



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** May 21, 2025

**Report Number:** SRPBS.25.049

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.25.049 - Request for Approval - Revised Official Plan and Zoning By-law Amendment Applications - Hall Street Development Corporation - City Files OPA-23-0001 and ZBLA-23-0002

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### **Owner:**

Hall Street Development Corporation  
8 Steelcase Road West  
Markham, Ontario  
L3R 1B2

### **Agent:**

Evans Planning Inc.  
9212 Yonge Street, Unit 1  
Richmond Hill, Ontario  
L4C 7A2

### **Location:**

**Legal Description:** Block 1, Plan 65M-4652  
**Municipal Address:** 107 Hall Street

### **Purpose:**

A request to approve revised Official Plan and Zoning By-law Amendment applications to permit the construction of a high density, high-rise residential development and the retention of an existing designated heritage dwelling on the subject lands.

### **Recommendations:**

- a) That the revised Official Plan and Zoning By-law Amendment applications submitted by Hall Street Development Corporation for lands known as Block 1, Plan 65M-4652 (Municipal Address: 107 Hall Street), City Files OPA-23-0001 and ZBLA-23-0002, be approved, subject to the following:

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- i) **that the draft Official Plan Amendment attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and adoption;**
- ii) **that amending Zoning By-laws be brought forward to a future Council meeting, to establish site specific development standards as outlined in Staff Report SRPBS.25.049, all to the satisfaction of the Commissioner of Planning and Building Services, for consideration and enactment; and,**
- iii) **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-laws to implement the proposed development on the subject lands.**

### Contact Person(s):

- Leigh Ann Penner, Senior Planner, phone number 905-771-2462
- 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.

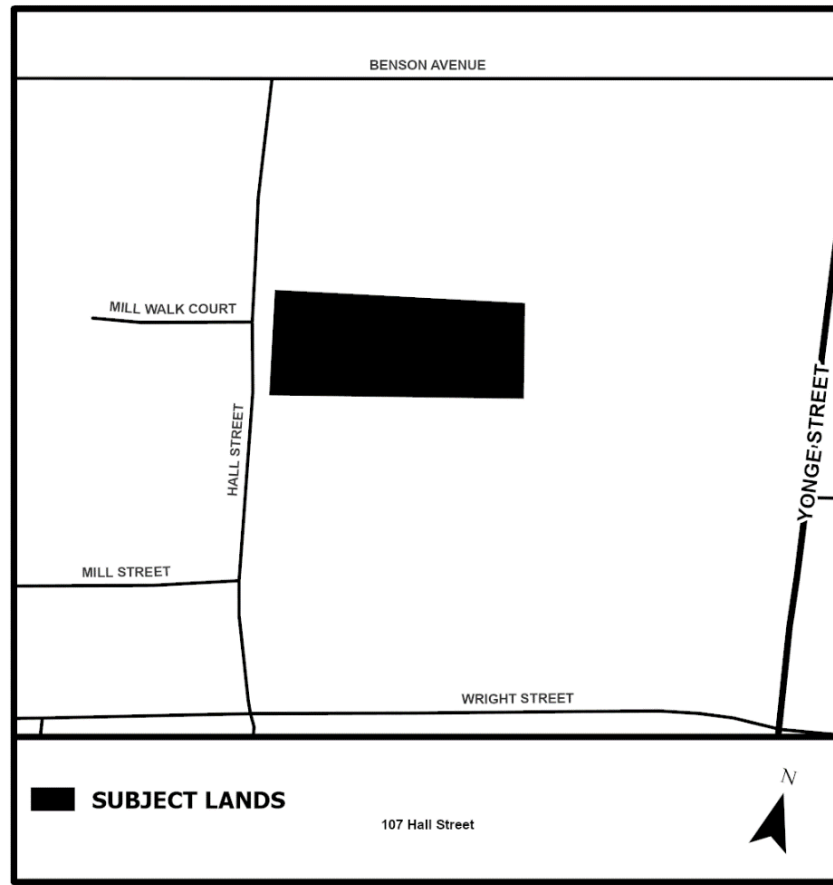
### Key Messages:

