

**1. ZONING BY-LAW AMENDMENT FILE Z.09.039
 GANZ REALTY LIMITED
 WARD 2**

P.2010.17

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.039 (Ganz Realty 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: March 26, 2010
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- c) Comments Received as of April 9, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the following site-specific zoning exceptions to implement the conceptual site plan for a two-storey multi-unit employment building as shown on Attachment #4:

	By-law Standard	By-law 1-88 EM1 Zone Requirements	Proposed Exceptions to EM1 Zone
a.	Minimum Rear Yard (north)	12 m	6.09m
b.	Minimum Parking Required for Employment Uses in multi-unit buildings containing more than 4 units	87 spaces	78 spaces
c.	Maximum driveway width (Royal Group Crescent)	7.5 m	7.73 m

Other zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> 15 Royal Group Crescent, located southwest of Regional Road 27 and Regional Road 7, being Part of Lot 5, Concession 9, and shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Prestige Areas – Centres and Avenue Seven Corridor" by OPA #450, as amended by OPA #601 Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1013) (Note: Property was previously zoned EM1 Prestige Employment Area Zone). The proposed change in zoning for the subject lands requires an amendment to Zoning 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 Uses and Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of rezoning the property to the proposed EM1 Prestige Employment Area Zone category to facilitate the proposed multi-unit employment use building on the subject lands, and the proposed zoning exceptions will be reviewed with regards to compatibility with the surrounding land use context.
b.	Urban Design Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the applicable Urban Design Guidelines (Vaughan West Employment Area and Vaughan West Corporate Business Park) for the subject lands.
c.	Related Site Plan Application	<ul style="list-style-type: none"> The related Site Development Application (File: DA.09.081) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
d.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote

	MATTERS TO BE REVIEWED	COMMENT(S)
		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.
e.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to, traffic and parking.

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. Contextual Site Plan
4. Conceptual Site Plan with Proposed Zoning
5. Conceptual Landscape Plan
6. Conceptual Elevations

Report prepared by:

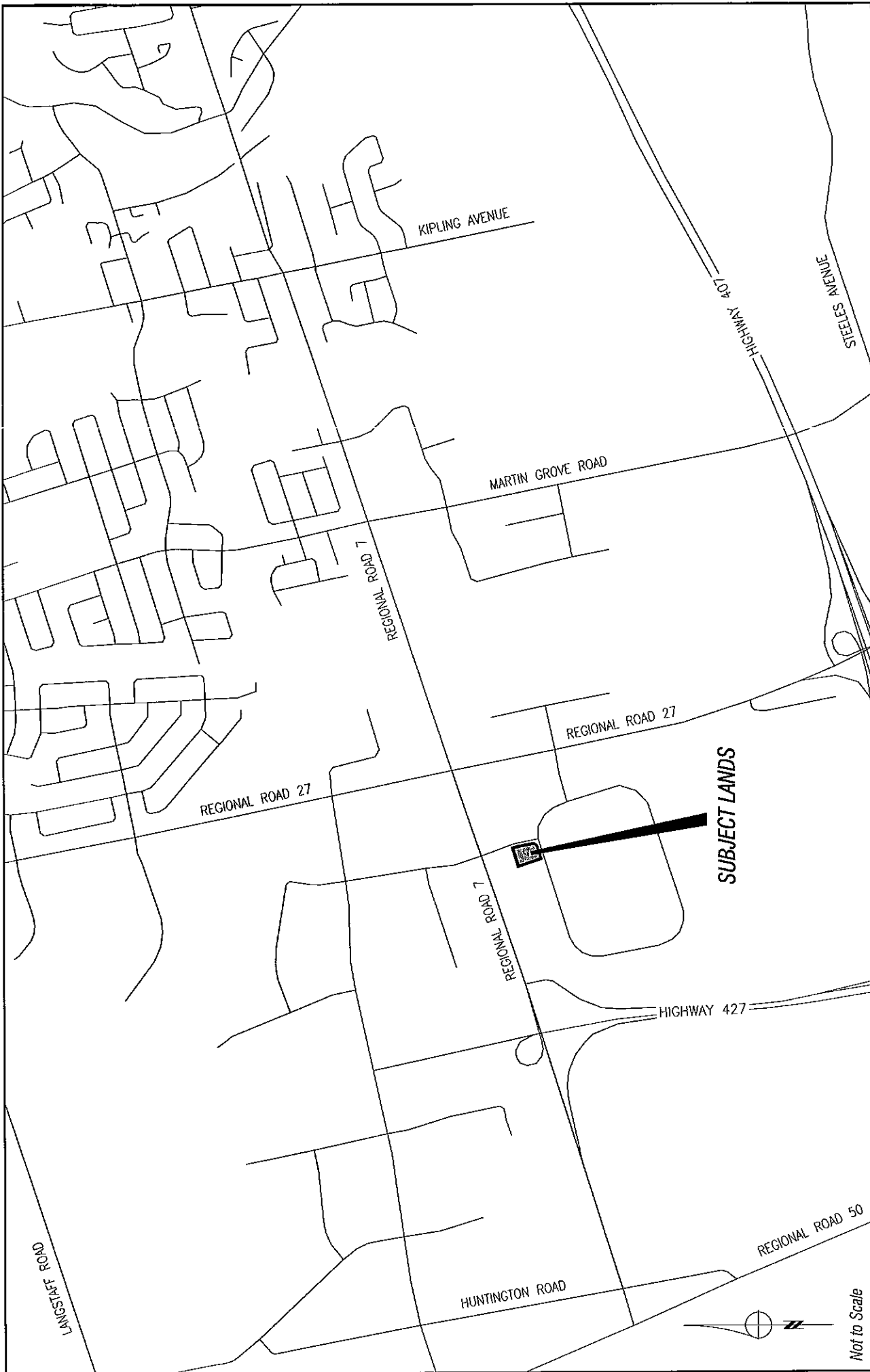
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Attachment

