

**2. ZONING BY-LAW AMENDMENT FILE Z.10.006
OMERS REALTY CORPORATION
WARD 2**

P.2010.14

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.006 (OMERS Realty Corporation) 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: February 26, 2010
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- c) Comments Received as of March 9, 2010: None

Purpose

The Owner has submitted an application to amend the City's Zoning By-law 1-88, specifically the EM2 General Employment Area Zone requirements in Exception 9(1013) to recognize the 590 existing permitted parking spaces for the existing single-use employment building, which would support the proposed conversion of the building into a multi-unit employment building requiring 1982 parking spaces (shortfall of 1392 spaces). A conceptual multi-unit configuration for the existing building is shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 100 Royal Group Crescent, located southwest of Regional Road 27 and Regional Road 7, and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Employment Area General" by OPA #450 (Employment Area Growth and Management Plan) ▪ The application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(1013). ▪ The site is developed with 590 parking spaces to accommodate the existing single use building, however, will be deficient 1392 spaces (1982 required) if the building is converted into a multi-unit building, which would not comply with By-law 1-88.
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 Parking Exception	<ul style="list-style-type: none">▪ The appropriateness of the proposed parking exception to recognize the existing 590 parking spaces on the property to support the proposed conversion of the existing single-use employment building to a multi-unit building, will be reviewed in consideration of the Parking Justification Report submitted by the applicant in support of the application, which must be reviewed and approved by the Vaughan Engineering Department.

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 – Existing Building Showing Conceptual Unit Configuration

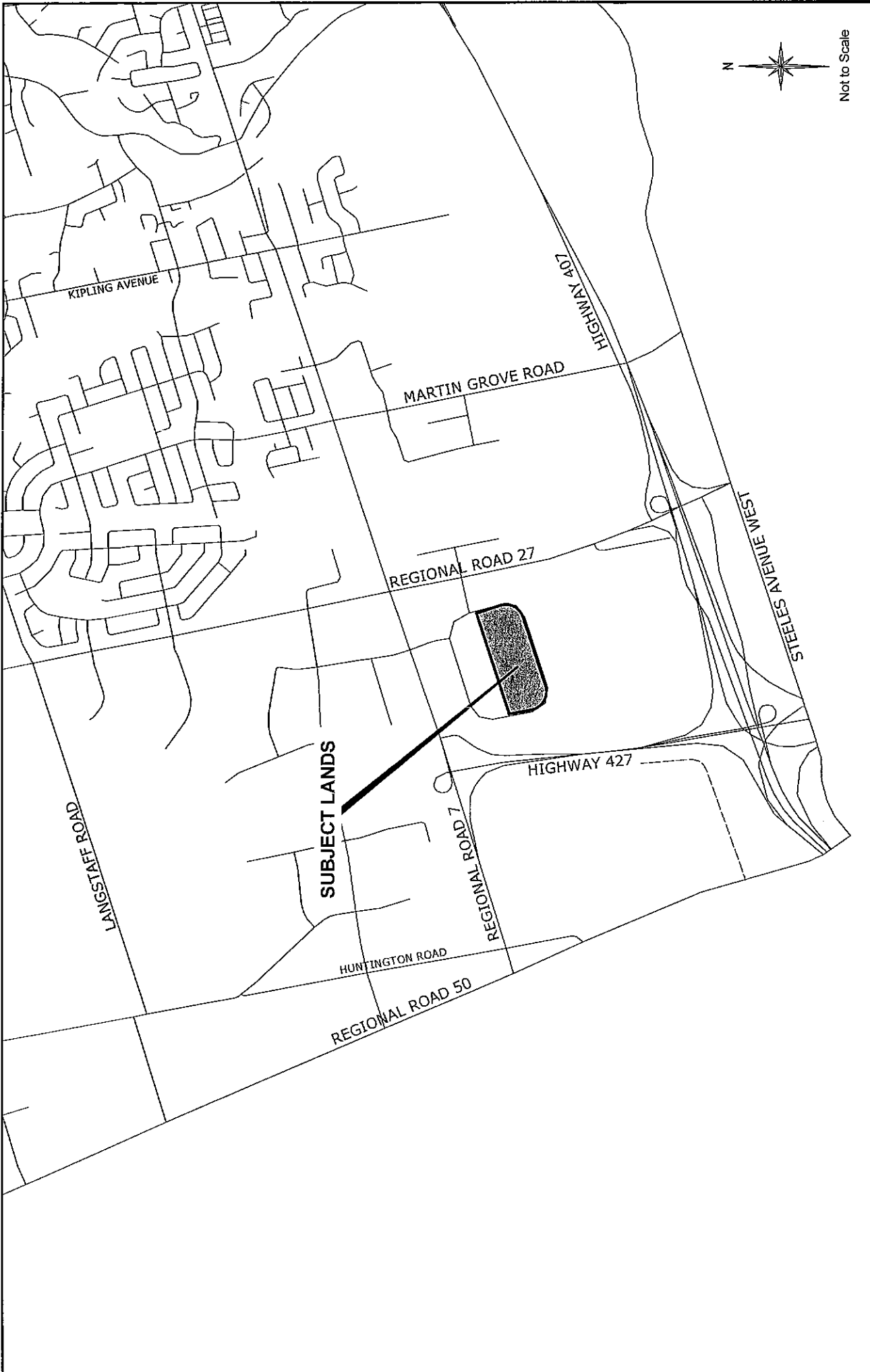
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning



Context Location Map

Location: Part of Lot 4,
Concession 9

Applicant:
Omers Realty Corporation
N:\DPT\1 ATTACHMENTS\Z\F:10.006.dwg



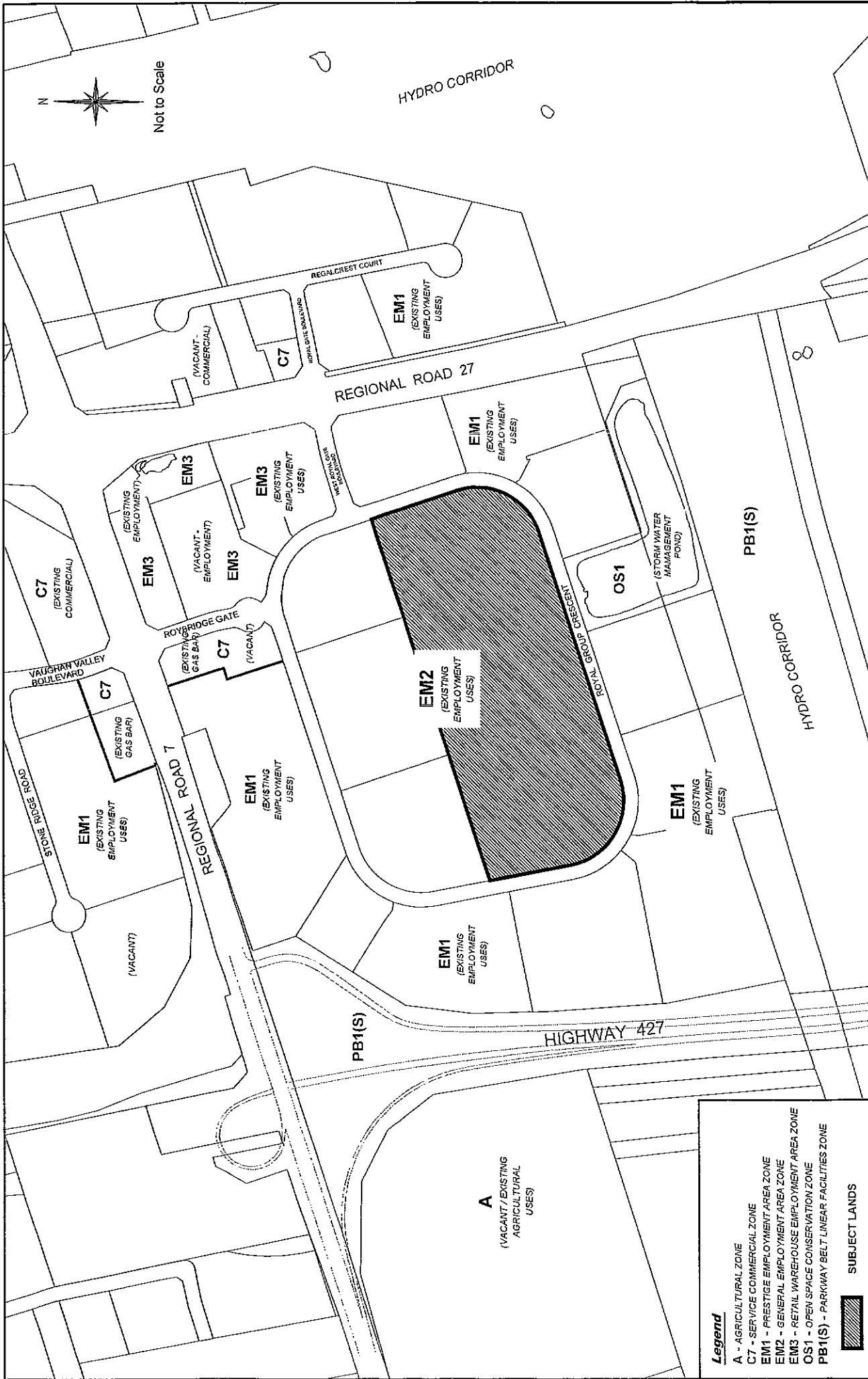
Development Planning Department


Attachment

File:
Z:10.006

Date:
February 19, 2010

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- Legend**
- A - AGRICULTURAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
-  SUBJECT LANDS

