



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2017

Report Number: SRPRS.17.200

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.17.200 – Request for Comments – Site Plan Application – Town File Number D06-17083**

Owner:

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

Agent:

Humphries Planning Group Inc.
216 Chrislea Road, Suite 103
Vaughan, Ontario
L4L 8S5

Location:

Part of Lots 5, 6 and 7, Plan 2607
Municipal Addresses: 8617 and 8569 Bayview Avenue

Purpose:

A request for comments regarding a Site Plan Amendment application to facilitate the construction of a two-storey addition and revised parking areas for the existing institutional building located on the subject lands.

Recommendation:

- 1. That the Staff Report SRPRS.17.200 with respect to the Site Plan application submitted by Toronto Montessori Schools for lands legally described as Part of Lots 5, 6 and 7, Plan 2607, municipally known as 8617 and 8569 Bayview Avenue, Town File Number D06-17083, be received for information purposes only and that all comments be referred back to staff.**

Contact Person:

Shelly Cham, Senior Planner - Subdivisions, phone number 905-747-6470 and/or
Deborah Giannetta, Acting Manager of Development – Site Plans, phone number 905-
771-5542

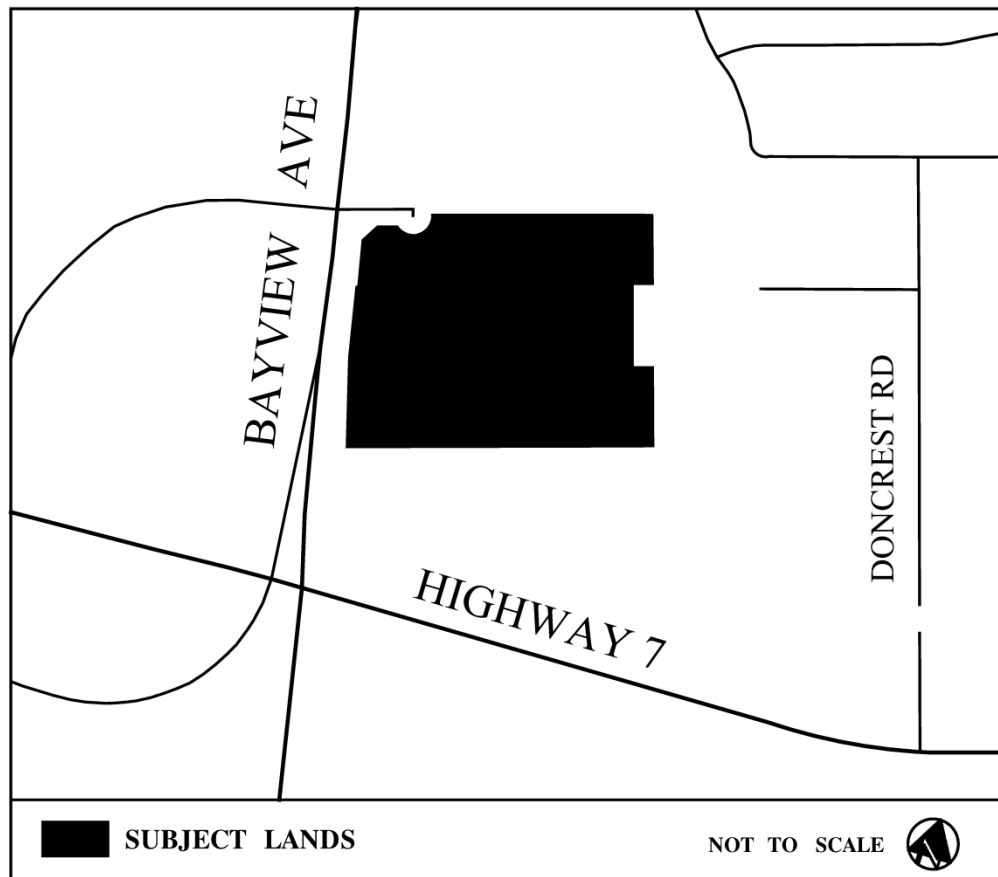
Report Approval:

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

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director,
Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief
Administrative Officer. Details of the reports approval are attached.

Location Map:



Background:

The subject Site Plan Amendment application was received by the Town on October 13, 2017 and deemed complete on October 26, 2017 following the further submission of plans and reports in support of the application. The application was subsequently circulated to Town departments and external agencies for review and comment. The purpose of this report is to seek Council's comments with respect to the applicant's development proposal.

Summary Analysis:

The following is a summary of the applicant's development proposal.

