



Report to: Development Services Committee

Report Date: September 19, 2016

SUBJECT: **PRELIMINARY REPORT**
KLM Planning Partners Inc.
on behalf of Box Grove Hill Developments,
Application for Zoning By-law Amendment to add 'Day Nursery' as
an additional permitted use at 66 Copper Creek Drive

File No. ZA 16 114234

PREPARED BY: Sean Lapenna (ext. 2230)
Planner II, East District

REVIEWED BY: Sally Campbell (ext. 2645)
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, KLM Planning Partners Inc. on behalf of Box Grove Hill Developments, Application for Zoning By-law Amendment to add 'Day Nursery' as an additional permitted use at 66 Copper Creek Drive" be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the application submitted by KLM Planning Inc. This report contains general information in regards to applicable Official Plan and other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The proposed zoning by-law amendment application was received on June 2, 2016 and deemed complete by staff on June 15, 2016. A companion application was also submitted with the zoning by-law amendment application for minor changes to a previously approved site plan for the subject property to facilitate the proposed day care. Approval authority for minor revisions to approved site plans is delegated to staff.

BACKGROUND

The subject lands are located on the east side of Ninth Line and south of Highway 407 at 66 Copper Creek Drive (Figure 1). The subject lands are approximately 6.68 ha (16.50 acres) in area

and comprise an existing retail property known as Box Grove Centre. Existing buildings on the site include Longo's, the Mandarin, Rexall PharmaPlus, Dollarama, Starbucks and RBC Royal Bank among others (Figure 4).

Surrounding uses are as follows:

- To the north is Highway 407 and the Grand Cornell residential area (on the north side of the 407).
- To the east, is the existing Box Grove Medical Arts Centre, with future residential development lands further east along Copper Creek Drive.
- To the south (across Copper Creek Drive) is the existing Box Grove residential neighbourhood.
- To the west, is the old Ninth Line and the Legacy residential area.

Proposal

The zoning by-law amendment application is to add 'Day Nursery' as a permitted use to the subject property which is located at the north east corner of Ninth Line and Copper Creek Drive. There are currently 10 buildings on site which are part of the development known as Box Grove Centre. As per the approved site plan, the building, which would accommodate the proposed day nursery use, as well as other retail / commercial uses, would be the 11th building completing the build-out of the Box Grove Centre.

As previously indicated, a minor amendment to the approved site plan has also been submitted, which provides minor revisions to accommodate the proposed day care use, as well as other minor changes to the previously approved elevations. The proposed elevations are comprised of brick masonry, natural stone cladding as well as several accenting features, including exterior insulation finishings, glazed entrance aluminum doors and prefinished aluminum cladding canopies (Figure 5). The approved site plan does not presently include the outdoor play space, which is required to be added to serve the proposed day nursery.

OFFICIAL PLAN AND ZONING

In-force Official Plan (Revised 1987)

The subject lands are designated "Industrial" and "Business Corridor Area" in the in-force Official Plan (Revised 1987), as amended. This designation provides for a mixed use centre containing a range of businesses, retail and service uses in a multiple unit development and includes day care centres as a contemplated use.

Box Grove Secondary Plan (OPA 92, 2002)

The subject lands are designated "Business Corridor Area" in the Box Grove Secondary Plan which provides for mixed use development, including employment generating land uses that are complementary to and that support commercial and community uses. The "Business Corridor Area" designation provides for day care centre uses.

Official Plan 2014 (partially approved on Oct 30, 2015 and May 26, 2016 (the “2014 OP”))

The subject lands are designated “Commercial” in the 2014 OP, which provides for a day care centre as a discretionary use, subject to the review of a site specific zoning by-law amendment to ensure appropriate location, compatibility with adjacent uses and onsite parking / circulation.

Existing Zoning

The subject lands are zoned “Business Corridor” under Zoning By-law 177-96, as amended. This zone category permits a wide range of business uses including business offices, financial institutions, medical offices, personal service shops, recreational establishments, restaurants, commercial schools and retail stores. The zoning by-law amendment application is required to add day care to this list of permitted uses.

OPTIONS/ DISCUSSION:

The approval of minor amendments to approved site plans is delegated to staff and in this case the revised plans are being reviewed by City departments concurrently with the zoning by-law amendment application.

Matters to be addressed through this review include the number of classrooms and projected student/child capacity which needs to be provided to Building Standards staff for review in order to confirm the minimum amount of parking required. Revised floor plans to show design/layout of proposed day nursery have been requested together with any outdoor play space. A noise report and revised servicing drawings are to be submitted to the City of Markham Engineering Department for review. Other matters include tree protection during construction, additional information relating to the incorporation of a drive-through facility at the south end of the new building and details of an internal garbage room and separated collection.

