

SUBJECT:**PRELIMINARY REPORT**

Application by KLM Planning Partners Inc. on behalf of Box Grove Commercial East Inc.

for Zoning By-law Amendment to add 'Child Care Centre' as an additional Permitted Use to 570 Copper Creek Drive

File No. ZA 16 114886

PREPARED BY:

Sean Lapenna, B.U.R.Pl ext. 2230
Planner II, East District

REVIEWED BY:

Sally Campbell, M.C.I.P., R.P.P., M.R.T.P.I ext. 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Application by KLM Planning Partners Inc. on behalf of Box Grove Commercial East Inc., for Zoning By-law Amendment to add 'Child Care Centre' as an additional Permitted Use to 570 Copper Creek" be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the application submitted by KLM Planning Inc., prior to the statutory Public Meeting being held. This report contains general information in regards to applicable OP or 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 Zoning By-law Amendment application was deemed complete by staff on November 30, 2016. A public meeting has been scheduled for Tuesday March 7, 2017.

BACKGROUND

The subject lands are located on the west side of Donald Cousens Parkway and South of Highway 7 East at 570 Copper Creek Drive (Figure 1). The subject lands are approximately 12.59 ha (31.11 acres) in size. The site is an existing Smart Centre retail property and includes a Walmart, a CIBC bank, Dollar Tree, a Dental Office, Hair Salon and a Nail Salon.

Surrounding uses are as follows:

- To the north is Highway 407.

- To the east, is vacant land designated as Business Park Employment under the 2014 Official Plan as well as two existing agricultural properties fronting Reesor Road.
- To the south and west is the existing residential neighbourhood of Box Grove.

Proposal

The application seeks to add 'Child Care Centre' as a permitted use to the subject property which is located at the corner of Donald Cousens Parkway and Copper Creek Drive.

There are currently 3 existing buildings on site although the previously approved site plan from 2010 shows that the property in its entirety is intended to accommodate a total of 13 buildings (Figure 4). The building which would accommodate the newly proposed Child Care Centre Use (Building 'K') would have a Gross Floor Area of 743.2 m² (8000 ft²) as well as an outdoor play area with a Gross Floor Area of 418.1 m² (4500 ft²). The outdoor play area is currently shown as being located on the north side of the proposed building.

The proposed development will be serviced by existing access driveways from Copper Creek Drive to the west and south as well as Donald Cousens Parkway to the East.

An application to amend the existing site plan agreement will also be submitted. The site plan submitted in support of the zoning by-law amendment application references that 1,578 parking spaces will be provided for all buildings on site which also includes 36 accessible spaces.

No elevations have been provided with the application at this time, however an application to amend the previously approved elevations will be required to be submitted by the applicant so that staff can assess any changes to building 'K'. The site plan amendment application is delegated to staff for review and approval.

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 (1987 Revised) 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 centre 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 which provide for the care of children.

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

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, free standing restaurants, supermarket, commercial schools and retail stores. The zoning by-law amendment application is required to add child care centre to this list of permitted uses.

Note on terminology

The zoning terminology has recently been changed to reflect the terminology used in the Child Care and Early Years Act and By-law 2016-125, which was passed by Council in November 2016, which implemented the new definition of Child Care Centre into all city by-laws. The earlier Official Plan wording still refers to day care centre, however in terms of land use, child care centre and day care centre are the same uses.

OPTIONS/ DISCUSSION:

Matters to be addressed through the application review include the following:

- Confirmation of the number of classrooms and projected student/child capacity which is needed in order to confirm the minimum amount of parking spaces that will be required to be provided;
- Drop-off and pick-up areas;
- Location and suitability of outdoor play space;
- The potential to achieve enhanced landscaping around the outdoor play space, as well as opportunities for the children to connect with nature through play will be explored with the applicant through the review of the site plan amendment application.

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.

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.

