



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2017

Report Number: SRPRS.17.198

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.17.198 – Request for Approval – Zoning
By-law Amendment Application – Town File
D02-15022**

Owner:

Jewish Youth Network
8700 Bathurst Street, Unit 5
Vaughan, Ontario
L4J 9J8

Agent:

Evans Planning Incorporated
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lots 10 and 11, Plan 1960
Municipal Addresses: 9131 and 9135 Bathurst Street

Purpose:

The purpose of this report is to seek Council's approval of a revised Zoning By-law Amendment application to facilitate the construction of a proposed community centre on the subject lands.

Recommendations:

- 1. That the revised Zoning By-law Amendment application submitted by Jewish Youth Network for lands known as Part of Lots 10 and 11, Plan 1960, Municipal Addresses 9131 and 9135 Bathurst Street, Town File D02-15022, be approved, subject to the following:**

- a) that the subject lands be rezoned from Third Density Residential (R3) Zone to Institutional (I) Zone, under By-law No. 2523, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.17.198; and,
- b) that pursuant to Section 34(17) of the *Planning Act*, that no further notice be required to be given in respect of the proposed change to the Zoning By-law Amendment application.

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:

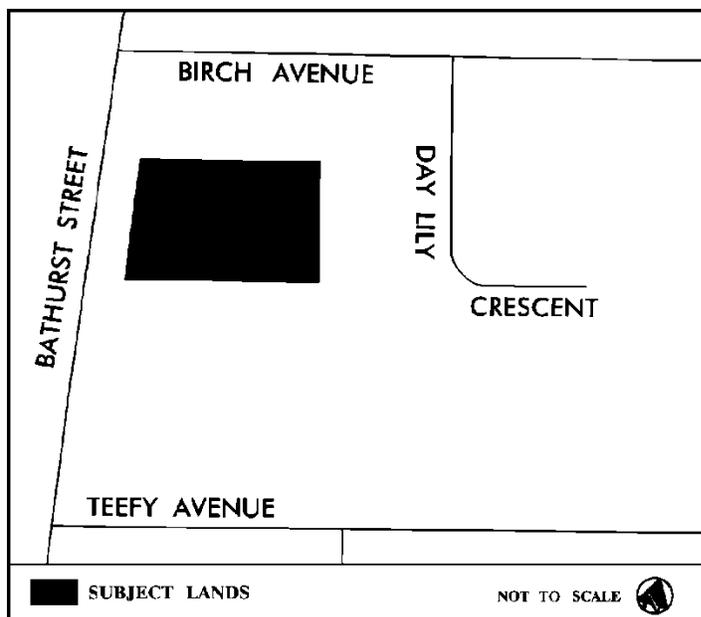
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



Background:

On December 12, 2016, Council approved Official Plan and Zoning By-law Amendment applications (Town Files D01-15006 and D02-15022) subject to the recommendations in Staff Report SRPRS.16.188 (refer to Appendices A and B). Subsequently, Official Plan Amendment Number 5 (OPA No. 5) came into force on March 23, 2017 and established a private community centre as a permitted use on the property. The related by-law amendment was held in abeyance pending finalization of the submitted Site Plan application (Town File D06-16037) for the development.

The applicant's is in the process of finalizing the Site Plan application to permit a community centre on the subject lands and has submitted a revised submission to address the technical comments provided by Town departments and external agencies as part of the review of the submission. As part of the revised submission, the applicant has made revisions to the proposed parking layout and building height which vary from the standards previously approved by Council. As such, the purpose of this report is to seek Council's approval of the applicant's revised development proposal to facilitate the construction of a community centre on the subject lands.

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 Bathurst Street, south of Birch Avenue, and have a total lot area of 0.35 hectares (0.86 acres). The lands currently support a single detached dwelling which is proposed to be demolished and abut low-density residential uses to the north, east, and south and Bathurst Street to the west (refer to Map 1).

Development Proposal

Details of the applicant's proposal based on the plans and drawings submitted in support of same are as follows (refer to Map 2):

- **Total Lot Area (after road widening):** 0.35 hectares (0.86 acres)
- **Total Number of Buildings:** 1
- **Proposed Number of Parking Spaces:** 43 spaces of which three are barrier free spaces
- **Proposed Number of Bicycle Parking Spaces:** 7
- **Proposed Lot Coverage:** 30.5%
- **Proposed Landscaped Area:** 19.2%
- **Proposed Building Height:** 10.67 metres (35 feet)

Proposed Zoning By-law Amendment

As outlined in Staff Report SRPRS.16.188, staff provided a comprehensive review of the proposed Zoning By-law Amendment to rezone the subject lands from **Third**

Density Residential (R3) Zone to Institutional (I) Zone under By-law Number 2523, as amended, with site specific development standards. Amongst the site specific standards proposed and ultimately approved were a minimum parking rate of 2 spaces per 100 square metres (1076 square feet) of gross floor area, and a maximum building height of 10.06 metres (33 feet).

The applicant's revised proposal proposes a reduced minimum parking rate of 1.8 spaces per 100 square metres of gross floor area or 43 parking spaces on the subject lands (refer to Map 2) in order to provide for additional outdoor amenity space on the property. A revised Parking Study was submitted in support of same. Development Engineering staff has reviewed the study and has advised that the proposed parking is appropriate for the community centre use.

Additionally, the applicant has slightly increased the height of the proposed building from 10.10 metres (33 feet) to 10.67 metres (35 feet) through the final design of the proposed development (refer to Map 3). Staff has reviewed the proposed revision and is of the opinion that it represents a minimal increase in building height and is consistent with the maximum building height permitted under the By-law 2523, as amended. As such, a site specific exception within the amending by-law for building height is not required.

Based on the foregoing, it is staff's opinion that the applicant's revised development proposal maintains the intent of Council's approval on December 12, 2016. The revisions to the draft Zoning By-law Amendment conforms with the Town of Richmond Hill Official Plan, as amended by OPA No. 5. On the basis of the preceding, staff recommends that Council approve the revised Zoning By-law Amendment as set out in Appendix C to this report and further recommends that Council direct that no further notice be required to be given pursuant to Section 34(17) of the *Planning Act*.

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 opportunities and places for people to connect and get involved. This is achieved through promoting the use of parks, public spaces and buildings as places for people to assemble and connect. 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 is seeking Council's approval of its revised Zoning By-law Amendment application in support of its proposal to construct a community centre on its land holdings. The applicant has satisfactorily addressed the issues and concerns raised in the circulation of the subject Zoning By-law Amendment and related Site Plan applications. The revised Zoning By-law Amendment is considered to conform to the Town of Richmond Hill Official Plan and is in keeping with the previous approval. In light of the preceding, staff is of the opinion that the proposed development is appropriate and represents good planning. Accordingly, staff recommends that Council approve the revised 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 contact person listed in this document.

- Appendix A, Extract from Committee of the Whole Meeting CW#18-16 Held December 5, 2016
- Appendix B, Extract from Council meeting C#40-16 Held December 12, 2016
- Appendix C, draft Zoning By-law Amendment Number 2-17
- Map 1, Aerial Photograph
- Map 2, Proposed Site Plan
- Map 3, Proposed Elevations

Report Approval Details

Document Title:	SRPRS.17.198.docx
Attachments:	- Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_PROPOSED_SITE_PLAN.pdf - MAP_3_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 - 3:38 PM

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

Neil Garbe - Nov 22, 2017 - 11:30 AM