

# Public Planning Meeting, 180-182 Centre Crescent

**Date:** September 12, 2023  
**Application:** Official Plan Amendment, Zoning By-law Amendment  
**Applicant:** Gervais Development (Centre) Corp.  
**Location:** 180-182 Centre Crescent  
**File Number:** OPA-2022-03, ZBA-2022-05  
**Related File:** SP-2022-12



September 12, 2023



## Location

- The subject lands are located north of Centre Street and West of Industrial Parkway North
- An approximate area of 0.76 hectares (1.89 acres) and 104.24 metres of lot frontage along Industrial Parkway North

## Land use

North:	Industrial uses;
South/East:	Industrial/retail uses;
West:	Residential and industrial use.



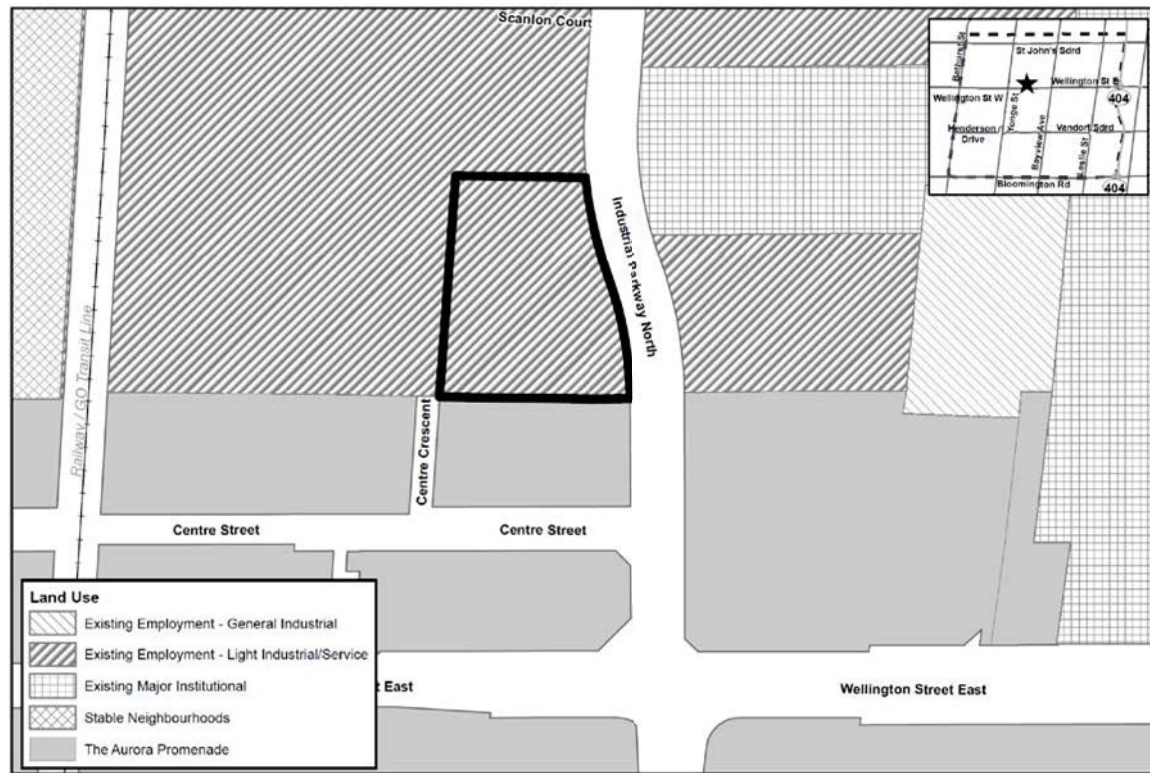


## Proposed Application

1. The subject lands are to be redeveloped to permit the development of a 7-storey apartment building with a total of 193 units
2. The Official Plan Amendment will redesignate the subject lands to site-specific “Promenade General – Special Design Area” and to permit a maximum building height of 7-storeys
3. The subject lands are proposed to be rezoned from “Service Employment E1(9) Zone” to “Second Density Apartment Residential Exception (RA2-XX) Zone. The RA2 exception zone contain site-specific zone standards to permit the proposed development



