

**2. ZONING BY-LAW AMENDMENT FILE Z.08.055
ROMDOR DEVELOPMENTS INC.**

P.2008.48

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.055 (Romdor Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On October 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 6, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application on the subject lands shown on Attachment #1, to amend Zoning By-law 1-88, specifically the C4 Neighbourhood Commercial Zone standards in order to facilitate the development of 4 buildings on a 1.99 ha site. The 4 buildings include 2 single-storey multi-unit commercial buildings, one eating establishment with a drive-through facility, and one 3-storey office building, as shown on Attachment #2. The following zoning exceptions are proposed:

- i) a minimum 4.5m front yard setback (east), whereas By-law 1-88 requires 11m;
- ii) a minimum 6m exterior side yard setback (north), whereas By-law 1-88 requires 11m;
- iii) a minimum 14m setback from an "R" Residential Zone (east) to any building located on the subject lands, whereas By-law 1-88 requires 22.5m;
- iv) to permit an office building, and a drive-through with a permitted convenience eating establishment use, whereas the C4 Zone does not permit the office building and drive-thru uses;
- v) a minimum 4.5m wide landscaped strip (east) located adjacent to a street line, whereas By-law 1-88 requires 6m; and,
- vi) a minimum of 302 parking spaces, whereas By-law 1-88 requires 350 spaces.

Background - Analysis and Options

The subject lands shown on Attachment #1 are municipally known as 955 Major Mackenzie Drive, and located at the southwest corner of Major Mackenzie Drive and Ilan Ramon Boulevard, in Part of Lot 20, Concession 2, City of Vaughan.

The subject lands are designated "Medium Density Residential/Commercial Area" by OPA #600, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88. The proposed development of the site conforms to the Official Plan, but requires an amendment to the Zoning By-law. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in consideration of the applicable City and Regional Official Plan policies, Urban Design Guidelines, Architectural Design Guidelines and By-law 1-88, including the appropriateness of permitting the additional uses and zoning exceptions to facilitate the proposed site development; of particular significance is the appropriateness of the office building and drive-through uses for the site; the applicant has submitted a related Site Plan, File DA.08.076, as shown on Attachment #2, which will be reviewed concurrently with the zoning application;
- ii) consideration will be given to the related site plan application and an appropriate site design to facilitate a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, traffic impact, servicing and grading, appropriate urban design treatment, building massing design, and landscaping, that is complimentary to the surrounding area;
- iii) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved; and,
- iv) review will be given to the Phase 1 ESA (Environment Site Assessment) for the subject property, which must be approved to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed zoning exceptions and additional uses that are required to implement the site development, will be reviewed in consideration of the policies in the Official Plan, the

requirements of By-law 1-88, the existing and planned uses in the surrounding area, and the related Site Development Application (File DA.08.076).

Attachments

1. Location Map
2. Site Plan

Report prepared by:

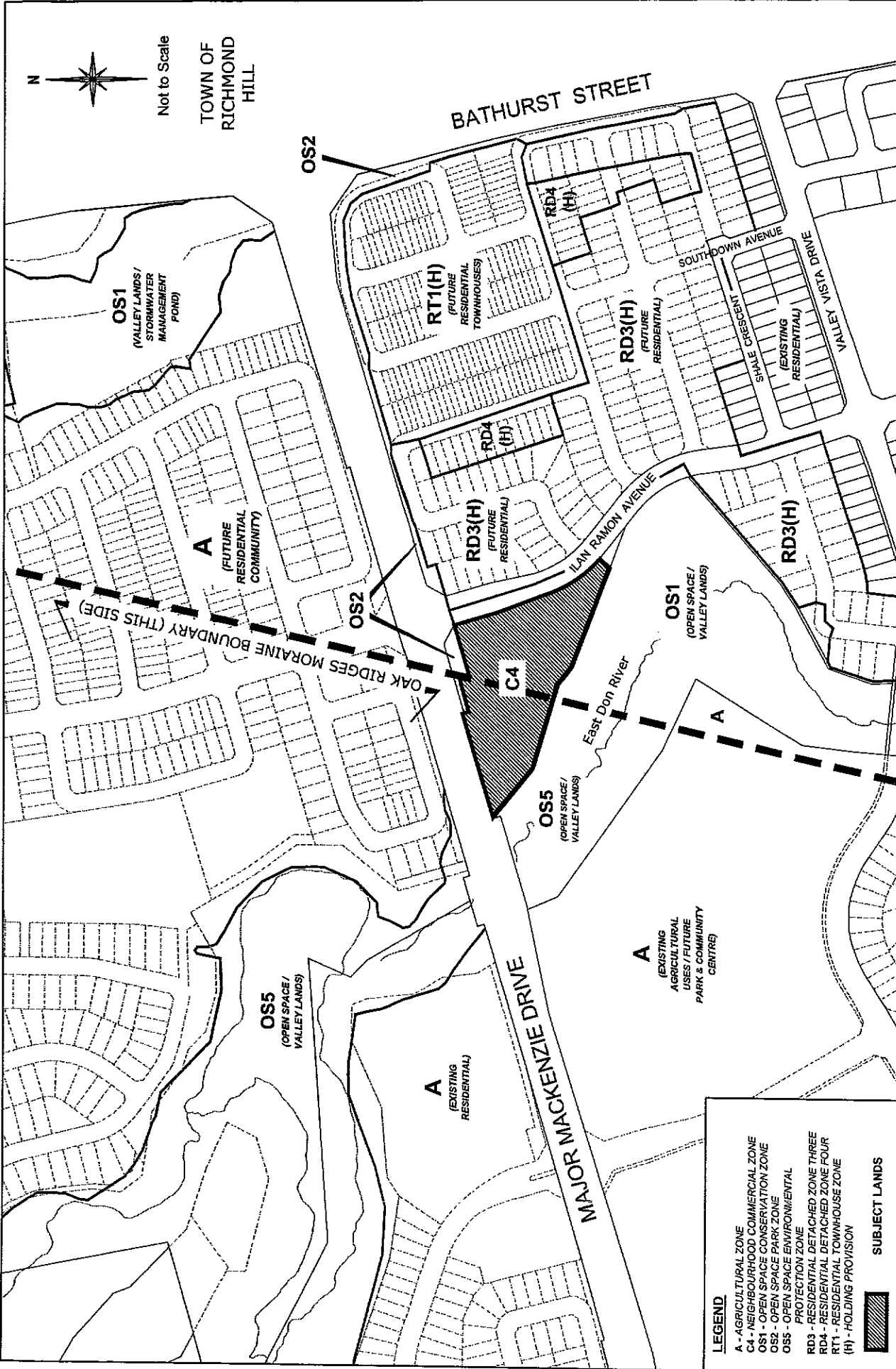
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

