

**3. ZONING BY-LAW AMENDMENT FILE Z.03.082
GIUSEPPE MASTRANDREA
PRELIMINARY REPORT**

P.2004.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.082 (Giuseppe Mastrandrea) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 10, 2003, the Owner submitted an application to amend the Zoning By-law to permit a bakery use, with accessory retail sales, in Unit #8 of the multi-unit service commercial building.

Background - Analysis and Options

The subject lands are located on the southeast corner of Strada Drive and Pine Valley Drive, being Unit #8 of York Region Condominium Plan 552, on Lot 46 of Plan 65M-2167 (830 Rowntree Dairy Road), in Part of Lot 4, Concession 6, City of Vaughan.

The rectangular-shaped 0.93 ha site has 60m road frontage on Rowntree Dairy Road and Pine Valley Drive, and 152.3m flankage along Strada drive. The site is developed with a one-storey, 23-unit, service commercial condominium building, having 64 parking spaces.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), subject to the "Service Node" policies, and zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(477E). The surrounding land uses are:

- North - Strada Drive; commercial (C7 Service Commercial Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - Rowntree Dairy Road; (EM1 Prestige Employment Area Zone)
- West - Pine Valley Drive; residential (R4 Residential Zone)

On December 15, 2003, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Pine Valley Ratepayers Association. To date, no comments have been received. 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 has identified the following matters to be reviewed in greater detail:

- the subject lands are designated "Prestige Area", which provides for opportunities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of business and civic uses, with no outside storage;
- in addition, the site is subject to the "Service Node" policies of the Official Plan, which permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, within an employment area setting; the proposed bakery use with accessory retail sales would conform to the Official Plan;

- the proposed bakery use is not permitted in the C7 Zone and a zoning amendment is required; the use would be permitted as an employment use, if the lands were zoned EM1 Zone;
- the Owner is proposing to allocate 75% of the unit GFA for the “working” area and 25% for accessory retail sales; the appropriateness and compatibility of the proposed bakery use will be considered in light of the other uses in the building and in the surrounding area, and in the context of the C7 Zone; and,
- the impact of the on-site parking supply will be reviewed with the addition of the proposed use.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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. In particular, the appropriateness and compatibility of the proposed bakery use will be considered in light of the other uses in the building and in the surrounding area, and in the context of the C7 Zone. The on-site parking supply will also be reviewed with the addition of the proposed use.

Attachments

1. Location Map
2. Site

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lot 5,
Concession 6
APPLICANT:
GIUSEPPE MASTRANDREA