- The applicant submitted employment land conversion request to Regional Council on October 22, 2020.
- At the October 2020 meeting, the site-specific employment conversion request for 180 & 182 Centre Crescent was supported by Regional staff and endorsed by Regional Council.
- As a result, York Region Official Plan - 2022 designates the subject lands as Community Area and can be developed for non-employment use.



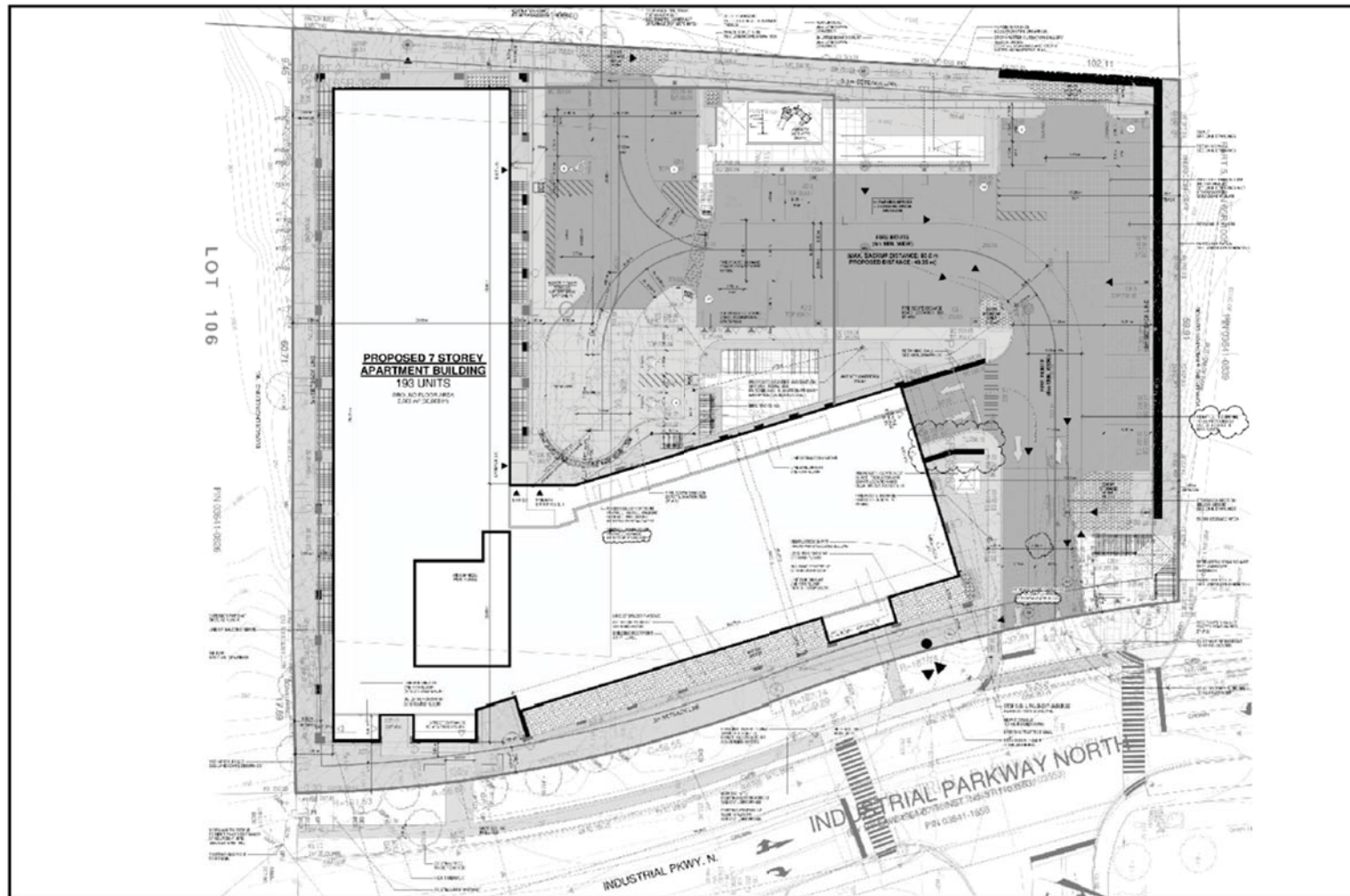
## Existing Employment - Light Industrial/Service Designation

