

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 24, 2003

**2. ZONING BY-LAW AMENDMENT FILE Z.03.007
ROWN PINE INVESTMENTS INC.
PRELIMINARY REPORT**

P.2003.22

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.007 (Rown Pine Investments Inc.), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On January 24, 2003, the Owner submitted an application to provide exceptions to the C7 Service Commercial Zone standards, specifically the required parking spaces, the location of loading area, and other exceptions identified through the site plan review process. A related site development application (File DA.03.011) was submitted for a service commercial complex comprised of one office building and two service commercial buildings, which must be approved prior to the removal of the Holding Symbol from the zoning.

Background - Analysis and Options

The lands are located southeast of Highway #7 and Pine Valley Drive, being Lots 2, 3 and Part 4, Plan 65R-25493, (940 Rowntree Dairy Road), in Lot 5, Concession 6, City of Vaughan. The 1.6 ha vacant parcel is a through-lot, with frontages on both Weston Road and Rowntree Dairy Road. The surrounding land uses are:

- North - office building (C7 Service Commercial Zone); Highway #7
- South - employment (EM1 Prestige Zone)
- East - Rowntree Dairy Road; employment (EM1 Prestige Industrial Zone)
- West - Pine Valley Drive; commercial (C1 Restricted Commercial and C3 Local Commercial Zones)

The lands are designated "Highway #7 Commercial Corridor" by OPA #345, and zoned C7 (H) Service Commercial Zone with a Holding Symbol by By-law 1-88, subject to Exception 9(864).

On February 28, 2003, a notice of public hearing was mailed to all property owners within 120m of the subject site, and to the Weston Downs Ratepayers Association. To date, there have been no comments. Any responses received will be addressed in the technical report to Committee of the Whole.

Preliminary Review

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

- the lands are designated "Highway #7 Commercial Corridor" by OPA #345, which would permit the proposed use;
- the lands are zoned C7 (H) Service Commercial Zone with a Holding Symbol, which would permit the proposed use; the holding symbol can be lifted upon Council approval of a site development application for the site;

- several exceptions to the C7 Zone standards are required to implement the proposed site plan, including a reduction in the number of parking spaces, reduced building setbacks, and the location of the loading space facing a street;
- the Region of York Transportation Department must approve the proposed full movement access onto Pine Valley Drive and any road widening requirements;
- the proposed development, building siting and design will be reviewed with respect to overall function, parking adequacy and traffic movement; and
- site servicing and grading plans, elevations and landscape treatments will be reviewed through the 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 zoning exceptions will be considered in context of the building design and siting, and parking and traffic functions proposed in the site plan application.

Attachments

1. Location Map
2. Site Plan
3. Elevations (Building 'A')
4. Elevations (Building 'B')
5. Elevations (Building 'C')

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS 

Attachment **1**

FILE No.: Z.03.007
 January 29, 2003
 Not to Scale

City of Vaughan

Community Planning Department

Location Map

Lot 5,
 Concession 6
 APPLICANT:
 ROWN PINE
 INVESTMENTS INC.

HWY 7



SITE DEVELOPMENT DATA	
200000	C3-H
LOT AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
BUILDING AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
GROUND FLOOR AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
SECOND FLOOR AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
TOTAL OFFICE AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
BUILDING B (COMMERCIAL)	14,328.00 SQ. METERS (34,241 SQ. FT.)
BUILDING C (COMMERCIAL)	14,328.00 SQ. METERS (34,241 SQ. FT.)
TOTAL GROSS FLOOR AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
LOT COVERAGE	100%
GROUND FLOOR AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
SECOND FLOOR AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
TOTAL GROSS FLOOR AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
SETBACKS	FRONT 10.0 M, REAR 10.0 M, SIDE 5.0 M, CORNER 10.0 M
FRONT YARD	10.0 M
REAR YARD	10.0 M
SIDE YARD (LEFT)	5.0 M
SIDE YARD (RIGHT)	5.0 M
RECORDED	RECORDED
OFFICE (BAY/ROW) BAY	14,328.00 SQ. METERS (34,241 SQ. FT.)
OFFICE (BAY/ROW) ROW	14,328.00 SQ. METERS (34,241 SQ. FT.)
TOTAL PARKING	100 SPACES
LOADING SPACES	0
OFFICE	14,328.00 SQ. METERS (34,241 SQ. FT.)
LANDSCAPED AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)
PHASE AREA	14,328.00 SQ. METERS (34,241 SQ. FT.)



