

SUBJECT: PRELIMINARY REPORT
Neamsby Investments Inc.
Applications for Official Plan and Zoning By-law
Amendments to permit a two-storey building for recreational
and athletic purposes with badminton as the main use, at 1375
Denison Street (Ward 8)

File Nos. OP/ZA 18 177790

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior Planner, Central District

REVIEWD BY: Richard Kendall, M.C.I.P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes with badminton as the main use, at 1375 Denison Street (Ward 8), File Nos. OP/ZA 18 177790", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

The applications for Official Plan and Zoning By-law Amendments were deemed complete by staff on January 11, 2019.

The Applicant has also submitted an application for Site Plan Approval for this development (SPC 18 257179). It is currently being reviewed by staff and external agencies.

Next Steps:

- Scheduling of Statutory Pubic Meeting,
- Recommendation Report respecting the proposed Official Plan and Zoning By-law Amendments applications; and, if approved,
- Adoption of the proposed Official Plan Amendment; and,

- Enactment of the proposed Zoning By-law Amendment.

BACKGROUND:**Subject Property and Area Context**

The subject lands are approximately 0.51 ha (1.27 ac) in size and are located on the south side of Denison Street, east of Birchmount Road (Figure 1). The site is vacant with a grouping of trees within the centre of the site.

Surrounding uses are as follows:

- To the north, east and west are light industrial/manufacturing uses. Further east, at 1443 Denison Street, is a recently approved table tennis facility.
- To the south is low density residential.

Proposal is for a two-storey building for recreational and athletic purposes with badminton as the main use

The Applicant is proposing to construct a 2,828 m² (30,437 ft²), building for recreational and athletic purposes, with badminton as the main use. The building is comprised of two main components: a one-storey front portion with a café, reception/pro shop, change rooms, offices and studio space on the ground floor and a second-storey component with taller ceiling heights to accommodate ten (10) badminton courts. Parking is located at-grade at the rear of the site, partially covered by the second storey portion of the building.

Vehicular access will be from Denison Street. Two driveways are proposed. One driveway will operate as a full moves access leading to the parking area. The second driveway will operate as an outbound only egress. A total of 78 parking spaces (including 4 accessible parking spaces) are proposed, in accordance with the requirements of the City's Parking By-law 28-97, as amended. Parking is proposed to be located mainly along the western portion of the site and along the rear of the site, with the provision of a limited number of parking spaces at the Denison Street frontage (Figure 4).

A conceptual rendering of the proposed development is shown on Figure 5.

Provincial Policy Conformity

When considering a development application, staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal is consistent with the following PPS policies:

- Policy 1.1.1 (b) – requires that an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreation and park and open space uses be accommodated to meet long-term needs.

-
- Policy 1.3.1 directs planning authorities to promote economic development and competitiveness by providing the following:
 - a) providing for an appropriate mix and range of employment and institutional uses meet long-term needs.
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
 - c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

The employment specific policies within the PPS are intended to protect Employment Lands while providing a range of economic opportunities for complete communities. The addition of the proposed use, which is provided for as an ancillary use in the “Business Park Employment” designation of the City’s Official Plan (as discussed below) and is a recreational opportunity that will support the surrounding community.

Official Plan and Zoning

2014 Official Plan

The subject lands are designated “Business Park Employment” in the 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018). This designation provides for offices, manufacturing, processing and warehousing uses with no accessory outdoor storage, hotels, etc. Ancillary uses such as retail, services, restaurant, commercial fitness centre, or financial institution are provided for in non-industrial buildings provided the combined gross floor area devoted to all ancillary uses is limited to a maximum of 15 percent of the total gross floor area of the building and access to the premises of all ancillary uses is integrated within the building. The proposed facility, which would occupy 100% of the floor area of the building, does not conform with the policies of the 2014 Official Plan. Accordingly, an Official Plan Amendment is required to permit the proposed recreational and athletic facility as a stand-alone use.

Zoning

The subject lands are zoned “Select Industrial and Limited Commercial” [M.C.(40%)] by By-law 108-81, as amended. This zone category permits a range of industrial uses and limited commercial uses such as banks and financial institutions, professional and business offices, commercial schools and hotels and motels.

A Zoning By-law Amendment is required to permit the proposed use(s) and associated development standards, including but not limited to: increase in the maximum permitted Floor Area Ratio (F.A.R.), reduction in East side yard setback, reduction in the number of required loading spaces, reduction in the length of a required loading space, and reduction in the minimum required landscape width.

