

**1. ZONING BY-LAW AMENDMENT FILE Z.09.020
ROYBRIDGE HOLDINGS LIMITED
WARD 2**

P.2009.25

Recommendation

The Commissioner of Planning recommends:

1. THAT the Public Meeting report for File Z.09.020 (Roybridge Holdings Limited) 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 Meeting was circulated: August 14, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of August 25, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88, specifically Exception Paragraph 9(1134) to permit one (1) additional eating establishment or a bakery use with a maximum gross floor area of 495m² within the existing multi -unit building (Building "A") as shown on Attachment #3. The By-law permits a 306m² stand-alone eating establishment (Tim Hortons) 861 m² and an eating establishment within Units 12 and 13 on the property.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Northwest corner of Regional Road 27 and Zenway Boulevard, municipally known as 8000 Regional Road 27, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan).▪ The proposal to permit one (1) additional eating establishment or a bakery with a maximum gross floor area of 495m² conforms to the Official Plan.

Zoning	<ul style="list-style-type: none"> EM3 Retail Warehouse Employment Area Zone by By-law 1-88. An amendment to the Zoning By-law is required to permit one (1) additional eating establishment or a bakery with a maximum gross floor area of 495 m².
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

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 Proposed Uses	<ul style="list-style-type: none"> The appropriateness of permitting one (1) additional eating establishment or a bakery with a maximum gross floor area of 495m² will be reviewed in the context of the compatibility with other uses on the site and the surrounding land use context.
b.	Parking Justification Report	<ul style="list-style-type: none"> The Parking Justification Report submitted in support of the application must be reviewed and approved to the satisfaction of the City of Vaughan Engineering Department.
c.	Additional Studies	<ul style="list-style-type: none"> Review will be given to determine if additional studies are required to support the proposed development.

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 Meeting 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

Report prepared by:

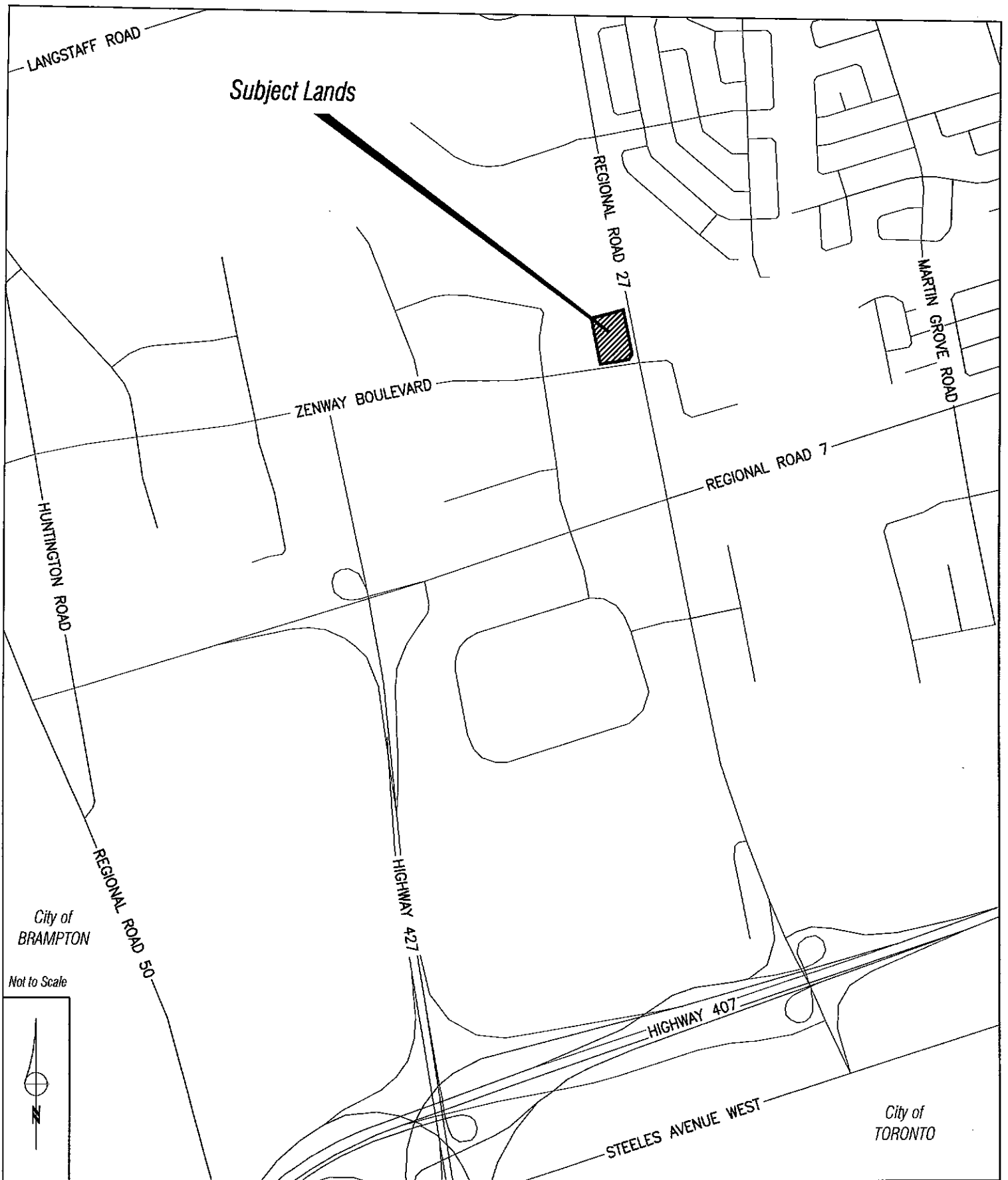
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 7, Concession 9

