type: none"> - SRPBS.25.036 - Appendix A - Council Extract C09-22 AODA.pdf - SRPBS.25.036 - Appendix B - Council Extract C37-23 AODA.pdf - SRPBS.25.036 - Appendix C - Applicant Proposed OPA AODA.pdf - SRPBS.25.036 - Appendix D - Applicant Proposed Draft ZBLA-190-87 - AODA.pdf - SRPBS.25.036 - Appendix E - Applicant Proposed ZBLA 111-17 AODA.pdf - SRPBS.25.036 - Appendix F - HUD Comment Memo - AODA.pdf - SRPBS.25.036 - Appendix G - Parks Comment Memo - AODA.pdf - SRPBS.25.036 - Appendix H - ENG Comment Memo - AODA.pdf - SRPBS.25.036 - Appendix I - Zoning Comment Memo - AODA.pdf - SRPBS.25.036 - Appendix J - Waste Comment Memo - AODA.pdf - SRPBS.25.036 - Map 1 - Aerial Photograph.docx - SRPBS.25.036 - Map 2 - Neighbourhood Context.docx - SRPBS.25.036 - Map 3 - Official Plan - Land Use Designation.docx - SRPBS.25.036 - Map 4 - Y and B KDA – Schedule 1.docx - SRPBS.25.036 - Map 5 - South Brookside Tertiary Plan.docx - SRPBS.25.036 - Map 6 - Existing Zoning.docx - SRPBS.25.036 - Map 7 - Proposed Conceptual Site Plan.docx - SRPBS.25.036 - Map 8 - Proposed Elevations.docx
Final Approval Date:	Mar 17, 2025

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

No Signature - Task assigned to Deborah Giannetta was completed by delegate Sandra Demaria

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Sandra DeMaria on behalf of Deborah Giannetta - Mar 17, 2025 - 9:30 AM

Gus Galanis - Mar 17, 2025 - 9:59 AM

Darlene Joslin - Mar 17, 2025 - 2:49 PM