OPTIONS/ DISCUSSION:

The following is a brief summary of the concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

- Staff are reviewing the Planning Justification Report prepared by Groundswell Urban Planners Inc. submitted with the applications.
- Staff are reviewing the proposal in terms of its compatibility with its existing context and surrounding uses.
- Site plan matters including but not limited to: built form, siting, massing, setbacks, compatibility, access, parking, garbage storage, loading, snow storage, landscape buffers, tree preservation, etc., will be addressed in a Final Recommendation Report to Development Services Committee.
- Review of Technical Studies including Stormwater Management Report and Functional Servicing Report, Tree Inventory and Presentation Plan, Transportation Impact Study, Environmental Noise Assessment, Environmental Site Assessment (Phase 1 and 2), and Geotechnical Report, are under review.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed application will be reviewed in the context of the Growth Management strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Site Plan

Figure 5: Conceptual Rendering

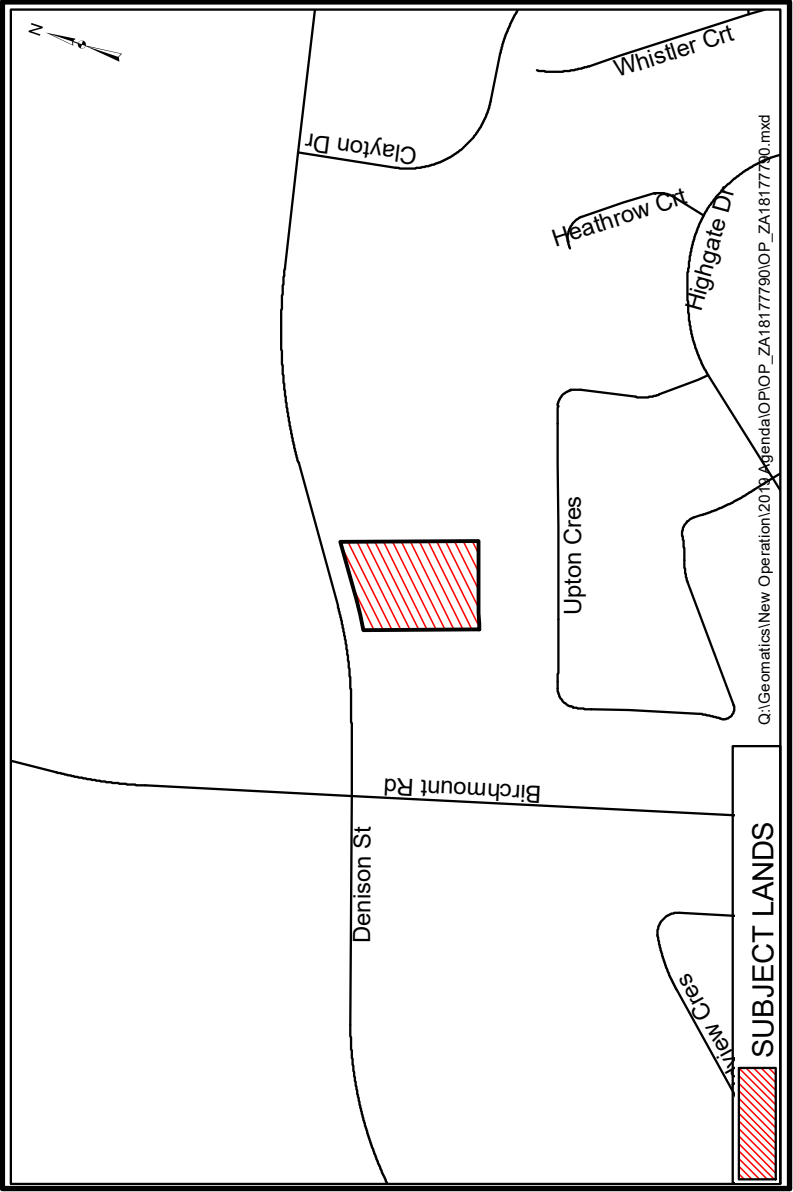
AGENT:

