



## **Staff Report for Council Public Meeting**

**Date of Meeting:** September 18, 2019

**Report Number:** SRPRS.19.150

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.19.150 - Request for Comments - Zoning By-law Amendment Application - Yonge Bayview Holdings Inc. - City File D02-19008**

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### **Owner:**

Yonge Bayview Holdings Inc.  
30 Floral Parkway  
Vaughan, Ontario  
L4K 4R1

### **Agent:**

Brutto Consulting  
999 Edgeley Boulevard, Unit 6  
Vaughan, Ontario  
L4K 5Z4

### **Location:**

Legal Description: Part of Lot 37, Concession 1, E.Y.S.  
Municipal Address: 8705 Yonge Street

### **Purpose:**

A request for comments concerning a proposed Zoning By-law Amendment application to add an Animal Hospital and Veterinarian Clinic as permitted uses on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPRS.19.150 with respect to the Zoning By-law Amendment application submitted by Yonge Bayview Holdings Inc. for the lands known as Part of Lot 37, Concession 1, E.Y.S. (Municipal Address: 8705 Yonge Street), City File D02-19008 be received for information purposes only and that all comments be referred back to staff.

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### Contact Person:

Joseph M. Liberatore, Planning Technician, phone number 905-747-6354 and/or  
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

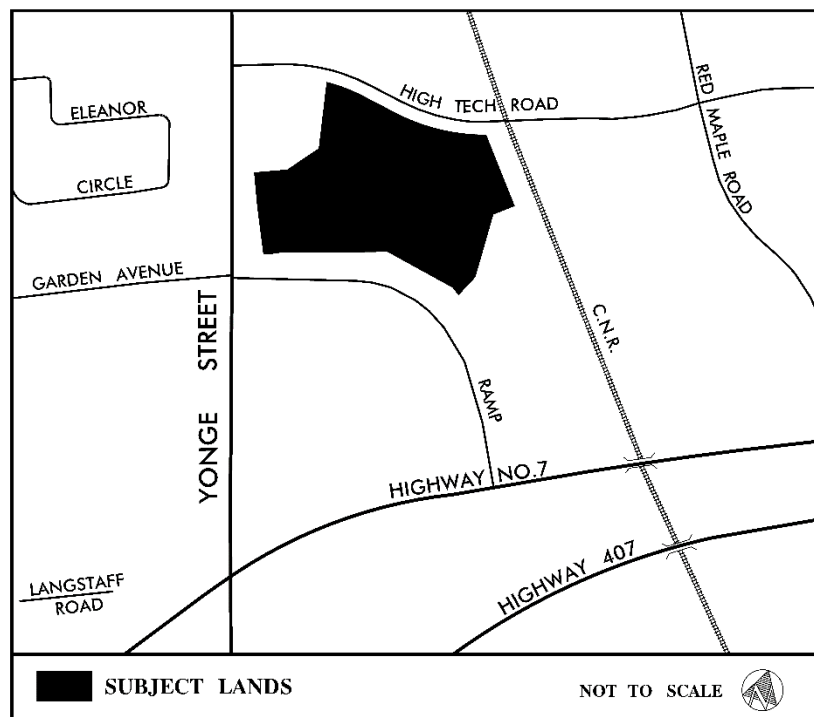
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 was received and deemed complete by the City on June 3, 2019, after Bill 139 received Royal Assent on December 12, 2017. The application was subsequently circulated to relevant City 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 application 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 at the northeast corner of Yonge Street and Highway 7, south of High Tech Road, and have a lot area of approximately 6.34 hectares (15.67 acres). The lands support an existing commercial building (previously Indigo Bookstore), and are currently vacant (refer to Map 1). The lands abut Yonge Street and commercial uses to the west, High Tech Road and commercial uses to the north, the Canadian National Railway corridor and high density residential uses to the east, and the Highway 7 on/off ramp and public utility uses to the south (refer to Map 2).