FILES:
Z.09.039, DA.09.081

DATE:
April 1, 2010

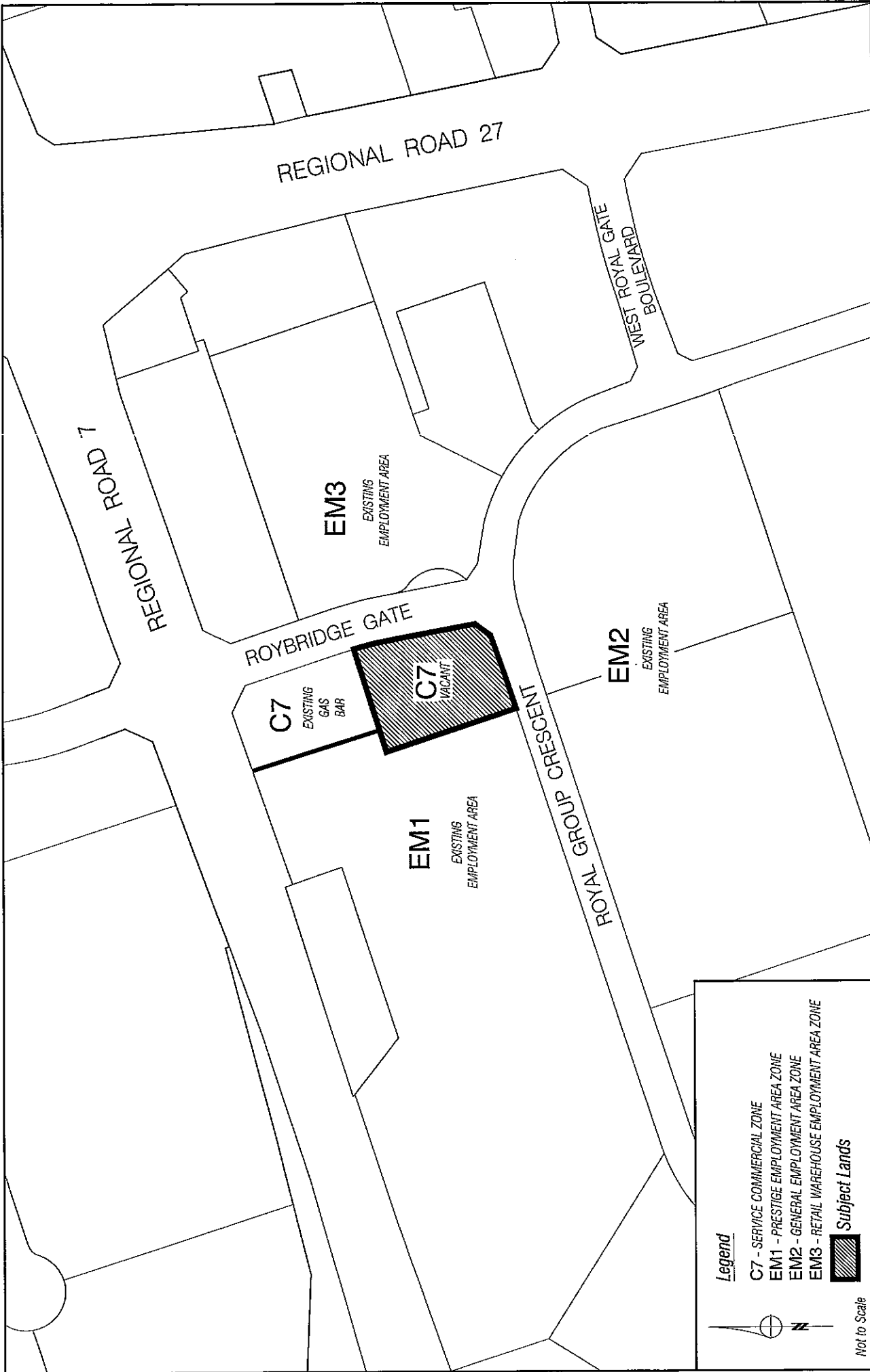


Development Planning Department


Context Location Map

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Ganz Realty Limited



Legend

- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
-  Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Ganz Realty Limited



