



PLANNING AND BUILDING SERVICES
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Planning Report

To: Committee of Adjustment

From: Patricia Cho
Planner

Date: June 23, 2021

Re: Application for Consent - **D10-B03-21**
17810 Yonge Street
Made by: Rionew Holdings Inc.

1. Recommendations

That Consent Application D10-B03-21 be granted, subject to the following conditions:

- a. That the Owner be required to provide to the satisfaction of the Secretary-Treasurer of the Committee of Adjustment the following:
 - i. proof of payment of all outstanding taxes and local improvement charges owing to date against the subject lands;
 - ii. a copy of the fully executed lease regarding the subject lands; and
 - iii. three white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
- b. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

2. Subject Lands

This application pertains to the property described by the legal description below:

PART LOT 97 CON 1 WYS EAST GWILLIMBURY, PARTS 3, 6 & 7 65R18629, EXCEPT PARTS 1 & 2 EXPROP PLAN YR2594369; S/T A64849A & T/W R718539; S/T EG15326, EG15329; T/W EASEMENT OVER PART LOT 98 CON 1 WYS, PARTS 4 & 6 65R24287 & PARTS 13 & 14 65R19686 AS IN YR8512.

3. Application

The lands are located on the west side of Yonge Street, north of Dawson Manor Boulevard (Staples plaza). The proposed consent seeks the approval of Committee of a lease with a period of 21 years or greater, as the Planning Act requires a consent for the creation of any interest in land with a period of 21 years or greater. If granted, the proposed consent would allow the extension of the existing lease for a period of 21 years or greater.

The lands to be leased are known as 17810 Yonge Street (outlined in red on the sketch attached to the application) and is approximately 11,037.5 m² in area. The building is located towards the west corner of the lot currently occupied by a Staples (office supply store). The lands to be retained constitute the balance of the property and are addressed: 17820 and 17830 Yonge Street and 75 and 79 Dawson Manor Boulevard, where there are currently commercial buildings and a restaurant.

4. Planning Considerations – Consent

Conformity with the Official Plan

The subject lands are designated “Urban Centre” in the Town’s Official Plan and Mixed Use in the Urban Centres Secondary Plan. This designation permits a mix of uses including commercial, office, residential, employment, recreational and institutional. Commercial uses include retail stores, service shops, restaurants, and office. No division of land or physical change to the site is proposed through this application. The proposed application for consent would not conflict with the purpose and intent of the Official Plan or Secondary Plan.

Conformity with the Zoning By-law

The subject lands are zoned Mixed Use Zone (MU-1) by By-law Number 2019-06. This zone permits a retail store such that currently exists on the proposed lands to be leased. The lands to be retained include a multi-unit commercial building and a restaurant which are also permitted within the MU-1 zone.

5. Other comments

Tree protection

The application is to permit the lease agreement for the subject property, and therefore, no physical changes are proposed for the subject lands.

Heritage

The lands to be leased, 17810 Yonge Street, is not listed or designated under the *Ontario Heritage Act*. The lands to be retained, 75 and 79 Dawson Manor Boulevard are designated under the *Ontario Heritage Act*. A heritage permit would not be required as the application for consent is for 17810 Yonge Street and there is no physical change to the site.

Commenting agencies and departments

The Chief Building Official has no comment with regard to this application.

Engineering Services has no objection to the application.

The Regional Municipality of York has no comment with regard to this application.

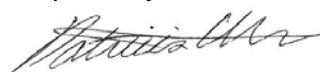
Effect of public input

No public input was received as of the date of writing this report.

