



## **Staff Report for Council Public Meeting**

**Date of Meeting:** April 29, 2025

**Report Number:** SRPBS.25.048

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.25.048 – Request for Comments –  
Official Plan Amendment and Revised Zoning  
By-law Amendment Applications – 2747883  
Ontario Inc. and 2753502 Ontario Inc. – City  
Files: OPA-24-0009 and D02-20009

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### **Owner(s):**

2747883 Ontario Inc. and 2753502 Ontario Inc.  
75 Scarsdale Road, Suite 203  
Toronto, ON  
M3B 2R2

### **Agent:**

Goldberg Group  
9212 Yonge Street, Unit 1  
Richmond Hill, ON  
L4C 7A2

### **Location:**

**Legal Description:** Part of Lot 1, Registered Plan 200  
**Municipal Addresses:** 13572 and 13586 Bayview Avenue

### **Purpose:**

A request for comments concerning proposed Official Plan and revised Zoning By-law Amendment applications to permit a ten (10) storey, high density residential development on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPBS.25.048 with respect to the Official Plan and revised Zoning By-law Amendment applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for lands known as Part of Lot 1, Registered Plan 200 (Municipal Addresses: 13572 and 13586 Bayview Avenue), City Files

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**OPA-24-0009 and D02-20009, be received for information purposes only and that all comments be referred back to staff.**

### Contact Person(s):

- Samantha Yeung, Planner II, 905-747-6436
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

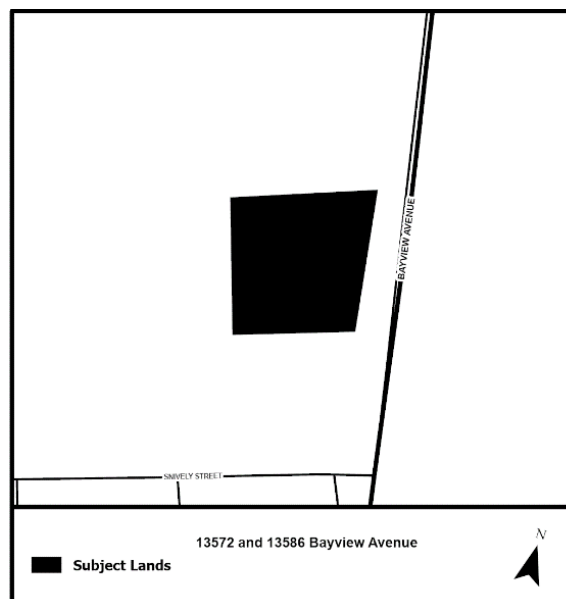
### Report Approval:

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 applicants are seeking approval of Official Plan Amendment and revised Zoning By-law Amendment applications to permit a ten (10) storey high density residential development with a density of 483.3 units per hectare (uph) (195.7 units per acre (upa)) and 229 apartment dwelling units on its land holdings; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

### Location Map:



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### Background:

On July 6, 2022, Council approved Staff Report SRPI.22.086 which recommended approval of an eight (8) storey, 103 unit apartment building having a density of 218 uph (88 upa) on the subject lands. This eight storey building was to be comprised of five (5) floors of residential floor area and three (3) floors of above grade parking due to site constraints. At that meeting, Council adopted Official Plan Amendment 36 which established site specific policies to permit the proposed development. The associated Zoning By-law Amendment was approved in principle only to afford the applicant time to submit a Site Plan application and work with staff to address design and technical comments in order to refine the proposed site specific development standards. A related Site Plan application (City File: D06-22047) was subsequently submitted to the City.

In January 2024, the applicants submitted an Official Plan Amendment application and a revised Zoning By-law Amendment application to request approval to permit an increase of the maximum permitted density from 218 uph (88 upa) to 285 uph (115 upa) within the same building envelope of the approved eight (8) storey residential building on the subject lands (Maps 9 to 12). This change was facilitated by a redistribution of the unit mix and size of units within the building to accommodate a total of 135 dwelling units. Official Plan Amendment 48 was adopted by Council to establish the increase in density on May 8, 2024. The associated Zoning By-law Amendment was not brought forward to Council for enactment to afford the applicant additional time to revise their Site Plan and work with staff to address outstanding design and technical issues.

