



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 23, 2018

Report Number: SRPRS.18.100

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.100 – Request for Approval – Zoning
By-law Amendment Application – Urbacon
Properties Limited – Town File D02-17037

Owner and Agent:

Urbacon Properties Limited
750 Lake Shore Boulevard East
Toronto, Ontario
M4M 3M3

Location:

Legal Description: Part of Block 7, Registered Plan 65M-4114 and Block 13, Registered
Plan 65M-4146

Municipal Address: 0 Sofia Court

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to add a “technical school” as a permitted use on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Urbacon Properties Limited for the lands known as Part of Block 7, Registered Plan 65M-4114 and Block 13, Registered Plan 65M-4146 (Municipal Address: 0 Sofia Court), Town File D02-17037, be approved; and,
- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

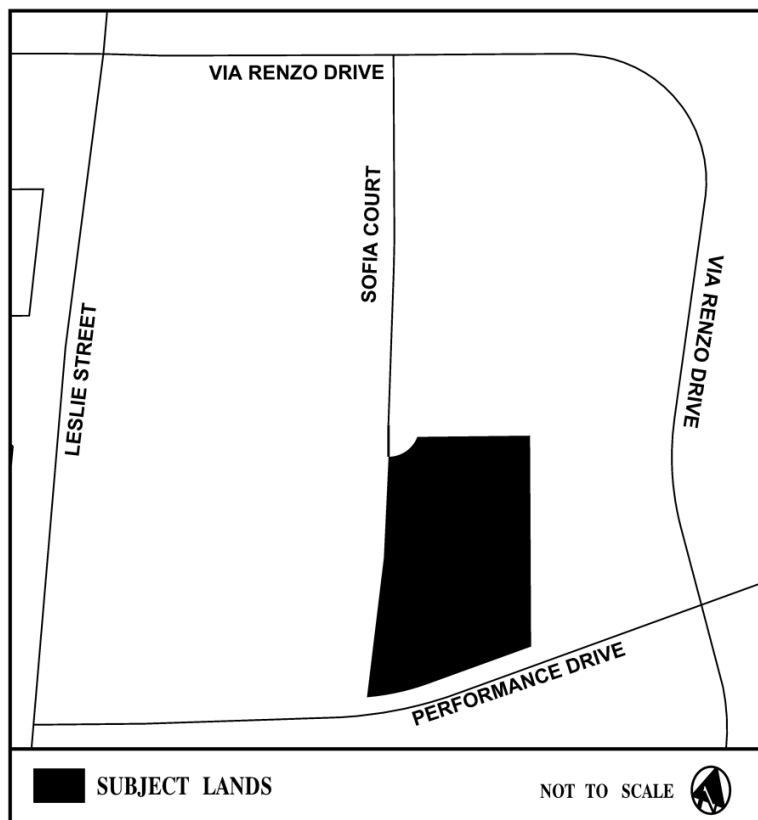
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting on March 21, 2018 wherein Council received Staff Report SRPRS.18.058 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix A). No concerns were raised at the Council Public Meeting from either Council or the public. All comments from Town departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Sofia Court, east of Leslie Street. The lands have a total lot area of 1.62 hectares (4 hectares) and are currently vacant. The lands abut a designated heritage property to the west (George Barker House, barn and outbuildings), Performance Drive to the south, vacant lands to the north and a warehouse to the east (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval to add a "technical school" as a permitted use in order to facilitate the construction of a sprinkler and fire protection training facility and associated office on its land holdings. Below is a summary of the pertinent development statistics for the proposed development based on the plans and drawings submitted to the Town:

- **Total Lot Area: 1.62 hectares (4.0 acres)**
- **Future Town Walkway Area: 0.098 hectares (0.24 acres)**
- **Proposed Gross Floor Area: 3,785.5 square metres (40,748.1 square feet)**
- **Proposed Parking: 246 spaces, including 8 barrier free spaces**
- **Proposed Coverage: 24.9%**
- **Proposed Building Height: 6.71 metres (22 feet)**

The proposed training facility will involve manufacturing, assembling and disassembling activities, as well as analysis, research and development related to sprinkler and fire prevention materials. All activities proposed are to be conducted for training purposes for the members of UA Local 853 (public and fire service professionals).

It should be noted that a related Site Plan application (Town File D06-18011) has been submitted in conjunction with the subject Zoning By-law Amendment application.

Planning Analysis:

The subject lands are designated **Employment Area** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the "Plan") (refer to Map 3). Uses permitted within

the **Employment Area** designation include predominantly high performance industrial uses (which include activities such as manufacturing, assembling, processing, fabricating, wholesaling, and employee training facilities), office and major office uses. The proposed “technical school” use is considered an employee training facility, therefore the use is consistent with the land uses envisioned within the **Employment Area** designation.

Zoning By-law Amendment Application

The subject lands are zoned **High Performance Industrial (M-1) Zone** under By-law 150-80, as amended (refer to Map 4). Permitted uses under the **M-1 Zone** generally include industrial uses such as warehousing of goods and materials, assembling of manufactured goods and materials, manufacturing of goods and materials, a printing establishment, research and development, commercial uses including retail sales in accordance with Section 6.11(3) of the By-law, data processing centres, and offices accessory to permitted uses on the same lot. By-law 150-80, as amended, defines a “commercial school” as *“a school of seven or more pupils conducted for gain”*. A commercial school, which includes a “technical school”, as a permitted use under By-law 150-80, as amended, for the **High Performance Commercial Industrial (MC-1) Zone** and the **Special Commercial (MC-2) Zone** on adjacent lands; however, it is not a permitted use on the subject property under the **M-1 Zone**.

Staff has comprehensively reviewed the applicant’s Zoning By-law Amendment application and is satisfied that the addition of a “technical school” use is appropriate for the development of the subject lands. The proposed land use is contextually appropriate and implements the policies of the Plan.

Town Department and External Agency Comments:

Development Planning Division

Planning staff has reviewed and evaluated the applicant’s development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for this part of the Town as outlined in the Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposed office and training centre use is consistent with the land uses contemplated under the **Employment Area** designation of the Plan;
- the proposal represents good planning; and,
- minor comments raised by Town departments have been addressed.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing better options for working, training and doing business in Richmond Hill. The proposal would further align with **Goal Four - Wise Management of Resources in Richmond Hill** by creating increased opportunities for live/work balance within the Town and by using land responsibly and utilizing existing infrastructures.

Conclusion:

The applicant is seeking Council's approval of its proposal to permit a technical school as an additional permitted use on the subject lands. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and is considered good planning. In light of the preceding, staff is of the opinion that the proposed amendment is appropriate and recommends that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

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.

- Appendix A, Extract from Council Public Meeting C#08-18 held March 21, 2018
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.18.100 - Request for Approval - 0 Sofia Court - Town File D02-17037.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, CPM Extract.pdf- Appendix B, Draft Zoning By-law.pdf- Appendix B, Zoning By-law Schedule.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S217037.pdf- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_4_EXISTING_ZONING_S217037.pdf- MAP_5_PROPOSED_SITE PLAN.pdf- MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Apr 13, 2018

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

Gus Galanis - Apr 13, 2018 - 11:51 AM

Kelvin Kwan - Apr 13, 2018 - 12:33 PM

Neil Garbe - Apr 13, 2018 - 3:45 PM