- the subject revised Official Plan and Zoning By-law Amendment applications shall facilitate the construction of a high density, high-rise residential development to be comprised of two (2) apartment buildings, 10 and 15 storeys in height, connected by a four (4) storey podium with a total of 300 dwelling units on the subject lands;
- the subject revised applications shall ensure the retention and integration of an existing designated heritage dwelling as part of the redevelopment of the lands; and,
- the applicant has undertaken modifications to its original development proposal which satisfactorily address the City’s comments and technical requirements. Therefore, staff recommends that Council support the development proposal as outlined in SRPBS.25.049.

### Location Map:

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

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### Background:

The subject revised Official Plan and Zoning By-law Amendment applications were considered at a statutory Council Public Meeting held on May 2, 2023 wherein Council received Staff Report SRPI.23.049 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). A number of comments and concerns were raised at the Council Public Meeting and through correspondence with respect to the proposed building height and density of the development as it relates to compatibility and transition, traffic congestion, parking, access, urban design, shadowing and privacy, all of which are discussed in more detail in later sections of this report.

In response to the concerns raised by Council and members of the public, and to address various planning, design and technical matters, the applicant has revised its development proposal as outlined in this report. Staff have worked collaboratively with the applicant and can advise that it has satisfactorily addressed the comments and technical requirements related to its revised development proposal at this stage of the approval process. All remaining technical matters will be addressed through the future Site Plan application required to facilitate the subject development. 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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### **Discussion:**

#### **Site Location and Adjacent Uses**

The subject lands are located west of Yonge Street on the east side of Hall Street, between Wright Street and Benson Avenue (refer to Map 1). The lands have a total lot area of 0.58 hectares (1.44 acres) and a lot frontage of 50.4 metres (165.35 feet) along Hall Street. The lands presently support an existing designated heritage dwelling (Dr. Langstaff House) which is to be retained and incorporated into the proposed development. The lands abut an existing townhouse development to the north, existing commercial uses and an apartment building to the east, a French high school to the south and Hall Street to the west.

#### **Revised Development Proposal**

The applicant is seeking Council's approval of its revised development proposal to permit a high density, high-rise residential development on its land holdings (refer to Map 5). The proposed development is to be comprised of two apartment buildings, 10 and 15 storeys in height and connected by a four (4) storey podium. The existing heritage designated dwelling on the lands is proposed to be retained and relocated along the Hall Street frontage of the property with a connection to the apartment building podium via a one (1) storey breezeway. The proposed development would provide indoor amenity space within the repurposed heritage building and outdoor at-grade amenity space, a green rooftop, surface level visitor vehicular parking, two levels of underground vehicular parking, underground and surface bicycle parking areas and vehicular access is proposed by way of a right-in/right-out driveway from Hall Street.

Further, the applicant's revised development proposal includes a walkway from Hall Street through the subject lands to the easterly limits of the property, which will facilitate a pedestrian connection beyond the site. The pedestrian connection is to be secured through a reciprocal surface access easement in the future Site Plan Agreement for the development.

The following is a summary outlining the relevant statistics of the applicant's original development proposal and the current revised development proposal (refer to Maps 4 to 9):

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Development Statistic	Original Proposal	Revised Proposal
<b>Site Area</b>	0.58 hectares (1.44 acres)	0.58 hectares (1.44 acres)
<b>Lot Frontage</b>	50.40 metres (165.35 feet)	50.40 metres (165.35 feet)
<b>Total Number of Units</b>	265	300
<b>Building Height</b> (excludes mechanical penthouse)	14, including an 8 storey podium) / 44.25 metres (145.18 feet)	15, including a 4 storey podium) / 46.75 metres (153.38 feet)
<b>Total Gross Floor Areas (GFA)</b>	19,887.65 square metres (214,068.88 square feet)	22,081.17 square metres (237,679.74 square feet)
<b>Floor Space Index (FSI)</b>	3.4	3.77
<b>Total Amenity Area</b>	2,797.20 square metres (30,108.81 square feet)	3,333.77 square metres (35,884.40 square feet)
• Indoor	602.17 square metres (6,481.70 square feet)	616.88 square metres (2,023.88 square feet)
• Outdoor	2,195.03 square metres (23,627.11 square feet)	2,716.89 square metres (29,244.36 square feet)
<b>Parking Spaces</b>	307	328
• Residential	267	283
• Visitor	40 (includes 9 H/C spaces)	45 (includes 3 H/C spaces)
<b>Bicycle Parking Spaces</b>	168	282
• Residential	160	266
• Visitor	8	16