The subject Official Plan Amendment application to further increase height and density on the subject lands was submitted to the City and deemed complete on January 13, 2025. This application, and a further revised Zoning By-law Amendment application and supporting materials were subsequently circulated to relevant City departments and external agencies 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*.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are comprised of two existing residential lots that are located on the west side of Bayview Avenue, north of Snively Street having a combined total lot area of 1.0977 hectares (2.71 acres). The lands previously supported two single detached dwellings which have since been demolished. A considerable grade difference of approximately 5 metres (16.4 feet) exists between the highest point of the property located at the northeast corner of the site and the southerly lot line. The lands abut the Wilcox-St. George Provincially Significant Wetland Complex to the north, south and west, Bayview Avenue to the east, and a single detached dwelling to the immediate south (refer to Maps 1 and 2).

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### Development Proposal

The applicants are seeking Council's approval of their Official Plan Amendment and revised Zoning By-law Amendment applications to facilitate the development of a ten (10) storey residential apartment building with a total of 229 dwelling units having a site density of 483.3 uph (195.7 upa) on its land holdings (refer to Maps 5 to 8). A total of 309 parking spaces within three levels of underground parking would be provided on the site. The development proposal would maintain the proposed future connection to a public trail along Bayview Avenue to provide linkage to the adjacent natural feature.

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

- **Total Lot Area:** 1.1 ha (2.72 ac)
  - **Development Area:** 4,738.21 sq. m (51,001.67 sq. ft.)
  - **Area of Lands to be Conveyed:** 6,239 sq. m. (67,156.04 sq. ft.)
- **Total Dwelling Units:** 229
- **Total Building Height:** 10 storeys or 34 m (111.5 ft.)
- **Gross Floor Area (GFA):** 18,315 sq. m. (197,141 sq. ft.)
- **Total Amenity Space:** 1,039 sq. m. (11,183.7 sq. ft.)
  - **Indoor Amenity:** 489 sq. m. (5,263.5 sq. ft.)
  - **Outdoor Amenity:** 550 sq. m. (5,920.15 sq. ft.)
- **Density:** 483.3 units/ha (195.7 units/ac)
- **Total Parking Spaces:** 309 spaces  
(includes 46 visitor parking spaces)
- **Total Bicycle Parking Spaces:** 148 spaces

The key changes of the proposed development relative to the previously approved development in accordance with OPA 36 and 48:

- increased number of apartment dwelling units from 135 to 229 units;
- increased building height from 8 storeys to 10 storeys;
- increased gross floor area (GFA) from 12,500 sq. m (134,548.88 sq.ft) to 18,315 square metres (197,141 sq. ft.);
- increased amenity space from a total of 579.52 sq. m (6,237.9 sq. ft.) to 1,039 sq. m (11,183.7 sq. ft.);
- increased density from 285 uph (115 upa) to 483.3 uph (195.7 upa);
- increased parking spaces from 225 spaces to 309 spaces within three (3) levels of underground parking whereas previously three (3) levels of parking were provided above grade; and,
- increased bicycle parking spaces from 115 spaces to 148 spaces.

It is noted that the proposed increase in GFA and density is due to the conversion of the two floors of the previously approved development that were to be used for parking to residential floor area along with two (2) additional floors of residential floor area.

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### Official Plan Amendment and Revised Zoning By-law Amendment Applications

The applicants are seeking approval of their request to amend OPAs 36 and 48 to facilitate the development of a ten (10) storey residential apartment building with a density of 483.3 uph (195.7 upa) on their land holdings.

The applicants have revised their existing Zoning By-law Amendment application to rezone the subject lands from **Agricultural (A) Zone** under By-law 1703, as amended, to a site specific **Multiple Residential One (RM1) Zone** and **Environmental Protection Area Two (EPA2) Zone** under By-law 313-96, as amended, in order to facilitate the proposed development.

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

### Supporting Documentation/Reports

The applicants have submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Survey;
- Site Plan;
- Elevation Plans;
- Floor Plans;
- Affordable Housing Template;
- Urban Design Brief and an Addendum;
- Conceptual Landscape Design;
- Oak Ridges Moraine Conformity Statement;
- Natural Heritage Evaluation;
- Tree Inventory and Preservation Plan;
- Roof Plan;
- Shadow Study;
- Site Servicing and Grading Plans;
- Cross Sections and Details;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Study;
- Hydrogeological Study;

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- Transportation Study;
- Noise Feasibility Assessment and Addendum; and,
- Archeological Assessment.

### Planning Analysis:

Staff has undertaken a preliminary review of the applicants' 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 the City's in-force Plan is consistent with the PPS and the ROP that were in-force at the time of approval.

