

**1. ZONING BY-LAW AMENDMENT FILE Z.09.028
ROMDOR DEVELOPMENTS INC.
WARD 1**

P.2009.34

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.028 (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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: October 19, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of October 27, 2009: None

Purpose

To amend the City's Zoning By-law 1-88, specifically Exception 9(1319) to add a day nursery having a maximum gross floor area of 520m² as an additional permitted use in the C4 Neighbourhood Commercial Zone within Building "C" (965 Major Mackenzie Drive) of the development currently under construction on the subject lands shown on Attachments #1 and #2. In addition, an accessory outdoor play area is proposed, that is located within a portion of the required landscaped area adjacent to Ilan Ramon Avenue, as shown on Attachment #3, which would require the elimination of 7 parking spaces on the property.

Background – Analysis and Options

Location	<ul style="list-style-type: none">▪ Southwest corner of Major Mackenzie Drive and Ilan Ramon Avenue, being Lot 207, Registered Plan 65M-3985, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Medium Density Residential/Commercial" by OPA #600. The proposal to permit a day nursery use on the subject lands conforms to the Official Plan.▪ OPA #325 also establishes policies to facilitate day nurseries throughout the City of Vaughan. The proposal to permit a day nursery on the property conforms with OPA #325.

Zoning	<ul style="list-style-type: none"> ▪ C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1319), which specifically prohibits a Day Nursery use on the property. The parking study submitted in support of the original development application did not contemplate a day nursery use and therefore, it was excluded as a permitted use on the site. An amendment to the Zoning By-law is required to permit the proposed day nursery use and the accessory outdoor play area.
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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposed Use	<ul style="list-style-type: none"> ▪ The appropriateness of permitting a day nursery use within Building “C”, and the associated outdoor play area within the required landscaped area as shown on Attachments #3 and #4 will be reviewed in the context of the compatibility with the other permitted uses on the property and the surrounding land use context.
b.	Urban Design	<ul style="list-style-type: none"> ▪ The impact the outdoor play area will have on the aesthetics of the site, specifically within the required landscaped area and adjacent to Building “C” facing Ilan Ramon Avenue will be reviewed. In addition, measures to appropriately screen the play area and to provide for adequate shaded spaces in the outdoor play area will be reviewed.
c.	Traffic and Site Circulation	<ul style="list-style-type: none"> ▪ The Owner has submitted an addendum Traffic Study report, prepared by iTrans Transportation Planning and Engineering Consultants, dated September 28, 2009, in support of the application. The minimum required parking for the site under Exception 9(1319) is calculated on a specific rate based on the permitted uses (ie. Business and Professional Offices – 3.5 spaces/100m²). The Traffic Study will be reviewed to ensure that the City is satisfied that on-site parking will remain adequate to serve the overall development. The impact of the day nursery use with respect to the overall site circulation and specifically, on the southern driveway access from Ilan Ramon Avenue during the day nursery’s peak hours of operation for drop-off and pick-up will be reviewed to ensure its proper operation.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ The related Site Development Application (File: DA.09.067) will be reviewed to ensure all site plan requirements are adhered to, including: signage details for the proposed day nursery, appropriate or alternative landscape features, and an appropriate site plan. ▪ The proposed building and site plan changes must conform to the approved Block 11 Architectural Control Guidelines and be approved by the Control Architect for the Block.

Relationship to Vaughan Vision 2020/Strategic Plan

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 preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

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

Report prepared by:

