

Date:	Tuesday, September 5, 2023		
Application Type(s):	Zoning By-law Amendment (the "Application")		
Owner:	Anika Chan, 2859715 Ontario Ltd / Skyhawk Holdings (the "Owner")		
Agents:	Diana Mercier, Mercier & Associates.; Jim Kotsopoulos, JKO Planning Services		
Proposal:	To permit a food manufacturing and meat processing use for the purposes of repackaging and processing food products for wholesale distribution (the "Proposed Development")		
Location:	Southeast corner of Alden Road and Hood Road, municipally known as 555 Alden Road (the "Subject Lands")		
File Number:	PLAN 23 120492	Ward:	8
Prepared By:	Melissa Leung, MCIP RPP, ext. 2392 Senior Planner, Central Planning District		
Reviewed By:	Elizabeth Martelluzzi, MCIP, RPP Acting Manager, Development	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 received the Application (along with the required fees) on May 4, 2023 and deemed the Application complete on June 5, 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 August 2, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 5, 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
- Submission of a future Site Plan application

BACKGROUND

Subject Lands and Area Context

The 1.02 ha (2.52 ac) Subject Lands are currently developed with an existing industrial building, as shown on Figures 1 to 3. Figure 3 shows the surrounding land uses.

The Proposed Development includes additions on the north and east side of the existing building, and parking and loading space reconfiguration, as shown in Figure 4

Table 1: the Proposed Development	
Proposed Gross Floor Area (“GFA”) of Addition:	1,108.05 m ² (11,926.95 ft ²)
Total GFA:	4,078.88 m ² (43,904.70 ft ²)
Parking Spaces:	29, including two accessible spaces
Loading Spaces:	5

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	“Business Park Employment”, under the 2014 Official Plan
Permitted uses:	A range of employment uses including, but not limited to, office, manufacturing, processing and warehousing uses, retail and/or service uses that are accessory to the primary manufacturing, processing or warehousing use, and ancillary retail, service, restaurant, and recreation uses.

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

Table 3: Zoning By-law Amendment Information	
Current Zone:	“M – Industrial”, under Zoning By-law 108-81, as amended (see Figure 3)
Permissions:	Zoning By-law 108-81, as amended, permits warehousing and manufacturing uses, but specifically prohibits meat packing or processing uses.

Table 3: Zoning By-law Amendment Information	
Proposal:	The Owner proposes to amend the Zoning By-law to permit a food manufacturing use, which includes meat packaging and processing and cooked food preparation and packaging, but does not include the slaughter of animals.

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) Review of the Proposed Development in the context of existing policy framework
- b) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Review of the submitted Planning Rationale and Draft Zoning By-law Amendment, prepared by JKO Planning Services Inc.
 - ii) Examine whether the proposed land use is appropriate.
 - iii) Evaluate if the Proposed Development is compatible with existing and planned development within the surrounding area.
 - iv) Review of all technical studies and documents submitted and/or to be submitted in support of the Proposed Development including, but not limited to, the following:
 - Transportation Impact Study
 - Functional Servicing Brief
 - Stormwater Management Brief
- d) External Agency Review**
 - i) The Application must be reviewed by the York Region, CN Rail, and any applicable requirements must be incorporated into the Draft Zoning By-law Amendment.

e) Required Future Applications

- i) The Owner must submit a Site Plan application, should the Application be approved, to permit the building expansion and parking lot reconfiguration to facilitate the Proposed Use.
- ii) The future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, waste storage areas, building elevations, and will also be reviewed in consideration of the City's Sustainability Metrics Program.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 1