### 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 therefore is no longer the 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 ROP designates the subject property **Urban Area** and identifies a portion of the lands as being located within the **Regional Greenlands System** in accordance with Map 1 (Regional Structure) and Map 2 (Regional Greenlands System). Lands designated **Urban Area** support a wide range and mix of uses and are intended to accommodate a significant portion of planned growth within the Region. The **Regional Greenlands System** is intended to identify, protect and enhance Natural Heritage Features and provide an opportunity for passive recreation systems. The applicant will be required to demonstrate that the proposed development and limits protect the Natural Heritage Features of the **Greenlands System** and that opportunities for enhancing the passive recreation system are being provided. In this regard, the applicant has submitted a Natural Heritage Evaluation Addendum Letter that is currently under review by staff.

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 - Land Use of the Plan (refer to Map 4). Further, a portion of the lands are located within the **Greenway System** and are situated within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (ORMCP).

The **Neighbourhood** designation policies permit low and medium residential density uses in accordance with **Policies 4.9.1 (2)** of the Plan. Medium density residential uses include townhouse dwellings and walk-up apartments. Pursuant to **Section 4.9.1.2**, new medium density developments fronting an arterial street shall have a maximum building height of four (4) storeys and site density of 50 uph (20 upa). In accordance with **Section 4.9.2** of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent/surrounding area with respect to the

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predominant building forms and types, massing, general pattern of street, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks.

Notwithstanding the preceding and as noted previously, OPAs 36 and 48, established site specific policies for the subject lands that permit an eight (8) storey residential apartment building with a maximum density of 285 uph (115 upa) on the subject lands. The applicant is seeking Council's approval to increase the maximum permitted height to 10 (ten) storeys and the maximum permitted density of 483.3 uph (195.7 upa) (refer to Appendix A). The proposed height and density exceeds the underlying maximum height and density permissions for development in the **Neighbourhood** designation of the Plan and the site specific height and density policies established by OPA 36 and 48. While the increase in the proposed height appears marginal, that is, only increased by two (2) floors, the increase in density is approximately 60% greater than that permitted under the current development provisions applicable to the lands. Also noteworthy is the fact that the proposed 10 storey building appears to be comprised of nine (9) floors of residential gross floor area in addition to one ground level parking and three (3) levels of below grade parking whereas the previous proposal would have resulted in only five (5) floors of residential gross floor area above grade with three (3) floors above grade for parking. As such, the impact of the proposed development is far greater than the previous proposal.

Furthermore, as the proposed development, if approved, would result in the establishment of a 10 (ten) storey residential building which is a built form that is classified as a high-rise development in accordance with the definition set out in **Section 7.2** of the Plan. High-density high rise developments are contemplated within the centres of the city structure pursuant to **Policy 3.4.1 (16)** of the Plan and not in the Neighbourhood designation. This is a significant departure from the urban structure policies of the Plan which direct growth and intensification to the Richmond Hill Centre, Key Development Areas, Local Centres and Corridors to ensure sufficient use of the land that is adequately serviced by municipal infrastructure and higher order transit.

Additionally, **Section 3.4.1** of the Plan, sets out design criteria for all development, including specific policies that apply to high-rise residential buildings. These include the requirement to have a slender floorplate above the podium of approximately 750 square metres (8,072.93 square feet); the provision of building step backs for tower elements proposed above base buildings to limit shadow and wind impacts and loss of sky view; and, in accordance with **Policy 3.4.1 (55)** high-rise development must adhere to the principle of a 45-degree angular plane measured from adjacent low density residential areas. The proposed development does not consider the design criteria for high rise buildings which this built form is now considered as it would result in floorplates ranging from approximately 1,182 sq. m. (12,723 sq. ft.) to approximately 2,275 sq. m. (24,438 sq. ft.) which substantially exceeds the tower floorplate requirements and the encroachment into the 45 degree angular plane from the edge of the southern property line.

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The **Natural Core** designation is intended on maintaining, and/or improving or restoring the ecological integrity of the natural features and functions. As such, permitted uses in the **Natural Core** designation include fish, wildlife and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, unserviced parks and accessory uses. Additionally, **Section 3.4.1.61** of the Plan requires that development in the **Settlement Area** that abuts the **Greenway System** shall provide a naturalized transition to the **Greenway System**.