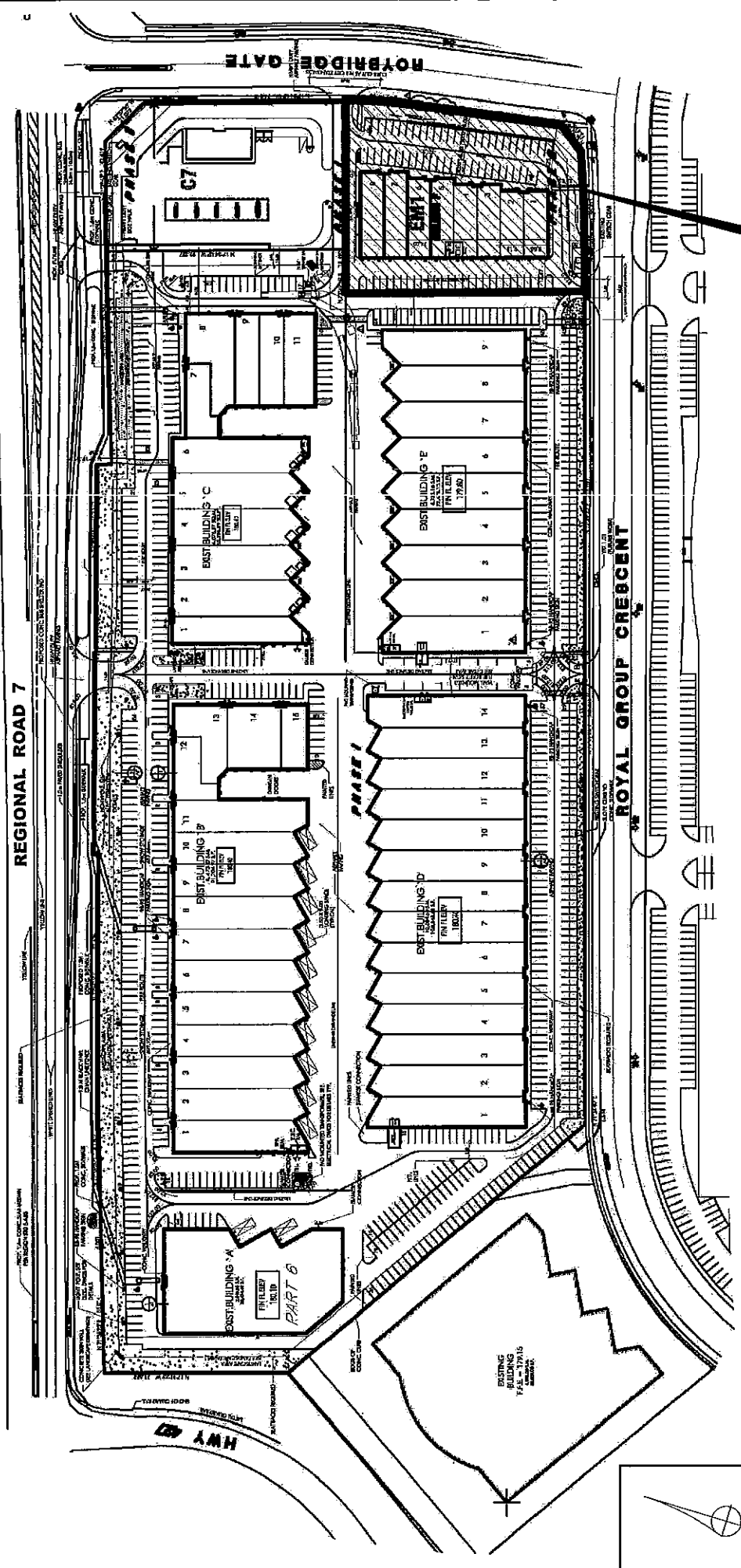
Development Planning Department

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2



SUBJECT LANDS

Not to Scale

Contextual Site Plan

