



Staff Report for Council Meeting

Date of Meeting: December 9, 2020

Report Number: SRPI.20.036

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.20.036 – Request for Approval – Zoning
By-law Amendment Application – 1355314
Ontario Inc. – City File D02-20020 (Related File
D06-20044)

Owner:

1355314 Ontario Inc.
8569 Bayview Avenue
Richmond Hill, Ontario
L4B 3M7

Agent:

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

Location:

Legal Description: Part of Lots 39, 40, 45 and 46, Registered Plan 2766

Municipal Address: 93 Edward Avenue

Purpose:

A request for approval concerning a proposed Temporary Use Zoning By-law Amendment application to permit the conversion of an existing building to a private school use on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by 1355314 Ontario Inc., for lands known as Part of Lots 39, 40, 45 and 46, Registered Plan 2766 (Municipal Address: 93 Edward Avenue), City File D02-20020 (related City File D06-20044), be approved, subject to the following:

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- (i) that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.20.036; and,
- (ii) that the amending Zoning By-law be brought forward to the December 9, 2020 Council meeting for consideration and enactment.

Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

Approved by: Mary-Anne Dempster, 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.



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Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on November 4, 2020 wherein Council received Staff Report SRPI.20.005 for information purposes and referred all comments back to staff for consideration (refer to Appendix A). No members of the public or Council raised any concerns with the subject proposal. All comments provided by City departments and external agencies with respect to the applicant's development proposal have been satisfactorily addressed. In this regard, the purpose of this report is to seek Council's approval of the applicant's Temporary Use Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Edward Avenue, north of Elgin Mills Road West in the City's Newkirk Business Park, and have a total lot area of 0.77 hectares (1.9 acres). The lands currently support a one-storey industrial building which is used for storage purposes and associated paved/gravel parking areas for the purpose of school bus storage and parking. The lands abut existing industrial uses to the north and west, the existing Toronto Montessori School (TMS) Eglin Mills Campus to the south and low density residential uses to the east (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval to permit the conversion of the existing one-storey industrial building on its land holdings to be used for a private school use (associated with the adjacent TMS Elgin Mills Campus) for a temporary period (refer to Maps 4 and 5). 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:

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|-------------------------------------|--|
| • Total Lot Area: | 0.77 hectares (1.9 acres) |
| • Existing Gross Floor Area: | 516 square metres (5,554.18 square feet) |
| • Existing Lot Coverage: | 14.92% |
| • Existing Building Height: | 4.45 metres (14.6 feet) or one storey |
| • Parking Spaces: | 19 spaces (including 2 accessible spaces) |

It should be noted that vehicular access to the subject lands is to be maintained from Edward Avenue using the existing driveway access.

Planning Analysis:

Planning staff has reviewed the applicant's development proposal and are in support of same for the following reasons:

- the proposed development conforms with **Section 5.10** of the Plan which sets out the policies for the consideration of Temporary Uses since the proposed use is an

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interim use and therefore the long term viability of the lands under the **Employment Area** designation shall be preserved;

- the proposed use is compatible with the adjacent land uses as it is an expansion of the existing TMS Elgin Mills Campus on the abutting lands and is suitable for the site as it proposes minimal site works to facilitate the use (i.e. within an existing building and requires a much smaller parking supply than is currently provided on the site);
- the proposal shall not require changes to the zoning provisions of the applicable **High Performance Industrial (M1) Zone** under By-law 184-87, as amended, since the subject application proposes the conversion of the existing building on the site for a private school use on a temporary basis. In this regard, the proposed parking supply of 19 parking spaces meets the required parking requirement and is considered appropriate;
- comments received through the circulation of the applicant's development proposal from City departments and external agencies have been satisfactorily addressed;
- the associated site works, namely, the reconfiguration of the parking area to allow for an asphalt parking area, and the provision of a sodded area for students will be facilitated under the applicant's related Site Plan application (City File D06-20044); and,
- the Site Plan application remains under review as there are minor technical matters that are required to be addressed prior to the issuance of Site Plan approval.

On the basis of the preceding, the subject application is considered to represent appropriate and good planning. Accordingly, staff recommends approval of the applicant's Temporary Use Zoning By-law Amendment application.

Sustainability Metrics:

Staff has reviewed the Sustainability Metrics submission provided by the applicant in support of its development proposal. The overall application score is 17 out of 106 points. A score of 32 to 45 points represents a "good" score and is generally required for approval. However, given the temporary nature of the proposed by-law to facilitate the proposed use and the fact that no major alterations are being proposed to the existing building, staff considers the overall score of 17 to be acceptable. Staff shall continue to work with the applicant to explore opportunities to achieve an improved score prior to finalization of the related Site Plan application for the development.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The applicant's development proposal aligns with **Goal Two – Better Choices in Richmond Hill** by providing land for a private school use in an appropriate location on a temporary basis.

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Conclusion:

The applicant is seeking Council's approval of its Temporary Use Zoning By-law Amendment application to facilitate the conversion of the existing industrial building on its land holdings to a private school (associated with the abutting TMS Elgin Mills Campus). City staff has carefully reviewed the applicant's development proposal and advise that the submitted Temporary Use Zoning By-law Amendment application generally conforms to the City's Official Plan, is appropriate and represents good planning. On the basis of the preceding, staff recommends that Council approve the submitted Zoning By-law Amendment application as outlined and described 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.

- Appendix A, Council Public Meeting Extract (C#46-20)
- Appendix B, Zoning By-law 144-20
- Map 1, Aerial Photograph
- Map 2, Existing Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Proposed Elevations

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Report Approval Details

Document Title:	SRPI.20.036 - Request for Approval - Zoning By-law Amendment - 93 Edward Avenue.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, Council Public Meeting Extract.pdf- Appendix B, By-law 144-20.pdf- Appendix B, Schedule A.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_PROPOSED_SITE_PLAN.pdf- MAP_5_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Nov 17, 2020

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

Gus Galanis - Nov 16, 2020 - 9:54 AM

Kelvin Kwan - Nov 16, 2020 - 2:42 PM

MaryAnne Dempster - Nov 17, 2020 - 10:35 AM