Site Location and Adjacent Uses

The subject lands are located on the east side of Bayview Avenue, south of High Tech Road and have a total lot area of 3.8 hectares (9.4 acres). The lands currently support a one-storey private school building and accessory parking, and amenity areas. The lands abut medium density residential uses to the north, German Mills Creek to the east, high density residential development uses to the south and Bayview Avenue to the west (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking approval of its request to construct a two-storey addition and revised parking areas for the existing private school use located on the subject lands. The following is a summary of the applicant's proposal (refer to Map 5):

- **Total Lot Area:** 3.8 hectares (9.4 acres)
- **Total Number of Buildings:** 1
- **Existing Gross Floor Area:** 7389 square metres (79,536 square feet)
- **Proposed Ground Floor Area:** 2230 square metres (24,004 square feet)
- **Proposed Second Floor Area:** 135 square metres (1,453 square feet)
- **Total Gross Floor Area:** 9754 square metres (104,991 square feet)
- **Existing Building Addition Height:** 7.3 metres (24 feet)
- **Proposed Building Addition Height:** 11.9 metres (39 feet) to the sloped roof and 9.5 metres (31 feet) to the top of roof of the gym
- **Proposed Number of Parking Spaces:** 201 spaces of which 6 are barrier free spaces

The proposed building addition is intended to provide for a lobby/atrium, administrative offices, and a gymnasium and associated change facilities. The second floor of the addition will accommodate mechanical rooms and attic/duct space. The design of the proposed addition provides for a two-storey building height to the majority of the ground floor area with a sloped roof design (refer to Maps 6 and 7).

Supporting Documentation/Reports

- Site Plan
- Existing vs. Proposed Parking Plan
- Existing Plan
- Existing Basement Plan
- Proposed Ground Floor Plan
- Proposed Second Mechanical Room Level
- Elevations
- Sections
- Coloured Perspectives
- Exterior Colours and Finishes Sample
- Scoped Environmental Impact Study
- Geotechnical Report
- Functional Servicing and Stormwater Management Report
- Traffic, Parking, Circulation and TDM Study
- Noise Impact Study
- Existing Conditions and Removals Plan
- Construction Management Plan
- Site Grading and Sediment and Erosion Control Plan
- Site Servicing Plan
- Notes and Details Plans
- Site Lighting Electrical Plan
- Site Services Electrical Plan
- Site Details Electrical Plans
- Tree Preservation Plan and Arborist Report
- Tree Preservation and Replant Plan
- Landscape Site Plan
- Landscape Planting Plan
- Details Plan
- Development Application Summary
- Sustainability Metrics

Planning Analysis

Town of Richmond Hill Official Plan (2010)

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the Town of Richmond Hill Official Plan (OP) (2010) (refer to Map 3). Staff has undertaken a review of the policy regime applicable to the lands and has the following comments:

- under the **Neighbourhood** designation, a range of community uses, including private elementary and secondary schools are permitted on the lands pursuant to Policy 4.1.1.4. Said policy provides locational and site criteria for the establishment

of a private school use. The subject lands currently support an existing private school that predates the current OP policy framework. Notwithstanding the foregoing, the subject lands are considered to generally meet the criteria stipulated in this policy;

- the eastern portion of the subject lands are designated **Natural Core**. This designation applies to a portion of the German Mills Creek, a significant woodland and the associated minimum vegetated protection zones (MVPZ). A valleyland associated with the German Mills Creek is also present on the subject lands. A determination of whether it constitutes a significant valleyland is under further review by the Toronto and Region Conservation Authority (TRCA);
- Section 3.2.1.2 of the OP requires environmental features to be protected and enhanced, where possible, over the long term. Further, development and site alteration is not permitted within the feature. Where it is determined that there is a significant valleyland, the MVPZ is a minimum of 30 metres (98 feet) and the MVPZ to a significant woodland may be reduced to 10 metres (33 feet) where it is supported by an environmental study. Presently, the submitted Site Plan depicts the top of bank and an associated 10 metre (33 feet) setback;
- Policy 3.2.1.8 directs the Town to seek the dedication of environmental features and their associated MVPZ through the development approval process to a public agency. In this regard, the applicant is to give consideration to the dedication of the **Natural Core** lands, in part or in whole to a public authority; and,
- as of the writing of this report, the applicant has made a further submission of revised plans and reports depicting the staked dripline to the significant woodland. This revised submission will be circulated to TRCA and the Town's Parks and Natural Heritage Section for review and comment. Conformity with the environmental policies of the Official Plan will be determined following the detailed review of the revised plans and reports.

Zoning By-law

The subject lands are presently zoned **Residential Multiple Family One (RM1) Zone**, **Institutional One (I1) Zone** and **Flood (F) Zone** under By-law 107-86, as amended (refer to Map 4). In May 2000, Council enacted By-law 111-00 which amended By-law 107-86 to establish the private school use on the subject lands with site specific development standards. Zoning staff is presently reviewing the proposed development for compliance with the Zoning By-law. Where it is determined that there is any non-compliance, the applicant shall revise the proposal to comply. Alternatively, the applicant may seek relief from the Zoning By-law. Staff notes that said relief will be subject to a public process.