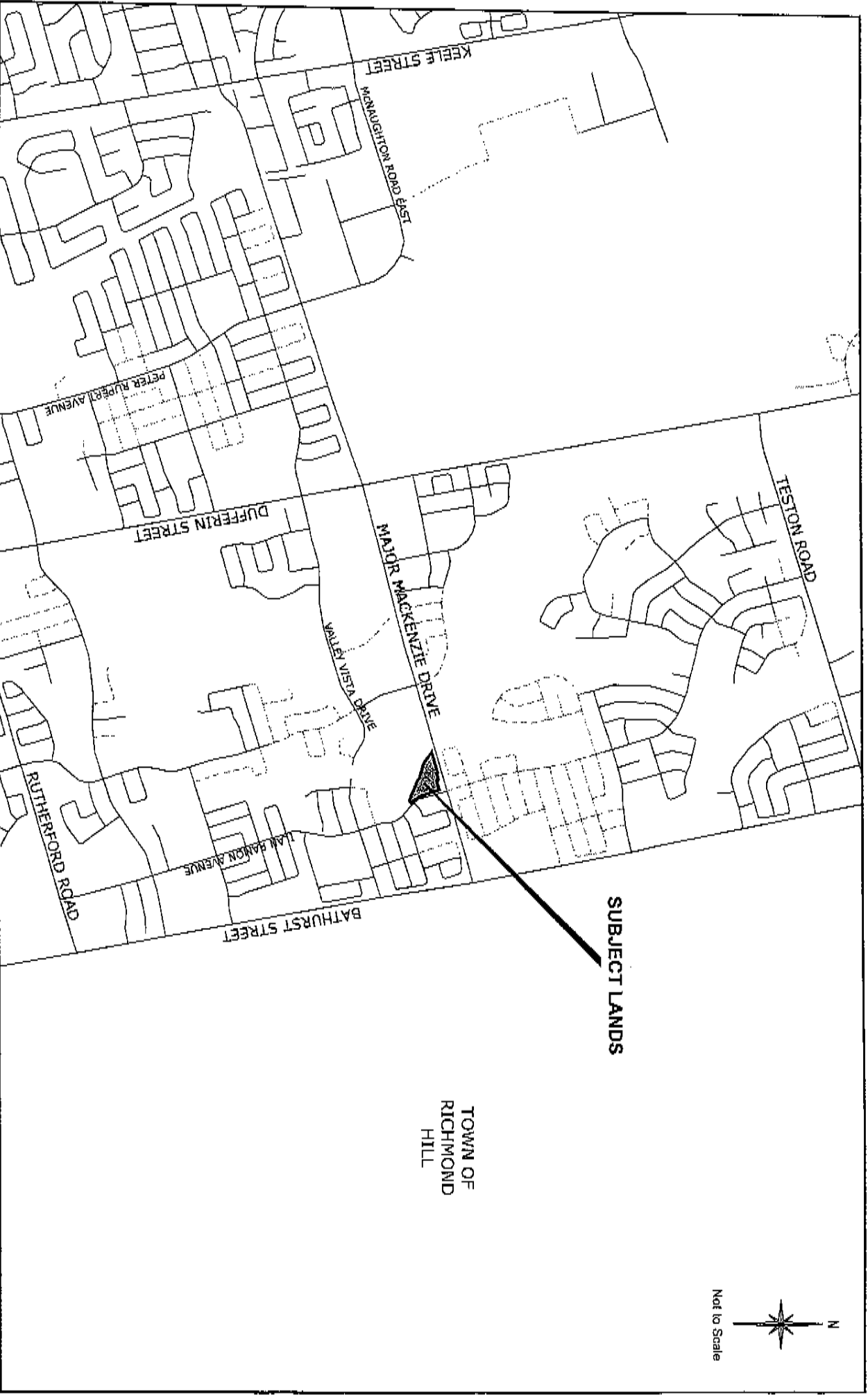
Arminé Hassakourians, Planner, ext. 8368
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 20,
Concession 2

Applicant:
Rondor Developments Inc.

