



## **Staff Report for Council Meeting**

**Date of Meeting:** October 27, 2021

**Report Number:** SRPI.21.099

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.21.099 – Request for Approval – Zoning By-law Amendment Application – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – City File D02-20026 (Related File D06-20055)

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### **Owner:**

Hillcrest Holdings Inc. and Montez Hillcrest Inc.  
c/o Oxford Properties Group  
100 Adelaide Street West, Suite 900  
Toronto, ON M5H 0E2

### **Agent:**

Cornacchia Planning Services Inc.  
920 Yonge Street, Suite 1050  
Toronto, ON M4W 3C7

### **Location:**

Legal Description: Block N, Plan M-1436  
Municipal Address: 9350 Yonge Street

### **Purpose:**

A request for approval of a proposed Zoning By-law Amendment application to permit a day nursery as an additional use on the subject lands.

### **Recommendations:**

- a) That Staff Report SRPI.21.099 with respect to the Zoning By-law Amendment application submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N, Plan M-1436 (Municipal Address: 9350 Yonge Street), City File D02-20026, be approved;
- b) That the amending Zoning By-law be brought forward to the October 27, 2021 Council Meeting for consideration and enactment; and,

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- c) That all comments concerning the applicant's related Site Plan application (City File D06-20055) be referred back to staff.

### Contact Person:

Sarah Mowder, Acting Planner II – Subdivisions, phone number 905-771-5475 and/or  
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

### Report Approval:

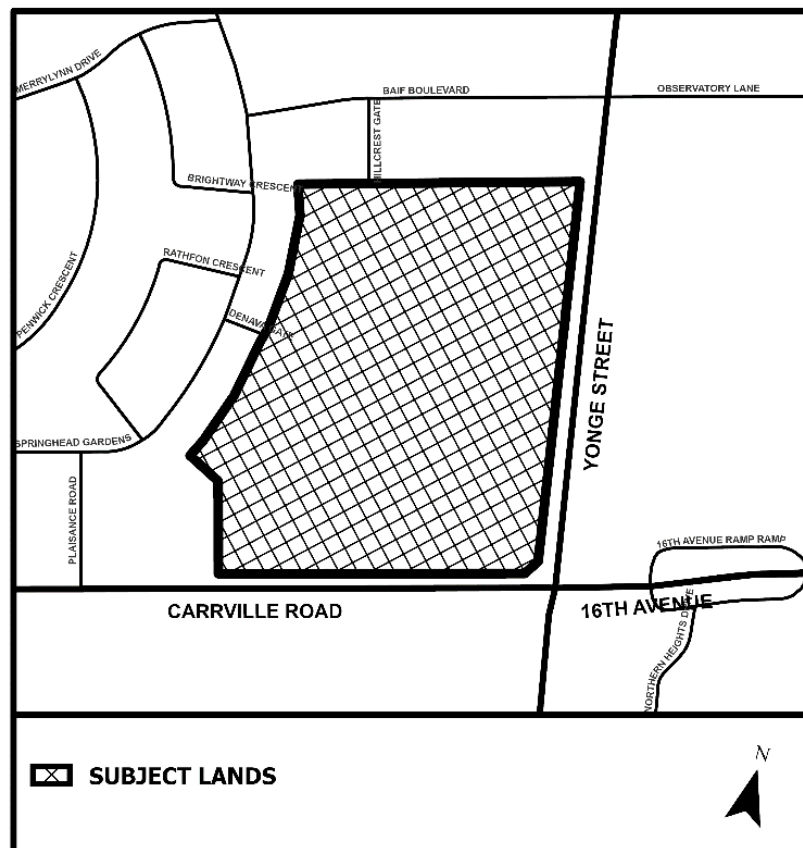
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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.

### 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:

A statutory Council Public Meeting was held concerning the subject Zoning By-law Amendment application on March 3, 2021 wherein Council received Staff Report SRPI.21.026 for information purposes and directed that all comments be referred back to staff for consideration (Refer to Appendix A). No concerns were raised at the Council Public Meeting from either Council or the public with respect to the subject proposal. All comments from City Council, City departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application and receive any comments associated with the Site Plan Application.

It should be noted that the subject Zoning By-law Amendment application is not associated with the other active development applications for this site, namely Official Plan and Zoning By-law Amendment applications (City Files D01-20009 and D02-20018) concerning a proposed high density mixed-use residential/commercial development proposed for the northeast corner of the subject lands.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located at the northwest corner of Carrville Road and Yonge Street. The lands have a total lot area of 184,405.01 square metres (18.44 hectares) and presently support Hillcrest Mall and satellite commercial buildings (refer to Map 1). The subject lands abut high density residential buildings, townhouses and a place of worship to the north, Yonge Street to the east, low density residential uses to west and Carrville Road to the south (refer to Maps 1 and 2).

#### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a day nursery use as an additional use on the subject lands. The proposed day nursery is to be located within the existing shopping mall building along the rear (northwest corner of the building) and will include the construction of an associated outdoor play area. Site works and façade changes along this portion of the building are also proposed in support of the proposed day nursery (refer to Maps 5, 6 and 7). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted in support of the applications:

- |   |  |
|---|--|
| • <b>Total Lot Area:</b>                          | <b>18.44 hectares (45.56 acres)</b>            |
| • <b>Existing Gross Floor Area (Entire Site):</b> | <b>66,527.59 sq. metres (716,097 sq. feet)</b> |
| • <b>Proposed Day Nursery GFA:</b>                | <b>1086.5 sq. metres (3564.63 sq. feet)</b>    |

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- **Proposed Outdoor Play Area:** 418.0 sq. metres (4,499.31 sq. feet)
- **Proposed Parking Space Removal:** 17 spaces

### Site Plan Application

The applicant has submitted a Site Plan Amendment Application (D06-20055) in conjunction with the subject Zoning By-law Amendment application. The submitted Site Plan Amendment application proposes pedestrian connectivity around the outdoor play area, façade alterations, landscaping and grading and drainage matters associated with the addition of the daycare use within the existing building and the construction of the associated outdoor play area (refer to Maps 5 to 7). Following the Council Public Meeting and receipt of City Department and Agency comments, the applicant revised the proposed Site Plan to include a continuous pedestrian sidewalk that meanders around the proposed outdoor play area connecting with the existing sidewalk along the north side of the building; incorporation of landscaping at the main entrance of the day nursery as well as within the parking lot with the addition of landscaped islands; and, a canopy and railings have been added to the entrance of the day nursery. In a response to a comment raised by a Council member regarding the inclusion of landscaping within the play area, the applicant has advised that the operating tenant's policy does not support the inclusion of landscaping within the play area for health and safety reasons. The applicant has satisfactorily addressed all comments raised through the circulation of the Site Plan application to City Departments and applicable external agencies.

### Planning Analysis:

Planning staff has reviewed and evaluated the applicant's development proposal and is of the opinion that it is appropriate for the development of the lands, is consistent with the policy direction of the City's Official Plan ("the Plan") and therefore represents good planning. On this basis, it is recommended that the subject Zoning By-law Amendment be approved for the following reasons:

- the proposed day nursery use is considered a community use in accordance with **Section 4.1** of the Plan which is permitted within the **Key Development Area** land use designation;
- the proposal maintains and enhances the uses of the site which is consistent with the policies of the *Directions and Recommendations Report* for the **KDA**;
- the proposed day nursery use is considered appropriate as it is compatible with the other existing and permitted uses on the subject lands; and,
- the applicant has satisfactorily addressed all comments raised through the review and evaluation of the both the subject Zoning Amendment and Site Plan Amendment Applications.

### Financial/Staffing/Other Implications:

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

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### Relationship to Council's Strategic Priorities 2020-2022:

The recommendations of this report are aligned with Strong **Sense of Belonging** as the proposal contributes to a complete community. The proposal also aligns with **Fiscal Responsibility** and **Balancing Growth and Green** as it contributes to the intensification and promotion of commercial and community uses within an existing commercial site. Additionally, by way of including enhanced pedestrian connectivity through the site, the proposed development is in line with **Getting Around the City** as the pedestrian crosswalks and sidewalks in this area of the site facilitate the connection to existing transit stops.

### Climate Change Considerations:

The proposed development considers climate change by enhancing landscaping within the existing parking lot and by enhancing pedestrian connectivity. Further, climate change adaption measure includes the addition of a shade structure within the outdoor play area.

### Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a day nursery as an additional use on its land holdings. Staff has completed a comprehensive review of the applicant's proposal and is of the opinion that the submitted Zoning By-law Amendment application conforms to the policies of the Plan, is considered appropriate for the lands and therefore represents good planning. On the basis of the preceding, staff recommends that Council approve the subject application as outlined and described in this report.

### Appendix Contents and Maps:

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 – Extract from Council Public Meeting C#08-21 held on March 3, 2021
- Appendix B – Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed Day Nursery Plan
- Map 7 Proposed Elevations

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### Report Approval Details

Document Title:	SRPI.21.099 - Request for Approval - D02-20026 - 9350 Yonge Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - CPM Extract - C08-21.pdf</li><li>- Appendix B - Draft By-law 135-21.docx</li><li>- Appendix B - By-law 135-21 Schedule A.pdf</li><li>- SRPI.21.099 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.21.099 - Map 2 - Neighbourhood Context.docx</li><li>- SRPI.21.099 - Map 3 - Official Plan Designation.docx</li><li>- SRPI.21.099 - Map 4 - Existing Zoning.docx</li><li>- SRPI.21.099 - Map 5 - Proposed Site Plan.docx</li><li>- SRPI.21.099 - Map 6 - Proposed Day Nursery Plan.docx</li><li>- SRPI.21.099 - Map 7 - Proposed Elevations.docx</li></ul>
Final Approval Date:	Oct 15, 2021

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

**Denis Beaulieu on behalf of Gus Galanis - Oct 15, 2021 - 10:29 AM**

**Kelvin Kwan - Oct 15, 2021 - 11:35 AM**

**MaryAnne Dempster - Oct 15, 2021 - 11:36 AM**