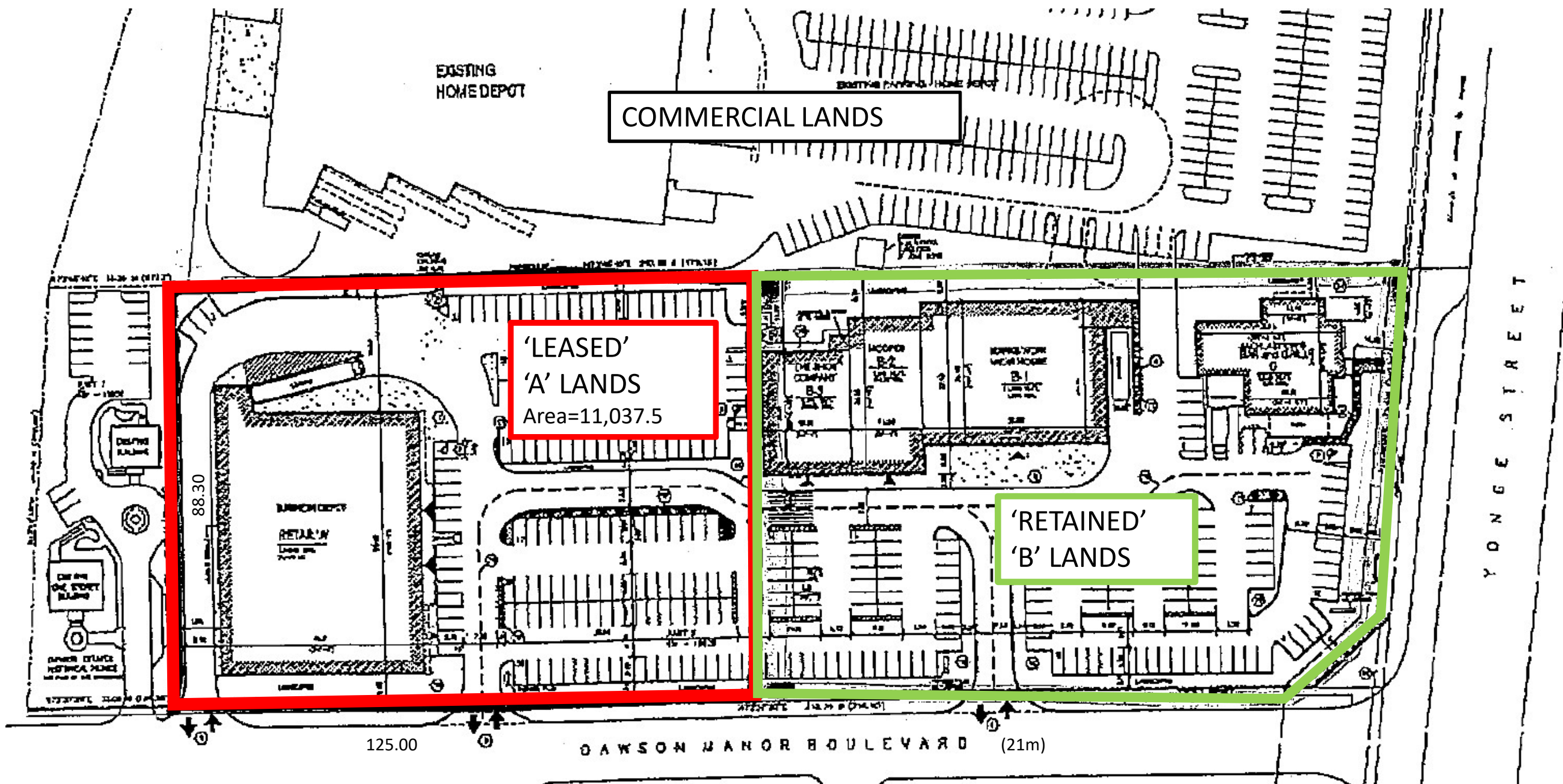
6. Conclusions

The consent meets the relevant requirements of the Official Plan and Zoning By-law, and is recommended to be granted subject to conditions.

Respectfully,



Patricia Cho
Planner



EXISTING HOME DEPOT

COMMERCIAL LANDS

'LEASED'
'A' LANDS
Area=11,037.5

'RETAINED'
'B' LANDS

YONGE STREET

125.00

DAWSON MANOR BOULEVARD (21m)

88.30

RETAIL

'RETAINED'
'B' LANDS