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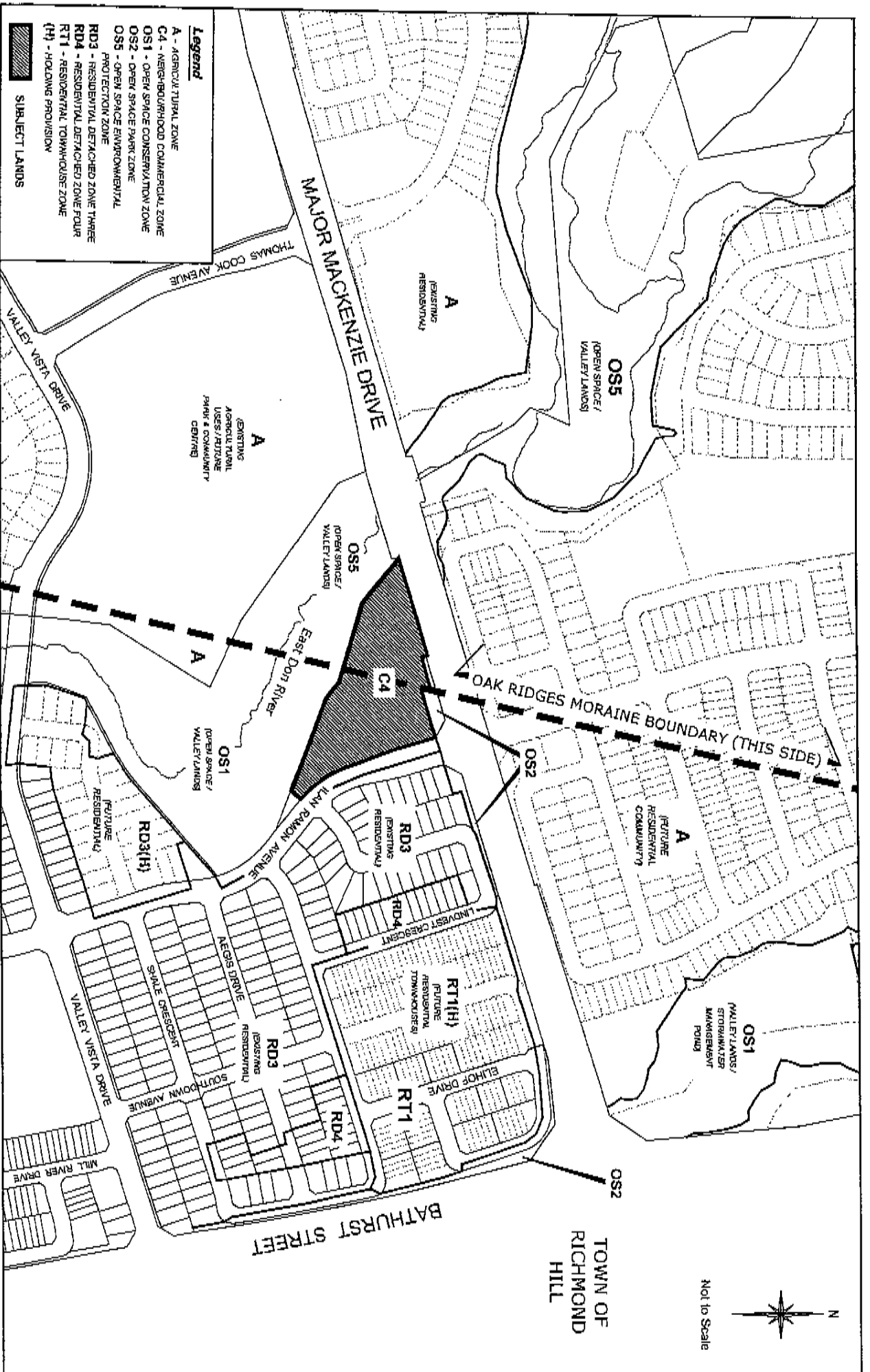
Development Planning Department

Attachment

Files: Z.09.028 &
DA.09.067

Date:
October 8, 2009





Location Map

Location: Part of Lot 20,
Concession 2

Legend	
A	AGRICULTURAL ZONE
C4	NEIGHBOURHOOD COMMERCIAL ZONE
OS1	OPEN SPACE CONSERVATION ZONE
OS2	OPEN SPACE PARK ZONE
OS5	OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
RD3	RESIDENTIAL DETACHED ZONE THREE
RD4	RESIDENTIAL DETACHED ZONE FOUR
RT1	RESIDENTIAL TOWNHOUSE ZONE
(H)	HOLDING PROVISION
[Hatched Box]	SUBJECT LANDS



The City Above Toronto

Development Planning Department

Attachment

Files: Z.09.028 &
DA.09.067

Date: October 8, 2009

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TOWN OF RICHMOND HILL

Not to Scale



Applicant:
Rorrdor Developments Inc.
18 WYNTU | 416-291-8888 | 2150 BRIMLEY RD. #207

MAJOR MACKENZIE DRIVE

ILAN RAMON BOULEVARD

Not to Scale



Office Building
(under construction)

Commercial Building
(under construction)

Fading Establishment
(under construction)

Commercial Building
(under construction)

OPEN SPACE ZONE
OS95

DAY NURSERY
520.24m²

OPEN SPACE ZONE
OS1

OUTDOOR
PLAY AREA

ZONING AMENDMENT

Amend Exception 9(1319) to permit a day nursery and an accessory outdoor play area as additional permitted uses on the Subject Lands zoned C4 Neighbourhood Commercial Zone

SUBJECT LANDS

Site Plan

Location: Part of Lot 20,
Concession 2

Applicant:
Rondor Developments Inc.