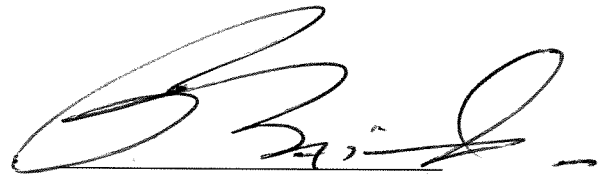
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has 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



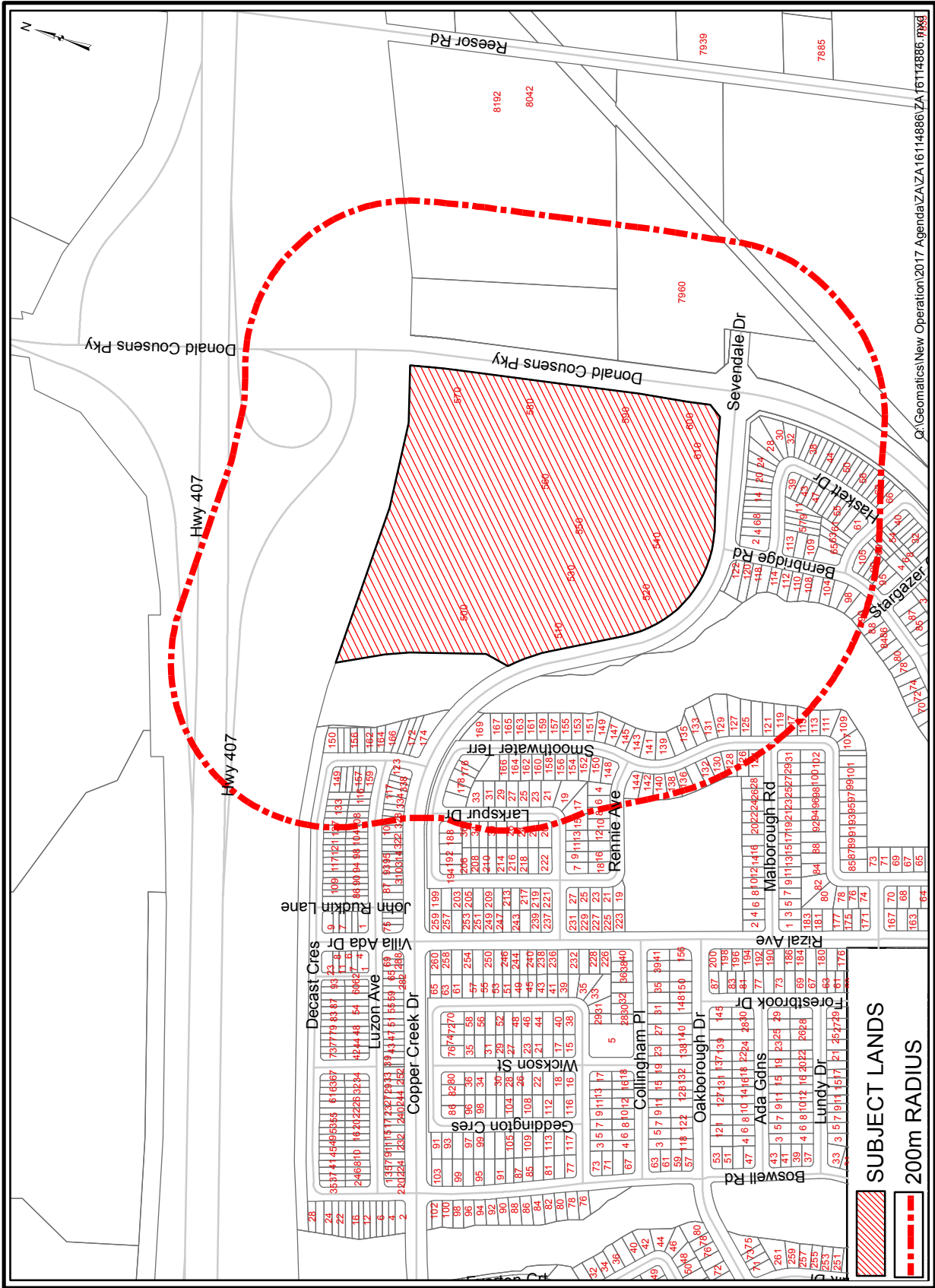
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