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Garz Realty Limited



The City Above Toronto

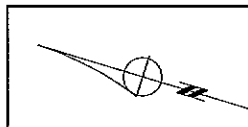
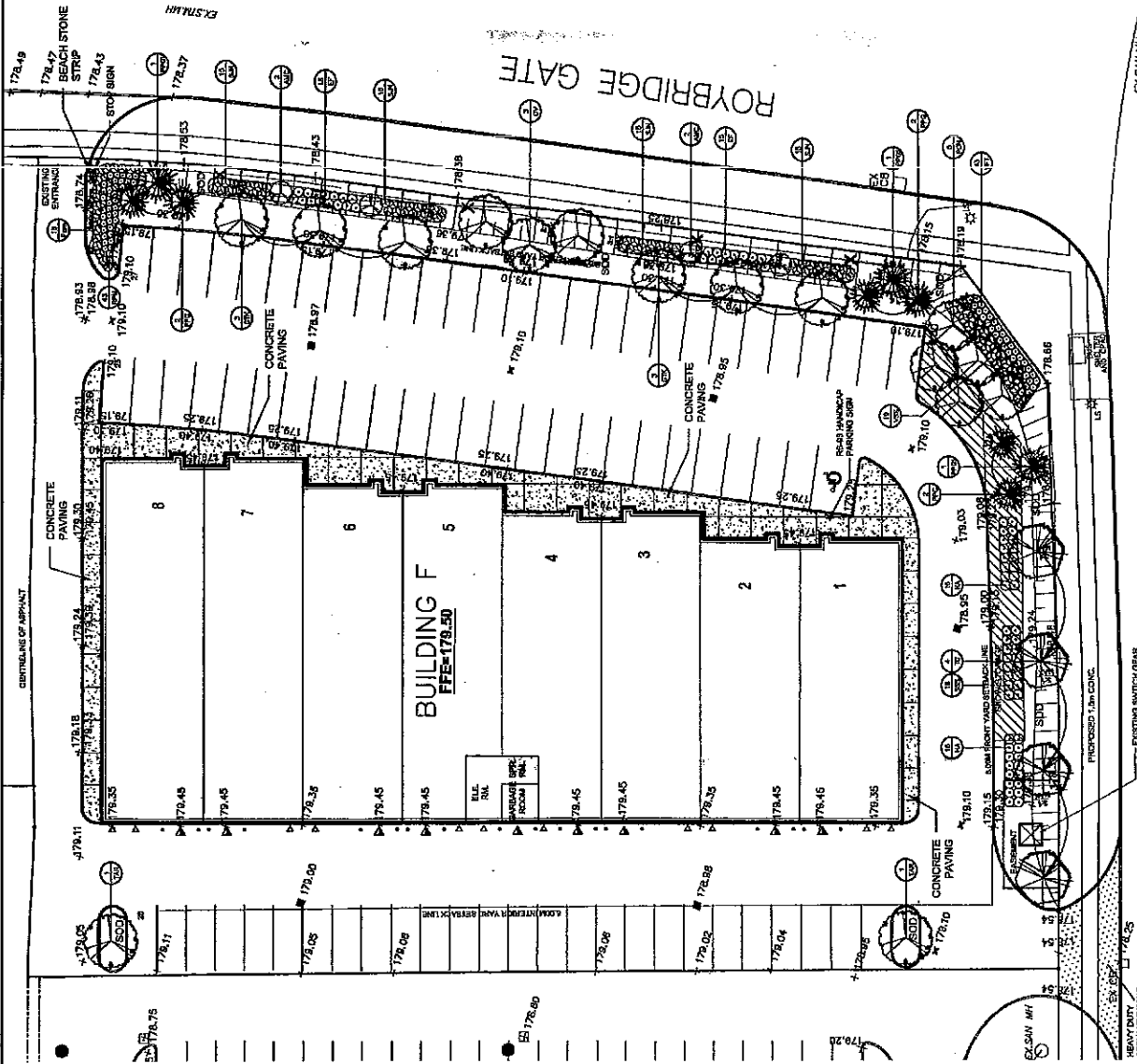
Development Planning Department