Key differences between the original development proposal and the current revised development proposal are summarized below (refer to Maps 4 to 8):

- an increase in the number of proposed dwelling units from 265 to 300 and a corresponding increase to the proposed density from 3.4 FSI to 3.77 FSI;
- an increase in the easterly tower height from 14 storeys to 15 storeys;
- a reduction of the podium height from 8 storeys to 4 storeys;
- an increase in gross floor area from 19,887.65 square metres (214,068.88 square feet) to 22,081.17 square metres (237,679.74 square feet);
- an increase in amenity space from 2,797.20 square metres (30,108.81 square feet) to 3,333.77 square metres (35,884.40 square feet);
- an increase in proposed parking spaces from 307 to 328;
- an increase in bicycle parking spaces from 168 to 282;
- the addition of a bicycle pavilion area adjacent to the surface parking area; and,
- the extension of the proposed walkway along the northerly limit of the site to facilitate a pedestrian connection from Hall Street through the subject property to the east and beyond the site.

### 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 an increase in the maximum permitted density from 2.5 FSI (westerly portion of the lands) and 3.5 FSI

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(easterly portion of the lands) to 3.8 FSI, which represents a blended density over the entire land holding (refer to Appendix “B”).

Additionally, for the reasons set out below, Zoning By-law Amendments are required for the in-effect Yonge-Crosby Zoning By-law 76-91, as amended, and the City’s new Comprehensive Zoning By-law 30-25 applicable to the lands. In this regard, staff advise that Comprehensive Zoning By-law 30-25 was approved by Council at its meeting of March 26, 2025 (Council Meeting Extract C#07-25). As of the writing of this report, By-law 30-25 has been appealed to the Ontario Land Tribunal (the “OLT”) and therefore is not in effect as appeals of the Comprehensive Zoning By-law have been received. Accordingly, the applicant’s revised development proposal seeks to rezone the subject lands from **Multiple Fifth Density Special (RM5-S) Zone** to **Local Centre Village (LC-V) Zone** under Zoning By-law 76-91, as amended, and under By-law 30-25, with site specific development standards under both by-laws to implement the proposed development on the subject lands.

In addition to the site-specific standards with respect to the new **LC-V Zone**, the applicant is proposing revisions to specific definitions relative to the parent By-law 76-91, as amended, and the addition of notations to address the heritage building (indoor amenity), tower setbacks and accessory building or structure provisions in order to facilitate the development proposal. Any additional relief, as required, will be identified in the final amending by-laws. Staff will continue to work with the applicants to finalize the form and content of the amending by-laws to be forwarded to Council for enactment in accordance with the recommendations outlined in this report.

### 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.

### 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**

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in Map 1A (Land Use Designations). 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. In this regard, the proposed high density residential development proposed on the subject lands 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 subject lands are further identified as being located within a **Protected Major Transit Station Area (Crosby BRT Station)**, referred to as PMTSA 45, in accordance with Appendix 2 of the ROP (2022). The proposed density target of 160 people per jobs per hectare is contemplated within the ROP for this PMTSA.

