



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018

Report Number: SRPRS.18.041

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Site Plan Application –
The Gates of Bayview Glen Phase XI
Corporation - 65 Oneida Crescent – Town File
D06-17085 (SRPRS.18.041)

Owner:

The Gates of Bayview Glen Phase XI Corporation
50 Confederation Parkway
Concord, Ontario
L4K 4T8

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3

Location:

Legal Description: Part of Lot 38, Concession 1, E.Y.S., Part of Blocks 16, 17, 18, 21, 26 and 38 and all of Blocks 19 and 20 and Part of Lot 1, Registered Plan 65M-2838.
Municipal Address: 65 Oneida Drive

Purpose:

A request for comments with respect to a Site Plan application to facilitate the construction of a high density residential development on the subject lands.

Recommendation:

- a) That the Site Plan application submitted by The Gates of Bayview Glen Phase XI Corporation for lands known as Part of Lot 38, Concession 1, E.Y.S., Part of Blocks 16, 17, 18, 21, 26 and 38 and All of Blocks 19 and 20 and Part of Lot 1, Registered Plan 65M-2838 (Municipal Address: 65 Oneida

Crescent), Town File No. D06-17085, be received and that all comments be referred back to staff.

Contact Person:

Ferdi Toniolo, Acting Senior Planner – Site Plans, phone number 905-771-2442 and/or

Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-2465

Report Approval:

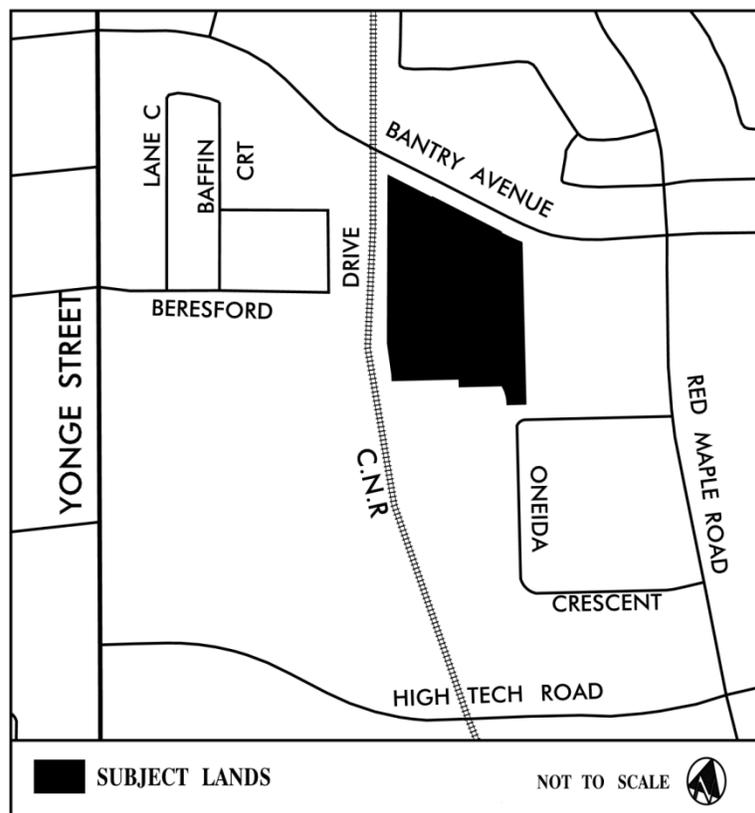
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

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



Background:

On June 12, 2014, the Ontario Municipal Board (OMB) issued an Order approving a Zoning By-law Amendment to permit a two phase high density residential development comprised of six residential apartment buildings on the subject lands (refer to Map 2). The OMB partially ordered the amending by-law operative as it applied to the southerly portion of the lands and withheld its order with respect to the northerly portion of the lands pending, amongst others, the completion of Site Plan approval.

The first phase of the development is comprised of two 20-storey residential apartment buildings, with approximately 428 units (File D06-10077). Construction of the first building was completed and on June 2, 2016, Plan of Condominium YRC-1315 was registered. The second building is currently under construction and occupancy is anticipated later this Spring. Related draft Plan of Condominium application D05-17005 was submitted in July of 2017 and is currently in circulation for review and comment.

