

**2. ZONING BY-LAW AMENDMENT FILE Z.10.007
ISADAN HOLDING LIMITED
WARD 2**

P.2010.18

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.007 (Isadan Holding 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
- 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, to rezone the western 1.2 ha of the overall 1.66 ha subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone to permit service commercial uses, and to maintain the existing EM1 Zone on the balance of the easterly lands for employment uses.

The applicant's conceptual site plan (Attachment #3) shows a gas bar, car wash, two eating establishments including one with a drive-through, and a portion of an industrial building within the proposed C7 lands; and, the balance of the industrial building within the lands to remain as EM1 Zone.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 241 Trade Valley Drive, located on the southeast corner of Trade Valley Drive and Regional Road 50, being Block 6 on Registered Plan 65M-4150, in Part of Lots 12 and 13, Concession 10. ▪ Shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Prestige Area" by OPA #450, as amended by OPA #631. ▪ Service Nodes are also permitted in "Prestige Area" designations to a maximum size of 1.2 ha, and are zoned C7 Service Commercial Zone, to permit service commercial uses that serve the businesses in the area.

	<ul style="list-style-type: none"> The proposed amendment to the Zoning By-law conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> EM1 Prestige Employment Area Zone by By-law 1-88. An amendment to the Zoning By-law is required to rezone a portion of the property to the proposed C7 Service Commercial Zone in conformity with the "Service Node" policies of the Official Plan.
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 Rezoning, Uses, and Zone Boundary	<ul style="list-style-type: none"> The appropriateness of rezoning the westerly 1.2 ha portion of the overall 1.66 ha property to C7 Service Commercial Zone, to permit service commercial uses on the subject lands will be reviewed in consideration of the Official Plan, Zoning By-law, Block 64 Plan, and the surrounding land use context. The appropriateness of the proposed zone boundary shown on the conceptual site plan on Attachment #3, will need to be amended as it is not considered to be appropriate to establish a zone boundary through a building. The Owner must demonstrate that the easterly lands being maintained as EM1 can be appropriately developed for employment uses. An alternative C7/EM1 zone boundary configuration will need to be explored in consideration of an appropriate site plan layout.
b.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the Urban Design and Architectural Guidelines (Huntington Glen (Block 64) Urban Design Guidelines) applicable to the subject lands.
c.	Future Site Plan Application	<ul style="list-style-type: none"> The Owner will be required to submit a future Site Plan Application which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and 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 alternative modes of transportation, energy efficient lighting,

	MATTERS TO BE REVIEWED	COMMENT(S)
		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. Proposed Zoning and Conceptual Site Plan
4. Approved Block 64 Land Use Plan

Report prepared by:

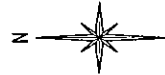
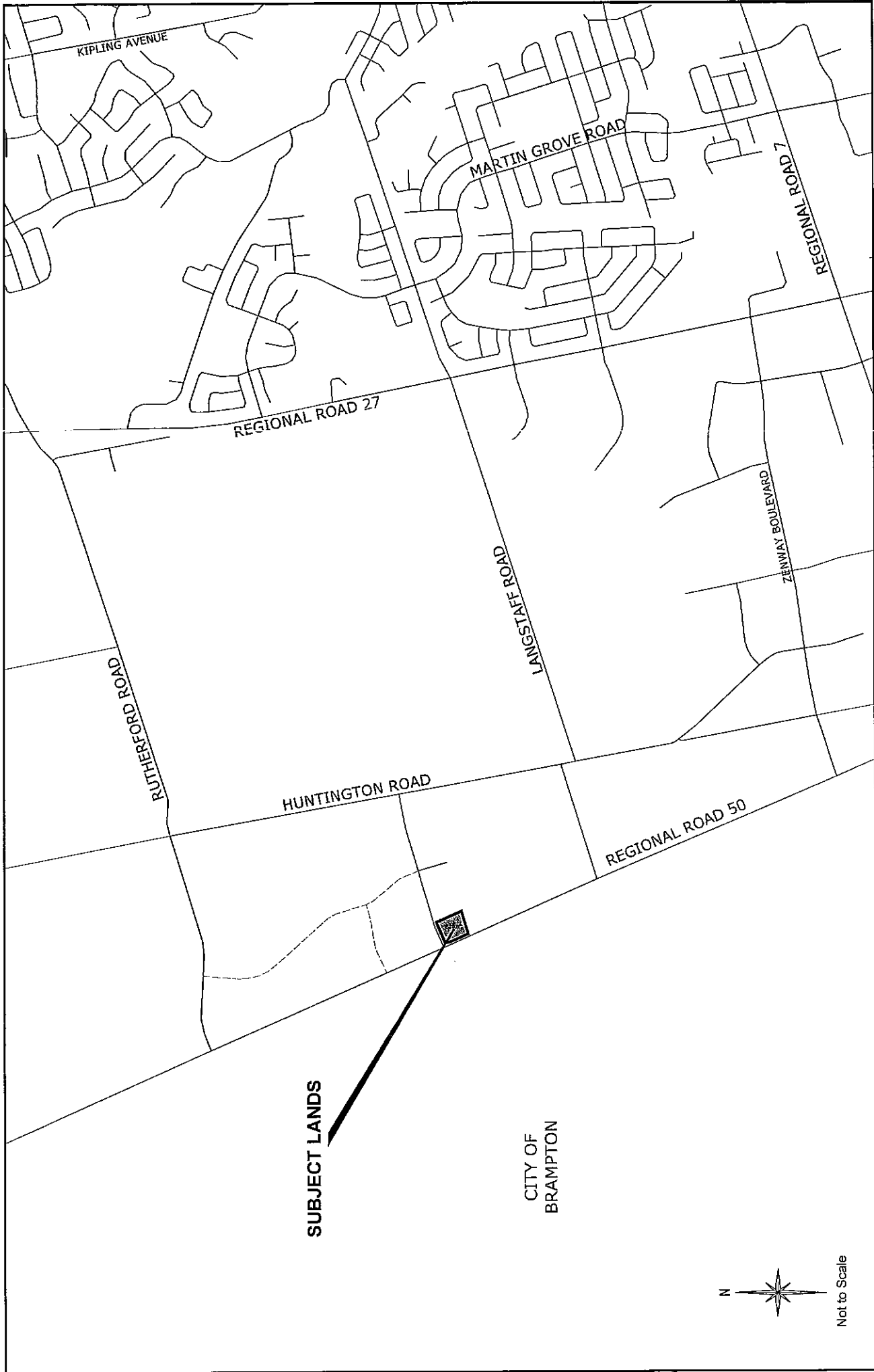
Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Not to Scale