APPLICANT:
Roybridge Holdings Limited

N:\DPT\1 ATTACHMENTS\2\z.09.020.dwg



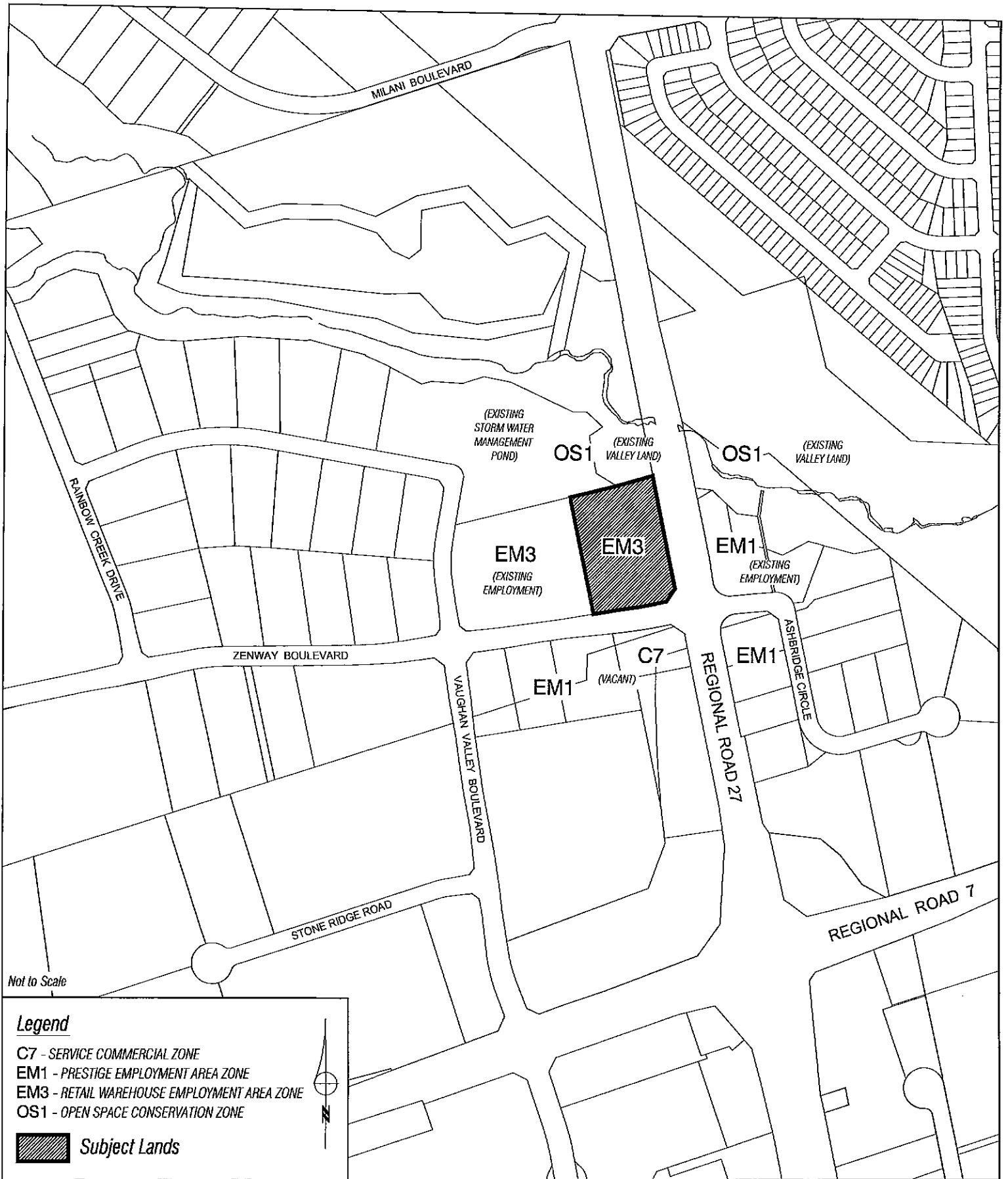
The City Above Toronto
Development Planning Department

