



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

**Date of Meeting:** June 4, 2025  
**Report Number:** SRPBS.25.050

**Department:** Planning and Building Services  
**Division:** Development Planning

**Subject:** SRPBS.25.050 - Request for Approval – Zoning By-law Amendment Application – Golden Ambra Highrise Inc. – 10920 Yonge Street - City File D02-19016 (Related File: D06-21073)

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### **Owner:**

Golden Ambra Highrise Inc.  
1681 Langstaff Road  
Vaughan, Ontario  
L4K 5T3

### **Agent:**

Malone Given Parsons Ltd.  
140 Renfrew Drive, Suite 201  
Markham, Ontario  
L3R 6B3

### **Location:**

Legal Description: Part of Lot 52, Concession 1, W.Y.S.  
Municipal Address: 10920 Yonge Street

### **Purpose:**

A request to approve a Zoning By-law Amendment application to remove the Holding (H) provision applicable to the lands in order to facilitate the construction of the first phase of a high density mixed-use development on the subject lands.

### **Recommendation:**

- a) That the Zoning By-law Amendment application submitted by Golden Ambra Highrise Inc. to remove the Holding (H) provisions applicable to lands known as Part of Lot 52, Concession 1, W.Y.S. (Municipal Address: 10920 Yonge Street), City File D02-19016, be approved and that the Zoning By-law

**Amendments attached hereto as Appendices “A” and “B” be brought forward to the June 11, 2025 Council meeting for enactment.**

- Diya Matroja, Planner I, 905-747-6470
- 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, 905-771-9966

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 report's approval are attached.

10920 Yonge Street

Subject Lands

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### **Key Messages:**

- the subject Zoning By-law Amendment application is intended to remove the Holding (H) provisions under Zoning By-law 111-17, as amended and Zoning By-law 30-25, as amended, applicable to the subject lands in order to facilitate the construction of the first phase of a high density mixed-use development on the property; and,
- the applicant has satisfactorily addressed the requirements in order to lift the Holding (H) provisions and therefore, staff recommends approval of the Zoning By-law Amendments as outlined in SRPBS.25.050.

### **Background:**

Zoning By-law 111-17, as amended, contains Holding (H) provisions that apply to all lands within the Yonge and Bernard Key Development Area in order to implement the density allocations set out in the Yonge and Bernard Key Development Area Secondary Plan to ensure the provision of an appropriate mix of uses and the servicing required to support the cumulative growth forecasted for this area in excess of 10,400 residents and jobs, including the achievement of certain modal splits and the completion of Region of York capital projects. In this regard, the Holding Provisions set out in By-law 111-17, as amended, require the retention of existing non-residential gross floor area, the submission of a Concept Plan related to phasing of development, the requirement for land owners to enter into one or more development agreements and Site Plan agreements to implement the Concept Plan, and the submission of Transportation and Functional Servicing Reports to the satisfaction of the City in support of development within the Key Development Area.

A Zoning By-law Amendment application for the subject lands was initially received by the City on October 18, 2019, prior to the approval of Zoning By-law 111-17, for the purpose of rezoning the subject lands to permit a high density mixed-use development on the property. Following approval of By-law 111-17, the Zoning By-Law Amendment was not required and the applicant submitted a Site Plan application (City File D06-21073) to facilitate the construction of the first phase of its development which is to be comprised of two (2) high-rise buildings of 24 and 30 storeys connected by a four (4) storey podium at a Floor Space Index of 4.81 which is nearing finalization. As the applicant is not requesting any relief from By-law 111-17 in order to permit the proposed development, the applicant has repurposed their original Zoning By-law Amendment application to request Council's approval to remove the applicable Holding (H) provisions under both the in force Zoning By-law 111-17, as amended, and the recently approved Zoning By-law 30-25, which remains under appeal before the Ontario Land Tribunal (OLT), in order to facilitate the first phase of its development on the subject lands as outlined in this report.

### **Discussion:**

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

The subject lands are located at the southwest corner of Yonge Street and Canyon Hill Avenue, and have a total lot area of 1.09 hectares (2.69 acres). The lands are currently vacant and abut medium density residential uses to the west, Canyon Hill Avenue to the

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north beyond which are low density residential and commercial uses, Yonge Street to the east, beyond which is a GO Bus Station and commercial plaza, and the applicant's Phase 2 lands to the south, beyond which are commercial uses (refer to Map 1).

### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to remove the Holding (H) provisions applicable to the subject lands in order to facilitate the construction of the first phase of its high density mixed-use development (refer to Map 6). Below is a summary outlining pertinent statistics of the applicant's development proposal based on the submitted Site Plan:

- **Total Lot Area:** 1.09 hectares (2.69 acres)
- **Lot Frontage:**
  - **Canyon Hill Avenue:** 72.16 metres (236.75 feet)
  - **Yonge Street:** 98.60 metres (232.49 feet)
- **Building Heights:**
  - **Tower A:** 24 storeys
  - **Tower B:** 30 storeys
- **Number of Units:** 614 units
  - **Podium:** 110 units
  - **Tower A:** 216 units
  - **Tower B:** 288 units
- **Gross Floor Area:** 52,591.43 square metres (566,094.15 square feet)
  - **Residential:** 51,555.31 square metres (554,941.36 square feet)
  - **Commercial:** 1,036.12 square metres (11,152.80 square feet)
- **FSI:** 4.81
- **Parking:** 810 spaces
  - **Residential:** 680 spaces
  - **Visitor:** 93 spaces
  - **Commercial:** 37 spaces
- **Bicycle Parking:** 637 spaces
  - **Residential:** 614 spaces
  - **Visitor/Commercial:** 23 spaces

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Key Development Area** in accordance with Schedule A2 – Land Use of the City's Official Plan (the "Plan") (refer to Map 2). The **Key Development Area** designation permits medium and high density residential uses, office, commercial, retail, community uses, parks and urban open space, and live-work units subject to specific policy criteria as outlined in the Plan. In this regard, the proposed high density mixed-use development is permitted, subject to the policies of the Yonge and Bernard Key Development Area Secondary Plan as discussed below.

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### Yonge and Bernard Key Development Area Secondary Plan

The subject lands are located within the Yonge and Bernard Key Development Area Secondary Plan (“Secondary Plan”) (refer to Map 3). The objective of the Secondary Plan is to guide intensification at the intersection of Yonge Street and Bernard Avenue. The Secondary Plan sets out a policy framework to achieve a mixed-use area with a range of built forms, with the most dense forms of development located along Yonge Street.

The subject lands fall within the Corridor Character Area of the Secondary Plan and are subject to minimum heights of four (4) storeys to a maximum permitted height determined through the application of a 45 degree angular plane from the **Neighbourhood** designation in combination with a maximum Floor Space Index of 5.0. In accordance with **Policy 12.5.4.2**, the Secondary Plan directs that development shall be subject to a Holding By-law that will require the proponent of a new development to submit plans and materials, including a Transportation Planning Study to the satisfaction of the City, and to demonstrate the provision of a mix of land uses and replacement of existing non-residential gross floor area on site.

Based on the preceding, the proposed high density mixed-use development is generally consistent with the applicable policies of the Plan and the Secondary Plan.

### Zoning

The subject lands are currently zoned **Key Development Area Mixed-Use (KDA(H)) Zone** under Zoning By-law 111-17, as amended, and **Yonge and Bernard Key Development Area (KDA-YB(H)) Zone** under Zoning By-law 30-25 which was enacted by Council on March 26, 2025 but remains under appeal before the OLT and therefore is not currently in force and effect (refer to Maps 4 and 5).

Both by-laws permit high density residential and commercial uses as proposed by the applicant, subject to a Holding provision that limits development of the lands to legally existing uses, buildings or structures; specified non-residential uses within legally existing buildings or structures; additions to existing buildings subject to interim development provisions; and sales trailers prior to lifting of the Hold. In this regard, the following tables summarize the applicable Holding (H) provision criteria that are required to be met in order to lift the Holding provisions in accordance with By-law 111-17, as amended, and By-law 30-25 in relation to the proposed development:

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Holding (H) provision criteria in accordance with Section 5.34 e) of By-law 111-17	Proposed
No buildings or structures, save and except for (a), (b), (c) and (d) in this section, shall be permitted on a lot until the Holding (H) provision has been removed from that lot, in whole or in part, pursuant to an application to amend this zoning by-law, and subject to the following requirements:	
i. Lots identified on Schedule E shall provide and maintain the total non-residential gross floor area prescribed as the minimum requirement for each lot. The non-residential gross floor area may be located within one or more existing buildings, additions to existing buildings or new buildings, and may be provided within one or more phases of development.	The subject lands are not identified on Schedule E.
ii. Where successive phases of development are proposed, the submission of a Concept Plan which demonstrates the proposed phasing of development to the satisfaction of the City;	The applicant is proposing to construct the development in two (2) phases. In this regard the applicant has submitted a Conceptual Phasing Plan outlining the proposed phasing of the development. Staff note that details relating to the design of the Leyburn Avenue extension within the right-of-way are purely conceptual and have not been finalized (refer to Map 7).
iii. the entering into one or more development agreements including but not limited to Subdivision Agreements with the City to implement the Concept Plan in (ii) in this section;	The applicant has acknowledged the requirement to enter into a Servicing Agreement with respect to the configuration of the Leyburn Avenue extension and access to watermain infrastructure to service the proposed development prior to execution of the required Site Plan Agreement for the Phase 1 lands, to be followed by an Amending Site Plan Agreement required in relation to the Phase 2 lands in accordance with the submitted Concept Plan.
iv. the entering into one or more Site Plan Agreements with the City;	The applicant is nearing finalization of their Site Plan application for the Phase 1 lands. Notwithstanding this requirement, it is not feasible to enter into a Site Plan Agreement until such time as the Holding (H) provision has been lifted, and the development proposal demonstrates compliance with the applicable Zoning By-law.

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v. a Transportation Planning Study and a Transportation Demand Management Strategy which demonstrates to the satisfaction of Council or other approval authority that the proposed use of the lands, buildings or structures complies with the requirements prescribed in Section 12.5.4.2(1) of the Official Plan; and,	The applicant has confirmed, and the City's Transportation staff agree, that the Yonge and Bernard Key Development Area currently falls below the threshold of 10,400 residents and jobs combined (Scenario A) and therefore the Transportation Impact Study (TIS) submitted complies with the requirements prescribed in Section 12.5.4.2(1) of the Official Plan. The applicant's TIS remains under review by the City's Transportation staff as it relates to the Site Plan application for the Phase 1 lands through which appropriate plans and Transportation Demand Management matters will be secured.
vi. a Functional Servicing Report subject to the satisfaction of the City.	The applicant has submitted a Functional Servicing and Stormwater Management Report which has been reviewed and accepted by the City's Infrastructure Planning and Development Engineering, staff. Staff have requested that the associated Servicing Plans, Grading Plans, Stormwater Management Plan and Erosion and Sediment Control Plans be included in the Site Plan Agreement.

<b>Holding (H) provision criteria in accordance with Section 3.1.1 e) of By-law 30-25</b>	<b>Proposed</b>
No buildings or structures, save and except for (a), (b), (c) and (d) in this section, may be permitted on a lot until the Holding (H) provision has been removed from that lot, in whole or in part, pursuant to an application to amend this By-law and may be subject to the following requirements:	
i. Lots identified on Schedules to this By-law may provide and maintain the total non-residential gross floor area prescribed as the minimum requirement for each lot. The non-residential gross floor area may be located within one or more existing buildings, additions to existing buildings or new buildings, and may be provided within one or more phases of development	The subject lands are not identified with a minimum non-residential GFA on the Schedules to this By-law