The second phase consists of four residential apartment buildings (Buildings “C”, “D”, “E” and “F”) with approximately 1009 units. A Site Plan application (File D06-16079) was submitted in the Fall of 2016 to facilitate the construction of Building “F” with a height of 20-storeys and a total of 202 units. This application is nearing completion and as a result, the OMB issued an Order on November 27, 2017 approving Zoning By-law 108-14 in full.

The subject development application for Site Plan Approval (File D06-17085) serves to facilitate the construction of residential apartment Buildings “C”, “D” and “E” with a total of 807 units. The purpose of this report is to seek comments with respect to said development.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Bantry Avenue, west of Red Maple Road and have a lot area of approximately 1.97 hectares (4.88 acres). The lands are vacant and abut Bantry Avenue to the north, an existing residential apartment building to the east, future parkland and existing residential apartment buildings further to the south and the CN Bala rail line to the west (refer to Maps 1 and 2).

Development Proposal

The applicant is proposing to construct three residential apartment buildings on the subject lands with heights ranging from 19 to 30 storeys (refer to Maps 5 to 14). Vehicular access is proposed from Oneida Crescent and a shared entrance court that will service Buildings “C”, “D”, “E” and “F”. A total of 1024 parking spaces are proposed with the majority of the parking to be located within the two podium levels and two underground parking levels. Some surface parking spaces along the entrance court and lay-by areas alongside each building entrance are proposed. Outdoor amenity spaces will be provided on top of the second storey podium with indoor amenity areas located adjacent to this podium level. In addition, an outdoor terrace is proposed on the rooftop of the 15th floor of Building “E” (refer to Maps 5 and 14).

The following is a summary of the development statistics based on the plans and information submitted to the Town:

Total Site Area (Phase 2): 1.97 hectares (4.88 acres)

Total Area (Phases 1 and 2): 3.79 hectares (9.35 acres)

Number of Buildings: 3

Building Height: 30 storeys (building C), 24 storeys (building B) and 19 storeys (building E)

Total Number of Units: 807

Gross Floor Area: 63,250 square metres (680,840 square feet)

Total Gross Floor Area (Phases 1 and 2): 120,231 square metres (1,295,048 square feet)

Proposed FSI (Phases 1 and 2): 3.2

Proposed Parking: 1024 spaces (903 residential spaces and 121 visitor spaces)

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the Town in support of the proposed development:

- Development Application Summary;
- Geohydrology Assessment;
- Functional Servicing and Stormwater Management Implementation Report;
- Noise and Vibration Impact Study;
- Traffic Impact Study;
- Traffic Impact Study Addendum and Site Plan Assessment;
- Urban Design Brief;
- Shadow Study;
- Existing Tree Inventory and Tree Preservation Plan;
- Context Plan;
- Site Plan;
- Construction Management Plan;
- Floor Plans;
- Elevation Plans;
- Coloured Perspectives;
- Landscape Plans;
- Engineering Plans;
- Lighting Plan; and,
- Shoring Plans.

Town of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (the “Plan”) (refer to Map 3) and are located within the integrated transit hub and the edges of the **Richmond Hill Centre**. Uses permitted within the **Richmond Hill Centre** designation include high density residential, medium density residential in accordance with Policy 4.2.1.6 of the Plan, office, commercial, retail, community uses in accordance with Policy 4.2.1.7, parks and urban open spaces and live-work units.

Policy 4.2.14 states that the highest and most dense forms of development shall be located at the planned integrated transit hub with progressively lower and less dense buildings along the outer edges of the **Richmond Hill Centre**. Policy 4.2.22 states that the density of a development block within the area of a planned integrated transit hub shall have a range between 3.5 FSI and 6.5 FSI with density decreasing away from the integrated transit hub station. Policy 4.2.23 stipulates that the permitted height ranges from four to forty storeys. For the northerly portion of the subject lands located within the edges of the **Richmond Hill Centre**, permitted density ranges from 2.5 to 3 FSI and building height is limited to a maximum fifteen storeys.

As stated earlier, the proposed development (Phases 1 and 2) will have a maximum density of 3.2 and the height of the buildings will range from 19 to 30 storeys, which is permitted within the integrated transit hub. No portion of Buildings “C”, “D” or “E” over 15 storeys will be located within the edges of the **Richmond Hill Centre**. Planning staff is therefore of the opinion that the proposed development application conforms with the **Richmond Hill Centre** policies of the Plan.