REVISED SPECIFICATIONS 23.08.2009.08.07.09



The City Above Toronto

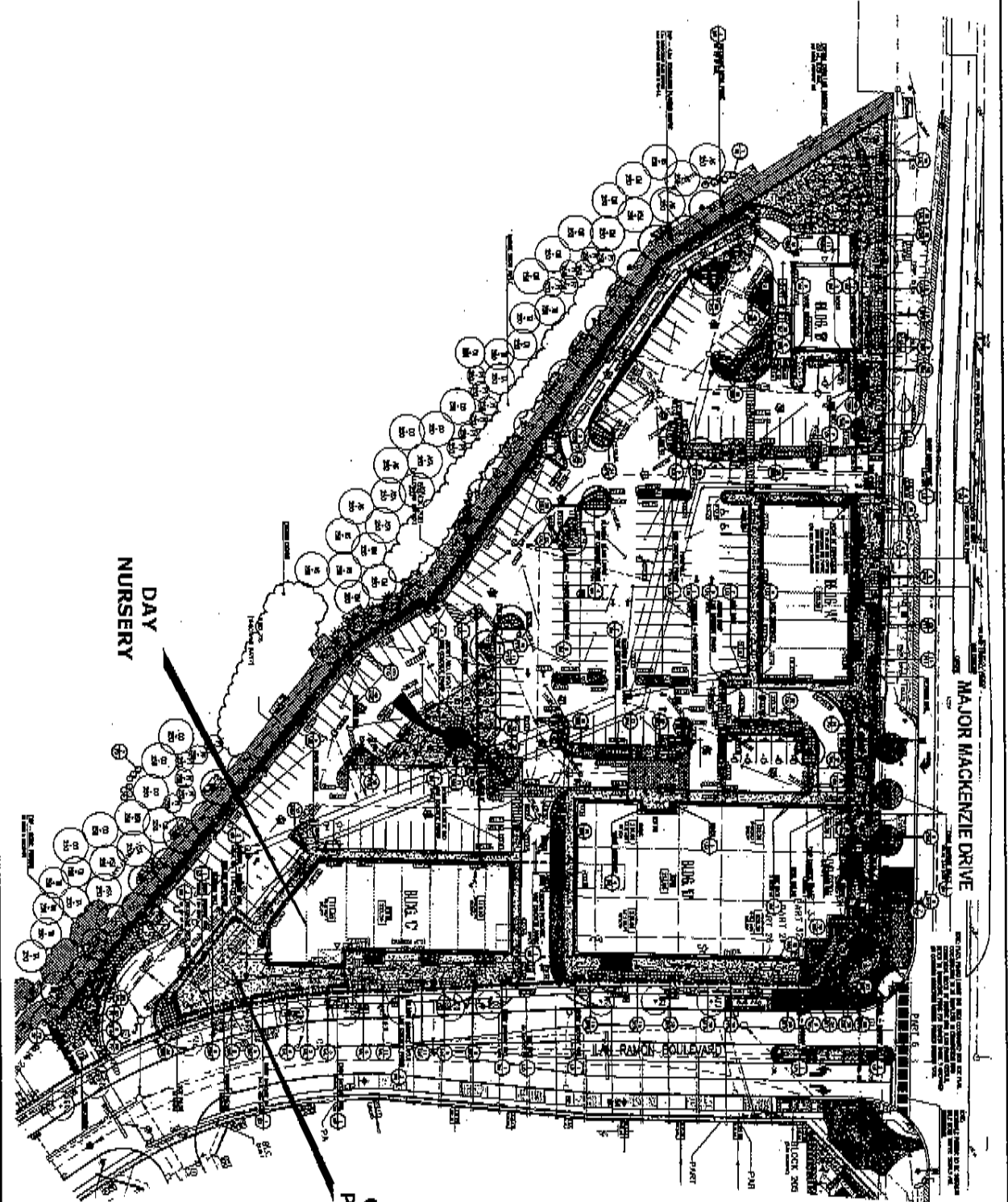
Development Planning Department

Attachment

Files: Z09.028 &
DA.09.067

Date:
October 13, 2009

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Landscape Plan

Location: Part of Lot 20,
Concession 2

Applicant:
Remdor Developments Inc.

RYR/TV/AM/CKM/MS/RY/2009/03/09/04/07/2/09



The City Above Toronto

Development Planning Department

Attachment

Files: 2.09.028 &
DA.09.067

Date:
October 8, 2009

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