



Staff Report for Council Meeting

Date of Meeting: May 13, 2020
Report Number: SRPRS.20.072

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.20.072 – Request for Comments – Site Plan Amendment Application – Toronto Montessori Schools – City File D06-19048**

Owner:

Toronto Montessori Schools
8569 Bayview Avenue
Richmond Hill, Ontario
L4B 3M7

Agent:

Humphries Planning Group Inc.
190 Pippin Road, Suite A
Vaughan, Ontario
L4K 4X9

Location:

Legal Description: Part of Lots 39 and 40, Plan 2766 and Part of Block 109, Plan 65M-2895
Municipal Address: 500 Elgin Mills Road East

Purpose:

A request for comments concerning a Site Plan Amendment application to facilitate the construction of a two storey addition to an existing private secondary school on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.072 with respect to the Site Plan application submitted by Toronto Montessori Schools for lands known as Part of Lots 39, 40, 45 and 46, Plan 2766 and Part of Block 109, Plan 65M-2895 (Municipal Address: 500 Elgin Mills Road East), City File D06-19048, be**

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received for information purposes and that all comments be referred back to staff.

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:

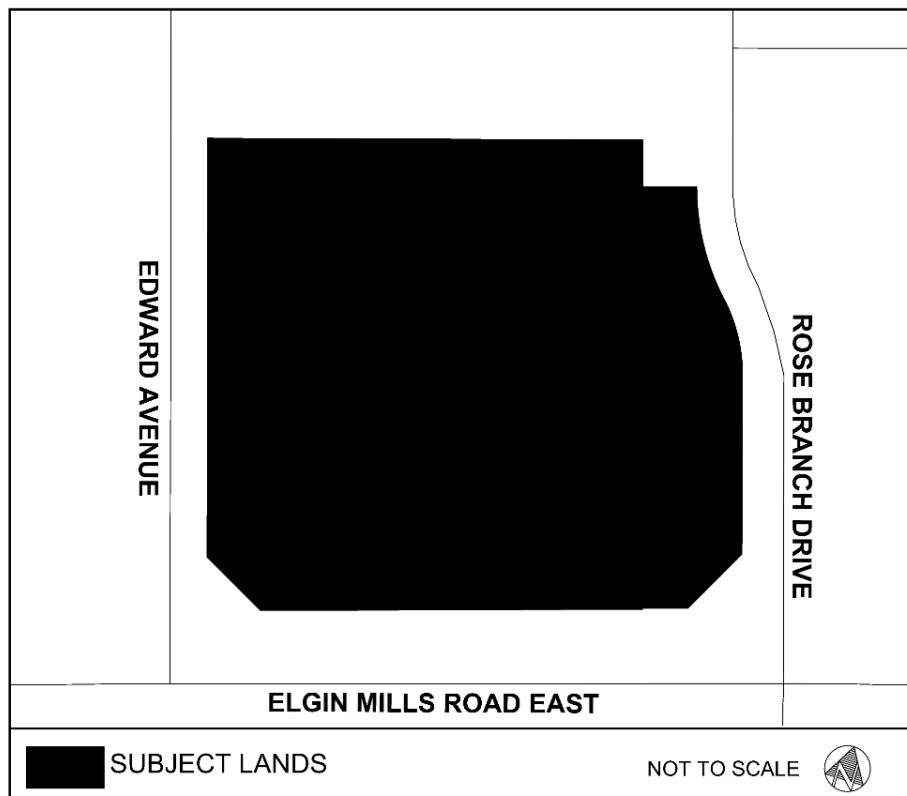
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: 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 Site Plan Amendment application was received by the City on October 9, 2019 and deemed complete on October 16, 2019. The application was subsequently circulated to City departments and external agencies for review and comment. The purpose of this report is to seek Council's comments with respect to the subject development proposal.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located north of Elgin Mills Road East, west of Bayview Avenue. The lands have a frontage of approximately 120 metres (394 feet) along Elgin Mills Road East, 105 metres (344.5 feet) along Rose Branch Drive, and 117 metres (384 feet) along Edward Avenue with a total site area of 1.93 hectares (4.78 acres). The lands currently support a two storey private secondary school (Toronto Montessori School), associated playing field, and surface parking lot. Uses surrounding the property include industrial uses to the north, Edward Avenue to the west, Rose Branch Drive to the east, and Elgin Mills Road to the south (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's comments on its Site Plan Amendment application to facilitate the construction of a two storey addition to the northern portion of the existing private secondary school building on its land holdings in order to accommodate a student dining hall, kitchen, and breakout rooms and offices, as well as modifications to the existing parking area on the site. The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the most recent plans and drawings submitted to the City (refer to Maps 5 and 6):

| Development Standard | Existing | Proposed |
|-----------------------------|---|---|
| Site Area | 19,326 square metres (208,023 square feet) | 19,326 square metres (208,023 square feet) |
| Gross Floor Area (GFA) | 4,986 square metres (53,669 square feet) | 6,146 square metres (66,155 square feet) |
| Floor Area Ratio | 25.8% | 31.81% |
| Lot Coverage | 16.9% | 21.4% |
| Building Height | 10.95 metres (35.92 feet) | 10.95 metres (35.92 feet) |
| Parking Spaces | 94 | 90 |
| Accessible Parking Spaces | 5 | 5 |

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Employment Area** on Schedule A2 – Land Use of the City’s Official Plan (2010) (the Plan) (refer to Map 3). The **Employment Area** designation provides for a range of high performance industrial and office uses including manufacturing, processing, servicing, warehousing and bulk storage of goods and wholesaling.