Location Map

Location: Part of Lot 4,
Concession 9

Applicant:
Omers Realty Corporation



The City Above Toronto

Development Planning Department

Attachment

File:
Z.10.006

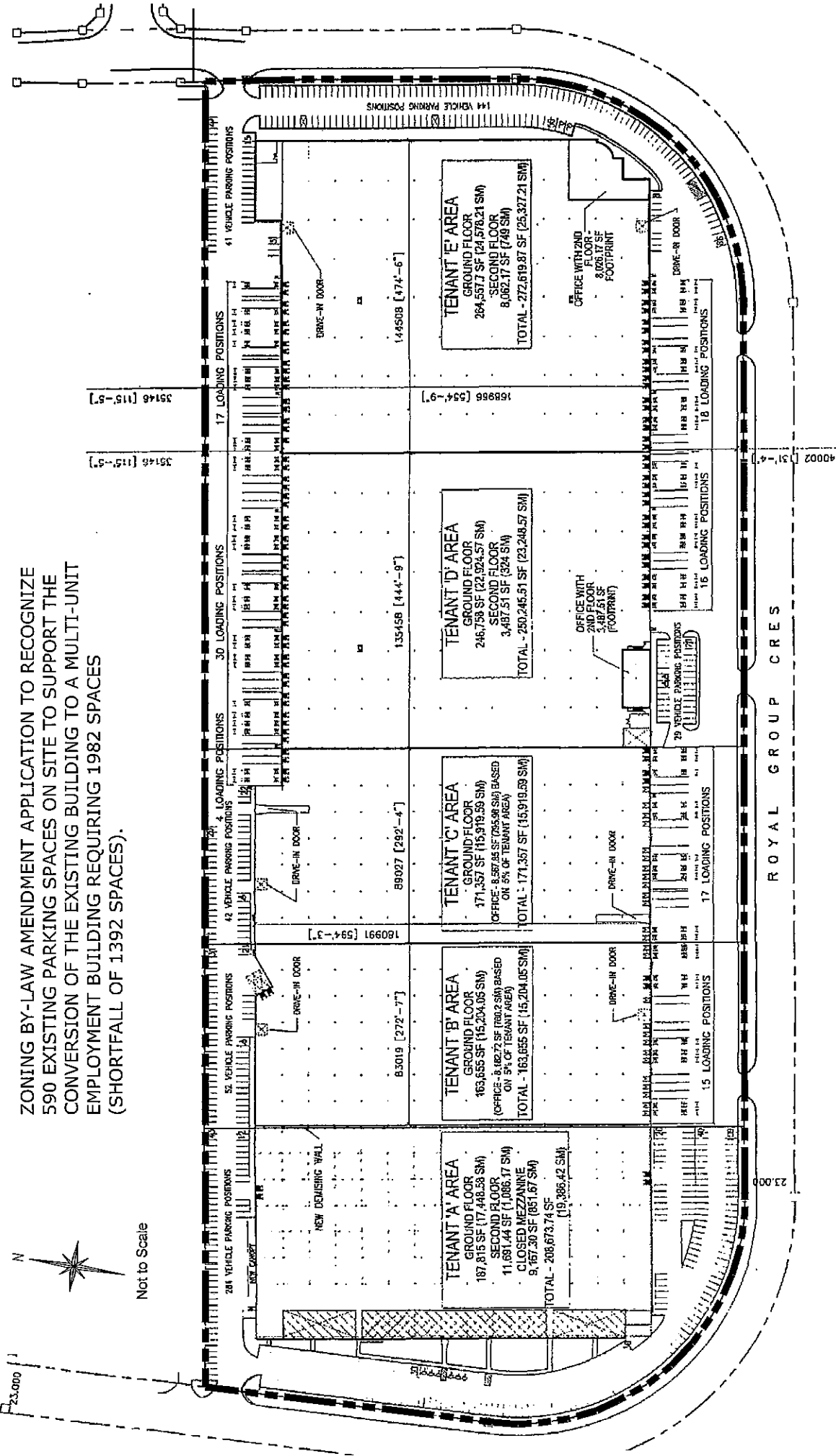
Date:
February 19, 2010

2

ZONING BY-LAW AMENDMENT APPLICATION TO RECOGNIZE
 590 EXISTING PARKING SPACES ON SITE TO SUPPORT THE
 CONVERSION OF THE EXISTING BUILDING TO A MULTI-UNIT
 EMPLOYMENT BUILDING REQUIRING 1982 SPACES
 (SHORTFALL OF 1392 SPACES).



Not to Scale



Site Plan - Existing Building Showing Conceptual Unit Configuration



The City Above Toronto
 Development Planning Department

Applicant: Omer Realty Corporation
 Location: Part of Lot 4, Concession 9

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