The proposal is consistent with the **Urban Area** and **Community Areas** 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. 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 **Downtown Local Centre** in accordance with Schedule A2 – Land Use of the City's Official Plan (the "Plan") (refer to Map 2). Notwithstanding the preceding, the City is undertaking an update of its Plan and at the time of writing of this report, various amendments to the Plan have received Council approval. Council approved Official Plan Amendment 18.6 (Village Local Centre) ("OPA 18.6"), which redesignates the lands from **Downtown Local Centre** to **Local Centre**. OPA 18.6 further identifies the lands within the boundary of the **Village Local Centre**, which will accommodate intensification at a scale less than the **Key Development Areas (KDAs)** and generally less than the abutting **Regional Corridor (Policy 2.2.1.1 of OPA 18.6)**. OPA 18.6 was appealed to the Ontario Land Tribunal (OLT) and came into partial force and effect on March 10, 2025. Accordingly, OPA 18.6 as it relates to the subject lands is in effect and shall be applied in conjunction with the Part 1 Plan with respect to the determinative policy framework applicable to the subject applications.

In accordance with Policy **2.2.2.4(3)** of OPA 18.6, the predominant land use within the **Village Local Centre** shall be for mixed-use, transit-oriented development. Uses permitted include high density residential uses as proposed by the subject applications. A maximum density of 2.5 FSI (westerly portion of the lands) and 3.5 FSI (easterly portion of the lands), a maximum building height of 15 storeys, a maximum base-building height of six (6) storeys and maximum street wall height of three (3) storeys is permitted within the **Village Local Centre**. Furthermore, high-rise buildings, which

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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 density of the proposed development is 3.8 FSI, which represents a blended density over the entire landholding. Notwithstanding the proposal exceeds the permitted density in the **Village Local Centre**, the use of the lands for high density, high-rise residential purposes is permitted and considered an appropriate land use given its location and proximity to the future Crosby Avenue Extension and Yonge Street, future pedestrian connection to Yonge Street and the local context. The proposed development provides a built form which contributes to the City's urban structure by diversifying housing stock and optimizing the use of existing municipal services and infrastructure. Furthermore, the subject lands are located within PMTSA 45, which is intended to accommodate additional density. Accordingly, staff is of the opinion that the proposed increased density maintains the general intent and purpose of the Plan and is appropriate.

**Section 3.4.1** of the Plan sets out design criteria for all development including specific policies for development abutting low and medium-density residential areas. In this regard, **Section 3.4.1.55** of the Plan requires new development to adhere to the principle of a 45 degree angular plane to be measured from adjacent low density residential areas. The intent of the angular plane provision is to provide for transition from higher density built forms to low rise residential uses. In this regard, the proposed development immediately abuts existing low density residential uses that are primarily two and three storey single detached and townhouse dwellings. The applicant has demonstrated that the proposed 10 and 15 storey apartment buildings meet the 45 degree angular plane requirements to ensure transition to the existing low rise residential development uses, and therefore, the proposed development is not expected to negatively impact the adjacent low density development. Furthermore, the applicant has submitted a Sun/Shadow Study in support of its development proposal, which was comprehensively reviewed and found satisfactory by City staff.

Further, the apartment buildings at heights of 10 and 15 storeys are 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 buildings meet the City's tower floorplate policy of generally 750 square metres (8,072.93 square feet), which serves to minimize shadow impacts and reduce the overall massing of the development. It also incorporates a stepback above the fourth storey, creating a discernable base building 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 with respect to the proposed tower setbacks. Staff note that the future lands to the east and south have a reduced potential for high-rise development and therefore, the general intent of the policy is being met with the proposed development. In this regard, the applicant's revised development proposal is considered appropriate with respect to the proposed tower setbacks ranging from 9.91



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metres (32.51 feet) to 10.95 metres (35.93 feet) along the north property line, 8 metres (26.25 feet) to the south property line and 9 metres (29.53 feet) to the east property line.

**Section 3.4.2** of the Plan provides policy direction that protects and conserves cultural heritage resources. As the applicant is proposing to relocate the existing designated heritage dwelling on the subject lands and incorporate the building into its development proposal, this is considered to be in keeping with the protection and conservation policies 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 to demonstrate how the proposal aims to achieve the City’s current Affordable Housing Strategy. In this regard, the proposed development is to be comprised of 300 dwelling units and is to incorporate an affordable housing component for one (1) bedroom apartment dwelling units. In conjunction with providing 21 affordable ownership units (7%), the applicant has committed to contributing to the City’s initiatives by offering a 25% subsidy for maintenance fees for the affordable units for the first 2 years of occupancy, flexibility for the provision of an additional three (3) bedroom units within the podium, and partnering with a not-for-profit organization which aims to assist in providing additional financial support for buyers through assisted mortgages (refer to Appendix “C”). 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 agreement.

