

**3. ZONING BY-LAW AMENDMENT FILE Z.03.038
WOODLI LIMITED
PRELIMINARY REPORT**

P.2003.47

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.038 (Woodli Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 22, 2003, the Owner submitted an application to rezone the subject lands to C2 General Commercial. The property is proposed to be combined with the property to the east, which is zoned C2 General Commercial Zone, for the purpose of developing a 2,041m² Shopper's Drug Mart.

Background - Analysis and Options

The site is 0.52 ha in area and is located on the north side of Regional Road 7, west of Ansley Grove Road, in Lot 6, Concession 7, City of Vaughan. The surrounding land uses are:

- North - residential (RM2 Multiple Residential Zone)
- South - Regional Road 7; commercial (C1 Restricted Commercial Zone)
- East - commercial (C2 General Commercial Zone)
- West - commercial (C2 General Commercial Zone)

The lands are designated "General Commercial" by OPA #240 and zoned A Agricultural by By-law 1-88.

On May 26, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the "General Commercial" designation of OPA #240 permits retail stores offering convenience goods and personal services for the residents of the immediate area; the proposal conforms to the Official Plan;
- the rezoned land is intended to be added to the abutting C2 zoned land to the east for a retail commercial development; the proposed C2 General Commercial Zone would implement the Official Plan; and
- the proposed rezoning to C2 Zone will be reviewed in context of the zone requirements, site plan and circulation and parking availability through the required site plan process.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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.

The proposed application will be reviewed in accordance with the policies of the Official Plan and requirements of the Zoning By-law, in context of providing appropriate development of the site. The zoning will be considered concurrently with the required site plan application, to determine any exceptions to the current C2 zone standards required to implement the approved site plan.

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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Attachment **1**

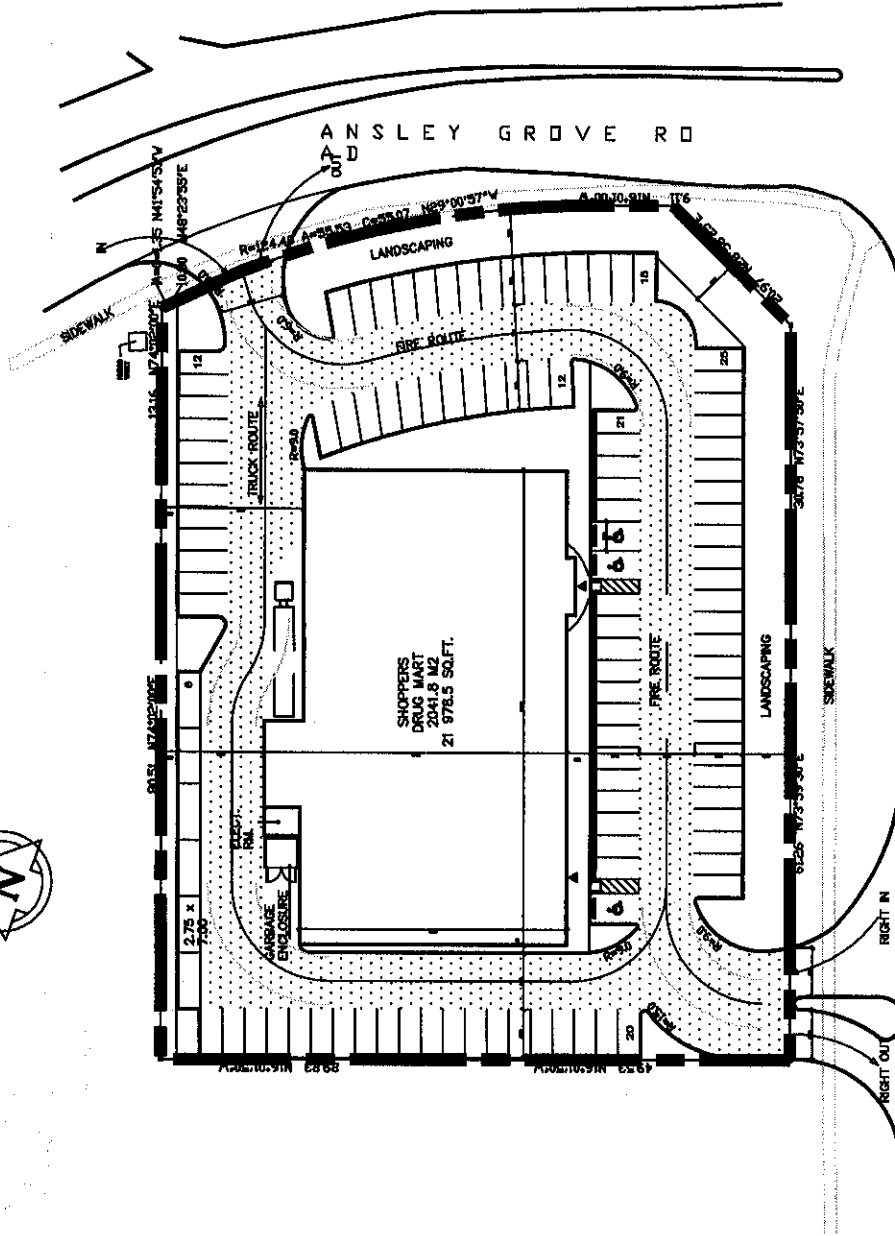
FILE No.:
Z.03.038
Not to Scale
May 23, 2003

City of **Vaughan**

Community Planning Department

Location Map

Lot 6,
Concession 6
APPLICANT:
WOODLI LIMITED



THE KING'S HIGHWAY NO 7

SITE ANALYSIS (NET AREA)

LOT AREA = 8071.72 S.M. (2400 ACRES)
 BUILDING AREA = 2041.8 S.M. (629784 S.F.)
 COVERED = 2822

PARKING REQUIRED SHOPPERS = 2041.8 S.M. @ 5 CARS/100 S.M. = 103 CARS
 III CARS
 TOTAL PARKING PROVIDED

SUBJECT LANDS



Site Plan

Lot 6,
 Concession 6
 APPLICANT:
 WOODLI LIMITED



Community Planning Department

Attachment 2
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