

COMMITTEE OF THE WHOLE APRIL 8, 2002

**ZONING AMENDMENT FILE Z.01.062
ROYAL CACHET PLAZA INC.
REPORT #P.2001.61**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.01.062 (Royal Cachet Plaza Inc.) BE APPROVED to add only Print Shop and Service or Repair Shop uses to the permitted uses in the C3 Zone, with no outdoor display or storage of goods and materials.

Purpose

On August 30, 2001, the Owner submitted an application to amend the Zoning By-law to add dry cleaning/processing establishment, print shop, equipment sales/rental establishment, and a service or repair shop as permitted uses in the C3 Zone on the subject property.

Staff has since confirmed that the dry cleaning/processing establishment use is permitted as-of-right as a personal service shop, and has been removed from this application.

Background - Analysis and Options

The subject lands are located on the southwest corner of Rutherford Road and Confederation Parkway, being Block 190 on Plan 65M-3365 (1801 Rutherford Road), in Part of Lot 15, Concession 3, City of Vaughan. The 0.47 ha site has 63m frontage on Rutherford Road and 76m flankage along Confederation Parkway. The site is developed with two multi-unit, 1-storey commercial buildings. The surrounding land uses are:

North - Rutherford Road; future residential (Planning Block 18)
South - Royal Appian Crescent; residential (RVM1(A)(B) Zone)
East - Confederation Parkway; residential (RVM1(A) Zone)
West - residential (RVM1(A)(B) Zone)

On September 14, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on October 15, 2001, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on October 29, 2001.

Official Plan

The subject lands are designated "Local Convenience Commercial" by OPA #600, which permits convenience level shopping and personal services, including convenience retail stores, personal service shops, offices, and similar uses. The proposed uses conform to the Official Plan, with the exception of the equipment sales/rental establishment which is not considered to be a small scale convenience-oriented use.

Zoning

The subject lands are zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1039), which permits bank or financial institutions, personal service shops, business and professional offices, photography studios, retail stores, video stores, and take-out eating establishments restricted to a maximum of 20% of the total GFA.

A zoning by-law amendment is required to permit the proposed print shop, equipment sales/rental establishment, and service or repair shop uses on the subject lands.

Land Use/Compatibility

The proposed print shop and service or repair shop uses are service and repair oriented, typically permitted in the General Commercial and Service Commercial Zones respectively, and would be compatible with the existing commercial uses permitted on site, serving the local residential neighbourhood. In addition, the C3 Zone requires the proposed uses to be carried on entirely within the commercial buildings, with no outdoor display or storage of goods and materials permitted.

In view of the above, Staff is of the opinion that the proposed print shop and service or repair shop uses are of a nature and scale which are appropriate for the commercial plaza. The site is developed with 64 parking spaces, and Engineering Staff are satisfied that the proposed uses will not adversely impact local traffic patterns or on-site parking demands.

The proposed equipment sales/rental establishment use is typically permitted in the General Commercial Employment areas, to ensure there is sufficient outdoor storage space to support the display of the goods and materials, and sufficient parking to support the loading and unloading of the same goods and materials.

It is expected that the equipment sales/rental establishment use would require a minimum amount of outdoor display area to advertise the respective goods and materials for rent or sale; and, that a number of parking spaces would be indirectly designated for the pick-up and drop-off of the said goods and materials. This could result in sidewalk and parking aisle/pad obstructions and possible encroachments into the landscape strips, which would impede proper pedestrian and vehicle circulation. It could also detract from the overall aesthetic appearance of the site. For the above reasons Staff cannot support the proposed equipment sales/rental use.

Conclusion

Staff has reviewed the Official Plan and Zoning By-law and can support the proposed zoning amendment to permit print shop and service or repair shop uses within the convenience commercial plaza. The uses are to be operated entirely within the buildings, with no outside display or storage of goods and materials, and site parking is not affected. The uses are compatible with the commercial uses in the plaza and the residential community.

In addition, Staff is of the opinion that the proposed equipment sales/rental establishment use does not meet the intent of the Official Plan for convenience shopping in a residential neighbourhood, and that it may have an adverse impact on site circulation and overall aesthetic appearance of the site. For these reasons, Staff do not support a zoning amendment to permit a equipment sales/rental establishment use.

