



Staff Report for Council Public Meeting

Date of Meeting: June 5, 2019
Report Number: SRPRS.19.099

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.19.099 – Request for Comments – Zoning By-law Amendment Application – Unicorr Limited – City File D02-19003 (Related File D06-19024)

Owner:

Unicorr Limited
68 Leek Crescent
Richmond Hill, Ontario
L4B 1H1

Agent:

Martin Rendl
35 Delburn Drive
Toronto, Ontario
M1V 1A8

Location:

Legal Description: Part of Blocks 8 and 9, Plan 65M-2202 and Part of Lot 13, Concession 3, E.Y.S.
Municipal Address: 68 Leek Crescent

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the expansion of the existing parking lot located on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.099 with respect to the Zoning By-law Amendment application submitted by Unicorr Limited, for lands known as Part of Blocks 8 and 9, Plan 65M-2202 and Part of Lot 13, Concession 3, E.Y.S. (Municipal Address: 68 Leek Crescent), File D02-19003, be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Kaitlyn Graham, Senior Planner – Site Plans, phone number 905-771-2459 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

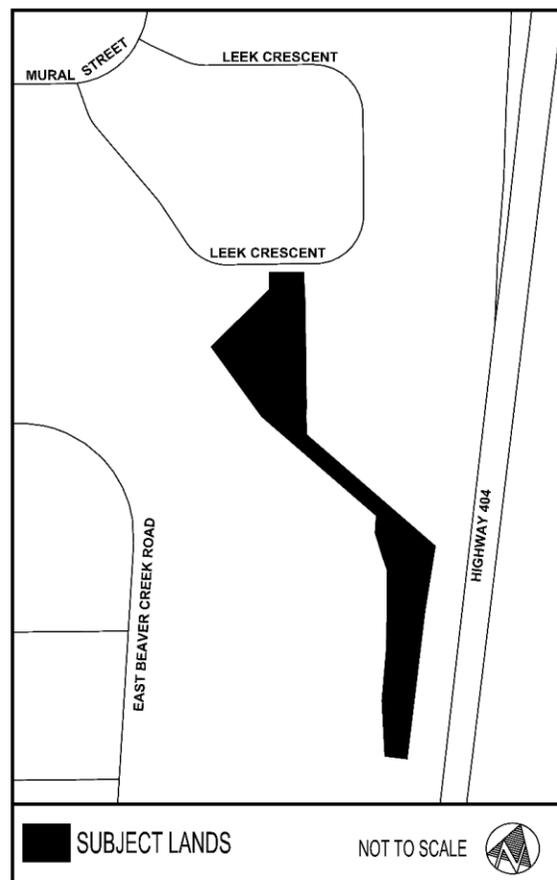
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

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.

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 Information:

The subject Zoning By-law Amendment application and related Site Plan application (File D06-19024) were received by the City on March 28, 2019 and were deemed complete on April 17, 2019, after Bill 139 received Royal Assent on December 12, 2017. The applications were subsequently circulated to internal departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Leek Crescent in the Beaver Creek Business Park (refer to Map 1). The lands are irregular in shape, with a frontage of 46.72 metres (153.28 feet) on Leek Crescent and a total site area of 3.687 hectares (9.11 acres). The lands support two industrial buildings, as well as several surface parking areas. Uses surrounding the property include industrial uses to the north, Highway 404 to the east, and a watercourse (Beaver Creek) and industrial uses to the south and east (refer to Map 2). It should be noted that the lands fall within the Toronto and Region Conservation Authority (TRCA) regulated area.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the expansion of the existing parking lot located on its land holdings in order to accommodate 59 additional parking spaces. The proposed parking lot expansion is to comprise an area of approximately 13 metres (43 feet) in width and 167 metres (578 feet) in length and extends along the eastern boundary of site abutting Highway 404 (refer to Map 6). The proposed parking lot expansion is proposed to be constructed with a permeable surface. The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted for the entire site at 68 Leek Crescent.