#### Development Proposal

The applicant is seeking Council's approval to add an Animal Hospital and Veterinarian Clinic as permitted uses on the subject lands. The following is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area: approximately:** 6.34 hectares (15.67 acres)
- **Existing Gross Floor Area:** 1,855 square meters (20,290 square feet)
- **Existing Building Height:** 6.7 meters (21.98 feet)
- **Existing Parking Spaces:** 1,095 spaces
- **Existing Lot Coverage:** 13.8%

The proposal does not contemplate any exterior changes to the existing building and will utilize the same parking as previously allocated to the former tenant in order to support the proposed uses.

#### Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of its development proposal:

- Planning Justification Statement;
- Legal Description;
- Site Plan;
- Adjacent Property Plan; and,
- Draft Zoning By-law

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### Zoning By-law Amendment Application

The subject lands are zoned **Special Commercial Four (SC-4) Zone** under By-law 278-96, as amended (refer to Map 3). Permitted uses under the **SC-4 Zone** generally include commercial uses such as Businesses or Professional Offices, Personal Service Shops, Research Facilities, Retail Stores, and Service Shops. A Veterinary Clinic and Animal Hospital as proposed by the subject application are not permitted uses on the subject lands. Under the provisions of By-law 278-96, as amended, an Animal Hospital is defined as *“the premises of a veterinary surgeon, where animals, birds, or other livestock are treated or kept for treatment and may be boarded overnight”* and a Veterinary Clinic is defined as *“the premises of a veterinary surgeon, where animals, birds, or other livestock are treated but are not boarded overnight”*.

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 - Land Use of the Official Plan (the Plan). The **Richmond Hill Centre** is intended to develop as a compact, mixed-use urban centre that is supported by a high quality public realm, walkable streets and transit-oriented development. A wide range of uses are permitted within the **Richmond Hill Centre** designation including major office, office, commercial and retail, in addition to high density residential, medium density residential, community uses, parks and open spaces, and live-work units uses subject to specific policy criteria as outlined in Chapter 3 of the Plan. Based on the aforementioned, an animal hospital and veterinary clinic as proposed by the subject application are consistent with the uses contemplated within the **Richmond Hill Centre** (refer to Map 4).

### Department and External Agency Comments:

The subject Zoning By-law Amendment application and associated background studies and reports submitted in support of same have been circulated to various City 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

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 veterinary clinic and animal hospital are consistent with the permitted uses contemplated in the **Richmond Hill Centre**;
- confirmation that the current parking supply supports the proposed additional uses on the subject lands will be required; and,
- no exterior renovations are required to facilitate the proposed new uses, therefore Site Plan approval to facilitate the proposal will not be required.

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### **Other City Department and External Agency Comments**

Comments have been received from Enbridge, the City's Park and Natural Heritage Planning Section, the City's Financial Services Division, the City's Building Services Division – Zoning Section, the City's Urban Design and Heritage Section, the Toronto and Region Conservation Authority (TRCA) and the Regional Municipality of York. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process. These comments have not been appended to this report.

### **Outstanding City Department and External Agency Comments**

As of the writing of this report, comments remain outstanding from Alectra Utilities, Rogers, Canada Post, Bell Canada, the City's Development Engineering Division and the City's Fire and Emergency Services Division.

### **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 proposal to permit a Veterinary Clinic and Animal Hospital as additional permitted uses on the subject lands. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of these planning applications. 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 the 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 Site Plan

### Report Approval Details

Document Title:	SRPRS.19.150 - Request for Comments - Zoning By-law Amendment Application - Yonge Bayview Holdings Inc. - D02-19008.docx
Attachments:	- SRPRS.19.150 - MAP_1_AERIAL_PHOTO.pdf - SRPRS.19.150 - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - SRPRS.19.150 - MAP_3_EXISTING_ZONING.pdf - SRPRS.19.150 - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.19.150 - MAP_5_EXISTING_SITE_PLAN.pdf
Final Approval Date:	Sep 4, 2019

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

**Gus Galanis - Sep 4, 2019 - 1:27 PM**

**Kelvin Kwan - Sep 4, 2019 - 1:32 PM**

**Neil Garbe - Sep 4, 2019 - 3:02 PM**