Zoning By-law

In accordance with the decision of the OMB issued November 27, 2017, the subject lands are zoned **Special Commercial Five (SC-5) Zone** pursuant to Zoning By-law No. 278-96, as amended by site specific Zoning By-law 108-14 (refer to Map 4). The proposed development serves to implement the OMB approved Zoning By-law.

Department and External Agency Comments

The subject Site Plan application and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Section

Staff has reviewed the plans and reports submitted in support of the proposed applications and provide the following comments:

- the proposed development is permitted in the **Richmond Hill Centre** designation of the Plan;

- the subject lands are located within the planned integrated transit hub and along the edge of the **Richmond Hill Centre**. Accordingly, the proposed development would conform with the density and height range permitted under the Plan;
- the OMB issued its final Order in November of 2017, thereby approving Zoning By-law 108-14 and it is noted that the proposed development has been designed to comply with the development standards of the Zoning By-law; and,
- staff will work with the applicant to address any forthcoming technical comments that may be identified by Town departments and external agencies that have been requested to review the applicant's development proposal.

Department/External Agencies

To date, comments have been received from Alectra Utilities, Enbridge Gas, York Region, Rogers Cable, the Toronto and Region Conservation Authority and the Town's Finance Department. These external agencies and Town Department have no objections to the application and/or have provided comments to be considered by the applicant during the more detailed implementation of the approval process. All of these comments have been forwarded to the application for consideration but have not been appended to this report.

Outstanding Town and External Agency Comments

As of the writing of this report, comments remain outstanding from Bell, Canada Post, the Canadian National Railway, the Town's Building Services Division, Community Services Department, Fire Department, Development Engineering Division, Urban Design Section, Park and Natural Heritage Planning Section and Zoning Section.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The subject development proposal is aligned with **Goal One - Stronger Connections in Richmond Hill** by strengthening connections to transit and developing connections for people accessing local amenities, **Goal Two - Better Choices in Richmond Hill** by providing for a range of housing options and providing better quality options to achieve the community vision for the Town and by promoting and constructing safe routes for cyclists and pedestrians and lastly, with **Goal Four - Wise Management of Resources in Richmond Hill** by creating opportunities for reducing commute times, increasing access and incorporating energy efficient design.

Conclusion:

The applicant has submitted a Site Plan Application to the Town to facilitate the construction of a high density residential development on its land holdings. Any comments received from circulated Town departments and external agencies are to be addressed by the applicant prior to the Town's approval of the plans submitted in support of the proposed development. In consideration for the preceding, it is recommended that this Staff Report be received by Committee of the Whole and that all comments regarding the proposed development be referred back to staff.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map 1 Aerial Photo
- Map 2 Context Plan
- Map 3 Official Plan Designation
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed West Elevation – Buildings C, D and E
- Map 7 Proposed East Elevation – Buildings C, D and E
- Map 8 Proposed South Elevation – Buildings C and D
- Map 9 Proposed North Elevation – Buildings C and D
- Map 10 Proposed South Elevation – Building E
- Map 11 Proposed North Elevation – Building E
- Map 12 Proposed Perspective – Buildings C and D
- Map 13 Proposed Perspective – Building E
- Map 14 Proposed Master Landscape Plan

Report Approval Details

Document Title:	SRPRS.18.041 - The Gates of Bayview Glen Phase XI Coproation - File D06-17085.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_CONTEXT_PLAN.doc- MAP_3_OP_DESIGNATION.pdf- MAP_4_EXISTING_ZONING.pdf- MAP_5_PROPOSED_SITE_PLAN.doc- MAP_6_PROP_W_ELEVATION_BUILDINGS_C D E.doc- MAP_7_PROP_E_ELEVATION_BUILDINGS_C D E.doc- MAP_8_PROP_S_ELEVATION_BUILDINGS_C D.doc- MAP_9_PROP_N_ELEVATION_BUILDINGS_C D.doc- MAP_10_PROP_S_ELEVATION_BUILDING_E.doc- MAP_11_PROP_N_ELEVATION_BUILDING_E.doc- MAP_12_PERSPECTIVE_BUILDING_C D.doc- MAP_13_PERSPECTIVE_BUILDING_E.doc- MAP_14_PROPOSED_MASTER_LANDSCAPE.doc
Final Approval Date:	Feb 12, 2018

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

Gus Galanis - Feb 7, 2018 - 12:22 PM

Kelvin Kwan - Feb 7, 2018 - 3:32 PM

Neil Garbe - Feb 12, 2018 - 11:05 AM