



PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

April 22, 2016

DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2016-19

TO: Committee of the Whole

SUBJECT: Proposed Zoning By-law Amendment
596, 602, 606 and 610 Grace Street
Southlake Regional Health Centre
File: D14 NP1602 (ZBA)

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning & Building Services - Planning Report 2016-19 dated April 22, 2016 regarding Proposed Zoning By-law Amendment Application D 14-NP-16-02 be received and that the following recommendations be adopted:

1. THAT the application for a Zoning By-law Amendment submitted by Southlake Regional Health Centre for lands municipally known as 596, 602, 606 and 610 Grace Street be referred to a public meeting;
2. AND THAT following the public meeting, the issues identified in this report, together with comments from the public, Committee and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required;
3. AND THAT Angela Sciberras, MSH Planning, 471 Timothy Street, Newmarket, Ontario, L3Y 1P9 be notified of this action.

COMMENTS

Purpose of the Report

The purpose of this report is to recommend that the above noted application for a Zoning By-law Amendment to permit the development of a 55-space surface parking lot for Southlake Regional Health Centre (SRHC) staff, be referred to a statutory Public Meeting.

Location and Surrounding Land Uses

The subject property is located on the south side of Grace Street, east of Queen's Lane, and described municipally as 596, 602, 606 and 610 Grace Street. These four properties will hereafter collectively referred to as the "subject property" (see Location Map, attached). The subject property has an area of 0.22 ha (0.54 acres) and currently hosts a vacant gravel lot.

The surrounding land uses are:

East: Treed area; Parking lot.

North: Grace Street; Hospital.

West: Queen's Lane; Residential conversion to medical office.

South: Residential.

Proposal

Southlake Regional Health Centre (SRHC) has submitted an application for a Zoning By-law Amendment to permit the development of a 55-space surface parking lot facility for SRHC staff (see Site Plan, attached). This rezoning application proposes to rezone the subject property from the "Transitional" (TR) Zone to the "Healthcare Urban Centre Core Hospital South" (UC-H1) Zone, and amend the Landscape Buffer standards (Section 4.14.1) of the Zoning By-law on a site-specific basis.

The proposed parking lot will be accessed by a single access point on Grace Street. This access is to include automatic gates and a pedestrian connection. A grassed area along the east side of the subject property is proposed which will serve as a snow storage area. A bioswale is proposed along the western boundary of the site along Queen's Lane consisting of a swale, stone retention area, filter bed and appropriate vegetation. Additional plantings are proposed around the perimeter of the property. The easternmost parcel that comprises the subject property (610 Grace Street) is not proposed to be developed, rather it will retain existing trees and act as a landscaped buffer (see Landscape Plan, attached).

A wood fence and chain link fence are currently located along the southern lot line, which are proposed to be removed and replaced with a single 1.8m high privacy fence. The existing fence along the eastern property line is proposed to remain.

Preliminary Policy Review

Provincial Policy Statement (PPS) and Provincial Plans

This application supports and is consistent with the Provincial Policy Statement (PPS) direction of optimizing the use of existing public service facilities. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe, by efficiently providing supporting infrastructure that serves existing community infrastructure.

Region of York Official Plan

The subject property is designated Urban Area in the Regional Official Plan, and is part of a greater land holding (SRHC) that fronts along a Regional Corridor. The Regional Plan identifies that Regional Centres and Corridors shall be considered as the primary locations for public facilities such as hospitals. In addition, the Regional Plan requires the efficient and effective use of infrastructure and requires the design and implementation of urban services to meet the capacity requirements of the Urban Area. This application proposes an improvement to provide ongoing support to existing community infrastructure, therefore the application supports and is consistent with these policies.

Newmarket Urban Centres Secondary Plan

The subject property is located within the Town's Urban Centres and therefore the policies of the Urban Centres Secondary Plan apply.

The site is located within the Regional Healthcare Centre Character Area, and is designated Mixed Use. This designation permits a wide range of uses, and specifically regarding parking facilities, this designation permits private and public parking facilities located in above and below ground parking structures. The Plan also contains policies regarding Parking Facility Design, and generally discourages surface parking in favour of structured parking facilities. Where surface parking is permitted, the Plan requires that it be located in the side or rear of the parcel and be designed as an interim use and to facilitate the long-term redevelopment of the parking area in accordance with the vision and objectives of the Plan.

The subject property is owned by SRHC and, as confirmed by the applicant, will ultimately be incorporated in the hospital's future expansion opportunities. As such, the proposed parking lot is considered an interim use which is appropriately located in the rear of hospital. Therefore, this application supports and is consistent with these policies.

