

Proposed New or Modified Recommendations to SDR 3 (Zoning for the Yonge Street/Carrville/16th KDA, Village Local Centre, Oak Ridges Local Centre and Newkirk Local Centre) Based on Feedback Received

Questions and comments were received during the Open House with members of the public on Monday, June 24th, 2024, and further inquiries and comments were submitted to the City during the public review period for the SDRs. Based on the consultation feedback, the following SDR 3 strategic direction recommendations are proposed to be added or revised:

Revision to recommendation 4 (addition of 'e'):

"4. It is recommended that the CZBL consider implementing OP mixed-use requirements through, but not limited to, the following:

- e. Establishing requirements, as appropriate, to ensure development on lands with existing retail, commercial or office uses retain or exceed the existing amount of gross leasable floor area devoted to non-residential uses."

Revision to recommendation 6 ('g, h & i'):

"6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including:

- g. A height range for mid-rise buildings, measured in storeys OR metres, which is the equivalent of a minimum of five storeys, to a maximum of eight storeys, consistent with the Official Plan. In some areas, angular planes and/or step backs may be used to modify maximum heights and to improve transition to adjacent areas and buildings.
- h. Exploring a new "tall-mid-rise" building with a height range measured in storeys OR metres, which is the equivalent of a minimum of nine storeys, to a maximum of twelve storeys. In some areas, angular planes and/or step backs may be used to modify maximum heights and to improve transition to adjacent areas and buildings."
- i. A height range for high-rise buildings, measured in storeys OR metres, which is the equivalent of a minimum of nine (or twelve) storeys. Angular planes and/or step backs will be used to modify maximum heights of the tower and/or the base building and to improve transition to adjacent areas and buildings.

Revision to recommendation 6 (addition of 'p, q and r'):

"6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including:

- p. Establishing an appropriate definition for "lot coverage."
- q. Establishing an appropriate definition for "hard landscaping."
- r. Establishing an appropriate definition for "soft landscaping."



Revision to recommendation 8b(ii):

"8. It is recommended that the CZBL consider area- and issue-specific planning objectives including:

- b. In the Yonge Street and Carrville/16th Avenue KDA:
- ii. Establishing a regulation requiring that Hillcrest Mall maintain a minimum of 90% of the existing total GLA of the mall."

Revisions to recommendation 9e:

"9. It is recommended that the CZBL establish or consider regulations, with respect to building height and transition:

- e. Including required heights in ~~both~~ storeys OR metres on the height overlay map."

Revisions to recommendation 10b:

"10. It is recommended that the CZBL consider, with respect to the built form within the Yonge Street and Carrville/16th Avenue KDA:

- b. Minimum and maximum heights, expressed in metres OR storeys, consistent with the Official Plan ranges, and through a height overlay map, which may be independent of the zones."

Revision to recommendation 11b:

"11. It is recommended that the CZBL consider or establish, with respect to the built form within the Village Local Centre:

- b. Height overlay maps that state the minimum and maximum heights in metres OR storeys, which may be independent of the zones."

Revision to recommendation 11 (addition of 'i'):

"11. It is recommended that the CZBL consider or establish, with respect to the built form within the Village Local Centre:

- i. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard)."

Revision to recommendation 12 (addition of 'j'):

"12. It is recommended that the CZBL establish or implement, with respect to the built form within the Oak Ridges Local Centre:

- j. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard)."

Revision to recommendation 13a:

"13. It is recommended that the CZBL establish or implement, with respect to the built form within the Newkirk Local Centre:

- a. Minimum and maximum heights in metres OR storeys, using a height overlay map, which may be independent of the zones."



Revision to recommendation 14:

"14. It is recommended that the CZBL, for the Yonge Street and Carrville/16th Avenue KDA, consider:

- a. Requiring that parking **provided** for new major retail developments be located below grade or in structured parking integrated at the rear or side of a building."

New Recommendation 17, 17a, 17b, 17c, and 17d:

"17. It is recommended that the CZBL consider where appropriate recommendations from the Aging-In-Place Technical Paper in the development of zoning regulations:

- a. Recognizing the legal status of existing aging in place uses that were originally constructed for that purpose;
- b. Establishing a general provision for all existing non-conforming aging in place uses;
- c. Providing broad permissions for aging in place uses such as seniors citizen dwelling, nursing home or rest home, home for the aged, retirement residence, long-term care facility, public building (where the definition would allow municipally-run aging in place use), and institutional use (where the definition would allow aging in place uses) in residential zones, commercial zones, and mixed used zones to improve access for Richmond Hill residents; and,
- d. Providing broad permissions for community and commercial uses to be co-located with aging in place uses, where appropriate."