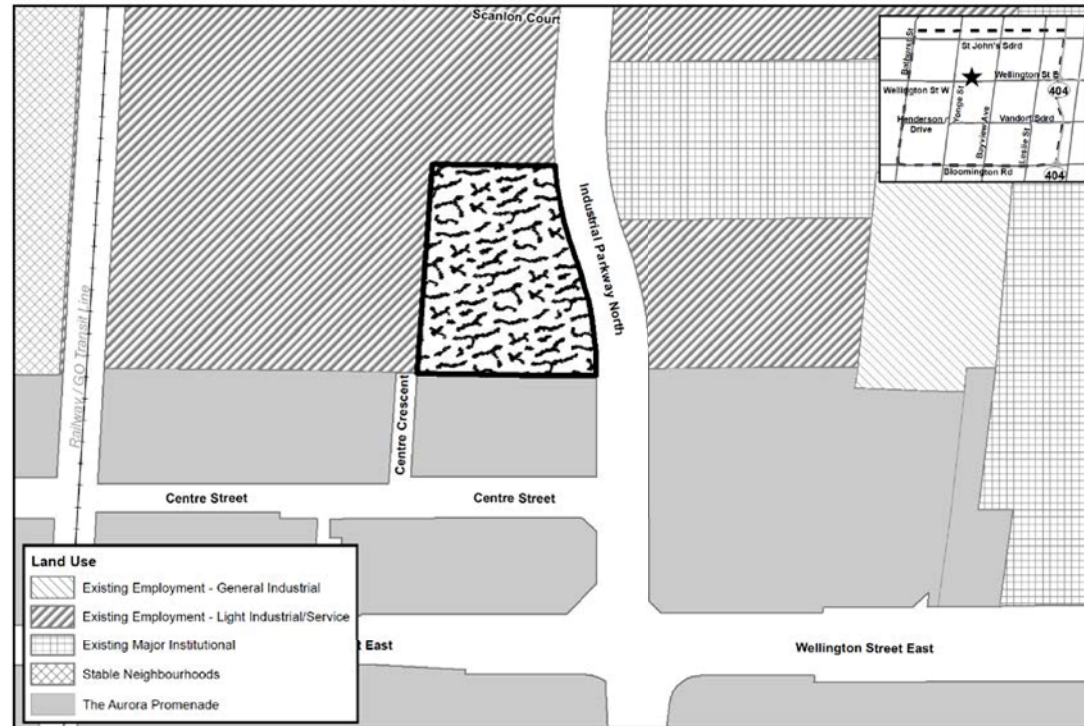
- Intended to accommodate a broad range of employment opportunities as well as service commercial uses and retail uses of a quasi-industrial nature within existing employment areas.