SUBJECT LANDS

Site Plan

Lot 5,
Concession 6
APPLICANT:
ROWN PINE
INVESTMENTS INC.

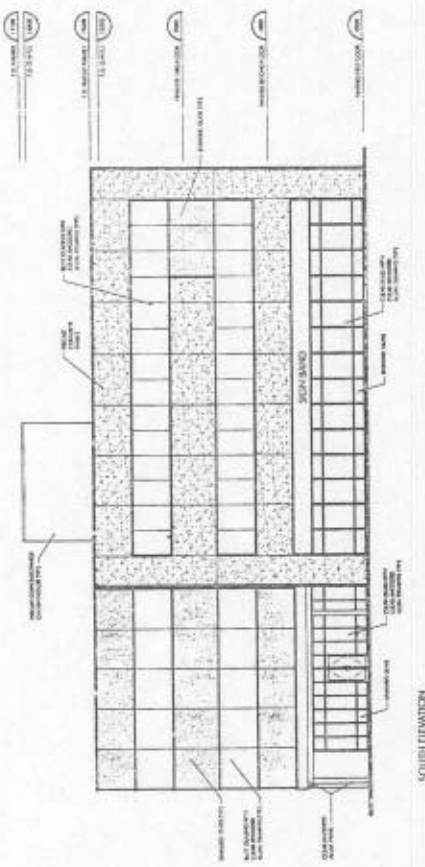


Community Planning Department

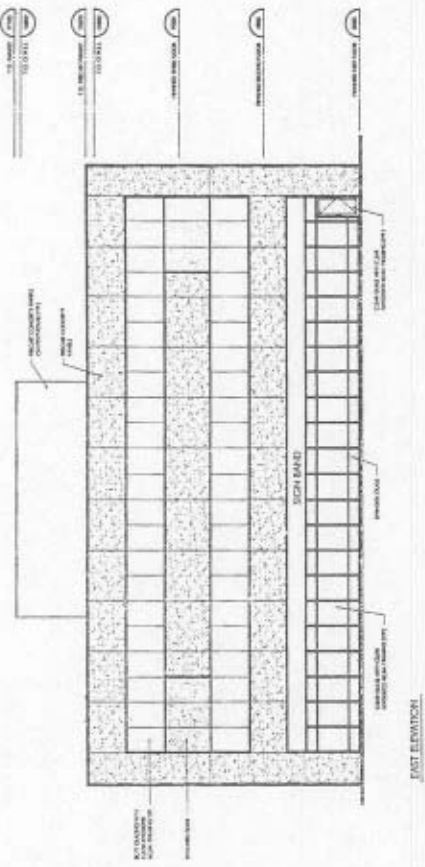
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2

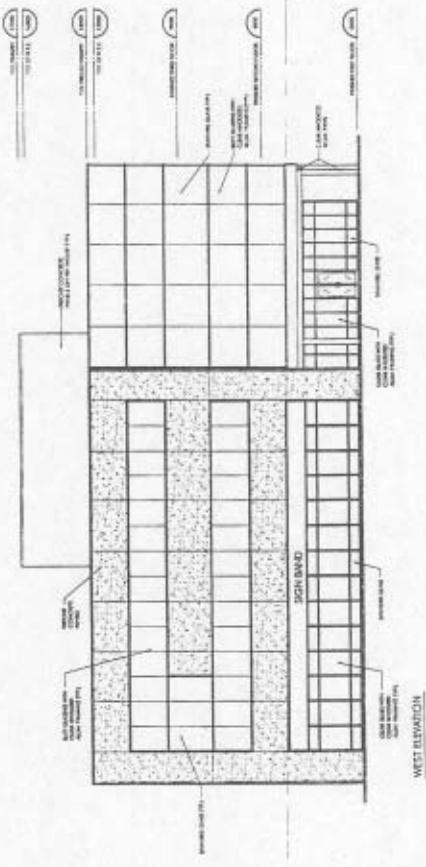
FILE No.:
Z.03.007
January 29, 2003
Not to Scale



