



Staff Report for Council Public Meeting

Date of Meeting: December 4, 2019

Report Number: SRPRS.19.192

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.192 - Request for Comments - Zoning
By-law Amendment Application - Tabaron
Holdings Ltd. - City File D02-19014

Owner:

Tabaron Holdings Ltd.
1131 Trillium Trail
Haliburton, ON
K0M 1S0

Agent:

Alexander Planning Inc.
72 Herefordshire Crescent
East Gwillimbury, ON
L9N 0B6

Location:

Legal Description: Part of Lot 25 and Lane, Plan 169
Municipal Address: 31 North Lake Road

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit additional commercial uses and reduced parking standards for the existing commercial development located on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.192 with respect to the Zoning By-law Amendment application submitted by Tabaron Holdings Ltd. for the lands known as Part of Lot 25 and Lane, Plan 169 (Municipal Address: 31 North Lake Road), City File D02-19014, 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:

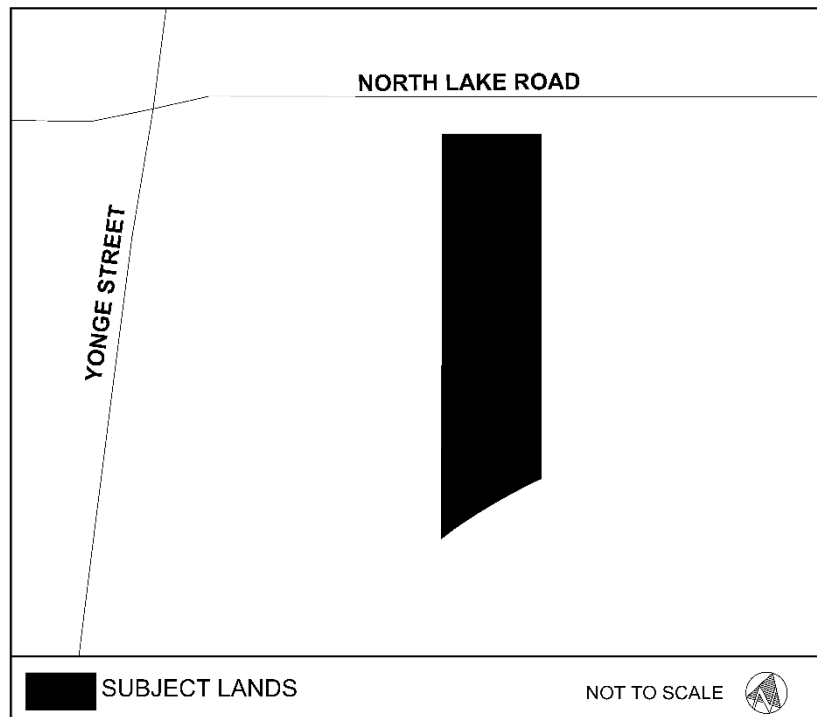
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 October 30, 2019. 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 on the south side of North Lake Road, east of Yonge Street, and have a lot area of approximately 0.261 hectares (0.645 acres). The lands support an existing commercial building currently used as a Veterinary Clinic (refer to Map 1). The lands abut Yonge Street and City Fire Station No.82 to the west, North Lake Road and commercial uses to the north, utility and institutional uses to the east, and a wetland to the south (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval to add additional commercial uses within the existing building on the subject lands. More specifically, the applicant is proposing to add all of the uses permitted under the **General Commercial One (GC1) Zone** of Zoning By-law 365-86, as amended, that generally includes among other uses, Businesses or Professional Offices, Day Nurseries, Personal Service Shops, Financial Institutions, and Restaurants. The applicant is also seeking a site specific parking rate of 4.87 spaces per 100 square metres of gross floor area. 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: | 0.261 hectares (0.645 acres) |
| • Existing Gross Floor Area: | 307.93 square metres (3,314.53 square feet) |
| • Existing Building Height: | 3.35 metres (10.99 feet) |
| • Existing Parking Spaces: | 15 spaces |
| • Existing Lot Coverage: | 11.8% |

The proposal does not contemplate any changes to the existing building or the site.

Supporting Documentation/Reports

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

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- Planning Justification Statement;
- Legal Description;
- Site Plan;
- Natural Heritage Evaluation;
- Oak Ridges Moraine Conformity Statement;
- Parking Study; and,
- Draft Zoning By-law.

Zoning By-law Amendment Application

The subject lands are zoned **General Commercial One (GC1) Zone** under By-law 365-86, as amended by By-law 381-88 (refer to Map 3). By-law 381-88 only permits a Veterinary Clinic use on the subject lands. The applicant is requesting an amendment to the Zoning By-law to include all the uses permitted within the **GC1 Zone** and to apply a reduced site-specific parking rate of 4.87 spaces per 100 square metres of gross floor area.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 - Land Use of the Official Plan (the Plan) (refer to Map 4). The **Oak Ridges Local Centre** is intended to develop as a low-rise, pedestrian-oriented, mixed-use centre that is supported by a high quality public realm and walkable streets. A wide range of uses are permitted within the **Oak Ridges Local Centre** designation including office, commercial and retail, in addition to 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, the additional commercial uses as proposed by the subject application are consistent with the uses contemplated within the **Oak Ridges Local Centre**.

The subject lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). In accordance with Section 3.2.1.1(18) of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**. Therefore, the proposed development is considered to comply with the ORMCP.

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.

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Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. Staff provides the following preliminary comments:

- the proposed additional commercial uses are consistent with the land uses contemplated in the **Oak Ridges Local Centre**;
- the southern boundary of the subject lands abuts a significant wetland and a branch of the East Humber River stream corridor, which is an outlet channel from Lake Wilcox. As such, a portion of the subject lands may be located within the Toronto and Region Conservation Authority (TRCA) Regulatory Floodplain. Further analysis will be required to determine if there are natural hazard concerns on any portion of the applicant's lands as part of the subject application;
- comments have yet to be received from the City's Park and Natural Heritage Planning Section and the Toronto and Region Conservation Authority. These comments are critical in determining whether or not the proposal is impacted by the natural features and/or floodplain;
- comments have yet to be received from the Transportation Planning Division which are critical in determining the appropriateness of the proposed reduced parking rate; and,
- should site works or exterior changes be required to support the proposed additional commercial uses, Site Plan approval may be required.

A comprehensive review of the subject application will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Committee of the Whole meeting.

Other City Department and External Agency Comments

Comments have been received from Enbridge 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 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), Alectra Utilities, Rogers, Canada Post, Bell Canada, the City's Development Engineering Division and the City's Fire and Emergency Services Division.

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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 additional commercial 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 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.

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

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Report Approval Details

Document Title:	SRPRS.19.192 - Request for Comments - Zoning By-law Amendment Application - Tabaron Holdings Ltd. - D02-19014.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTO.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S219014A.pdf- MAP_3_EXISTING_ZONING_S219014A.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_EXISTING_SITE_PLAN.pdf
Final Approval Date:	Nov 20, 2019

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

Gus Galanis - Nov 20, 2019 - 11:12 AM

Kelvin Kwan - Nov 20, 2019 - 11:27 AM

Neil Garbe - Nov 20, 2019 - 1:23 PM