

Date:	Tuesday, May 23, 2023		
Application Type(s):	Zoning By-law Amendment (the "Application")		
Owner:	Yue Gong, 1000038852 Ontario Inc. (the "Owner")		
Agent:	Marcelle Gifford, Evans Planning		
Proposal:	Application to amend the Zoning By-law to add additional permitted uses within the existing industrial building to allow for the storage and sales of firearms and ammunition, retail uses, and associated office uses (the "Proposed Development").		
Location:	44 Riviera Drive (the "Subject Lands")		
File Number:	PLAN 22 266738	Ward:	8
Prepared By:	Brashanthe Manoharan, ext. 2190 Planner II, East Planning District		
Reviewed By:	Melissa Leung MCIP, RPP Acting Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application complete on February 8, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on May 9, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for May 23, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

The 0.308 ha (0.76 ac) Subject Lands are currently developed with a one-storey industrial building, as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Owner proposes to add additional permitted uses within the existing building to allow for accessory retail uses and to permit the storage and sales of ammunition, with the following, as shown in Figure 4.

Table 1: The Proposed Development	
Existing Floor Area:	1,133.30 m ² (12,198.73 ft ²)
Proposed Retail Space:	973 m ² (10,473.3 ft ²)
Proposed Warehouse Space:	160.3 m ² (1,725.45 ft ²)
Access:	Access via two driveways from Riviera Drive

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	“General Employment” 2014 Official Plan
Permitted uses:	<p>The “General Employment” designation permits the following uses:</p> <p>Manufacturing, processing and warehousing with accessory outdoor storage in rear or side of the building, in accordance with Section 8.13.6; retail and/or service use that is accessory to the primary manufacturing, processing and warehousing use, and located in the same premise as the primary use provided the area devoted to the accessory use does not exceed 500 m² of GFA, or a maximum of 15% of the total GFA devoted to the primary use, whichever is less; office use that is accessory to a primary manufacturing, processing and warehousing; and trade school</p> <p>The Proposed Development (uses) is permitted under the Official Plan policies.</p>

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 28-82, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Select Industrial with Controlled Storage – 0.3 ha” (MCS3)
Permissions:	Warehousing of goods and materials, assembly of manufactured goods, repair and servicing of goods, data processing centres and computer related functions, research laboratories, printing establishments, other industrial uses similar to the aforementioned uses.
Prohibited Uses:	Ammunition manufacture and/or storage, except where specifically permitted, retail sales, whether or not accessory or incidental to a permitted use shall be prohibited.
Proposal:	Rezone Subject Lands to include the additional permitted uses: Retail Uses for a maximum of 15% of the total GFA, storage and sales of ammunition, and business office.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Zoning By-law amendment to allow for the proposed uses.
 - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Evaluation of whether the proposed land uses are appropriate, including the prohibited use of storage and sales of ammunition in relation the proposed warehouse, retail, and accessory office use.
- c) Required Future Applications**
 - i) The Owner may be required to submit an application for Site Plan if changes are proposed to the site layout, parking configuration, etc.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Existing Site Plan

