



## **Staff Report for Council Meeting**

**Date of Meeting:** April 8, 2020  
**Report Number:** SRPRS.20.046

**Department:** Planning and Regulatory Services  
**Division:** Development Planning

**Subject:** **SRPRS.20.046 - Request for Approval - Zoning By-law Amendment Application - Tabaron Holdings Ltd. - City File D02-19014**

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### **Owner:**

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

### **Agent:**

Alexander Planning Inc.  
63 Gunning Crescent  
Tottenham, ON  
L0G 1W0

### **Location:**

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

### **Purpose:**

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

### **Recommendations:**

- a) **That 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 approved, subject to the following:**
  - (i) **that the site-specific provisions of the General Commercial One (GC1) Zone under By-law 365-86, as amended, be further amended to expand the permitted commercial uses and establish site-specific parking standards as outlined in Staff Report SRPRS.20.046; and,**

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- (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

### 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:

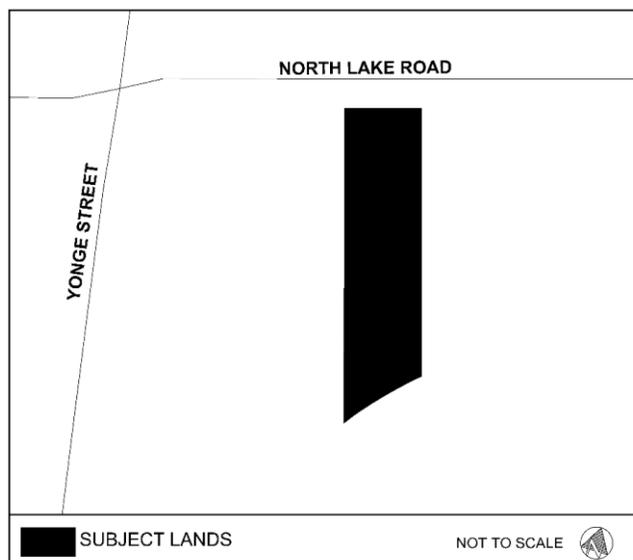
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, Interim 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:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on December 4, 2019 wherein Council received Staff Report SRPRS.19.192 for information purposes and directed that all comments be referred back to staff for further consideration (refer to Appendix “A”). No members of the public spoke to the application and no concerns were raised regarding the application by Council at the meeting. Staff has worked closely with the applicant to address all outstanding issues. Accordingly, 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 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 one storey commercial building currently used as a Veterinary Clinic (refer to Map 1). The lands abut City Fire Station No.82 to the west, North Lake Road 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 expand the commercial uses permitted 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, and is seeking to establish a site specific parking rate of 4.87 spaces per 100 square metres of gross floor area. It should be noted that no changes to the existing site are proposed as part of the subject proposal. 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%

### Land Use 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

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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 property abut lands which are designated **Natural Core** by the Plan. The **Natural Core** designation requires these lands to be protected over the long term in order to maintain, and wherever possible, enhance the size, diversity, health, connectivity, and resiliency of the Greenway System. It has been determined that a wetland is existent on the adjacent lands and forms part of a key hydrological feature. The feature impacts the southern portion of the applicant's lands, which has been identified as an area prone to flooding within the Regional Floodplain. In accordance with **Policy 3.2.2.3.5** of the Plan, development and site alteration shall be prohibited within the floodplain and within the associated 10 metre buffer from the Regional flood line. As such, a portion of the applicant's lands that are impacted by the aforementioned floodplain plus a 10 metre buffer will be rezoned to a **Flood (F) Zone** category.

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.

### Zoning By-law

The subject lands have a site-specific **General Commercial One (GC1) Zone** classification under By-law 365-86, as amended, which permits only a Veterinary Clinic on the property (refer to Map 3). The applicant proposes to amend the provisions of the **General Commercial One (GC1) Zone** applicable to the lands to permit additional commercial uses and establish a site-specific parking rate (refer to Appendix "B"). The applicable parking rates in By-law 365-86, as amended, preclude commercial uses on the site such as Retail Store, Medical Office and Clinic, Fast-Food, Take-Out and Sit-Down Restaurant uses. The applicant submitted a Parking Justification Study in support of its request to facilitate the aforementioned uses utilizing the existing parking supply and it was considered appropriate along with the provision of bicycle parking spaces. Accordingly, staff is recommending a reduced parking rate of 4.87 spaces per 100 square meters of gross floor area in conjunction with the aforementioned uses and a minimum supply of 4 bicycle parking spaces. The parking rate for the remaining commercial uses will be subject to the rates within the by-law.

Further to the above, through the review of the subject application, it was determined that a small portion of the existing parking area is within the abovementioned 10 metre buffer of the adjacent Regional Floodplain. As such, staff are recommending a site-specific provision to recognize this encroachment through a provision that permits parking uses within the **Flood (F) Zone**. Parking permissions will only be permitted within a small portion of the **F Zone** and is identified as Parcel "A" on Schedule "A" to the attached draft by-law (refer to Appendix C).

Planning staff has reviewed the applicant's Zoning By-law Amendment request and find that the proposal to amend the site-specific provision of the **GC1 Zone** and **Flood (F)**

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**Zone** under Zoning By-law 365-86, as amended, is consistent with the overall policy direction for the area. Furthermore, staff is of the opinion that the proposed site-specific development standards are appropriate in consideration that the proposed reduced parking rate would not alter the existing parking supply on the subject lands.

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

Comments received through the circulation of the applicant's development proposal from City departments and external agencies have been satisfactorily addressed. City departments and external agencies have no further comments or objections with respect to the subject Zoning By-law Amendment application.

### **Financial/Staffing/Other Implications:**

The recommendations of this report do not have any financial, staff or other implications.

### **Relationship to the Strategic Plan:**

The recommendations of this report are aligned with **Goal Two - Better Choice in Richmond Hill** by providing better options for working and doing business, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by focusing the development within an existing building and using land responsibly.

### **Conclusion:**

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit additional commercial uses and a site-specific parking standard on its land holdings. Staff is of the opinion that the subject proposal conforms with the policies of the City's Official Plan, and that the proposed development is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined 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 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
- Appendix A - Extract from Council Public Meeting C#42-19 held December 4, 2019
- Appendix B - By-law 365-86 Permitted Uses for General Commercial One (GC1) Zone
- Appendix C - Draft Zoning By-law XX-20

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### Report Approval Details

Document Title:	SRPRS.20.046 - Request for Approval - Zoning By-law Amendment Application - Tabaron Holdings Ltd. - D02-19014.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL_PHOTO.pdf</li><li>- MAP_2_NEIGHBOURHOOD_CONTEXT_S219014A.pdf</li><li>- MAP_3_EXISTING_ZONING_S219014A.pdf</li><li>- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_5_EXISTING_SITE_PLAN.pdf</li><li>- Appendix A.pdf</li><li>- Appendix B.pdf</li><li>- Appendix C.pdf</li></ul>
Final Approval Date:	Mar 9, 2020

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

**Gus Galanis - Mar 6, 2020 - 2:58 PM**

**Kelvin Kwan - Mar 6, 2020 - 3:03 PM**

**MaryAnne Dempster - Mar 9, 2020 - 11:13 AM**