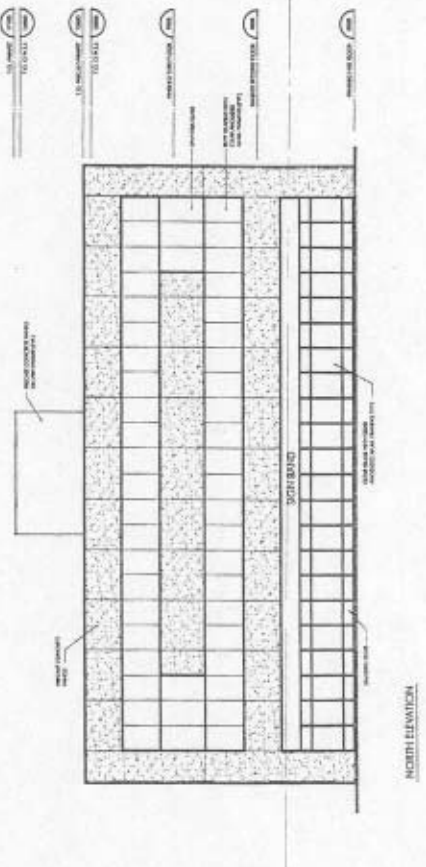
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Elevations - Building 'A'

Lot 5,
Concession 6
APPLICANT:
ROWEN PINE
INVESTMENTS INC.

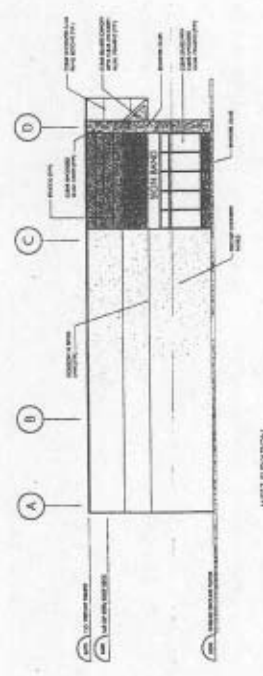
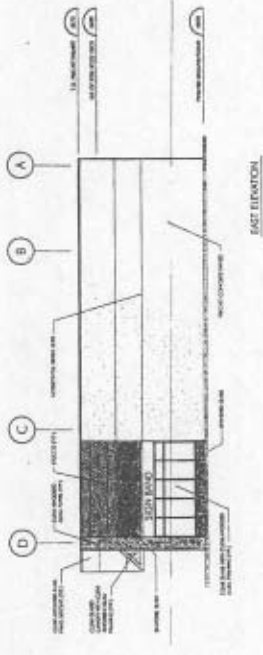
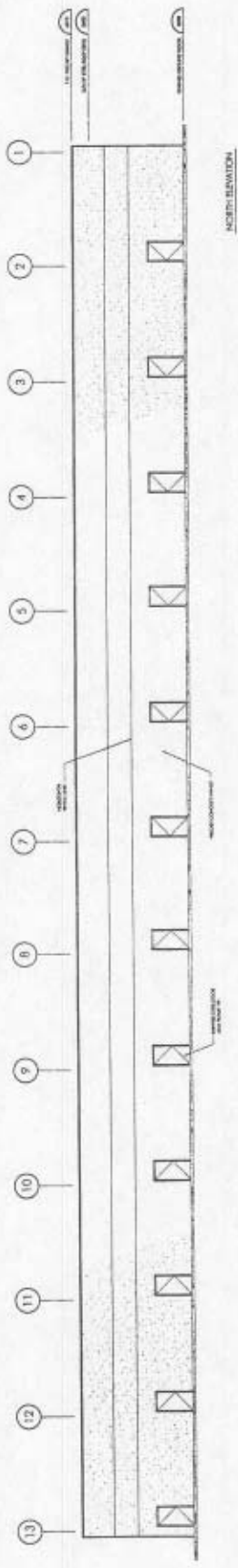
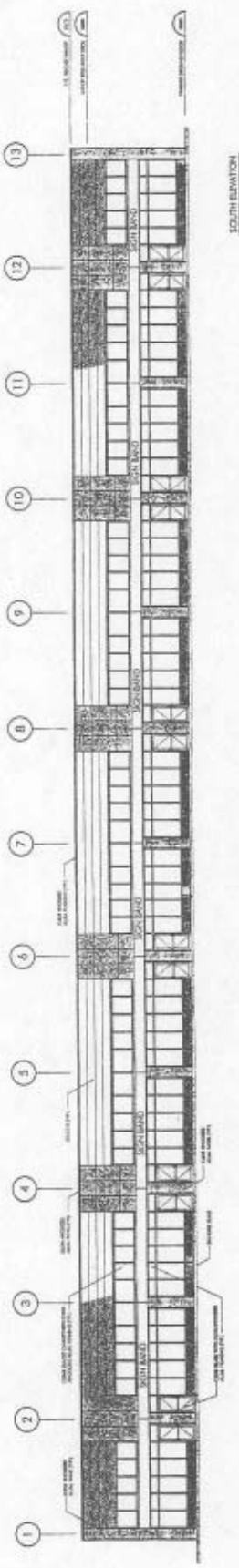