Figure 5: Conceptual Floor Plan

Figure 1

Location Map

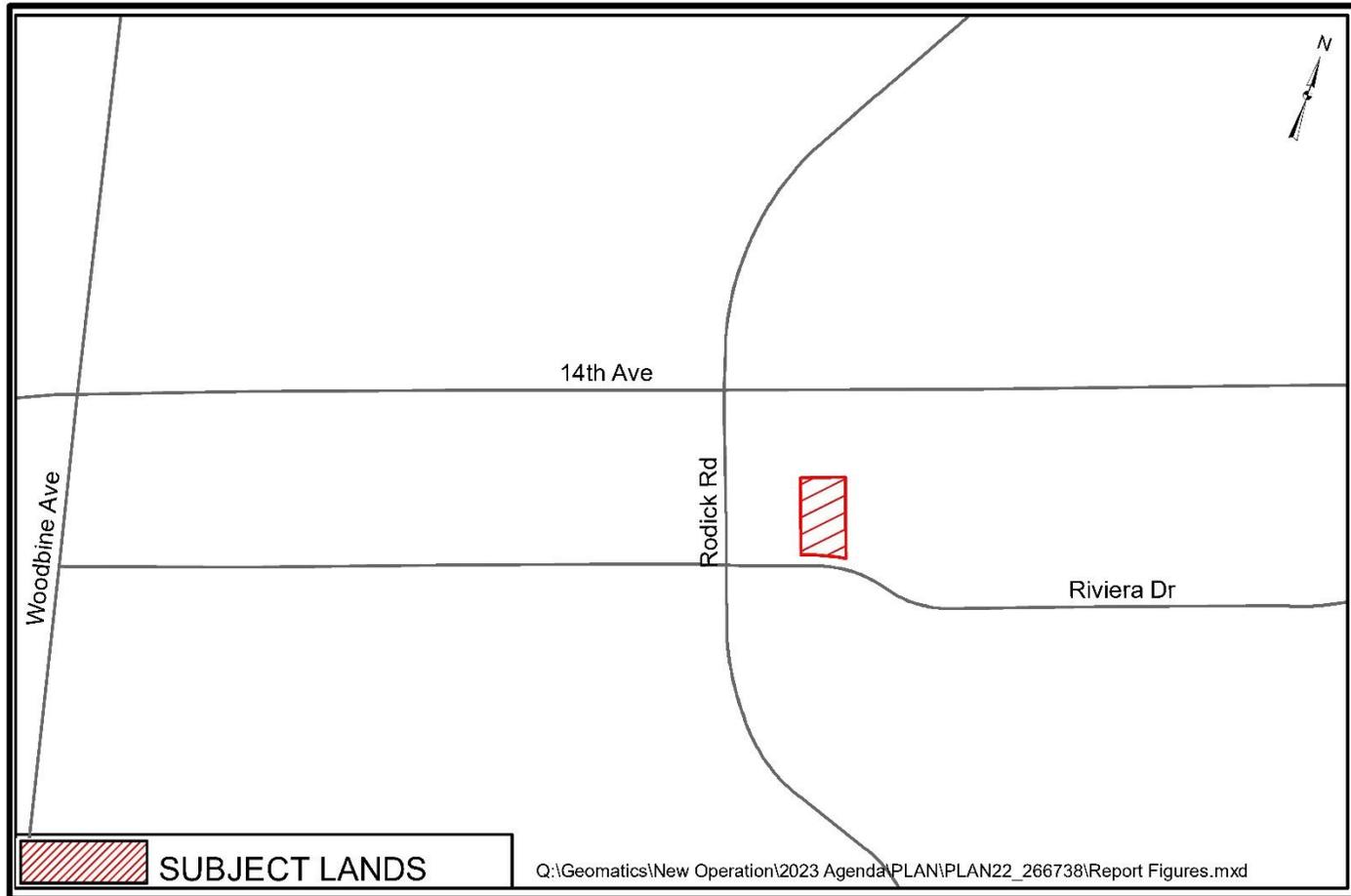


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

Existing Site Plan

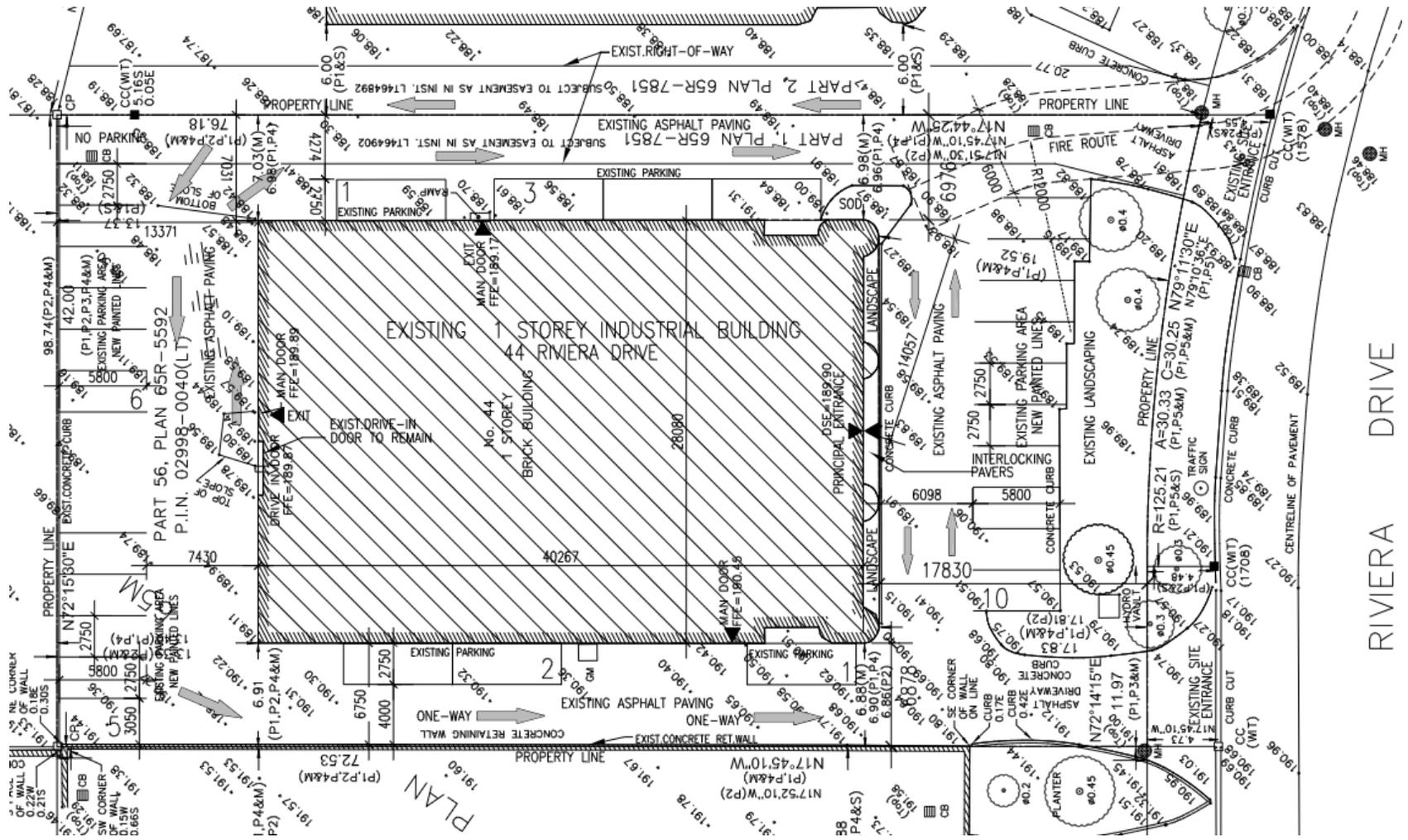


Figure 5

Conceptual Floor Plan