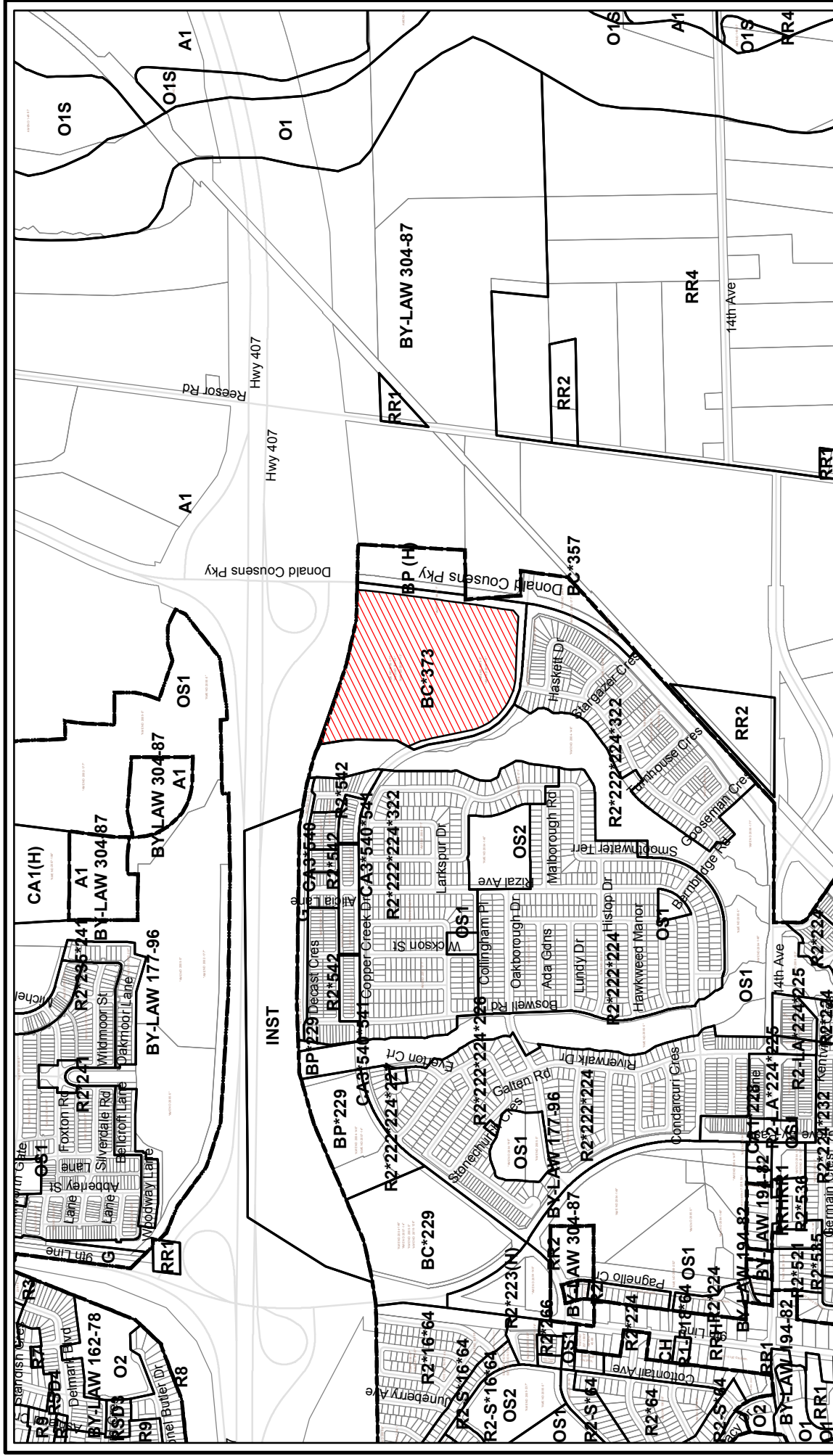
ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo
Figure 4: Site Plan
Figure 5: Building 'K' layout

AGENT:

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





AREA CONTEXT / ZONING

APPLICANT: BILL TAM (KLM PLANNING)
570 COPPER CREEK DRIVE

 SUBJECT LANDS

FILE No. ZA16114886 (SL)