In accordance with Schedule A1 – Urban Structure and Schedule A4 – Key Natural Heritage Features (KNHF) and Key Hydrological Features (KHF) of the Plan, the subject lands contain portions of the **Greenway System**, specifically the Wilcox-St. George Provincially Significant Wetland Complex feature to the north, south and west, a Significant Woodland, and, a significant wildlife habitat. Lands within the **Greenway System** shall be protected, enhanced and actively managed. The **Greenway System** includes core natural features and linkages in the ORMCP Area.

Through the review and approval of OPAs 36 and 48, a 30 metre (98.43 feet) minimum vegetation protection zone (MPVZ) to the wetland to the north and west, and a reduced 10 metre (32.81 feet) MPVZ to the wetland to the south were accepted by Toronto and Region Conservation Authority (TRCA) and the City's Park and Natural Heritage Planning staff. The applicants have submitted a Natural Heritage Evaluation Addendum Letter as part of their submission which will be reviewed by City staff and the TRCA to ensure that the proposed development does not negatively impact the ecological function of the surrounding wetland, to ensure that the previously established MPVZ and mitigation measures are appropriate and continue to apply, and to determine if the previously approved development limits should remain the same.

With respect to housing affordability, **Section 3.1.5.3** of the Plan requires that a minimum of 25% of new housing units within the **Settlement Area** be affordable and should be coordinated across the City, including in Secondary Plan and Tertiary Plan areas. A portion of these units are to be accessible, and affordable housing units should include a mix and range of unit sizes, among other variables. The proposed development does not provide an affordable housing component. However, it does provide for a range and diversity of unit sizes for one (1) bedroom to three (3) bedroom units with 31 units (13.5%) with three (3) or more bedrooms which exceeds the minimum 5% of total units required under **Policy 3.1.5 (6)**.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in the ORMCP. In accordance with **Section 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** and permitted uses shall be subject to the requirements of **Sections 19(3)** and **31(4)** of the ORMCP.

A more detailed review of the subject applications and the supporting studies and documents will be undertaken to ensure the proposed development is in keeping with the policies of the Plan.



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### Zoning By-law

The applicants are seeking approval to rezone their land holdings from **Agricultural (A) Zone** under By-law 1703, as amended, to a site specific **Multiple Residential One (RM1) Zone** and **Environmental Protection Two (EPA2) Zone** under By-law 313-96, as amended, to permit an apartment building and to establish site specific development standards to facilitate the subject revised development proposal on the subject lands (refer to Map 3).

The table below provides a summary of the site specific development standards of the **RM1 Zone** under By-law 313-96, as amended, providing a comparison of the previous development standards approved in principle and the current revised development standards associated with the subject proposal (the bolded standards denote proposed modifications):

Development Standard	Approved in Principle Development Standards, RM1 Zone under By-law 313-96, as amended			Revised Proposed Standards, RM1 Zone under By-law 313-96, as amended		
Minimum Lot Frontage	105 metres (344.49 feet)			No change		
Minimum Lot Area	4,738 square metres (50,999.41 square feet)			No change		
Maximum Lot Coverage	75%			No change		
Minimum Front Yard	1.6 metres (5.25 feet)			No change		
Minimum Side Yard	2 metres (6.56 feet)			No change		
Minimum Rear Yard	2 metres (6.56 feet)			No change		
Maximum Height	8 storeys or 30 metres (98.43 feet) whichever is the lesser			<b>10 storeys or 36 metres (118.11 feet) whichever is the lesser</b>		
Maximum Gross Floor Area	12,500 sq. metres (134,548.88 sq. feet)			<b>19,000 sq. metres (204,514 sq. feet)</b>		
Minimum Front Yard Landscape Strip	1.6 metres (5.25 feet)			<b>1.0 metres (3.28 feet)</b>		
Minimum Number of Parking Spaces	1 bedroom	1.25/unit	93	<b>1 bedroom</b>	<b>1.15/unit</b>	<b>67</b>
	2 bedroom	1.5/unit	74	<b>2 bedroom</b>	<b>1.15/unit</b>	<b>160</b>
	3 bedroom	1.75/unit	20	<b>3 bedroom</b>	<b>1.15/unit</b>	<b>36</b>
	Visitor	0.25/unit	34	<b>Visitor</b>	<b>0.20/unit</b>	<b>46</b>
	Total		221	Total		<b>309</b>
Minimum Number of Bicycle Spaces	Residents	0.6/unit	81	Residents	0.6/unit	138
	Visitors	0.05/unit	7	<b>Visitors</b>	<b>0.05/unit</b>	<b>11</b>
	Total		88	Total		<b>148</b>
Minimum Outdoor Amenity Space Per Unit	2 square metres (21.53 square feet)			No change		

The proposed development includes additional vehicular and bicycle spaces as a result of the increased gross floor area proposed as part of the development. It is noted that

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the applicant has proposed different parking rates than previously approved for the subject lands.