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 meets the minimum requirement for the provision of family sized units pursuant to **Section 3.1.5.6** of the Plan by providing 5% of the total units within the proposed development as three (3) bedroom units.

In consideration of the preceding, staff has evaluated the applicant’s revised development proposal in relation to the applicable land use, height, density, design and

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compatibility, and affordable housing policies of the Plan and is of the opinion that the development has appropriate regard for and is consistent with the overarching planning principles of the Plan, OPA 18.6 and that it represents good planning.

### Zoning By-law

As previously noted and for the reasons set out below, Zoning By-law Amendments are required to both the in-effect Yonge-Crosby Zoning By-law 76-91, as amended, and the new City's Comprehensive Zoning By-law 30-25 in order to facilitate the subject proposal. The subject lands are zoned **Multiple Fifth Density Special (RM5-S) Zone** under Zoning By-law 76-91, as amended by By-law 47-18 (refer to Map 3) which does not permit the development as contemplated by the applicant. Furthermore, By-law 76-91, as amended, does not contain a zoning category or development standards which would facilitate the subject development proposal. The City's new Comprehensive Zoning By-law 30-25 was approved by Council on March 26, 2025 (Council Meeting Extract C#07-25). As of the writing of this report, By-law 30-25 is not in full force and effect as appeals to the OLT have been received. It is noted that By-law 30-25 contemplates high-rise, high density development as proposed under the new **Local Centre Village (LC-V) Zone** category.

Accordingly, the applicant is seeking to establish a new residential zone category, **Local Centre Village (LC-V) Zone**, with site specific development standards under Zoning By-law 76-91, as amended. Additionally, the applicant is proposing to rezone the lands to the **Local Centre Village (LC-V) Zone** under the Comprehensive Zoning By-law 30-25, with site specific development standards to implement the proposed development. In this regard, outlined below is a summary of the development standards proposed by the applicant to implement the subject proposal:

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<b>Proposed Development Standards</b>	
<b>Minimum Required Front Yard</b> <ul style="list-style-type: none"> <li>Heritage Building – Amenity:</li> <li>Apartment Dwelling, exclusive of breezeway:</li> </ul>	6.0 metres (19.69 feet) 23.0 metres (75.46 feet)
<b>Minimum Required Side Yard (North)</b>	8.0 metres (26.25 feet)
<b>Minimum Required Side Yard (South)</b>	6.2 metres (20.34 feet)
<b>Minimum Required Rear Yard</b>	7.2 metres (23.62 feet)
<b>Maximum Building Height</b> (exclusive of mechanical penthouse)	15 storeys / 48.0 metres (157.48 feet)
<b>Maximum Lot Coverage</b>	50%
<b>Minimum Landscaped Area</b>	35%
<b>Maximum Floor Area Ratio</b>	380%
<b>Minimum Amenity Space</b> <ul style="list-style-type: none"> <li>Indoor</li> <li>Outdoor</li> </ul>	2.0 square metres (21.53 square feet)/unit 9.0 square metres (96.88 square feet)/unit
<b>Minimum Parking Spaces</b> <ul style="list-style-type: none"> <li>1-Bedroom:</li> <li>2-Bedroom:</li> <li>3-Bedroom:</li> <li>Visitor:</li> </ul>	0.9 spaces/unit 1.0 space/unit 1.2 spaces/unit 0.15 spaces/unit
<b>Maximum Compact Parking Spaces</b>	28 spaces
<b>Minimum Bicycle Parking Spaces</b> <ul style="list-style-type: none"> <li>Long-Term:</li> <li>Short-Term:</li> </ul>	0.60 spaces/unit 0.05 spaces/unit

