

SUBJECT: PRELIMINARY REPORT
Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by FLATO Developments Inc. (Shakir Rehmatullah) at 2695 Elgin Mills Rd, to permit the development of a 3-storey office building and 5-storey hotel with attached convention centre (Ward 2)
File No. PLAN 19 119540

PREPARED BY: Marty Rokos, MCIP, RPP, ext. 2980, Senior Planner

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960, Manager, West District

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by FLATO Developments Inc. (Shakir Rehmatullah) at 2695 Elgin Mills Rd, to permit the development of a 3-storey office building and 5-storey hotel with attached convention centre (Ward 2)” be received.

PURPOSE:

This report provides preliminary information on applications for Zoning By-law Amendment and Draft Plan of Subdivision. This report contains general information regarding applicable Official Plan (OP) or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the application.

PROCESS TO DATE:

Applications for Zoning By-law Amendment and Draft Plan of Subdivision were deemed complete by the City on October 15, 2019.

Next Steps

- Statutory Public Meeting; and
- Recommendation Report.

BACKGROUND:

On September 13, 2019 the applicant submitted complete applications for Zoning By-law Amendment and Draft Plan of Subdivision. The property subject to the applications is located on the south side of Elgin Mills Road between Highway 404 and Woodbine Avenue. It has an area of approximately 27,272 m² (6.74 acres) with a frontage of approximately 9.5 m on Elgin Mills Road East. The total developable area is 15,994 m² (3.95 acres). There are no buildings on the property. A tributary of Lower Carlton Creek and an associated natural heritage corridor run through the southerly portion of the property. An existing driveway accesses the property from Elgin Mills Road.

The surrounding land uses are as follows:

North: Elgin Mills Road East, low rise residential lands, vacant employment lands adjacent to Highway 404, and two heritage dwelling fronting the north side of Elgin Mills Road East.

East: Vacant lands designated “Business Park Employment”

South: Vacant lands designated “General Employment”

West: Highway 404 and vacant lands in the City of Richmond Hill

Proposal

The applicant is proposing an office and hotel complex with a convention centre. The approximate gross floor areas (GFA) of the proposed buildings are as follows:

- 3-storey office building, 2,600 m² (27,986 sq. ft.)
- 5-storey hotel, 5,700 m² (61,354 sq. ft.). The number of rooms in the proposed hotel has not been identified at this time.
- 1-storey convention centre attached to the hotel, 930 m² (10,010 sq. ft.).

The total proposed GFA would be approximately 9,230 m² (99,351 sq. ft.) which results in a floor space index (FSI) of approximately 0.57 across the total developable area. A total of 278 parking spaces are proposed, including 110 underground spaces. Because of the narrowness of the frontage on Elgin Mills Road and the site’s proximity to the Highway 404 interchange, the buildings are oriented to a proposed extension of an existing municipal road stub off Woodbine Avenue. The road extension is proposed as a cul-de-sac that provides vehicular access to the development and terminates at the boundary of the subject lands.

Official Plan 2014

The subject lands are designated “Business Park Employment” under the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) and is also subject to the area specific policies of the Cathedral district.

The “Business Park Employment” designation applies to lands adjoining 400 series highways and is to be planned and developed for prestige industrial and office development, frequently in larger scale buildings located on large properties. This designation is intended to provide strategic locations planned and developed for prestige, larger scale, industrial and office development in business park settings offering high visibility and excellent access to 400 series highways, arterial roads, and transit services. The Official Plan provides for the proposed uses, including offices, hotels and convention centres.

Zoning

The subject lands are zoned “Rural Residential Four (RR4)” Zone in By-law 304-87. The RR4 Zone permits a single detached dwelling, home occupation, private home daycare, agricultural uses, and public conservation. The applicant proposes to remove the subject lands from By-law 304-87 and incorporate them into By-law 177-96. The lands would be rezoned from RR4 to a site specific “Business Park (BP)” Zone and “Open Space One (OS1)” Zone.

The proposed site specific BP Zone would permit the same uses as the parent BP Zone, including business offices, hotels, motels, and trade and convention centres. The Official Plan provides for the proposed uses. It would have site specific performance standards relating to maximum depth of the front and exterior side yard parking areas, minimum height for a convention centre, and definitions for front and exterior side lot lines.

Draft Plan of Subdivision

The Draft Plan of Subdivision proposes to create the development and natural wildlife corridor blocks.

OPTIONS/ DISCUSSION:

The following is a brief summary of the issues 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 the Committee:

1. Revise the Block Plan and Draft Plan to show a loop road that continues in a crescent shape through the subject lands and intersects with Woodbine Avenue again at the road stub to the south opposite Betty Roman Boulevard.
2. Further details on the conceptual site plan are required, including but not limited to dimensions, setbacks, parking spaces, landscaped areas, pedestrian circulation, etc.
3. Resolve any issues resulting from the review of technical studies including the Planning Rationale, Transportation Mobility Plan, Environmental Site Assessment, Functional Servicing Report, Stormwater Management Report, and Noise Report.
4. Confirm any outstanding financial obligation, including but not limited to cash in lieu of parkland dedication, tree replacement/compensation, and public art contribution.
5. Resolve any issues relating to the natural heritage corridor on the southerly portion of the subject lands.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental, and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

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 – Aerial Photo (2018)
Figure 4 – Conceptual Site Plan

AGENT:

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