Zoning By-law 2010-40

The subject property is zoned "Transitional" (TR), by Zoning By-law 2010-40, as amended. The TR Zone does not permit a Parking Lot as a use. The surrounding area, including the hospital and associated parking areas, are currently zoned "Healthcare Urban Centre Core Hospital South" (UC-H1), which does permit a Parking Lot, among other uses. As such, a rezoning to the UC-H1 zone is being proposed.

It should be noted that no development is proposed on the easternmost parcel that comprises the subject property (610 Grace Street); conversely this lot is being retained in its current state and will act as a landscaped buffer area. As requested by Town staff, this lot has been included in the application in order to achieve an appropriate, consistent zone across the entire subject property.

Staff requested the applicant prepare an updated Parking Status Report to identify current information regarding the number and locations of current parking spaces across SRHC's landholdings. This Report concluded that since 2010, there has been a net increase of 148 spaces. The proposed parking facility would add 55 spaces to this increase, resulting in 198 new spaces since 2010.

The zoning by-law sets out a required number of barrier free spaces based on the number of required parking spaces. There are currently 68 barrier free spaces, which exceeds the minimum requirement for this land use (16 spaces) as per the zoning by-law.

Section 4.14.1 of the Zoning By-law requires parking lots include landscape buffer areas of at least 3m in width around the periphery of the site. At its narrowest point, the landscape buffer proposed is 1.5m in width. Therefore, the proposal requires that this section be amended on a site-specific basis.

Circulation and Comments Received

Notice of Complete application was circulated to all landowners within 120m of the subject property, as per the requirements of the Planning Act. In addition, the application was circulated to all appropriate external agencies and Town departments. The following provides a summary of the comments received to date.

Public

- One letter was received from a member of the public (a resident on Queen Street). This letter expressed concerns over traffic volumes on Queen's Lane and suggested that the Town either make the lane a one-way thoroughfare, or close the lane on the southern boundary of the proposed parking facility. It was also requested that access to the proposed parking lot be from Grace Street rather than Queen's Lane.

Internal Departments

Most of the Town's departments advised that they have no concerns with the application, or do not object to the application.

Legal Services

- The issue regarding the ownership of Grace Street arose during the review period for this application. It was agreed that the settlement of this issue would best be handled separately from this planning application. As such, the Town's Legal Services staff are currently working with representatives from SRHC to resolve this issue.

Public Works

- It remains undetermined if the water services were capped when the houses that previously existed on the subject property were demolished, and therefore any grading activity may cause the water service to start leaking. The Town shall not be responsible for any associated repair.

- The Town maintains Grace Street in its entirety, even though certain sections are no longer owned by the Town. Therefore the Town should consider designating maintenance of the private sections of Grace Street to SRHC.

Engineering

- The provided materials generally demonstrate that servicing, grading, stormwater management, transportation and the environmental condition of the subject property support the proposed use. Several items were noted which must accompany the first technical site plan submission.

External Agencies

None of the circulated agencies expressed concern with the application; stating that they have no comments or objections to the application's approval.

- The Lake Simcoe Conservation Authority provided that they will be deferring their review of the provided Stormwater Management Report until such time as formal Site Plan application has been made and circulated.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Well-planned and Connected:

- furthering the provisions of the Secondary Plan.

Well-equipped & Managed:

- efficiently utilizing supporting infrastructure to serve existing community infrastructure.

Living well:

- implementing traffic and growth management strategies.

CONSULTATION

Notice of Complete Application has been carried out with residents, as well as internal and external agencies as outlined above. The recommendation of this Report refers the application to a statutory public meeting as required by the Planning Act.

HUMAN RESOURCE CONSIDERATIONS

None applicable to this report.

BUDGET IMPACT

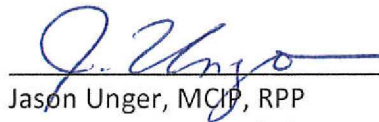
The Town will receive the applicable planning application and development charges fees, as well as increased tax revenue.

CONTACT

For more information on this report, contact: Adrian Cammaert, Senior Planner, Policy, at 905-953-5321, ext. 2459; acammaert@newmarket.ca



Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner, Policy



Jason Unger, MCIP, RPP
Assistant Director of Planning



Rick Nethery, MCIP, RPP
Director of Planning & Building Services



Peter Noehammer, P. Eng.
Commissioner Development and Infrastructure
Services

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan

LOCATION MAP

596, 602, 606, 610 Grace St



Subject Lands

Town of Newmarket Planning Department



Newmarket

Designed & Produced by Information Technology - GIS Printed: February, 2015. Land Parcel Boundaries - © Teranel Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey.

G:\Projects\10.Development and Infrastructure Services\Planning Map Documents\Grace St LocationkeyMap.mxd

Site Plan