It should be noted that the proposed site specific standards relating to lot area, lot coverage, side and rear yard setbacks reflect the net development area exclusive of the future required conveyance of the environmental lands to the City that are to be rezoned to **EPA2 Zone** under By-law 313-96, as amended. The limits of the **EPA2 Zone** on the subject lands will be refined and determined through the review of the Natural Heritage Assessment Addendum Letter.

The draft Zoning By-law Amendment submitted by the applicant in support of its development proposal is currently under review (refer to Appendix B). The appropriateness of the proposed zoning provision, 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 regard to policy conformity, compatibility, design and function.

### **City Department and External Agency Comments:**

The subject Official Plan and revised Zoning By-law Amendment applications and the 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 Building Services – Zoning Division and Community Services – Waste Collection, York Catholic District School Board, 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. These comments have been forwarded to the applicant for consideration but have not been appended to this report.

At the time of writing this report, the applications remain under review by the City's Corporate and Financial Services Department, Park and Natural Heritage Planning, Heritage and Urban Design, Infrastructure and Development Engineering Services, Toronto and Region Conservation Authority (TRCA), York Region, York Region District School Board, Conseil Scolaire Viamonde and Conseil Scolaire De District Catholique Monavenir.

### **Building Section – Zoning Division**

Staff has reviewed the submitted draft Zoning By-law and has identified inconsistencies with setback measurements and non-compliance with the City's parking requirements. The applicant has been requested to address these matters as part of a resubmission to the City (refer to Appendix C). The revised plans are critical for determining whether the subject development proposal remains within the development limits as previously established and whether any zoning provision changes are appropriate considering the proposed increase in site density.

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### Development Planning Division

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

- the ROP designates the subject property **Urban Area** and identifies a portion of the lands as being located within the **Regional Greenlands System**. The submitted Natural Heritage Evaluation Addendum letter is under review to determine compliance with the applicable provisions of the ROP;
- notwithstanding the site specific policies of OPAs 36 and 48 which established permission for an eight (8) storey residential building and a density of 285 uph (115 upa) on the lands, the revised development proposal represents a significant intensification of the subject lands with 10 floors of residential floor area to be supported by three (3) levels of underground parking whereas the previous proposal was to be comprised of only five (5) floors of residential floor area and three (3) floors of above grade parking. This intensification significantly exceeds the height and density permissions of the **Neighbourhood** designation and site specific provisions of OPAs 36 and 48 applicable to the lands;
- the proposed 10 storey residential building is considered a high-density, high rise built form and is therefore subject to the highrise design criteria of the Plan as set out in **Section 3.4.1** which prescribes, among others, maximum tower floorplate sizes, building transition and 45 degree angular plane policies. The proposed development does not have regard for these criteria and therefore should be revised accordingly;
- the introduction of a high rise built form departs from the urban structure of the Plan which directs intensification to the Richmond Hill Centre, Key Development Areas, Local Centres and Corridors where existing and planned public rapid transit, infrastructure and public service facilities are available. As such, staff have concerns that the increased intensification and introduction of high density residential building on the subject lands will have a negative impact on the existing low density residential character of the area as well as on the adjacent natural heritage features on and surrounding the subject lands;
- notwithstanding that the development proposal does not contemplate changes to the development limits and the required buffer to the adjacent MVPS, a review of current conditions and development limits will need to be reevaluated to ensure the proposed intensified development does not negatively impact the ecological function of the surrounding wetland and to determine if the MVPZ and mitigation measures continue to apply;
- **Policy 3.1.5 (6)** of the Plan requires 5% of the proposed new residential units to be three (3) or more bedrooms units. The proposed development would exceed this requirement and comply with the Plan policy. However, the proposed development includes an additional 93 dwelling units and does not contemplate the provision of

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affordable housing units in accordance with **Policy 3.1.5 (3)** of the plan which requires 25% of new housing units within the **Settlement Area** to be affordable;