Therefore Staff recommends approval of the Zoning Amendment application to permit print shop and service or repair shop uses only, with no open display of goods and materials. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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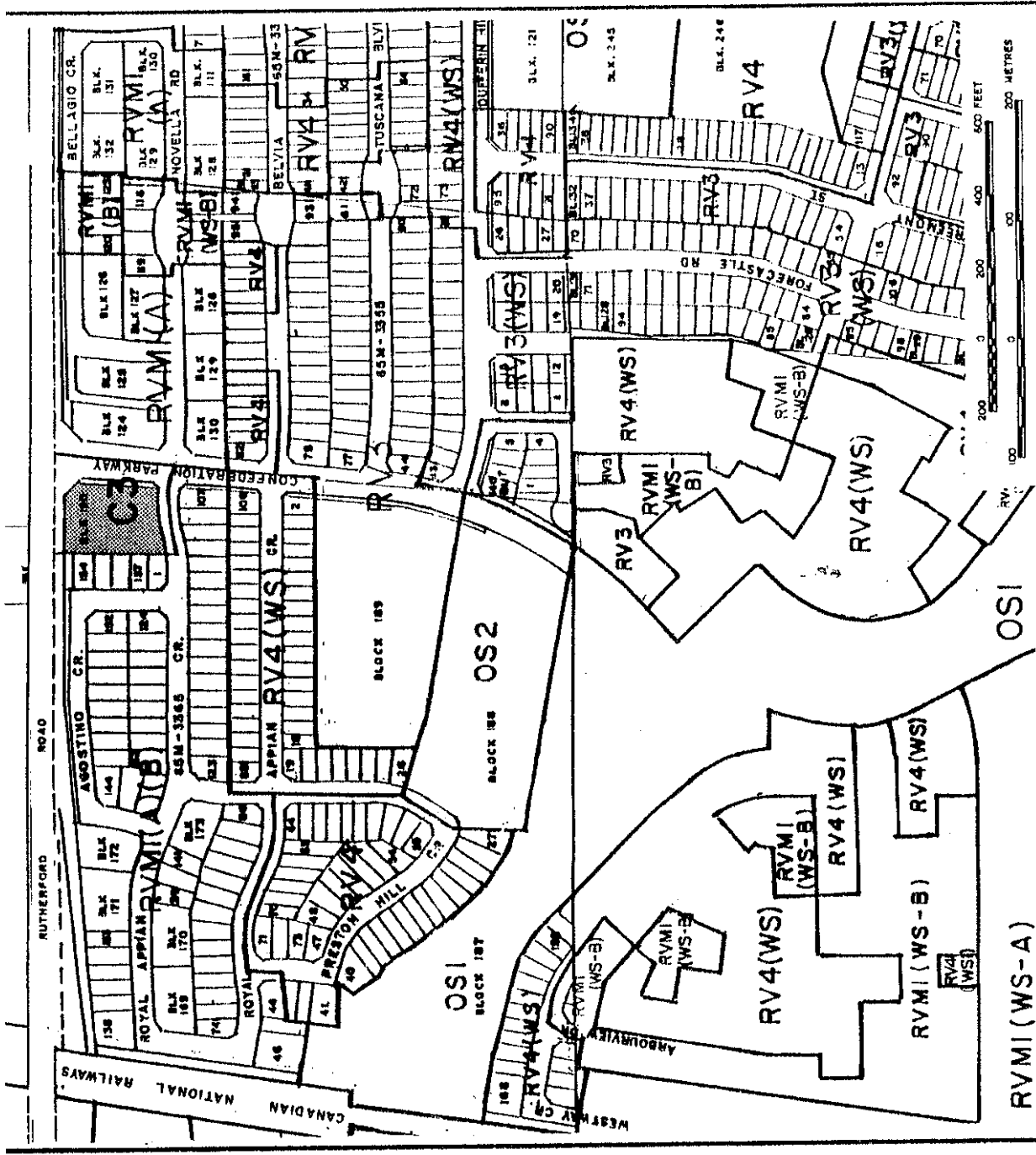
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:
	Z.01.062	LOT 15, CONC. 3