Further to the above, outlined below is a general overview of the development standards proposed by the applicant on the basis of the plans submitted to the City in relation to the new **LC-V Zone** development standards established under By-law 30-25:

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Development Standards	LC-V Zone Standards, under By-law 30-25	Proposed LC-V Zone Standards
<b>Minimum Lot Frontage</b>	30.0 metres (98.43 feet)	Complies
<b>Minimum Front Yard Setback</b>	1.0 metre (3.28 feet)	Complies
<b>Minimum Front Yard Setback – Tower</b>	6.0 metres (19.69 feet)	Complies
<b>Minimum Rear Yard Setback – Tower</b>	12.5 metres (41.01 feet)	<b>9.0 metres (29.53 feet)</b>
<b>Minimum Side Yard Setback – Tower (North)</b>	12.5 metres (41.01 feet)	<b>9.9 metres (32.48 feet)</b>
<b>Minimum Side Yard Setback – Tower (South)</b>	12.5 metres (41.01 feet)	<b>8.0 metres (26.25 feet)</b>
<b>Maximum First Storey Height</b>	4.5 metres (14.76 feet)	<b>4.6 metres (15.09 feet)</b>
<b>Minimum Floor Space Index (FSI)</b>	0.5 FSI (westerly portion) 1.5 FSI (easterly portion)	<b>3.8 FSI (blended over entire land holding)</b>
<b>Maximum Floor Space Index (FSI)</b>	2.5 FSI (westerly portion) 3.5 FSI (easterly portion)	
<b>Minimum Building Height (Heritage Building)</b>	2 storeys	Complies
<b>Maximum Building Height</b>	15 storeys	Complies
<b>Maximum Podium Height</b>	6 storeys /20.0 metres (65.62 feet)	Complies

As noted previously, in addition to the site-specific standards with respect to the new **LC-V Zone** proposed above, the applicant is proposing revisions to specific definitions relative to the parent By-law 76-91, as amended, and the addition of notations to address the heritage building (indoor amenity), tower setbacks and accessory building or structure provisions in order to facilitate the development proposal. Any additional relief, as required to align with By-law 30-25, will be identified in the final amending by-laws to be forwarded to Council for enactment.

With respect to density, the applicant is proposing an increased FSI of 3.8 to apply across their entire landholding, whereas the **LC-V Zone** permits a higher density on the easterly portion of the lands and a lower density on the westerly portion of the lands as outlined in the above chart. Through the detailed review of the development proposal, staff have determined that the requested increase in density is appropriate, and that the intent of the Official Plan, to direct the higher built forms towards Yonge Street and away from the residential neighbourhood to the west, is to be maintained through the application of minimum setbacks to the proposed building. This will further be secured through a future Site Plan application, which will ensure the siting of the taller tower

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portion of the development on the easterly portion of the site, and the preservation and relocation of the designated heritage building that is lower in height on the westerly portion of the site fronting Hall Street.

Further to the above, the applicant is seeking to amend the minimum required side and rear yard setbacks to accommodate the tower portion of the proposed development on the easterly portion of the subject lands. Staff note that the purpose of the 12.5 metre (41.01 feet) rear and side yard setbacks to a tower are required to maintain and protect for appropriate tower separation between towers on adjacent lands. Given the location of the subject lands to a planned public road (Crosby Avenue Extension) to the east, the limited portion of the tower proposed to abut an existing parking lot and school site to the south, and the existing townhouse development to the north, staff are satisfied that the proposed reduction to this requirement is appropriate in this specific location.

Notwithstanding that the proposed front yard setback complies with the minimum requirements of the by-law, Heritage and Urban Design staff have recommended a minimum front yard setback of 6 metres (19.69 feet) be applied to ensure the appropriate placement of the heritage dwelling fronting Hall Street. The applicant has agreed to maintain this setback and has modified their Site Plan accordingly to protect for the agreed upon placement of the designated heritage building.

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, since the subject lands are located within PMTSA 45, there are no minimum parking requirements included in the proposed Zoning By-law Amendment.