These matters, and others identified through the circulation and detailed review of the proposal, will be addressed before the implementing zoning by-law is brought forward to Council for enactment or through the processing of the minor amendment to the approved site plan, which is under review.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

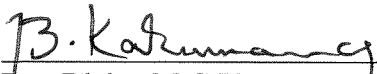
ALIGNMENT WITH STRATEGIC PRIORITIES:

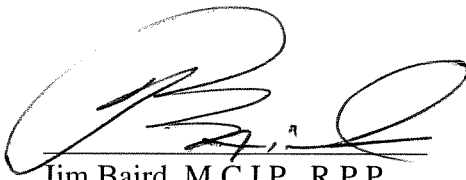
The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review.

RECOMMENDED BY:


Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

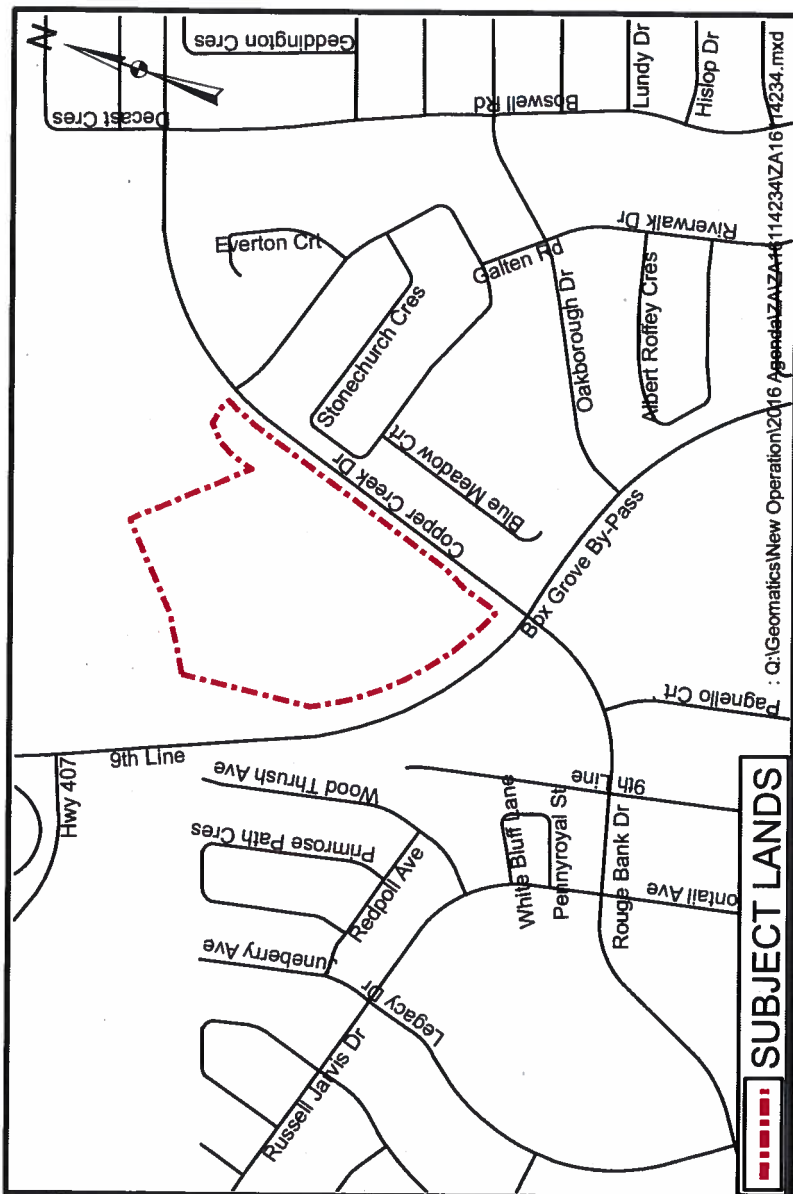
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Site Plan

OWNER/AGENT:

Box Grove Hill Development (Aaron Hershoff)
600 Applewood Crescent
Vaughan, ON L4K 3P3

KLM Planning Partners Inc. (Bill Tam)
64 Jardin Drive, Unit 1B
Concord, ON L4K 3P3





AIR PHOTO

APPLICANT: KLM PLANNING PARTNERS INC.
66 COPPER CREEK DR.