TOWN OF RICHMOND HILL

Attachment 1

FILE No.: Z.08.055
 RELATED FILE: DA.08.076
 October 10, 2008

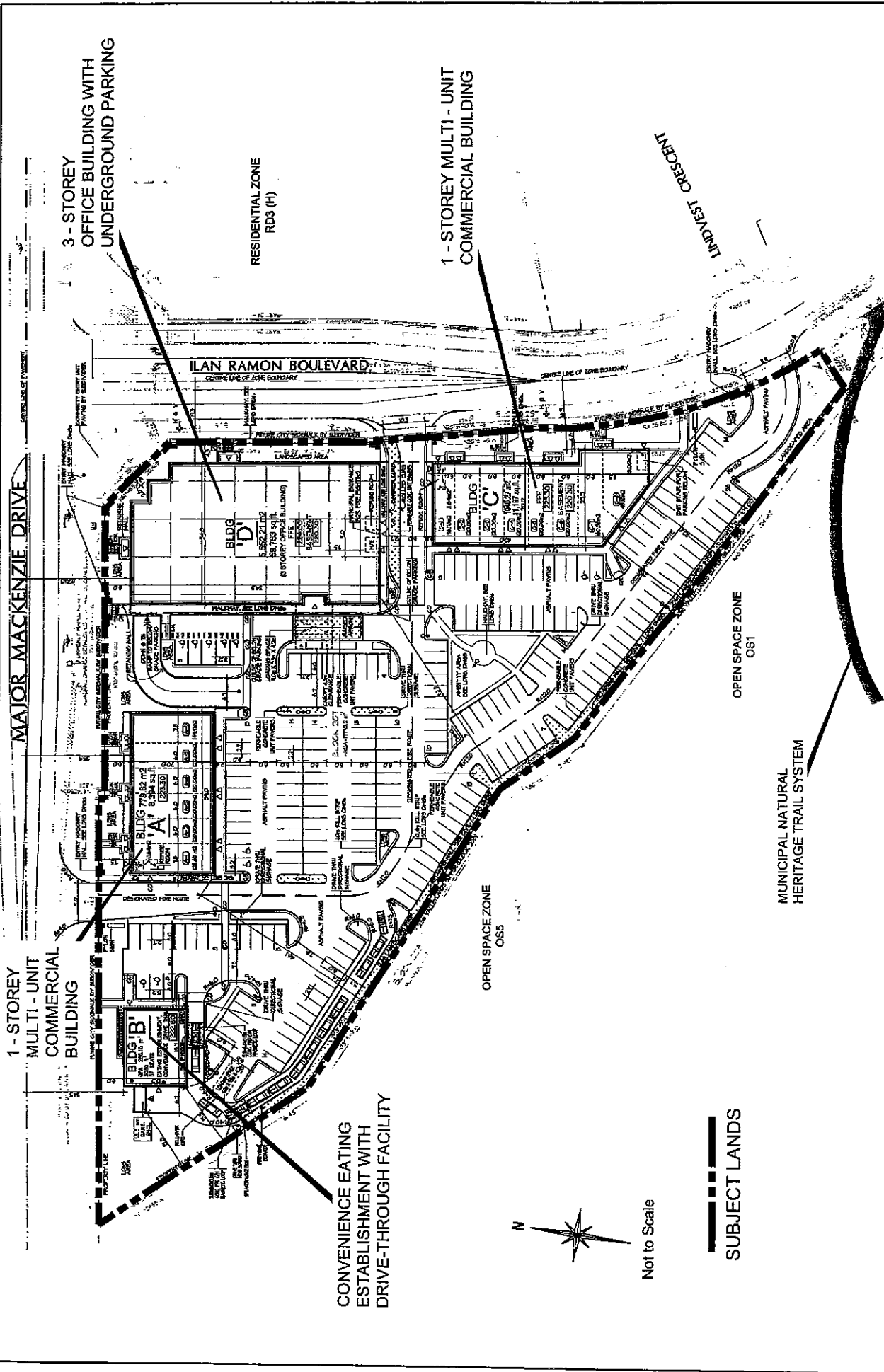


Location Map

Part of Lot 20, Concession 2

APPLICANT: ROMDOR DEVELOPMENTS INC.
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Development Planning Department



Attachment 2

FILE No.: Z.08.055
 RELATED FILE: DA.08.076
 October 10, 2008



Development Planning Department

Site Plan

Part of Lot 20,
 Concession 2

APPLICANT:
 ROMDOR DEVELOPMENTS INC.
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