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ii. Where successive phases of development are proposed, the submission of a Concept Plan which demonstrates the proposed phasing of development to the satisfaction of the City;	The applicant is proposing to construct the development in two (2) phases. In this regard the applicant has submitted a Conceptual Phasing Plan outlining the proposed phasing of the development. Staff note that details relating to the design of the Leyburn Avenue extension within the right-of-way are purely conceptual and have not been finalized (refer to Map 7).
iii. a Transportation Planning Study and a Transportation Demand Management Strategy which demonstrates to the satisfaction of Council or other approval authority that the proposed use of the lands, buildings or structures complies with the requirements prescribed in the applicable sections of the Official Plan dealing with Holding Provisions By-laws;	The applicant has confirmed, and the City's Transportation staff agree, that the Yonge and Bernard Key Development Area currently falls below the threshold of 10,400 residents and jobs combined (Scenario A) and therefore the Transportation Impact Study (TIS) submitted complies with the requirements prescribed in Section 12.5.4.2(1) of the Official Plan. The applicant's TIS remains under review by the City's Transportation staff as it relates to the Site Plan application for the Phase 1 lands through which appropriate plans and Transportation Demand Management matters will be secured.
iv. a Functional Servicing Report subject to the satisfaction of the City;	The applicant has submitted a Functional Servicing and Stormwater Management Report which has been reviewed and accepted by the City's Infrastructure Planning and Development Engineering, staff. Staff have requested that the associated Servicing Plans, Grading Plans, Stormwater Management Plan and Erosion and Sediment Control Plans be included in the Site Plan Agreement.
v. an Arborist Report, Tree Inventory and Protection Plan, or Natural Heritage Evaluation to the satisfaction of the City; and,	The applicant has submitted an Arborist Report and Tree Inventory and Protection Plan which have been reviewed and accepted by the City's Park and Natural Heritage Planning staff as part of the Site Plan application for the Phase 1 Lands and are to be included in the Site Plan Agreement.
vi. completion or fulfillment of any other study, condition or requirement as deemed necessary by the City.	No additional studies, conditions or requirements have been identified in order to remove the Holding provision on the subject lands.



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Given the above, staff have no concerns with the removal of the Holding (H) provisions as the applicant's Site Plan application is nearing finalization, the applicant has acknowledged the need to enter into a Servicing Agreement prior to the execution of the Site Plan Agreement, and the applicant has submitted the required Plans and materials to the satisfaction of the City as required in order to address the conditions to removal of the Holding (H) provisions as outlined in By-law 111-17, as amended and By-law 30-25, as amended. Further, it is noted that the applicant is not seeking relief from any of the provisions of the in force Zoning By-law 111-17, as amended, in order to permit the proposed high density mixed-use development on the subject lands and that the application of By-law 30-25, as amended, is subject to the resolution of the appeals before the OLT. Accordingly, staff recommend Council enact the Zoning By-law Amendments to remove the Holding (H) provisions applicable to the subject lands.

### City Department and External Agency Comments:

All circulated City departments and external agencies have either indicated no objections or provided comments to be addressed through the related Site Plan application.

### Financial Implications:

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

### Relationship to Strategic Plan 2024-2027:

The recommendation of this report is aligned with **Pillar 1: Growing a Livable, Sustainable Community** in ensuring growth aligns with infrastructure and in facilitating the creation of new housing stock within an existing community planned for intensification thereby reducing the need to expand development into undeveloped areas of the municipality.

### Attachments:

The following attached documents may include scanned images of appendices, 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 By-law 58-25
- Appendix B - Draft By-law 71-25
- Map 1 - Aerial Photograph
- Map 2 - Official Plan Designation
- Map 3 - Yonge and Bernard Key Development Area
- Map 4 - Zoning (By-law 111-17)
- Map 5 - Zoning (By-law 30-25)
- Map 6 - Proposed Site Plan
- Map 7 - Proposed Concept Plan

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### Report Approval Details

Document Title:	SRPBS.25.050 - Request for Approval - 10920 Yonge Street - City File D02-19016.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.25.050 Appendix A By-Law 58-25.pdf</li><li>- SRPBS.25.050 Appendix B By-Law 71-25.pdf</li><li>- SRPBS.25.050 Map 1 Aerial Photograph.docx</li><li>- SRPBS.25.050 Map 2 Official Plan Designation.docx</li><li>- SRPBS.25.050 Map 3 YB KDA.docx</li><li>- SRPBS.25.050 Map 4 Bylaw 111-17.docx</li><li>- SRPBS.25.050 Map 5 By-law 30-25.docx</li><li>- SRPBS.25.050 Map 6 Proposed Site Plan.docx</li><li>- SRPBS.25.050 Map 7 Proposed Concept Plan.docx</li></ul>
Final Approval Date:	May 15, 2025

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

**Gus Galanis - May 15, 2025 - 10:30 AM**

**Darlene Joslin - May 15, 2025 - 3:04 PM**