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FIGURE No. 2



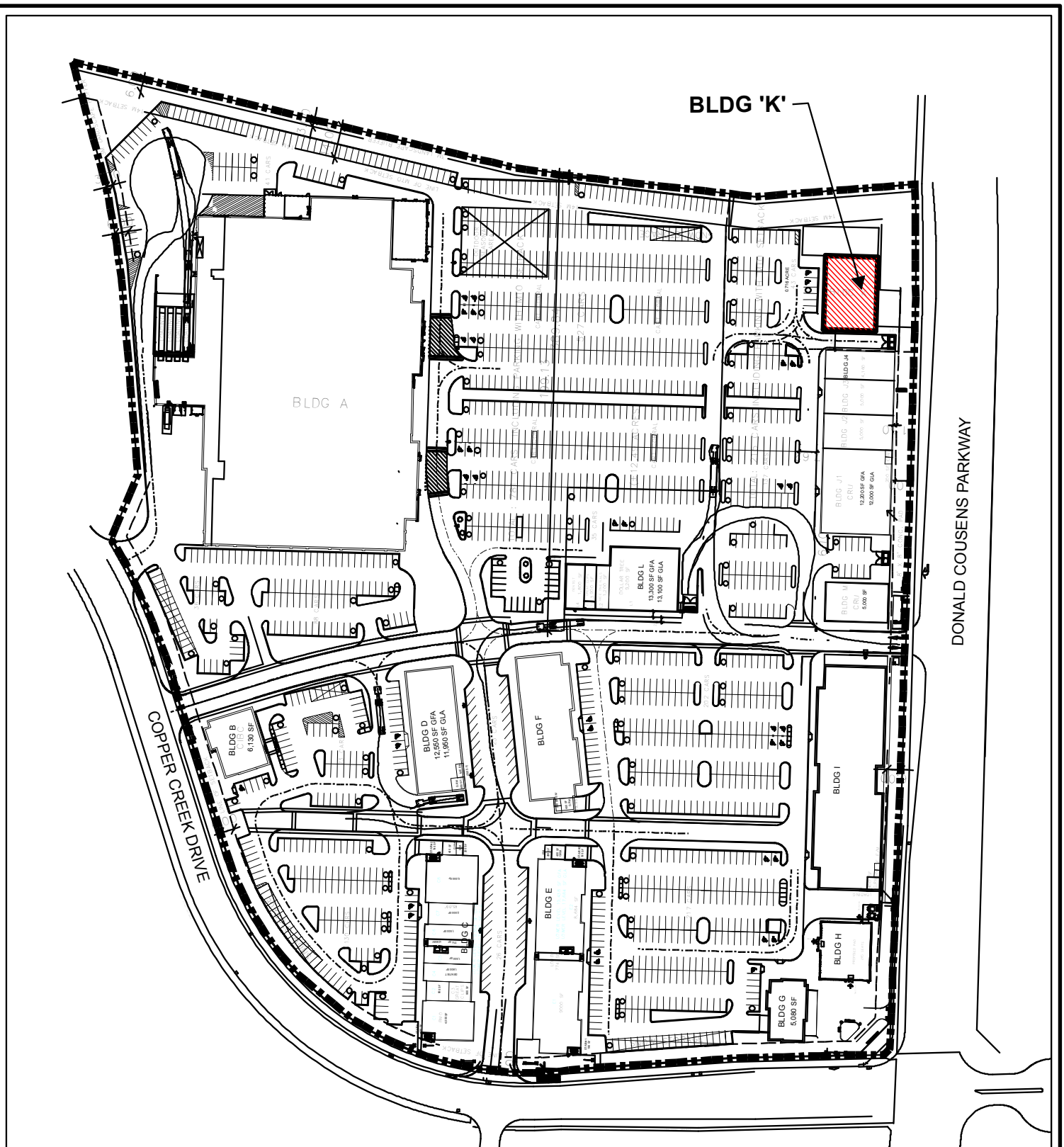
AIR PHOTO

APPLICANT: BILL TAM (KLM PLANNING)
570 COPPER CREEK DRIVE

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 SUBJECT LANDS

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SITE PLAN