Community Planning Department

Attachment

FILE No.:
Z.03.082

Not to Scale

November 19, 2003

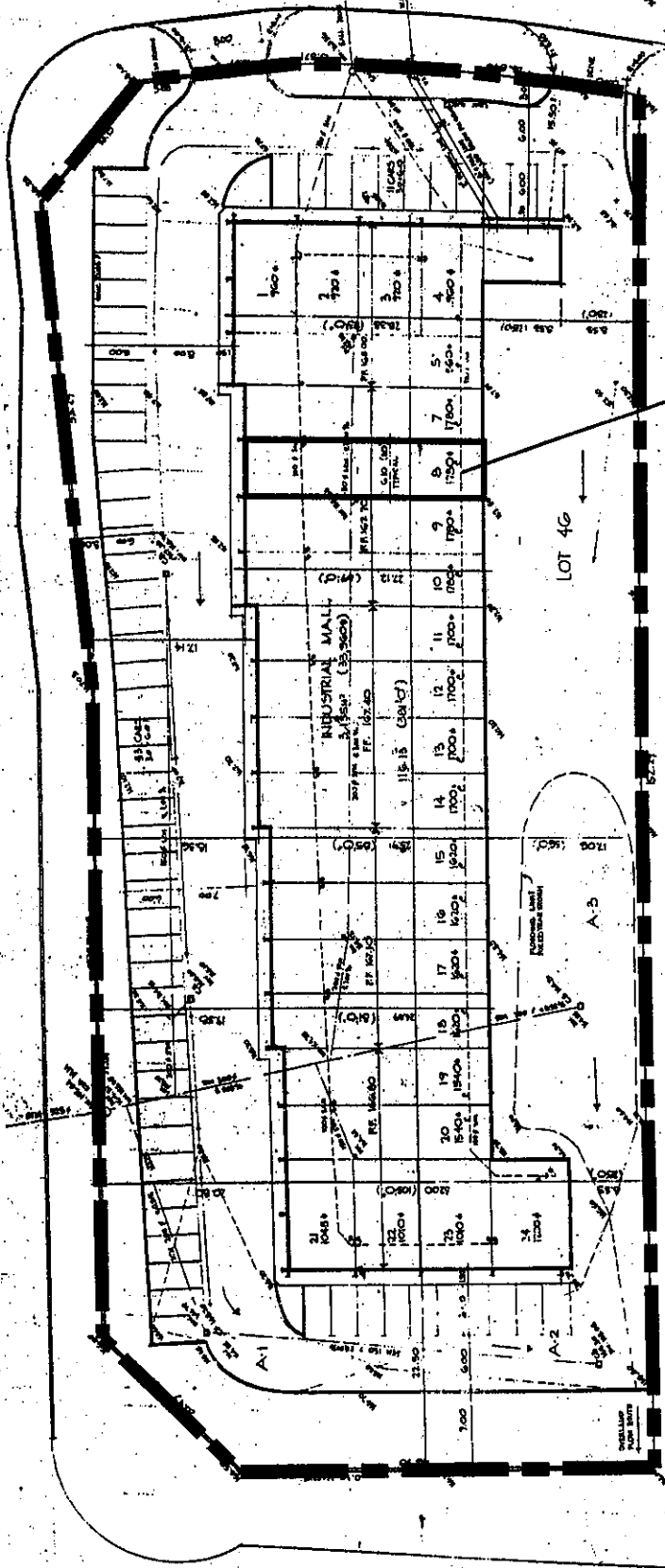




STRADA DRIVE

PINE VALLEY DRIVE

ROWNTREE DAIRY ROAD



SUBJECT
UNIT #8

SUBJECT LANDS

City of
Vaughan

Community Planning Department

Site Plan

Part of Lot 5,
Concession 6

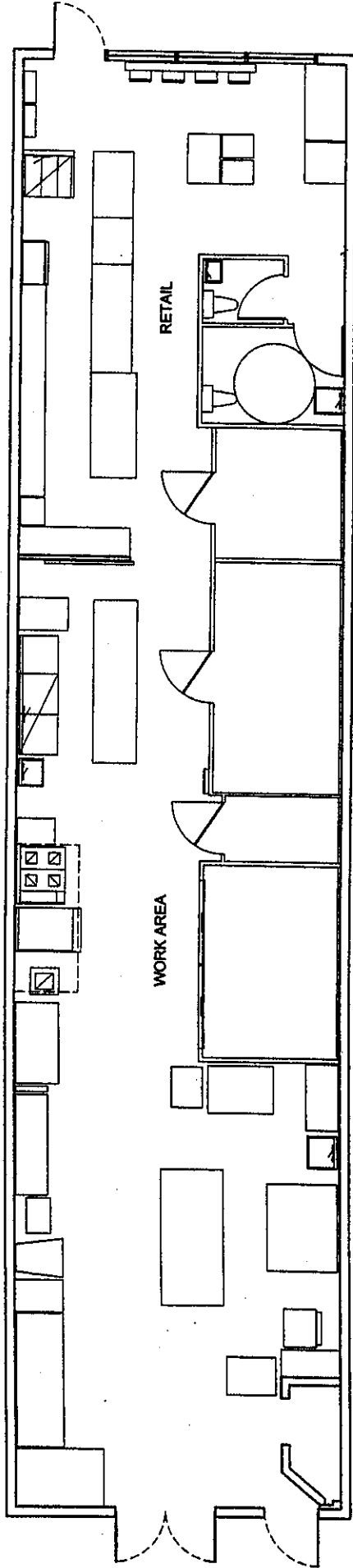
APPLICANT:
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Attachment 2

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NOTE:

WORK AREA 124.02m² (75%)
 RETAIL AREA 41.34m² (25%)

TOTAL GFA OF UNIT 8 165.36m²

Floor Plan

Part of Lot 5,
 Concession 6

APPLICANT:
 GIUSEPPE MASTRANDREA

**City of
 Vaughan**

Community Planning Department

Attachment 3

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