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3



Not to Scale

Conceptual Landscape Plan

LOCATION:
Part of Lot 5, Concession 9

APPLICANT:
Garz Realty Limited



The City Above Toronto

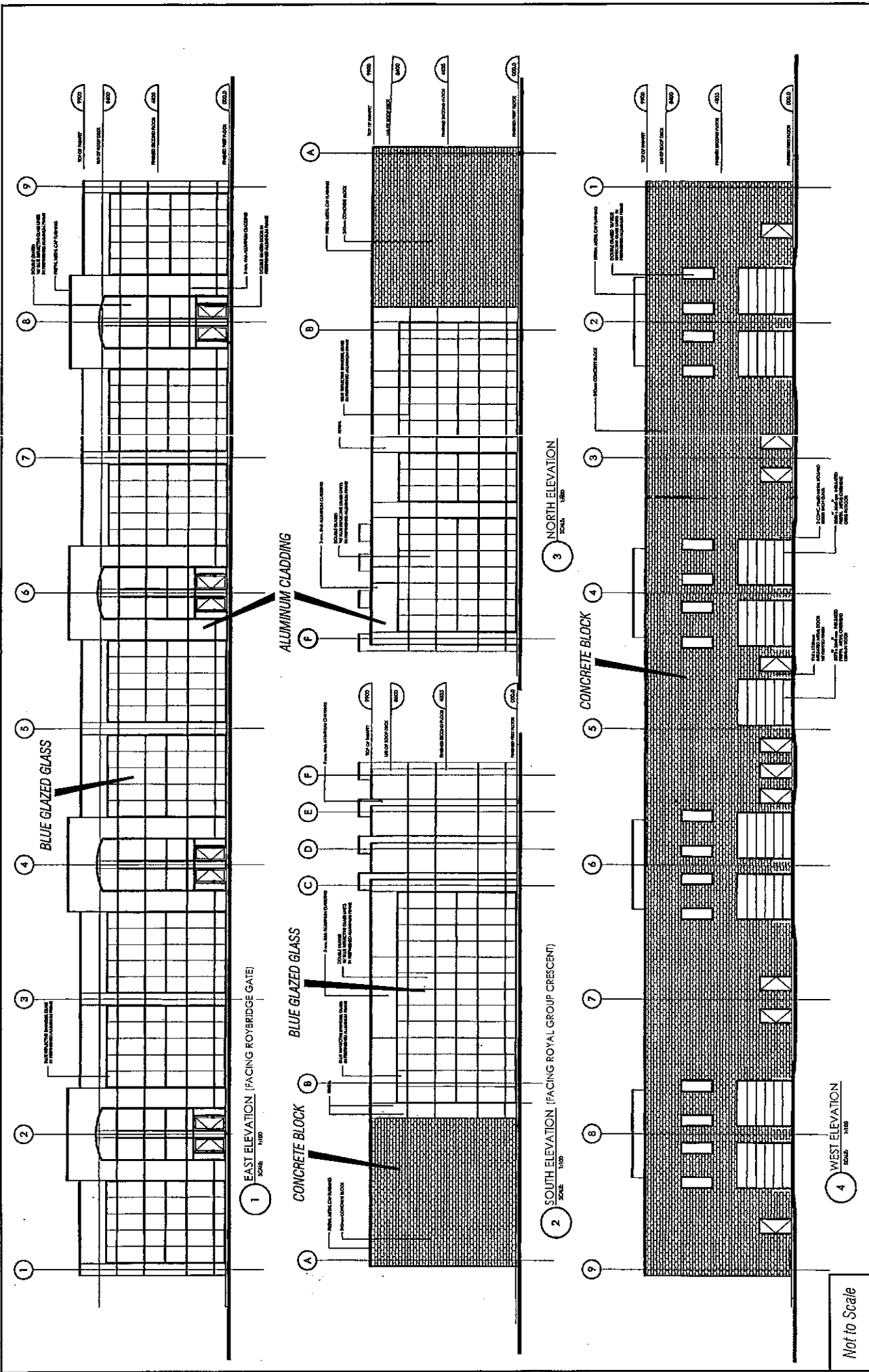
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5



Not to Scale

Conceptual Elevations

LOCATION:
Part of Lot 5, Concession 9

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6