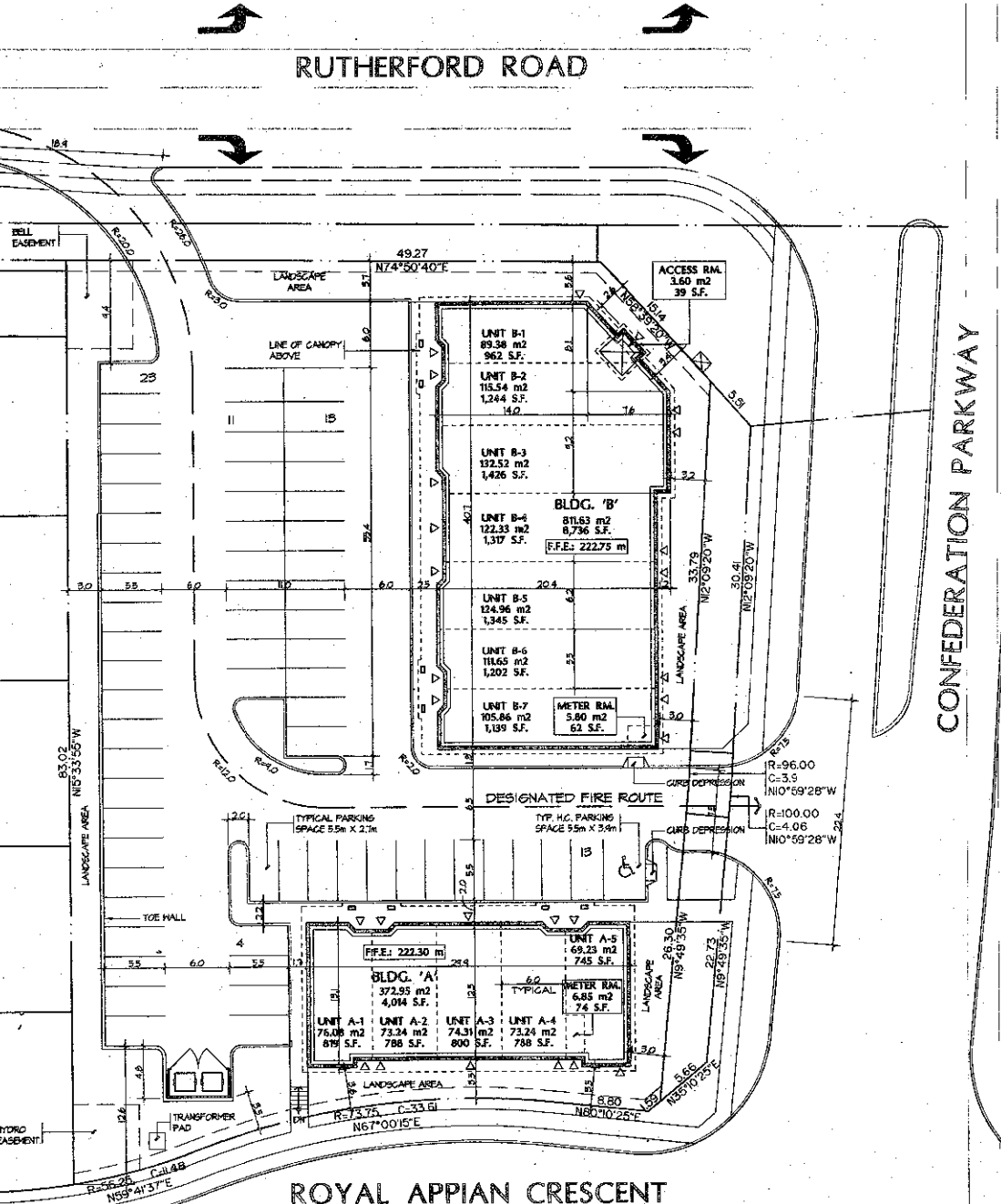
CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	03/08/2002
	APPLICANT:	ROYAL CACHET PLAZA INC.

SCALE: NOT TO SCALE

RUTHERFORD ROAD

CONFEDERATION PARKWAY

ROYAL APPIAN CRESCENT



STATISTICS	
SITE AREA:	4,692.18 m2 or 1.16 acres
GROSS FLOOR AREA:	1,184.58 m2 or 12,777 s.f.
SITE COVERAGE:	1,184.58 m2 or 25.25 %
LANDSCAPE AREA:	1,441.13 m2 or 30.71 %
PARKING REQUIRED (6/100 m2):	64 spaces
PARKING PROVIDED:	64 spaces

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
Z.01.062	LOCATION: LOT 15, CONC. 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 03/08/2002
ROYAL CACHET PLAZA INC.	SCALE: NOT TO SCALE