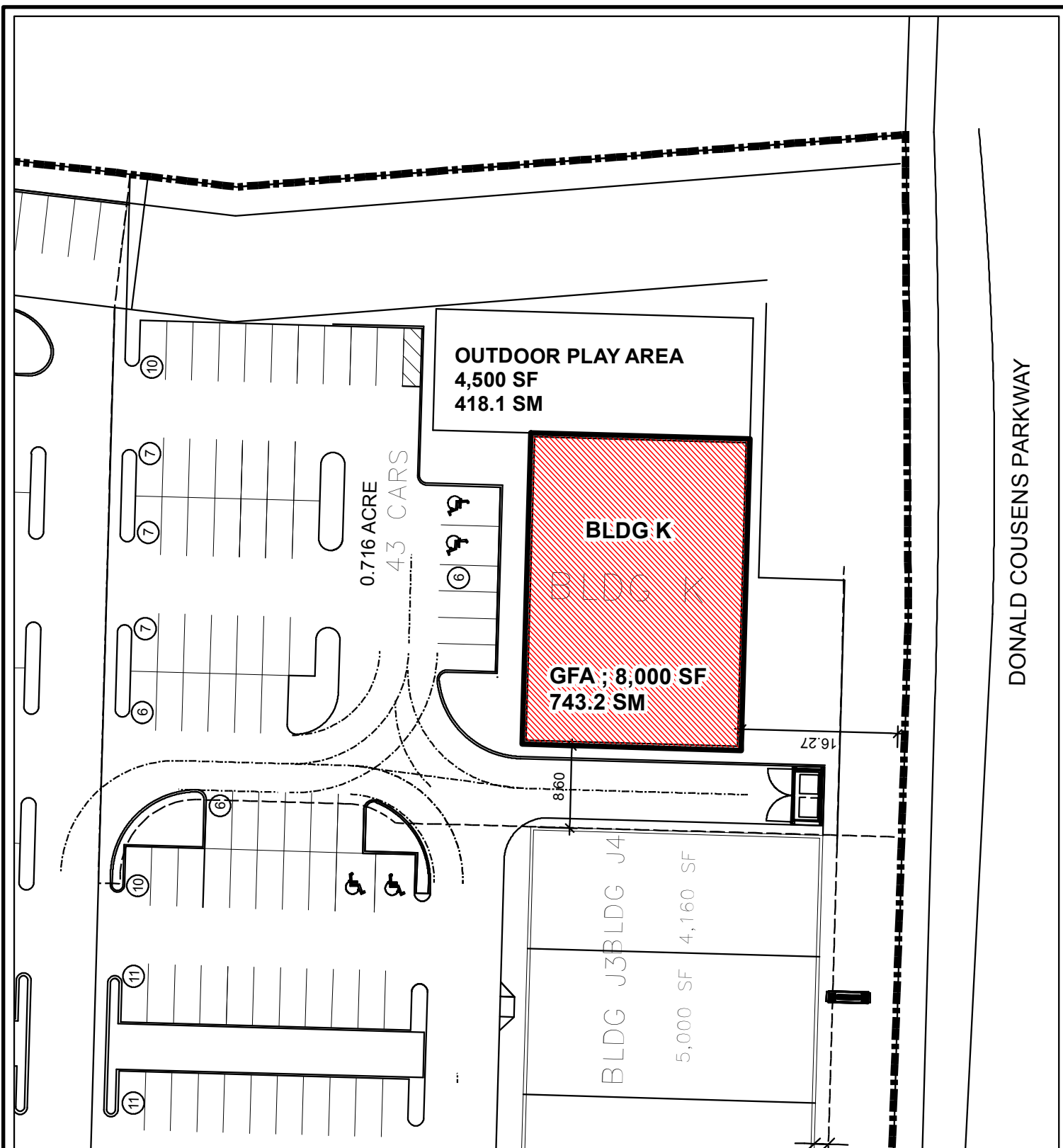
APPLICANT: BILL TAM (KLM PLANNING)
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--- PLAN BOUNDARY

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SITE PLAN BUILDING 'K'

APPLICANT: BILL TAM (KLM PLANNING)
570 COPPER CREEK DRIVE

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FIGURE No. 5