- **Lot Frontage:** 46.72 metres (153.28 feet)
- **Lot Area:** 3.687 hectares (9.11 acres)
- **Number of Buildings:** 2
- **Lot Coverage:** 34.08%
- **Existing Parking Spaces:** 232 (includes 31 spaces within Ministry of Transportation setback)
- **Proposed Parking Spaces:** *291 (includes 90 spaces within Ministry of Transportation setback)

*the proposed number of parking spaces are subject to change pending further delineation of hazard lands, and establishment of the limits of the development.

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As noted previously, a related Site Plan application (D06-19024) has been submitted in conjunction with the subject Zoning By-law Amendment application to facilitate the parking lot expansion as proposed.

Supporting Documentation/Reports

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

- Application forms and fees;
- Submission requirements letter and applicant response letter;
- Planning Justification Report;
- Survey/Legal Description;
- Site Plan;
- Adjacent Property Plan;
- Tree Inventory and Preservation Plan Addendum;
- Draft Zoning By-law Amendment;
- Development Application Summary;
- Stormwater Management Brief;
- Site Servicing and Grading Plan;
- Erosion and Sediment Control Plan;
- Natural Heritage Evaluation;
- Photometric Site Plan; and
- Sustainability Metrics and response letter.

Zoning By-law Amendment Application

The subject lands are zoned **High Performance Commercial Industrial (MC-1) Zone** and **Flood (F) Zone** under Zoning By-law 150-80, as amended (refer to Map 3). The **High Performance Commercial Industrial Zone** permits a variety of industrial and commercial uses, including associated accessory parking. Uses permitted in the **Flood Zone** are restricted to public and private parks, and buildings or structures intended for flood or erosion control only. By-law 150-80, as amended, pre-dates the adoption and approval of the City's Official Plan (the "Plan").

The applicant is requesting to amend Zoning By-law 150-80, as amended, to rezone a portion of the subject lands from **Flood (F) Zone** to **High Performance Commercial Industrial (MC-1) Zone** to permit the proposed parking lot expansion. The draft by-law submitted in support of the proposal does not include any site specific permissions to amend or vary the provisions that apply to the **MC-1 Zone**.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Employment Area** and **Natural Core** in accordance with Schedule A2 (Land Use Plan) of the Plan (refer to Map 4). Lands designated

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Employment Area are intended to provide for a range of high performance industrial and office uses as well as some associated secondary uses. Lands designated **Natural Core** form part of the City's Greenway System and are intended to be protected over the long term to maintain, improve, and restore the ecological integrity of natural features and functions of these lands. Uses permitted in the **Natural Core** designation are limited to provide for fish, wildlife and forest management; conservation projects and flood and erosion control; essential transportation, infrastructure and utilities; low-intensity recreational uses; unserviced parks; and accessory uses.

The refinement and detailed delineation of the limits of the **Natural Core** designation may be determined through the submission of a Natural Heritage Evaluation (NHE) to the satisfaction of the City and the TRCA in accordance with the policies of the Plan, including Policy 4.10.5.1.6. Once delineated, the City may require the dedication of key natural heritage features and key hydrological features and their associated minimum vegetation protection zones through the development approval process in accordance with Policy 3.2.1.8 of the Plan.

The southerly portion of the subject lands are also identified as part of the Floodplain Regulation Area (TRCA Regulation Limit) on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) of the Plan (refer to Map 5). Development is directed away from lands subject to natural hazards, such as flooding, as a matter of public safety and security. The Plan prohibits development and site alteration within the floodplain subject to Conservation Authority regulations and the natural hazard policies of the Provincial Policy Statement. Further, Policy 3.2.2.3.7 of the Plan requires that a minimum protection zone of 10 metres (32.8 feet) be provided and enhanced from the outer limits of hazardous lands and zone hazardous sites, as defined by the City and the TRCA. The Plan requires that, where appropriate, hazardous lands and sites are to be dedicated to public agencies through the development process. The applicant has submitted a NHE which is currently under review by City staff and the TRCA.