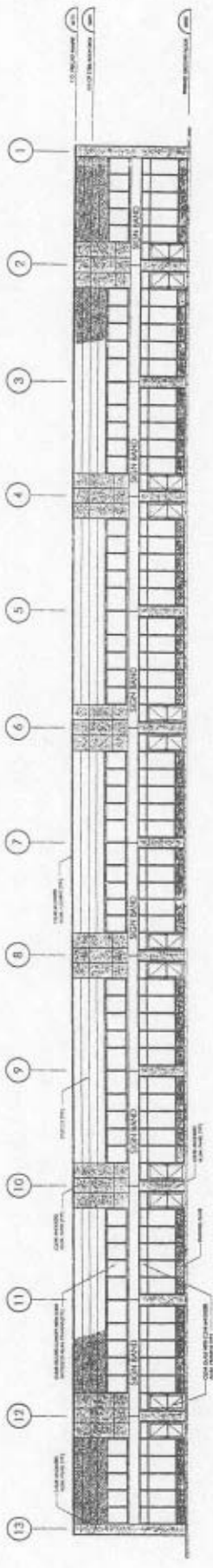
Community Planning Department

Attachment 3

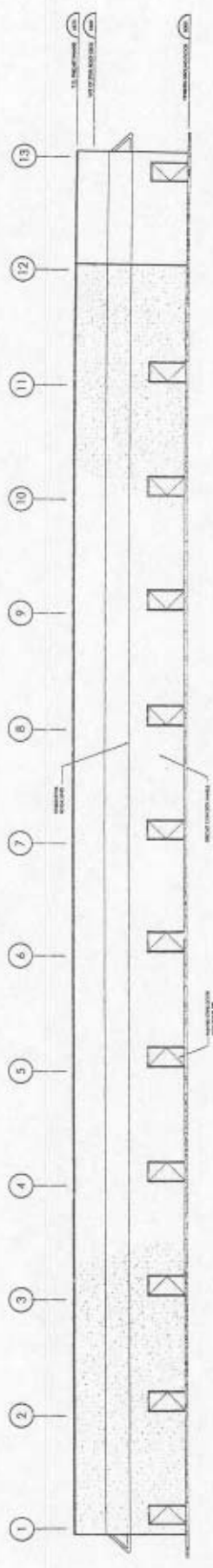
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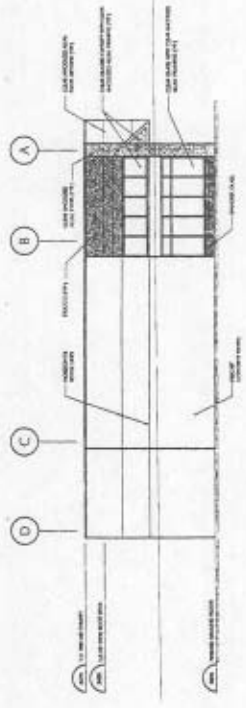




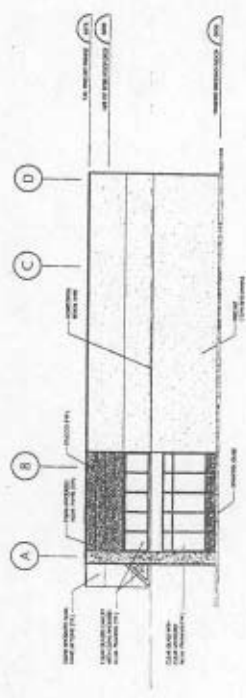
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Elevations - Building 'C'

Lot 5,
Concession 6
APPLICANT:
ROWEN PINE
INVESTMENTS INC.



Community Planning Department

Attachment 5
FILE No.:
Z.03.007
January 28, 2003
Not to Scale