SUBJECT LANDS

CITY OF
BRAMPTON

Attachment

File: Z-10.007
Date: April 1, 2010



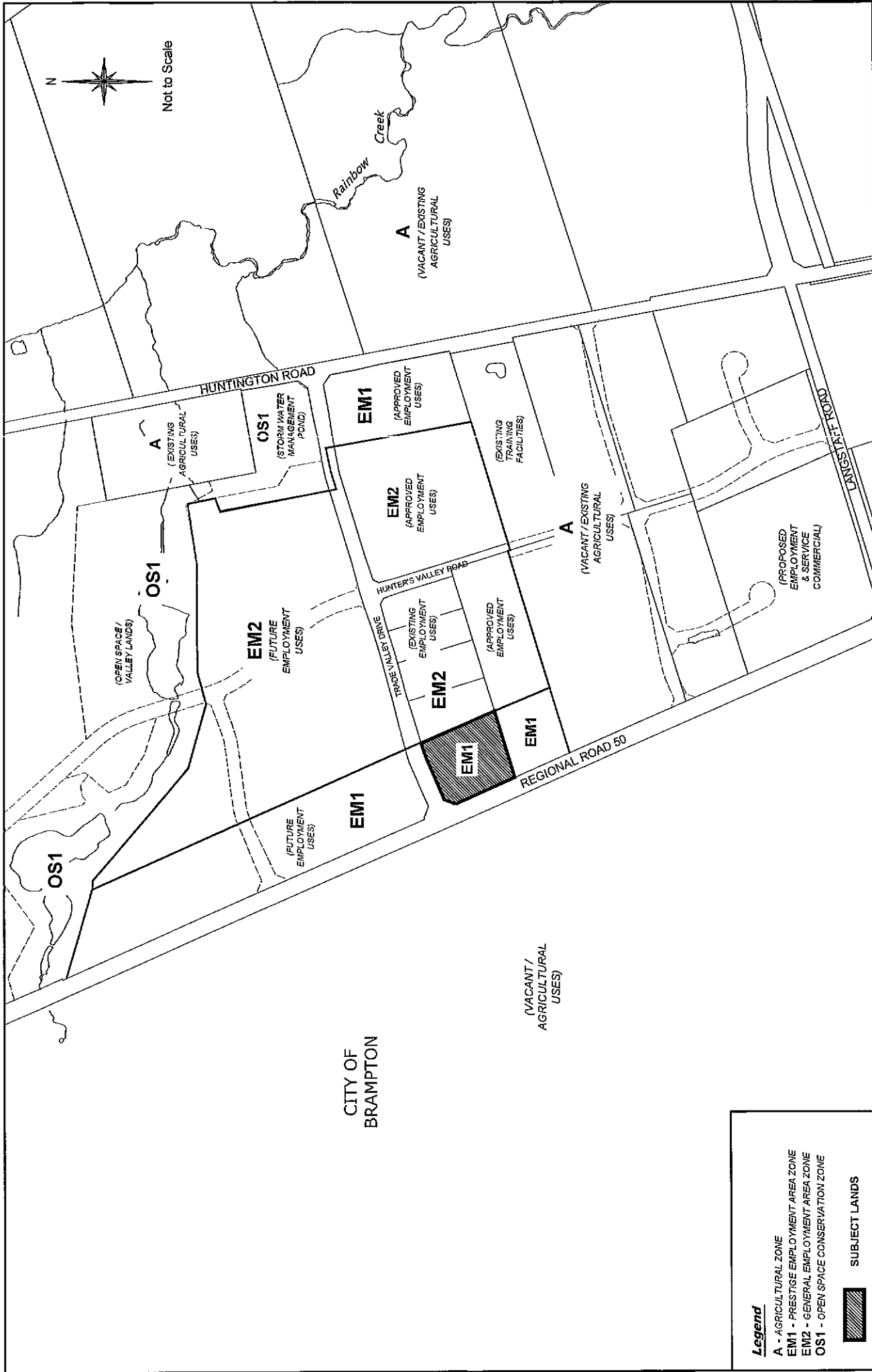
Development Planning Department

Context Location Map

Location: Part of Lots 12 & 13,
Concession 10

Applicant:
Isadan Holdings Limited

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CITY OF
BRAMPTON

(VACANT /
AGRICULTURAL
USES)

Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

 SUBJECT LANDS

Location Map

Location: Part of Lots 12 & 13,
Concession 10

Applicant:
Isadan Holdings Limited

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Attachment

File: Z.10.007
Date: April 1, 2010



Development Planning Department

PART 5, PLAN 65R-31855
 SUBJECT TO EASEMENT AS IN PART 5, PLAN 65R-31855
 PIN 03319-0036



Not to Scale

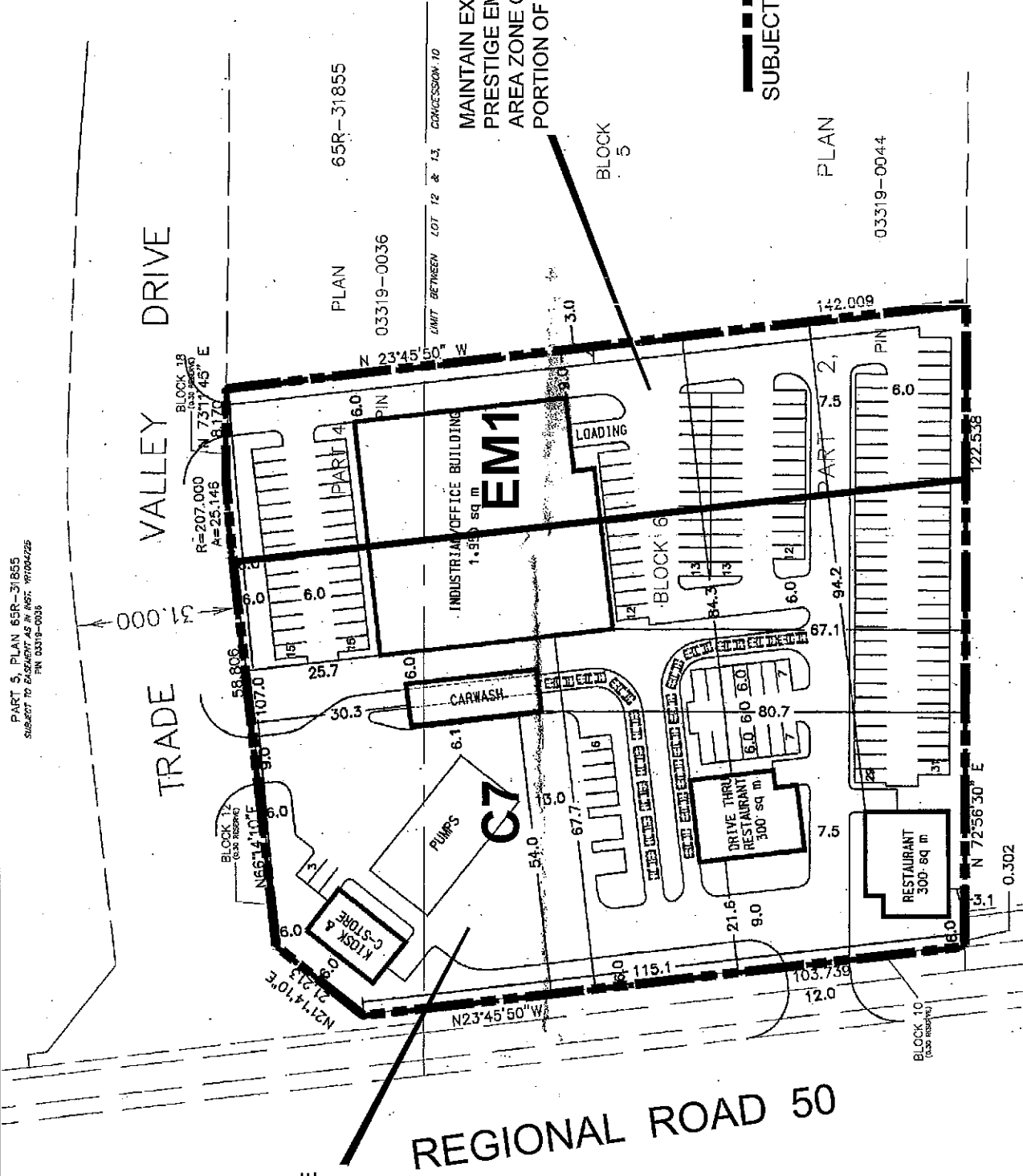
TRADE VALLEY DRIVE

REGIONAL ROAD 50

REZONE EASTERN
 1.2 ha. PORTION OF
 THE SITE FROM EM1
 PRESTIGE
 EMPLOYMENT AREA
 ZONE TO C7 SERVICE
 COMMERCIAL ZONE

MAINTAIN EXISTING EM1