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 SUBJECT LANDS

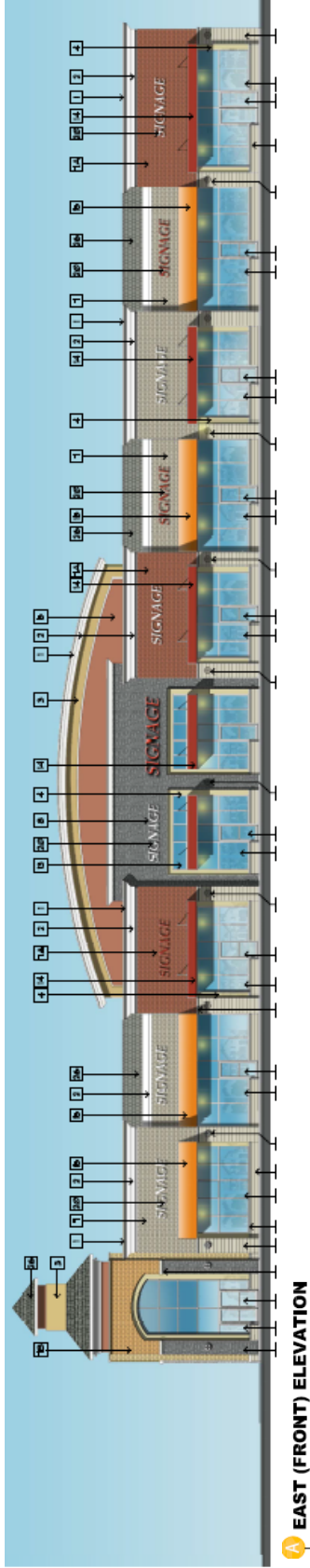


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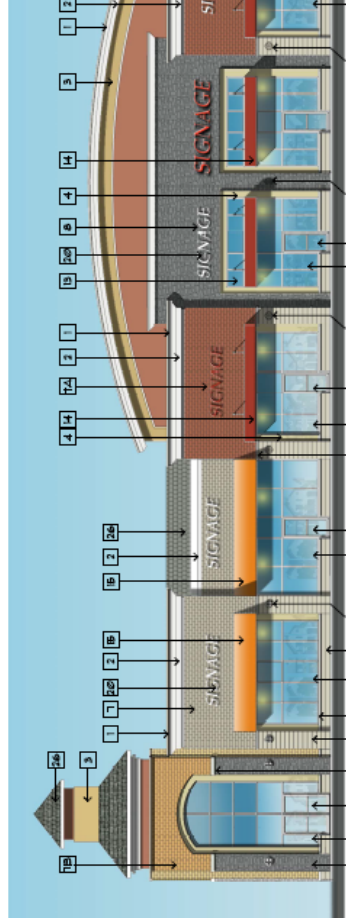
FIGURE No. 3

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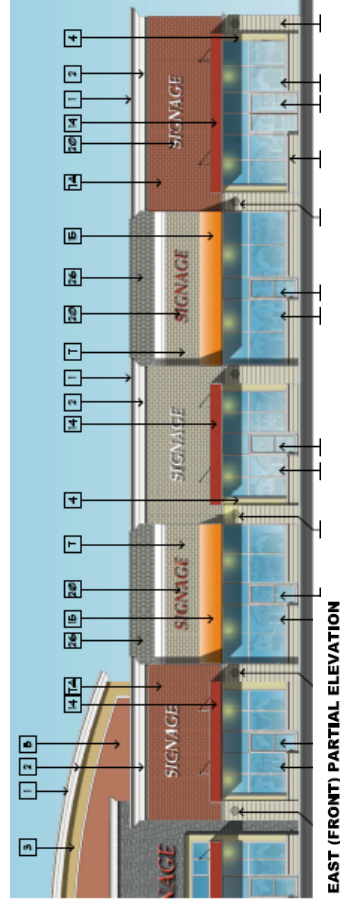
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A EAST (FRONT) ELEVATION