Notwithstanding the current designation of the lands, prior to Council’s adoption and approval of the Plan, in 2007 Council approved a Zoning By-law Amendment and associated Site Plan to permit a private secondary school on the subject lands (City Files D02-06032 and D06-06074). At the time of the approvals, the lands were subject to the policies of the previous Official Plan under which the subject lands were designated “**Industrial**”. Under Official Plan Amendment 185, institutional uses, including private schools, were permitted within areas designated **Industrial**, subject to specific location and site design criteria.

The private secondary school use is not a permitted use under the **Employment Area** designation in the current Plan; however, the transition policies of **Section 7.1.33** of the Plan allow for the continuation of legally existing and legally permitted uses of land, buildings and structures that comply with in-force Zoning By-laws that pre-date the adoption and approval of the Plan. The proposed addition to the existing private secondary school complies with the existing in-force Zoning By-law and therefore is permitted.

It should be noted that on February 26, 2020, Council received staff report SRPRS.20.003 with respect to **Employment Area** conversion requests as part of York Region’s Municipal Comprehensive Review. This report included a request by the applicant for the subject Site Plan application to expand the existing private school facility and to permit an outdoor recreation area and sports field on the adjacent lands to the north. In accordance with Council’s direction, staff will continue to work with the applicant through the best available alternative means to a conversion to facilitate their proposal.

Zoning By-law

The lands are zoned **High Performance Industrial (M1) Zone**, **High Performance Industrial Commercial (MC1) Zone**, and **Local Commercial (LC) Zone** under Zoning By-law 184-87, as amended (refer to Map 4). The lands are subject to site specific Zoning By-law 45-07, as amended, which only permits a private secondary school and associated site specific development standards related to building height, setbacks, and floor area ratio, as well as landscaping and parking requirements for that use. The proposed development complies with the Zoning By-law provisions that apply to the subject lands.

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Department and External Agency Comments:

The subject Site Plan Amendment application is nearing finalization (refer to Map 5). The applicant will be required to address outstanding matters identified through the Site Plan review process. Staff will continue to work with the applicant towards finalization and execution of the Amending Site Plan Agreement. As of the time of writing of this report, staff are awaiting comments from City departments on the applicant's most recent submission submitted to the City on March 13, 2020. However, it is noted that technical comments from Development Engineering and Toronto and Region Conservation Authority relating to stormwater management, water balance, and hydrogeology, as well as the confirmation of Sustainability Metric commitments remain to be finalized prior to Site Plan approval. As the property is located along a Regional Road, York Region will be party to the amending Site Plan Agreement.

Sustainability Performance Metrics Tool

On February 24, 2014, Council adopted the recommendations of Staff Report SRPRS.14.004 with respect to threshold scores for the implementation of the City's Sustainability Metrics. Council has directed that staff use the threshold scores to ensure that a consistent performance level is met. Accordingly, for Site Plan applications, the minimum approved threshold score range is 32 to 45 points.

The applicant has submitted the required Sustainability Performance Metrics Tool in support of its development proposal with a total of 29 points, which does not meet the minimum required sustainability score of 32 for the performance level "good" for Site Plans. Staff will continue to work with the applicant to revise and update the submitted Metrics Tool in coordination with revisions to the proposal to best achieve the minimum requirements of the program. The applicant's commitments to the Sustainability Performance Metrics Tool will be secured through the Amending Site Plan Agreement.

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. The development proposal is aligned with **Goal Four – Wise Management of Resources in Richmond Hill** by using land responsibly.

Conclusion:

Staff is seeking comments from Council on the applicant's Site Plan Amendment application to facilitate the construction of a two storey addition among other works to the existing private secondary school on its land holdings. Accordingly, it is

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recommended that the staff report be received by Council and that all comments regarding the proposed development be referred back to staff.

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Attachments:

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 Official Plan – Land Use Designation
- Map 4 Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

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Report Approval Details

| | |
|----------------------|---|
| Document Title: | Request for Comments - Site Plan Amendment Application - 500 Elgin Mills Road East.docx |
| Attachments : | - SRPRS.20.005_MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.20.005_MAP_2_NEIGHBOURHOOD_CONTEXT_S619048A.pdf - SRPRS.20.005_MAP_3_OFFICIAL_PLAN_LAND USE DESIGNATION.pdf - SRPRS.20.005_MAP_4_ZONING_S619048A.pdf - SRPRS.20.005_MAP_5_PROPOSED_SITE_PLAN.pdf - SRPRS.20.005_MAP_6_PROPOSED_ELEVATIONS.pdf |
| Final Approval Date: | May 1, 2020 |

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

Gus Galanis - Apr 24, 2020 - 11:49 AM

Kelvin Kwan - May 1, 2020 - 10:44 AM

MaryAnne Dempster - May 1, 2020 - 4:31 PM