

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 12, 2011

**1. ZONING BY-LAW AMENDMENT FILE Z.10.033
2077117 ONTARIO INC.
WARD 4**

P.20011.11

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

THAT the Public Hearing report for File Z.10.033 (2077117 Ontario 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 Meeting was circulated: March 18, 2011
- b) Circulation Area: 150m
- c) Comments received as of March 29, 2011: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application for the subject lands shown on Attachments #1 and #2 to amend Zoning By-law 1-88, specifically the C1 Restricted Commercial Zone, for site-specific Exception 9(1245) to permit a Business or Professional Office as an additional permitted use on the subject lands within the existing 3-storey building (Attachment #3), which is restricted to a Day Nursery use only.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 941 Rutherford Road, located on the south side of Rutherford Road between Bathurst Street and Thornhill Woods Drive, City of Vaughan, Ward 4.
Official Plan Designation	<ul style="list-style-type: none">▪ "Medium Density Residential/Commercial" by OPA #600, which would permit the proposed Business or Professional Office use.▪ "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval and is not yet in effect. The proposed Business or Professional Office use would be permitted in this designation.▪ The proposal conforms to the Official Plans.

Zoning	<ul style="list-style-type: none"> ▪ C1 Restricted Commercial Zone (tableland) and OS1 Open Space Conservation Zone (valleyland-privately owned) by By-law 1-88, subject to site-specific Exception 9(1245). ▪ The application to permit a Business or Professional Office use on the C1 lands requires a Zoning By-law Amendment application as site-specific Exception 9(1245) restricts the permitted uses to a Day Nursery only. The proposal does not include any revisions to the site layout or circulation. The privately-owned OS1 Open Space Conservation Zone lands are not impacted by the application.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting a Business or Professional Office use on the subject lands will be reviewed in the context of the existing and planned uses in the surrounding area. ▪ Review will be given to the impact and compatibility of the proposed use on the existing Day Nursery. ▪ Consideration will be given to the traffic impact and on-site parking condition resulting from the introduction of a Business or Professional Office use on the property.

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, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan

Report prepared by:

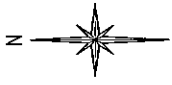
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

TOWN
OF
RICHMOND
HILL



Context Location Map

Attachment

1

File:
Z.10.033

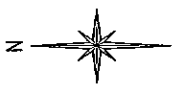
Date:
March 21, 2011



Part of Lot 15,
Concession 2

Applicant:
2077117 ONTARIO INC.

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Not to Scale



LEGEND

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBORHOOD COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- R1 - RESIDENTIAL ZONE
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE

SUBJECT LANDS

SUBJECT LANDS

File: Z.10.033

Date: March 21, 2011



Location Map

Part of Lot 15,
Concession 2

Applicant:
2077117 ONTARIO INC.

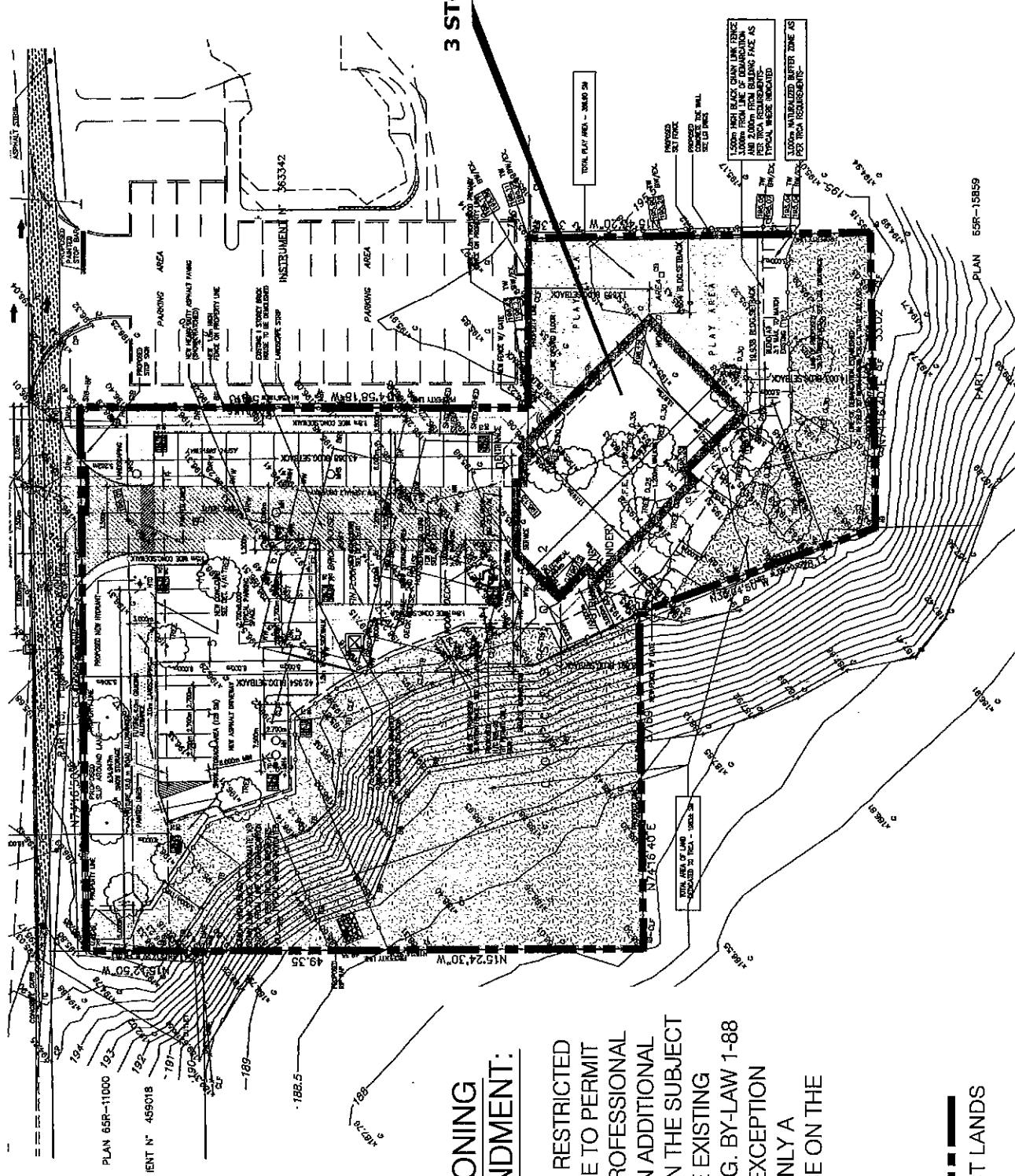
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RUTHERFORD ROAD



Not to Scale

EXISTING
3 STOREY BUILDING



**PROPOSED ZONING
BY-LAW AMENDMENT:**

TO AMEND THE C1 RESTRICTED
COMMERCIAL ZONE TO PERMIT
A "BUSINESS OR PROFESSIONAL
OFFICE" USE AS AN ADDITIONAL
PERMITTED USE ON THE SUBJECT
LANDS WITHIN THE EXISTING
3-STOREY BUILDING. BY-LAW 1-88
AS AMENDED BY EXCEPTION
9(1245) PERMITS ONLY A
"DAY NURSERY" USE ON THE
SUBJECT LANDS.

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SUBJECT LANDS**

Existing Site Plan

Part of Lot 15,
Concession 2

Applicant:
2077117 ONTARIO INC.

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