EAST (FRONT) PARTIAL ELEVATION



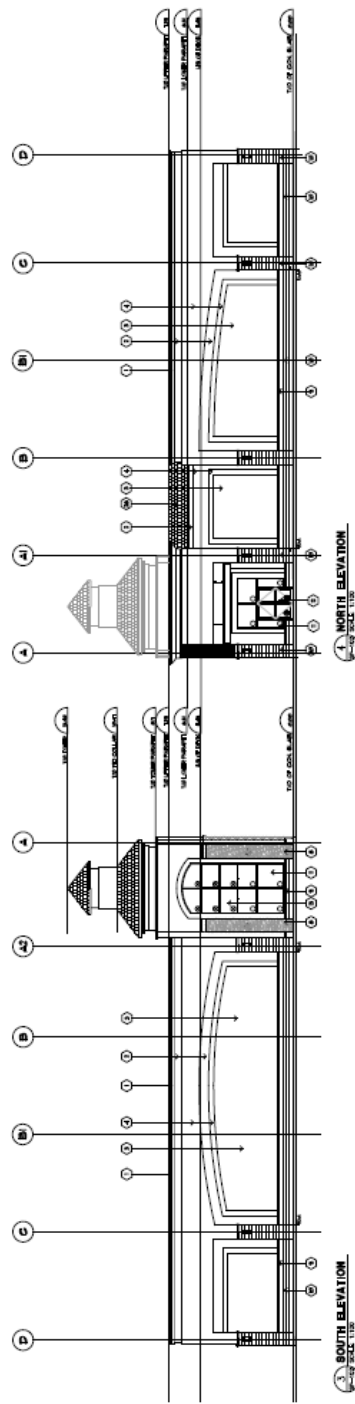
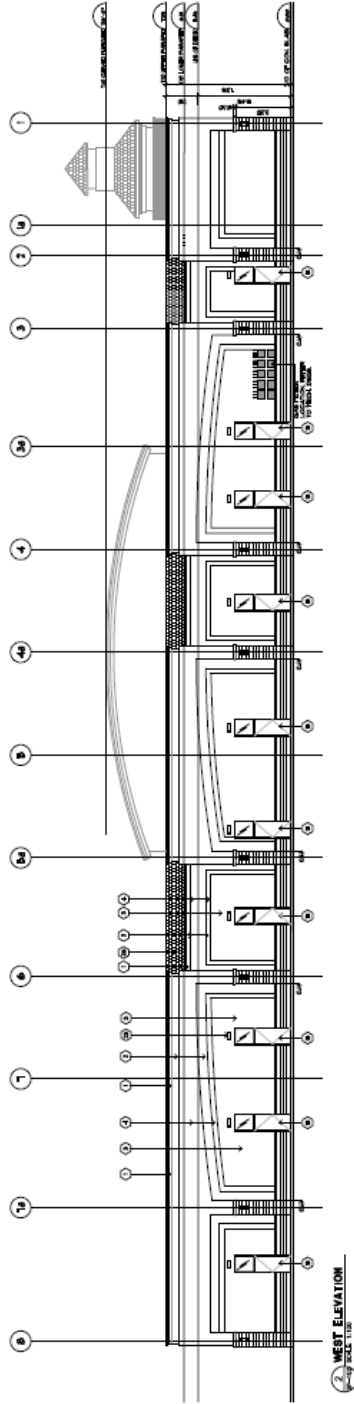
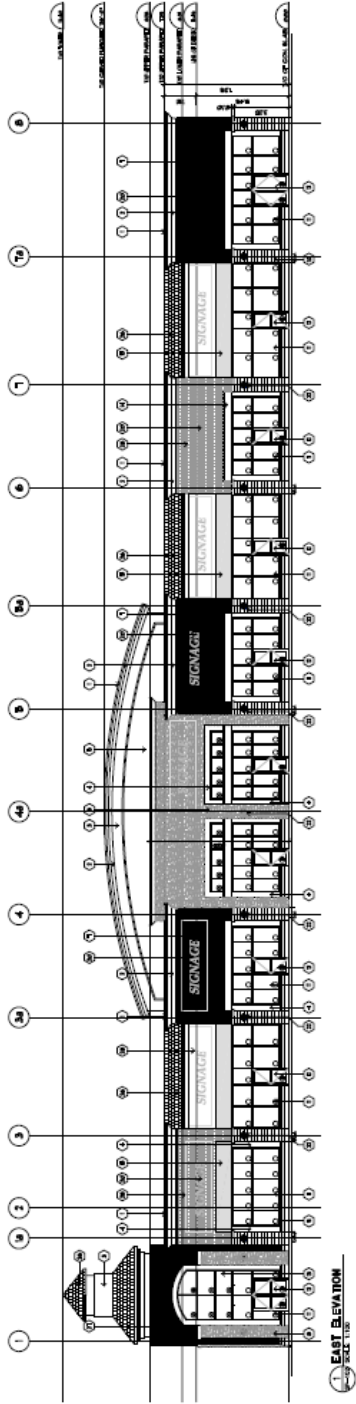
EAST (FRONT) PARTIAL ELEVATION

ELEVATIONS (BLDG 'A')

APPLICANT: KLM PLANNING PARTNERS INC.
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ELEVATIONS (BLDG 'A')

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 6