- The subject lands are currently zoned “E1 (9) - Employment”
- The zone permits uses including banquet hall, clinic, commercial school, convention centre,, industrial uses, offices, etc.
- Exception 9 permits any industrial use which existed as of August 17, 1981 whether or not the use is conducted and wholly contained within an enclosed

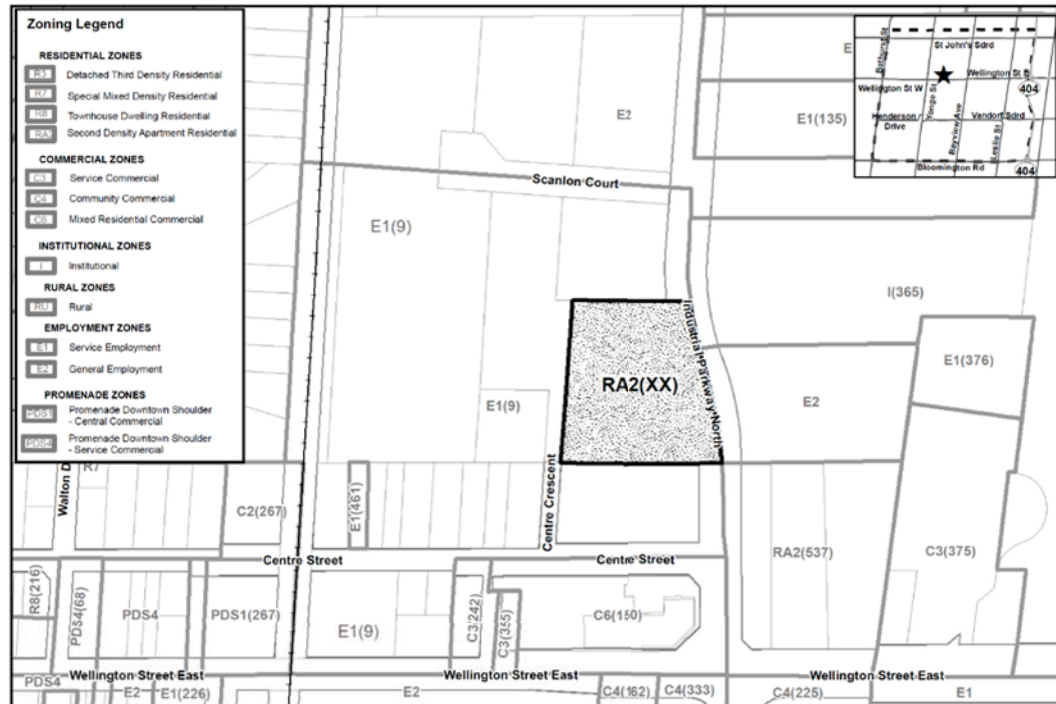






- The amendment will redesignate the subject lands from “Existing Employment – Light Industrial/Service” to Site-Specific “Promenade General – Special Design Area”.
- The Proposed site-specific amendment seeks to permit a maximum height of seven storeys for the apartment building.





The amendment will

- Rezone the subject lands from its current “E1(9) Employment Zone” to “(RA2-XX) Second Density Apartment Residential Exception Zone”
- Amend the development standards on dwelling unit size, lot coverage, yard setbacks, required maneuvering space, parking requirement, and amenity area.



**A Community Information Meeting was hosted by the applicant on June 22, 2023, with comments from the public on:**

- Concerns over increased density and the associated increased traffic and risk of accidents for pedestrians;
- Provision of control rental units for the development;
- Access coordination with adjacent development at 180 Wellington Street;
- Future Metrolinx double rail track.



A preliminary review of the proposed application has been undertaken by Town departments and public agencies.


Staff have identified the following matters to be addressed:

- Revised landscaping/engineering submissions in accordance with staff comments;
- Traffic/pedestrian safety;
- Metrolinx comments regarding reduced setback from 5 Scanlon Court which is being considered for a conversion to Major Transit Station Area Mixed Use;
- Potential access point from Metrolinx owned lands to the west;
- Building/Urban square design;
- Proposed site-specific zoning standards.



**Following review of comments received and revisions necessary, a recommendation report will be prepared for a future General Committee Meeting for Council's consideration at a later date**

**All interested parties will be notified of any updates relating to the subject application**



Following tonight's meeting,  
questions and comments on this file  
may be directed to:

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