- the applicants' revised Zoning By-law Amendment application is consistent with the previous proposal to rezone the subject lands from **A Zone** to a site specific **RM1 Zone** and **EPA2 Zone** under By-law 313-96, as amended, with revised site specific development standards to implement the proposed 10 storey residential building. Staff will review the appropriateness of the proposed zone and site specific standards of the **RM1 Zone** to confirm compliance with the City's Zoning By-law and whether any additional site specific provisions are required to facilitate the proposed development;
- the proposed **EPA2 Zone** will be reviewed by staff to determine if the limits need to be refined in accordance with the submitted Natural Heritage Evaluation Addendum Letter still under review by the City's Park and Natural Heritage Planning Section. Comments from this section are critical to the City confirming the limits of the **Greenway System** (i.e. limit of key natural heritage features/key hydrological features and their minimum vegetation protective zone) for the proposed development, along with other landscaping and natural heritage matters;
- comments have not yet been received from the TRCA regarding the wetland identified on and adjacent to the subject lands. These comments are critical to assess any potential impact or mitigation measures needed to protect the wetland from the proposed development. Additionally, comments from TRCA are critical to determine the technical feasibility and appropriateness of the three (3) levels of underground parking;
- comments have not yet been received from the City's Infrastructure and Development Engineering section which are critical in determining the technical feasibility and appropriateness of the proposed 10 storey building with three (3) levels of underground parking as well as the intensity of the development with the additional residential gross floor area due to potential high water table concerns and its potential impact on the Natural Heritage features on and in proximity to the lands. The applicant has submitted a Hydrogeological Report and an accompanying Water Balance Assessment to determine the feasibility of the underground parking structure and the proposed building which is under review by City staff and the Toronto and Region Conservation Authority (TRCA). Additionally, comments from the City's Transportation Engineering Section are critical to determining the appropriateness of the parking provided to support the development given that the subject lands are not within a transit corridor and given its location on Bayview Avenue, opportunities for on-street parking are not available;
- the associated Site Plan application (City File D06-22047) remains under review by the City and will have to be revised to reconcile the changes proposed as a result of the subject Official Plan Amendment application and revised Zoning By-law Amendment application; and,
- the applicants must satisfactorily address comments and/or requirements identified by City departments and external agencies that have been requested to review the proposed development. In this regard, it is noted that the applications remain under review by relevant City departments and external agencies.

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A comprehensive review and evaluation of the subject Official Plan and revised 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, and standards requested by the applicant. The detailed review will be completed in advance of and addresses as part of a recommendation report to be prepared for a future Council meeting.

### **Financial Implications:**

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

### **Relationship to Strategic Plan 2024-2027:**

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. 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 applicants' 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 – Draft Official Plan Amendment
- Appendix B – Draft Zoning By-law Amendment
- Appendix C – Zoning Memo dated March 27, 2025
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevation Plans 1
- Map 7, Proposed Elevation Plans 2
- Map 8, Proposed Renderings
- Map 9, Previously Proposed Site Plan
- Map 10, Previously Proposed Elevation Plans 1
- Map 11, Previously Proposed Elevation Plans 2
- Map 12, Previously Proposed Rendering

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### Report Approval Details

Document Title:	SRPBS.25.048 - Request for Comments - 13572 and 13586 Bayview Ave - OPA-24-0009 and D02-20009.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Draft Official Plan Amendment.pdf</li><li>- Appendix B - Draft Zoning By-law Amendment.pdf</li><li>- Appendix C - Zoning Memo.pdf</li><li>- Map 1 - Aerial Map.docx</li><li>- Map 2 - Neighbourhood Context.docx</li><li>- Map 3 - Existing Official Plan Designation.docx</li><li>- Map 4 - Existing Zoning.docx</li><li>- Map 5 - Proposed Site Plan.docx</li><li>- Map 6 - Proposed Elevations 1.docx</li><li>- Map 7 - Proposed Elevations 2.docx</li><li>- Map 8 - Proposed Renderings.docx</li><li>- Map 9 - Previously Approved Site Plan.docx</li><li>- Map 10 - Previously Approved Elevation Plans 1.docx</li><li>- Map 11 - Previously Approved Elevation Plans 2.docx</li><li>- Map 12- Previously Approved Rendering.docx</li></ul>
Final Approval Date:	Apr 15, 2025

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

**Deborah Giannetta - Apr 14, 2025 - 4:28 PM**

**Gus Galanis - Apr 14, 2025 - 4:37 PM**

**Darlene Joslin - Apr 15, 2025 - 9:26 AM**