Location Map

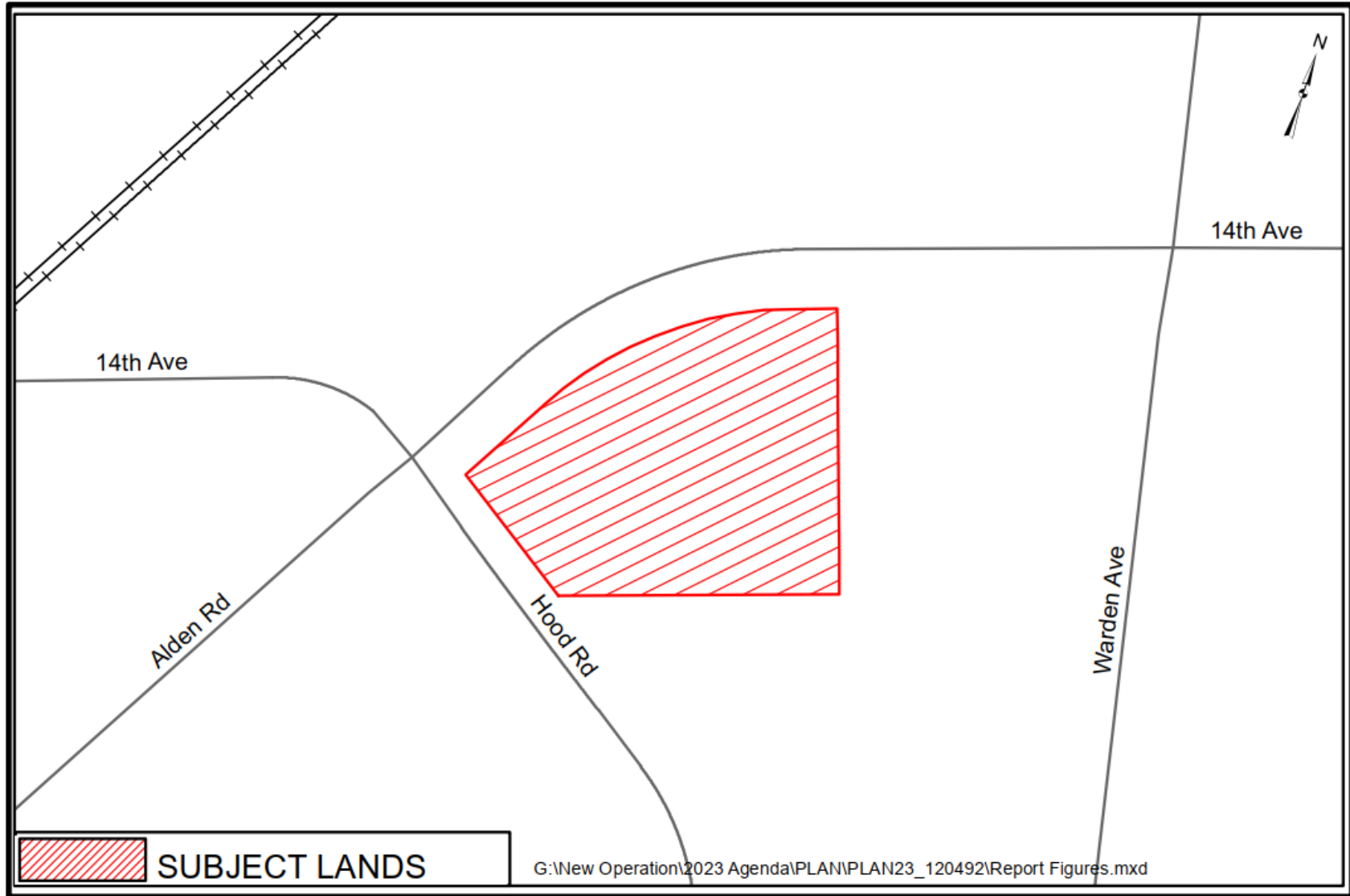


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

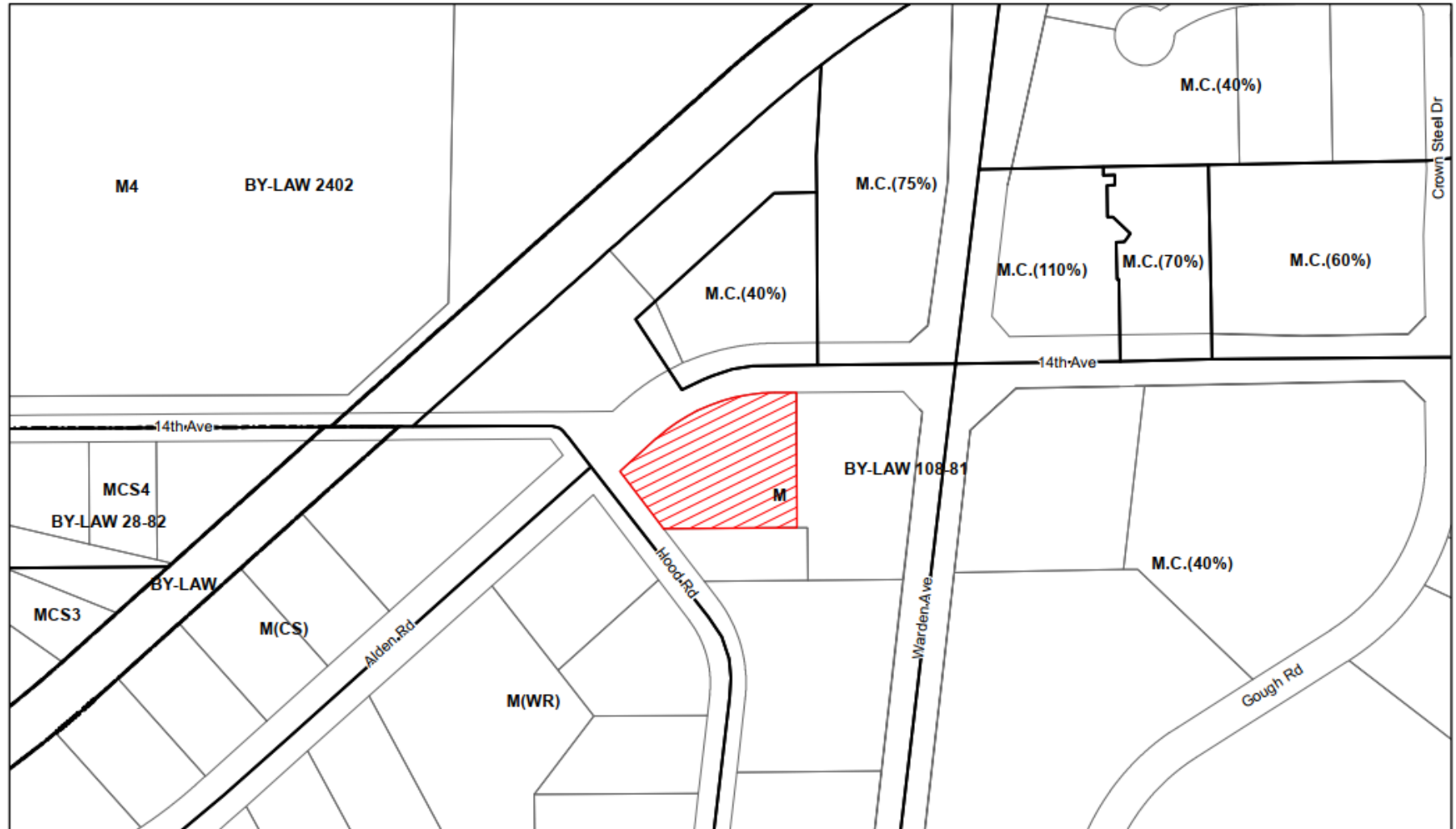


Figure 4

Conceptual Site Plan