Attachment

FILE:
Z.09.020

DATE:
August 21, 2009

1



Location Map

LOCATION:
Part of Lot 7, Concession 9

APPLICANT:
Roybridge Holdings Limited

MAP0911 ATTACHMENTS\Z\2.09.020.dwg



The City Above Toronto

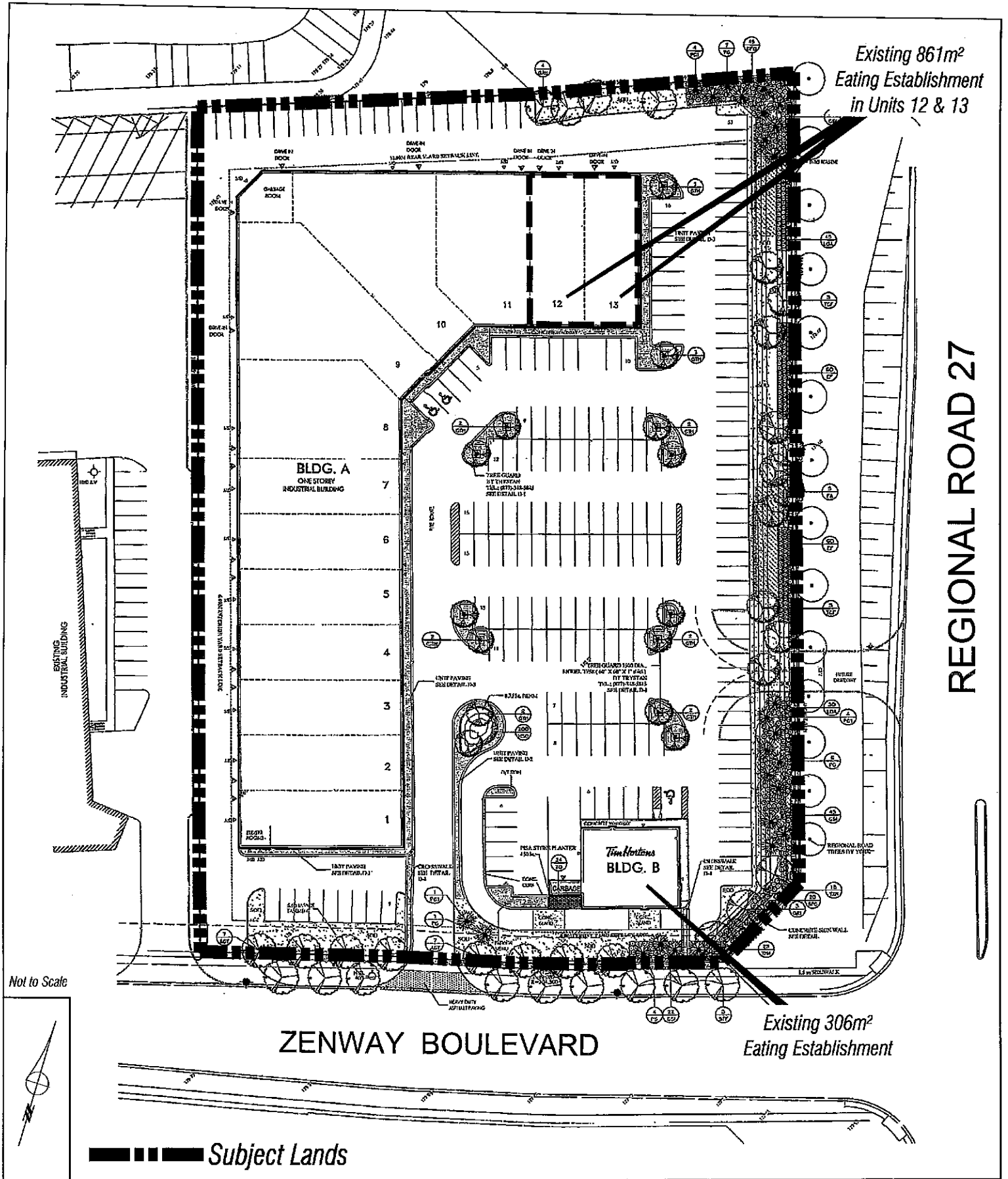
Development Planning Department

Attachment

FILE:
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2



Site Plan

LOCATION:
Part of Lot 7, Concession 9

APPLICANT:
Roybridge Holdings Limited

NA\DT\1 ATTACHMENTS\2.09.020.dwg



The City Above Toronto

Development Planning Department

Attachment

FILE:
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DATE:
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REGIONAL ROAD 27

3