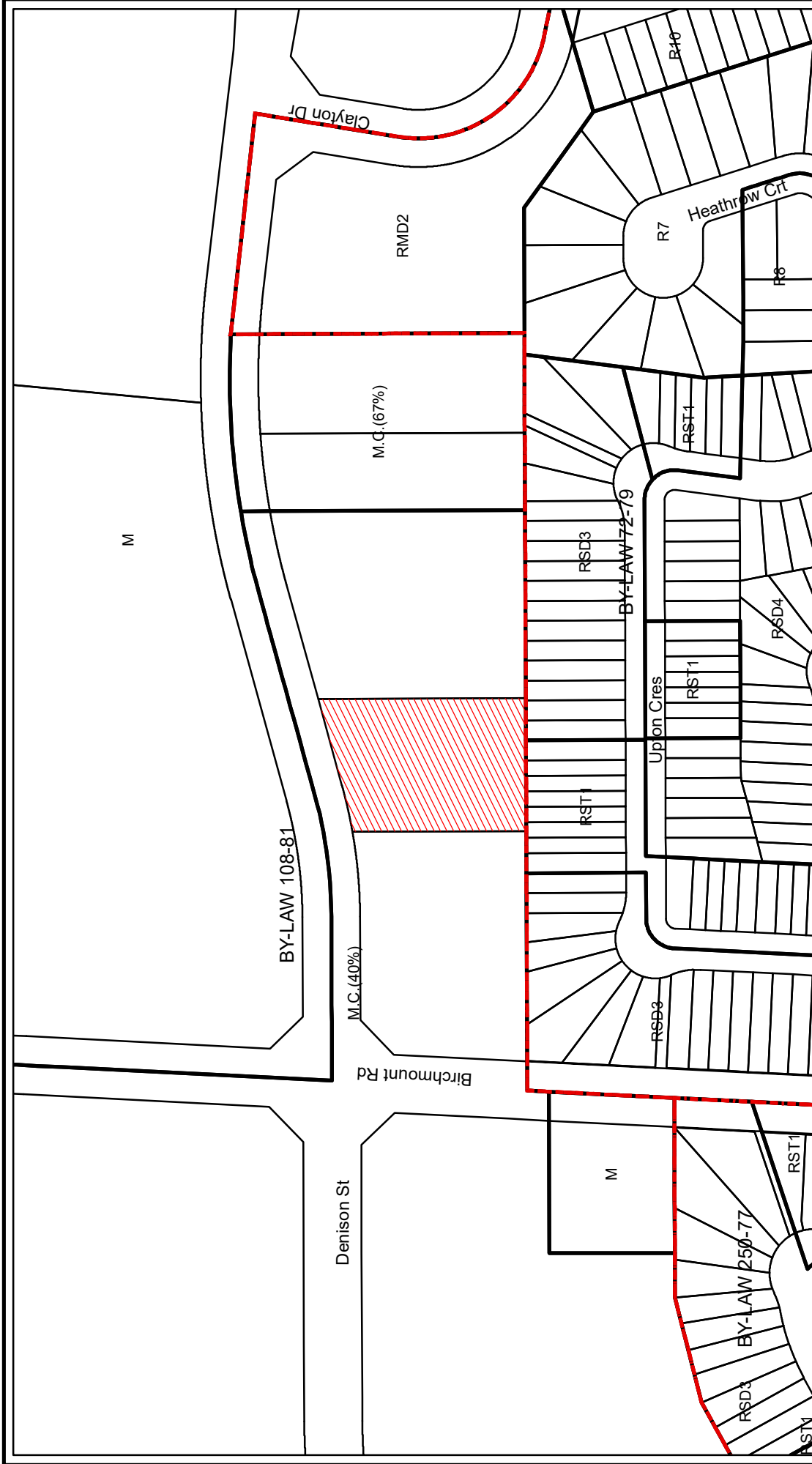
Anthony Sototmayor
Neamsby Investments Inc.
7501 Keele St, Unit 100
Vaughan, ON
L4K 1Y2

Tel: (905) 761-8200 ext. 2335

Email: asotomayor@remingtongroupinc.com

File path: Amanda\File 18 177790\Documents\Preliminary Report






Q:\Geomatics\New Operation\2019 Agenda\OPI\OP_ZA18177790\OP_ZA18177790.mxd

AREA CONTEXT/ZONING

APPLICANT: NEAMSBY INVESTMENTS INC.
1375 DENISON ST.