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. The proposed development standards will maintain appropriate setbacks and separation with respect to adjacent land uses, limit the impacts of the 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. Staff will continue to work with the applicant to finalize the form and content of the amending by-laws to be forwarded to Council for enactment in accordance with the recommendations outlined in this report.

### **Council and Public Comments:**

The following is a summary of and response to the main comments and areas of concern expressed by members of Council and the public at the Council Public Meeting held on May 2, 2023 and through written correspondence received by the City with respect to the applicant's development proposal:

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### **Height, Density, Compatibility and Transition**

Concerns were raised with respect to the proposed height, density and the compatibility of the built form with respect to the predominantly low rise residential uses in the surrounding area and the need to provide transition to the existing low density residential neighbourhood. The applicant has revised the height of the proposed development wherein the proposed base building was reduced from 8 storeys to 4 storeys. Additionally, the development proposal conforms with the angular view plane policies of the Plan thereby minimizing the impacts and achieving appropriate transition to the abutting the existing low density residential uses. Furthermore, the proposed building meets the City's tower floorplate policy of generally 750 square metres (8,072.93 square feet), which serves to minimize shadow impacts and contributes to reduce the overall massing of the building to improve the transition to the existing low density residential neighbourhood. Staff are satisfied that the revised development proposal is compatible with the physical context and character of the existing and planned development in the area and supports an appropriate built form within the **Local Centre**.

### **Traffic Congestion, Site Access and Parking**

Concerns regarding the potential impacts of increased traffic, parking, and access to the site were raised with respect to the proposed development. The appropriateness of the proposed access, along with current and future traffic conditions, site circulation, parking and loading requirements, and Transportation Demand Management (TDM) measures for the development were reviewed as part of the Transportation Impact Study (TIS) submitted in support of the development. The City's Transportation Engineering staff have reviewed the TIS as well as the related materials submitted in support of the development proposal and advise that the calculated trip generation and proposed parking standards and rates are appropriate.

### **Design, Massing, Shadowing and Privacy**

Concerns were identified with respect to the design and massing of the proposed development and its impact on privacy and shadowing on adjacent residential properties. In this regard, as noted previously, the applicant reduced the base building height from 8 storeys to 4 storeys and the overall massing of the proposed building in order to minimize the visual impacts of the proposed development in the neighbourhood.

With respect to the concern regarding shadowing, the applicant submitted a Sun/Shadow Study in support of its development proposal, which was reviewed and accepted by the City's Heritage and Urban Design staff. The study concluded that the proposed development is not expected to have negative impacts on the adjacent low density development or significantly block sunlight during peak hours. Additionally, the tallest building (15 storeys) has been oriented away from the abutting low-rise residential uses towards the easterly portion of the property that abuts parking lots to the north and east and a high school playing field to the south. As noted previously, the

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proposed development conforms with the angular view plane policies of the Plan in relation to the abutting low density residential uses.

Further, the proposed site design will foster a pedestrian-oriented, compact, and human-scaled built form that conforms to the place-making design objectives of the City. Staff note that matters related to specific design measures, including with respect to compatibility with the surrounding residential character and mitigation of privacy concerns through the provision of landscaping measures shall be reviewed and secured through a future Site Plan application.

### Department and External Agency Comments:

All comments from City departments and external agencies previously identified in Staff Report SRPI.23.049 and through the review of the revised development proposal have now been satisfactorily addressed. In this regard, all circulated City departments and external agencies have either indicated no objections or have provided technical comments to be addressed through the detailed design stage and the future 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, that 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 future 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;