Department and External Agency Comments

The subject Site Plan application, associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. With the exception of the Development Planning comments contained herein, the comments have been forwarded to the

applicant for consideration. The following is a summary of the comments received as of the time of writing of this report:

Development Planning Division

Staff has reviewed the plans and reports submitted in support of the applicant's Site Plan Amendment application and provide the following comments:

As noted in the preceding section of this report, the proposed land use generally conforms with the **Neighbourhood** policies in the Town of Richmond Hill Official Plan. With respect to the portion of the lands that are determined to constitute the **Natural Core** designation, development is directed away from said designation. In this regard, where the proposed addition or related site works are located within said designation, the proposal shall be redesigned accordingly to remove any portion of the building and site works away from same.

In addition to the preceding comments, the applicant is to revise the submitted Site Plan as follows:

- the subject lands are zoned RM1, I1 and F. In this regard, the plan shall be revised to denote the limits of the respective zone categories in order to assist staff's review of the proposal for zoning compliance;
- the site statistics chart shall be revised to include building classification in accordance with the Ontario Building Code and specify if the building is to be sprinklered;
- dimension the "courier delivery dock" space; and,
- include a notation indicating conformity with the Town Wide Urban Design Guidelines and the Town's Accessibility Guidelines.

Richmond Hill Fire and Emergency Services

The applicant is required to submit additional information and/or revisions including additional fire route signs, required exits that are designed to provide for a stable surface, and to depict the principle entrance (refer to Appendix A).

Other Departments/External Agencies

Comments have also been received from the Town's Financial Services Department, Enbridge Gas Distribution and Alectra Utilities. These Town departments and external agencies have no objections to the application and/or have provided minor comments to be considered by the applicant.

Interim Growth Management Strategy

On February 24, 2014, Council adopted the recommendations of Staff Report SRPRS.14.004 with respect to threshold scores for the implementation of the Town's Sustainability Metrics. A score of 32 to 45 points represents a **good** score for a Site Plan application. The applicant has submitted a Sustainability Metrics which scored 47

points which achieves a **very good** score. Staff provides the following comments on the submitted metrics:

- the applicant is to provide an amenities map illustrating the required radii and the amenities within those radii in support of metrics 1.B.1 and 1.B.2;
- the applicant is to refer to the accompanying Guidebook and Glossary for the requisite details to include in the plans in support of metrics 1.C.2, 1.C.3, 1.E.2, 1.C.4, 1.J.1, 1.H.3, 1.H.4, 2.A.1, 2.E.1, 3.B.2, 4.A.2, 4.C.2, 4.D.1 and 4.E.1. To assist with staff's review, for the next submission, the applicant is to provide a response letter directing staff to the requisite information on the plans; and,
- metric 1.J.2 does not appear to be applicable.

Staff will continue to work with the applicant on satisfying the Town's Sustainability Metrics requirements. Where appropriate, the site design measures in support of the metrics will be secured through the Site Plan agreement.

Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The proposal generally aligns with **Goal One, Stronger Connections in Richmond Hill** by providing physical connections in the community through improving the function of buildings, streets and neighbourhoods. Further, the proposal could improve connections in our environment by working towards stronger connections of natural corridors and green spaces. The proposal also aligns with **Goal Four, Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Conclusion:

The applicant has submitted a Site Plan Amendment application to the Town to permit the construction of a two-storey addition to the existing institutional building and the reconfiguration of the existing parking area located on the property. The purpose of this report is to seek comments from Council with regards to the applicant's development proposal. On this basis, it is recommended that the staff report be received by Committee of the Whole and that all comments regarding the proposed development be referred back to staff.

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.

- Appendix A, Memo from E. Golovatenko, Fire Protection Technologist, dated November 8, 2017
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Schedule A2
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations
- Map 7 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.17.200.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- MAP1_AERIAL_PHOTOGRAPH.pdf- Map2_Neighbourhood_Context_S617083A.pdf- MAP3_OFFICIAL_PLAN_SCHEDULE_A2.pdf- MAP4_EXISTING_ZONING_S617083A.pdf- MAP5_Proposed_Site_Plan.pdf- MAP6_Proposed_Elevations.pdf- MAP7_Proposed_Elevations.pdf
Final Approval Date:	Nov 22, 2017

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

Gus Galanis - Nov 21, 2017 - 3:37 PM

Kelvin Kwan - Nov 22, 2017 - 11:06 AM

Neil Garbe - Nov 22, 2017 - 11:26 AM