FILE No. OP_ZA18177790(SB)

 SUBJECT LANDS

Date: 02/19/19



Q:\Geomatics\New Operation\2019 Agenda\OPI\OP_ZA18177790\OP_ZA18177790.mxd

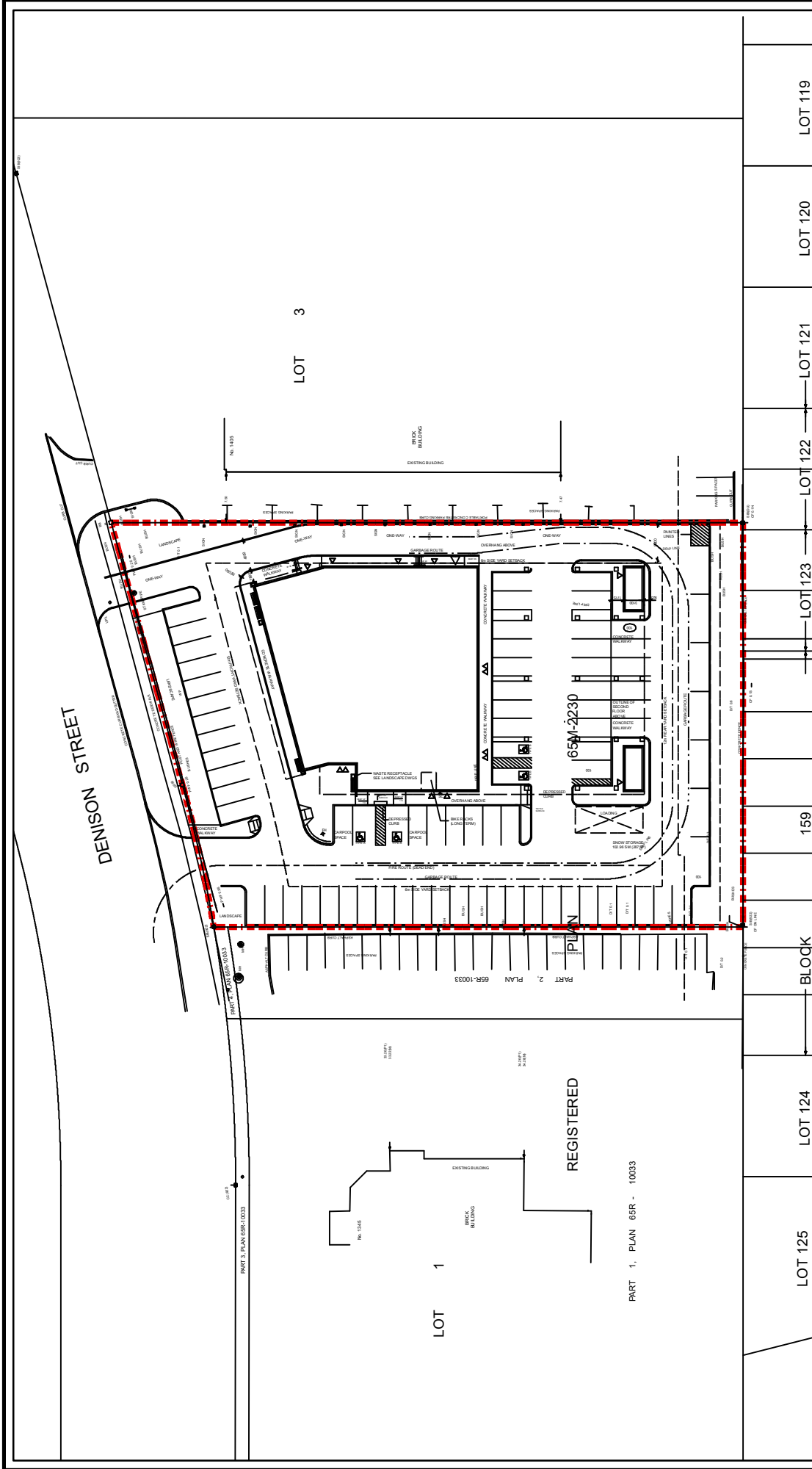
AIR PHOTO 2018

APPLICANT: NEAMSBY INVESTMENTS INC.
1375 DENISON ST.

FILE No. OP_ZA18177790(SB)

 SUBJECT LANDS

Date:02/19/19



SITE PLAN

FILE No. OP_ZA18177790(SB)

Drawn By:DD

FIGURE No. 4

Q:\Geomatics\New Operation\2019 Agenda\OPIOP ZA18177790\OP ZA18177790.mxd





Q:\Geomatics\New Operation\2019 Agenda\OP\OP_ZA18177790\OP_ZA18177790.mxd

CONCEPTUAL RENDERING

APPLICANT: NEAMSBY INVESTMENTS INC.
1375 DENISON ST.

FILE No. OP_ZA18177790(SB)