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- the applicant's revised development proposal conforms with the policy direction for the **Urban Area** and **Community Area** designations of the ROP. Furthermore, the subject lands are located within the boundaries of PMTSA 45 associated with the Crosby BRT Station;
- the applicant's revised development proposal conforms with the **Village Local Centre** policies of OPA 18.6 and applicable policies of the Plan, relating to the conservation of cultural heritage resources through retaining the heritage building on the property, permitted land use, maximum building heights and maximum base building height provisions;
- the proposed increase in density for the subject lands meets the general policy objectives of the OLT approved OPA 18.6 for the **Village Local Centre**. The proposed high-rise built form complies with the City's high-rise design policies related to transition and massing given the location, context, design and built form;
- the proposed development satisfies the intent and principles of **Section 3.4.1.55** of the Plan respecting land use, height, density, transition and compatibility;
- the proposal meets **Policy 3.1.5.6** of the Plan by providing 5% of the total units with three bedrooms and a range of unit sizes which contributes to a diversified range of housing typologies and sizes available within the City. Staff will continue discussions with the applicant regarding the provision of affordable housing and the proposed assisted mortgages through the future Site Plan application process;
- the proposed **LC-V Zone** category under both Zoning By-law 76-91, as amended, and the City's new Comprehensive Zoning By-law 30-25, as well as the site-specific development standards as proposed are considered appropriate to implement the proposed development. The final amending Zoning By-laws will be finalized to the satisfaction of the Commissioner of Planning and Building Services in accordance with the recommendations of this report;
- the resultant development will be a compact built form in an area supported by full municipal services, making it an efficient land use and intensifying underutilized land in the area;
- the proposed development shall provide pedestrian connectivity through the provision of a walkway from Hall Street through the site to the easterly limits of the subject lands where there will be a potential future pedestrian connection beyond the site. The pedestrian connection will be secured through a reciprocal surface access easement in the future Site Plan Agreement;
- the revised development proposal retains and integrates the existing designated heritage dwelling (the Dr. Langstaff House) into the proposed development. Staff note that the applicant will be required to submit a Heritage Permit with respect to the conservation of the site's significant cultural historic value;
- 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 future Site Plan application; and,
- the submission of Site Plan and draft Plan of Condominium applications will be required in order to facilitate the construction of the development proposal.



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On the basis of the preceding, staff supports the applicant's revised Official Plan and Zoning By-law Amendment applications and recommends approval, subject to the recommendations outlined in this report.

### **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 it facilitates the development of an underutilized site, which reduces the need to expand development into undeveloped areas of the municipality. This will add additional housing stock within an existing community.

### **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#17-23, held May 2, 2023
- Appendix "B", Draft Official Plan Amendment
- Appendix "C", Applicant's Affordable Housing Strategy Letter
- Map 1, Aerial Photograph
- Map 2, Official Plan Schedule A2 – Land Use
- Map 3, Existing Zoning
- Map 4, Original Proposed Site Plan
- Map 5, Revised Proposed Site Plan
- Map 6, Revised Proposed Elevation (North)
- Map 7, Revised Proposed Elevation (South)
- Map 8, Revised Proposed Elevation (East)
- Map 9, Revised Proposed Elevation (West)
- Map 10, Revised Proposed 3D Rendering
- Map 11, Revised Proposed Landscape Plan

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### Report Approval Details

Document Title:	Staff Report SRPBS.25.049.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Council Public Meeting Extract C17-23.docx</li><li>- Appendix B - Draft OPA 63.docx</li><li>- Appendix C - Applicant's Affordable Housing Strategy Letter.pdf</li><li>- Map 1 Aerial Photograph.docx</li><li>- Map 2 Official Plan Schedule A2 – Land Use.docx</li><li>- Map 3 Existing Zoning.docx</li><li>- Map 4 Original Proposed Site Plan.docx</li><li>- Map 5 Revised Proposed Site Plan.docx</li><li>- Map 6 Revised Proposed Elevation (North).docx</li><li>- Map 7 Revised Proposed Elevation (South).docx</li><li>- Map 8 Revised Proposed Elevation (East).docx</li><li>- Map 9 Revised Proposed Elevation (West).docx</li><li>- Map 10 Revised Proposed 3D Rendering.docx</li><li>- Map 11 Revised Proposed Landscape Plan.docx</li></ul>
Final Approval Date:	May 1, 2025

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

**Deborah Giannetta - Apr 30, 2025 - 10:07 AM**

**Gus Galanis - Apr 30, 2025 - 10:12 AM**

**Darlene Joslin - May 1, 2025 - 8:34 AM**