
Subject: Removal of the Holding (H) Symbol (EL(2)(h-1)) at 211 Sam Miller Way) – File No. ZBA24.001 & SPA 22.034

Staff Report No. DS-041-24

Commission: Development Services Commission

Date: June 26, 2024

Recommendation:

- 1) That Council enact By-law 2024-087-ZO, being a By-law to amend Comprehensive Zoning By-law 2010-001-ZO by removing the Holding Symbol ‘h-1’ from the EL(2)(h-1) zoning, for 211 Sam Miller Way.

1. Purpose:

This Report has been prepared to request Council to remove the Holding Symbol ‘h’ from the Employment Light Exception 2 (“EL(2)(h-1)”) zoning, for the subject lands as shown on **Attachment No. 1**.

2. Executive Summary:

An application was submitted by Weston Consulting on behalf of GLC PharmaTech Inc., the Owner, requesting to remove the Holding Symbol ‘h-1’ from the ‘EL(2)(h-1)’ zone on the subject lands, to facilitate the development of a 4-storey medical office building.

Staff is of the opinion that the conditions which are required to be satisfied for the Removal of the Holding Symbol ‘h’ have been satisfied.

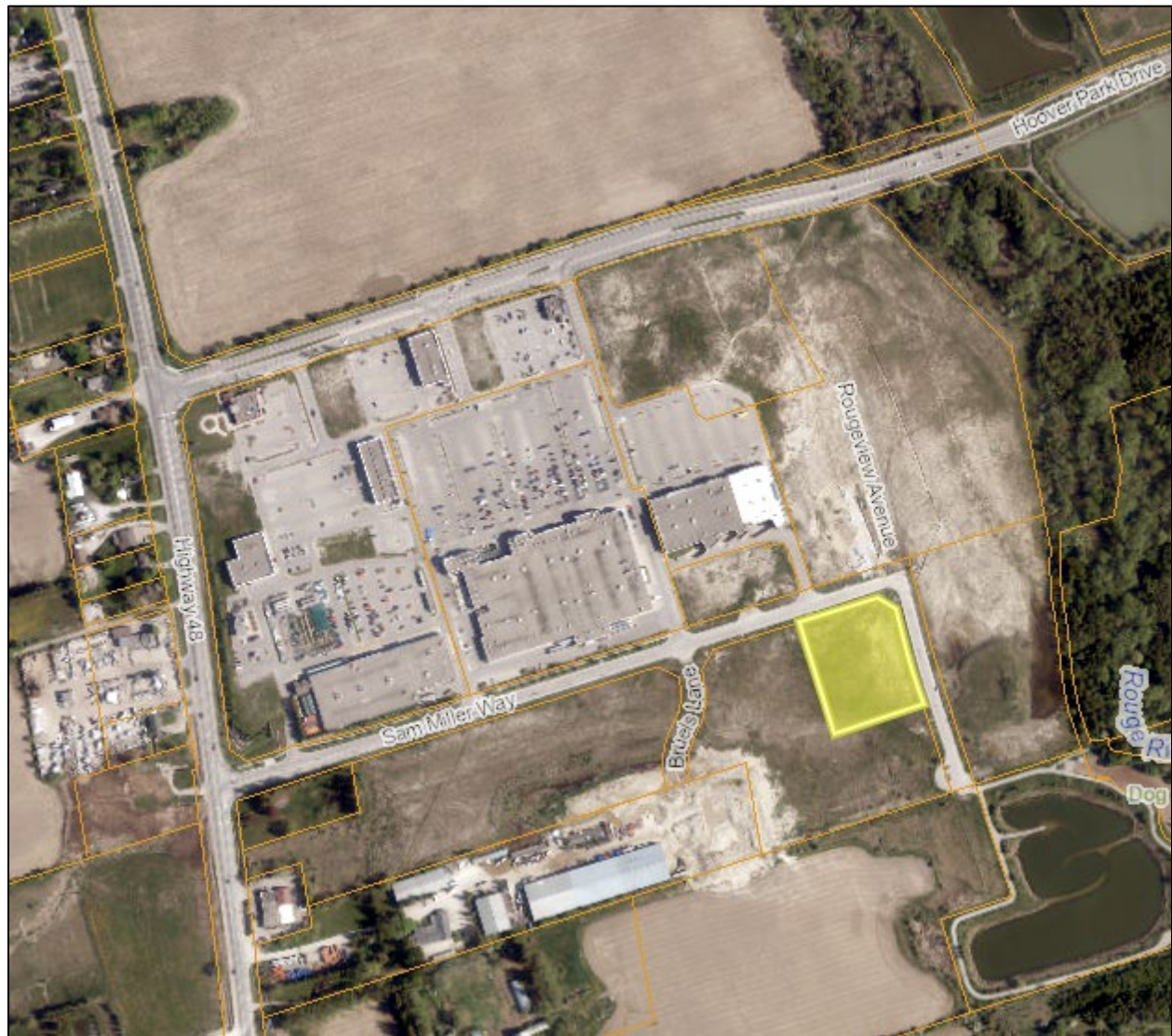
3. Background:

The lands are municipally described as 211 Sam Miller Way (subject property). The subject land is located at the corner of Sam Miller Way and Rougeview Avenue immediately south of the Smart Centre plaza. The lands are legally described as PART OF BLOCK 4, PLAN 65M3951, DESIGNATED AS PART 1 ON PLAN 65R40150, T/W R649925; T/W EASE OVER PT BLK 5 AND ALL BLK 7, PL 65M3951, PTS 1, 2, 3 & 4, PL 65R29705, AS IN YR947168; S/T EASEMENT IN GROSS AS IN YR1069583. TOWN OF WHITCHURCH-STOUFFVILLE

Attachment No. 1 to this Report shows the location of the subject property. See Figure

1 below:

Figure 1



In April 2023, the Town received a Site Plan Application to permit a 4-storey medical office building on the subject property.

A Notice of Intention to remove the Holding Symbol 'h' was issued by the Town on June 17, 2024, in accordance with the requirements of the *Planning Act*.

4. Analysis and Options:

4.1 Development Proposal Summary

The lands are currently vacant. The proposed development application consists of a 4-storey office building containing outpatient services including a walk-in clinic, pharmacy,

medical lab, and an imaging centre, along with medical offices and specialist medical clinic. The associated required parking and loading facilities as well as required landscaping areas have been provided.

Lifting of the Holding Symbol 'h-1' from the 'EL(2)' Zone on the subject property will help facilitate the proposed development.

Attachment No. 2 to this Report includes a copy of the proposed Site Plan.

4.2 Conditions for the Release of the Site-Specific Holding Symbol (h-1)

The subject property, 211 Sam Miller Way is located within the Employment Light Exception 2 [EL(2)] zone and is subject to a Holding symbol (h-1). The current zoning on the subject property is 'EL(2)(h-1)'.

In addition to the permitted uses and development standards of the parent EL Zone under the Town's Comprehensive Zoning By-law 2010-ZO, Section 7.3.1.2 of the Town's Comprehensive Zoning By-law 2010-ZO permits an office with site specific regulations at 211 Sam Miller Way. Therefore, the proposed medical office is a permitted use under the Town's Comprehensive Zoning By-law 2010-ZO.

Subject to Section 2.8 for Holding Zones, the Conditions to be satisfied prior to the removal of the (h) Holding Symbol for the lands are as follows:

Conditions for Removing the Holding Symbol (h-1) from the EL(2) Zone:

- i) Authorization to Execute a Site Plan Control Agreement with the Town

Staff are satisfied that the subject condition has been addressed as described in the following sub section.

4.2.1 Authorization to Execute a Site Plan Control Agreement

Related to condition i), an application for Site Plan Control for this property was submitted, File No. SPA22.005. The Site Plan application has been processed and the development plans for the property have been finalized. Staff have received clearance from all applicable commenting agencies and internal departments for the proposed development. Site Plan Control is delegated to the Commissioner of Development Services to approve the proposed development on the site. Staff are currently finalizing the Site Plan Control Agreement to be executed by the Owner.

The condition for removal of the Holding Symbol as stated above, as it relates to Authorization to Execute a Site Plan Control Agreement with the Town, for the subject lands has been satisfied.

4.3 Options

Option A (Recommended)

That Council enact By-law No. **2024-087-ZO** to lift the Holding Symbol (h-1) on the subject lands, since the conditions of the holding provision have been satisfied.

5. Financial Implications:

None.

6. Alignment with Strategic Plan:

1. A Town that Grows
A Town that grows in support of complete communities
2. A Healthy and Greener Town
Increase Offerings and Opportunities for Active Living
3. Good Governance
Provide Good Governance

7. Attachments:

1. Location Map
2. Proposed Site Plan dated April 1, 2024, revised February 6, 2024 prepared by C& Partners Architects Inc.

8. Related Reports:

None.

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For further information on this report, please contact the Department Head: Dwayne Tapp, Commissioner of Development Services at 905-640-1910 or 1-855-642-8697 ext. 2431 or via email at dwayne.tapp@townofws.ca