With respect to urban design, Chapter 3 of the Plan contains policies that speak specifically to the location and treatment of surface parking lots. Policy 3.4.1.51 requires that surface parking be minimized wherever possible, and, where provided, be located at the rear or side of a development site and include substantial landscaping within and along the perimeter of parking areas. The proposed parking lot extension is located to the rear of the existing buildings on the southern portion of the site.

Department and External Agency Comments:

The subject Zoning By-law Amendment and Site Plan applications, in addition to the associated background studies and reports submitted in support of these applications have been circulated to various 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.

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Development Planning Division

In consideration of the policies of the Plan which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the proposed parking lot expansion is accessory to an existing permitted use within the **Employment Area** designation. Therefore, the proposed use is permitted in the **Employment Area** designation subject to the policies of Section 4.8.1 of the Plan;
- portions of the proposed parking lot are located within the **Natural Core** designation, which does not permit the proposed use. Further, portions of the proposed parking lot appear to be located within the minimum required 10 metre buffer to the hazard lands. Staff will continue to work with the applicant with respect to determining the limits of the development and associated buffers, which will further define the proposed area to which the requested Zoning By-law Amendment may apply;
- the submitted Site Plan Drawing A-1.0, prepared by Gluck Partnership Architects Inc. and dated November 27, 2017, must be revised to clearly identify the area for which the amending Site Plan application is intended to apply; and the limits of the floodplain, the floodplain buffer, the Ministry of Transportation setback requirement, and any other restrictions and related setbacks relative to the proposed development and subject to the approval of the City, the TRCA and MTO; and,
- pursuant to the policies in the Plan, all natural heritage features, hazard lands and buffers must be dedicated to a public authority.

Other City Department and External Agency Comments

Comments have also been received from Alectra Utilities, Enbridge Gas Inc., Regional Municipality of York and Toronto Buttonville Municipal Airport. These City Departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the Building Services Division, Development Engineering Division, Fire and Emergency Services Division, Urban Design Section and Park and Natural Heritage Planning Section.

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications, as follows:

1. Providing community benefits and completion of required key infrastructure.
2. Developments that have a mix of uses to provide for live-work relationships.
3. Developments that enhance the vitality of the Downtown Core.
4. Higher-order transit supportive development.

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5. Developments that represent sustainable and innovative community and building design.
6. Completion of communities.
7. Small scale infill development.
8. Opportunities to provide affordable housing.

Additionally, in accordance with Council direction, as part of the review of the above noted IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required Sustainability Performance Metrics Tool in support of its development proposal. The applicant has proposed an Overall Application score of 16 points on the basis of its initial submission. Although the proposed parking lot expansion does not require servicing allocation, the applicant has completed and submitted the Sustainability Performance Metrics Tool to reflect areas in which the proposal aligns with the City's sustainability goals. The applicant will be required to revise and update the submitted Metrics Tool in coordination with revisions to the proposal.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the City's Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the expansion of the existing parking lot located on its land holdings. The purpose of this report is to provide Council and the public with an overview of the applicant's development proposal, and to discuss the regulatory framework governing the evaluation of this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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Appendix Contents and Maps:

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 Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Existing Official Plan Designation
- Map 5 Existing Flood Plain Regulated Area
- Map 6 Proposed Site Plan

Report Approval Details

Document Title:	Request for Comments – Zoning By-law Amendment Application – 68 Leek Crescent – City File D02-19003.docx
Attachments:	- SRPRS.19.099_MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.19.099_MAP_2_NEIGHBOURHOOD_CONTEXT_S219003A.pdf - SRPRS.19.099_MAP_3_EXISTING_ZONING_S219003A.pdf - SRPRS.19.099_MAP_4_OFFICIAL_PLAN_2010_DESIGNATION.pdf - SRPRS.19.099_MAP_5_EXISTING_FLOODPLAIN_REGULATION_AREA.pdf - SRPRS.19.099_MAP_6_PROPOSED_SITE_PLAN.pdf
Final Approval Date:	May 22, 2019

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

Gus Galanis - May 21, 2019 - 8:21 PM

Kelvin Kwan - May 22, 2019 - 11:53 AM

Neil Garbe - May 22, 2019 - 3:34 PM