



Memorandum

October 16, 2019

Memo To: Mayor and Council

Copy To: Neil Garbe, City Manager
Antonio Dimilta, City Solicitor
Stephen Huycke, City Clerk

From: Kelvin Kwan, Commissioner, Planning and Regulatory Services

Subject: **Request for Approval – Zoning By-law
Amendment Application – Yonge Bayview
Holdings Ltd. – 8705 Yonge Street - File D02-19008**

Recommendations:

- a) That the Memorandum from the Commissioner of Planning and Regulatory Services, dated October 16, 2019, be received;
- b) That the Zoning By-law Amendment application submitted by Yonge Bayview Holdings Ltd. for lands known as Part of Lot 37, Concession 1, E.Y.S. (Municipal Address: 8705 Yonge Street), City File D02-19008, as described in Staff Report SRPRS.19.150 be approved; and,
- c) That Council approve the draft Zoning By-law Amendment as set out in Appendix “B” to this Memorandum for adoption at the October 16, 2019 Council Meeting.

Background:

At the Council Public Meeting held on September 18, 2019, Council received Staff Report SRPRS.19.150 concerning a proposed Zoning By-law Amendment application to add Animal Hospital and Veterinary Clinic as additional permitted uses on the subject lands. Additionally, Council also passed the following motion to approve the Zoning By-law Amendment application subject to specific requirements (refer to Appendix “A”):

“b) That Council approve the Zoning By-law Amendment application (City File D02-19008), subject to the receipt of satisfactory comments from internal and external agencies.”

Accordingly, the purpose of this Memorandum is to respond to Council's direction.

Departmental and External Agency Comments

As noted in the above resolution, Council approved the subject Zoning By-law Amendment application, subject to the receipt of satisfactory comments from internal and external agencies. The condition attached to the approval was due to the fact that not all comments from circulated City departments had been received at the time of the preparation of Staff Report SRPRS.19.150. Specifically, the departments in question were the City's Development Engineering Division and Fire and Emergency Services Division.

Following the Council Public Meeting, satisfactory comments were received from the Development Engineering Division advising of no objection to the subject application and the applicable parking rate to be applied to the proposed additional uses, that is, 3.6 parking spaces per 100 m² of gross leasable floor area (this parking rate has been included in the provisions of the attached zoning by-law). Further, staff are also in receipt of comments from the City's Fire and Emergency Services Division advising of no concerns with the subject Zoning By-law Amendment application. Accordingly, draft Zoning By-law 128-19 attached hereto as Appendix "B" is presented to Council for approval to add Animal Hospital and Veterinary Clinic as additional permitted uses and establish the applicable parking standard for these uses on the subject lands.

Conclusion:

Satisfactory comments have been received from the circulated City departments and external agencies regarding the subject proposal which satisfies Council's direction at the September 18, 2019 Council Public Meeting. Accordingly, the draft Zoning By-law attached as Appendix "B" to the Memorandum implements the proposed zoning by-law amendment as requested by the applicant.

"Signed version on file in the Office of the Clerk"

Kelvin Kwan
Commissioner of Planning and Regulatory Services

Attachments:

The following attached documents may include scanned images of appendices, 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#34-19 held September 18, 2019
- Appendix B - Draft Zoning By-law Amendment