 PRESTIGE EMPLOYMENT
 AREA ZONE ON WESTERN
 PORTION OF THE PROPERTY

SUBJECT LANDS



PLAN

03319-0044

Proposed Zoning & Conceptual Site Plan

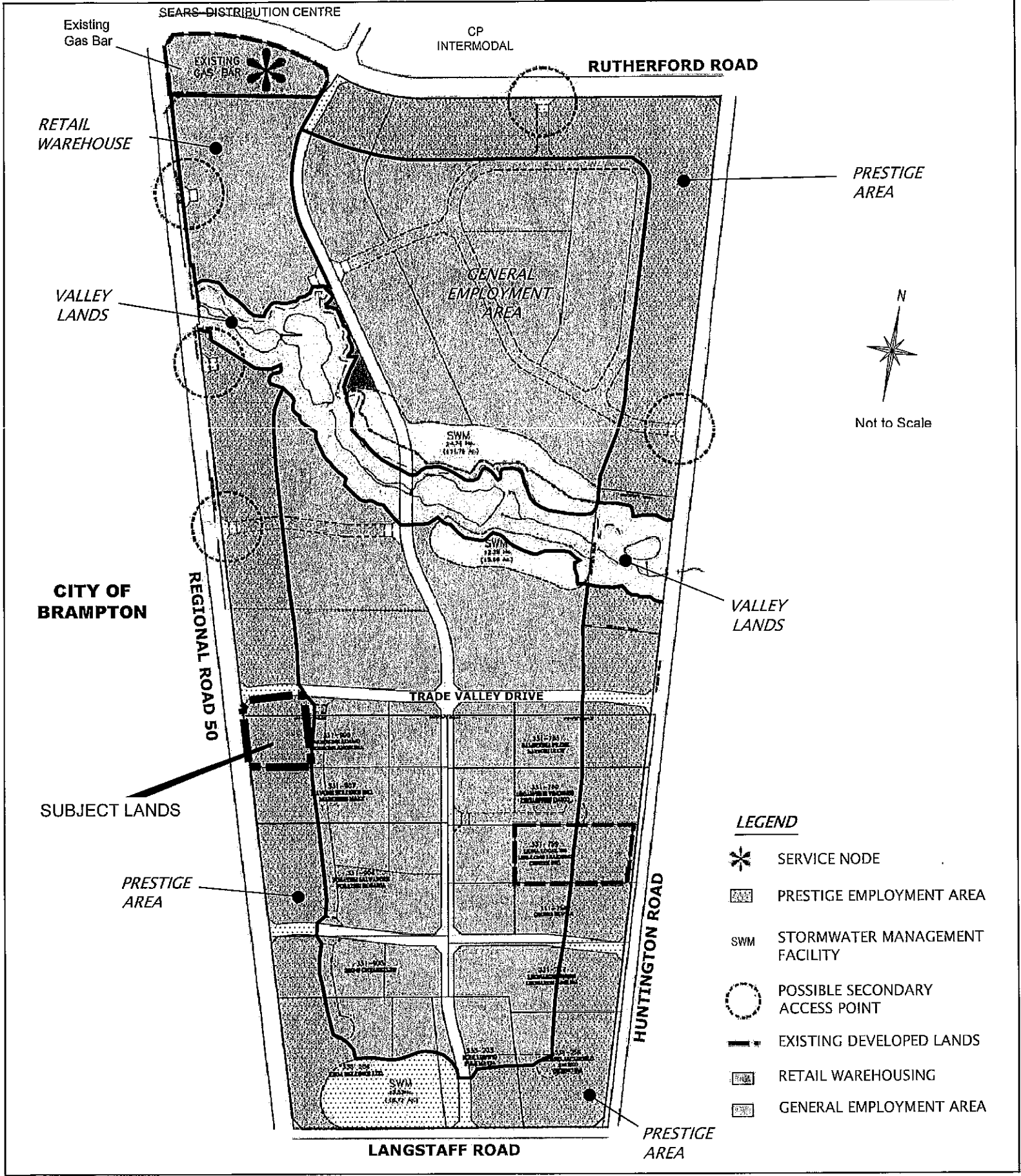
Applicant: Isadan Holdings Limited
 Location: Part of Lots 12 & 13, Concession 10



Development Planning Department

Attachment

File: Z.10.007
 Date: April 1, 2010



Approved Block 64 Land Use Plan

Applicant: Isadan Holding Limited Location: Part of Lots 12 & 13, Concession 10



The City Above Toronto

Development Planning Department

Attachment

File: Z.10.007

Date: April 01, 2010

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