

**10.    OFFICIAL PLAN AMENDMENT FILE OP.04.008  
ZONING BY-LAW AMENDMENT FILE Z.04.024  
ROYBRIDGE HOLDINGS LIMITED  
PRELIMINARY REPORT**

**P.2004.84**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.008 and Z.04.024 (Roybridge Holdings Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On March 26, 2004 the Owner submitted an application to amend the Official Plan and Zoning By-law to permit eating establishments and take-out eating establishment uses, as well as accessory outdoor patios.

**Background - Analysis and Options**

The 16,121.06 sq.m property is located at the southeast corner of Weston Road and Ashberry Boulevard, being Block 181 on Plan 65M-3341 and Parts 1, 3, 8 and 18 on Plan 65R-26299 (9551, 9555, 9587 and 9591 Weston Road), in Lot 18, Concession 5, City of Vaughan. The surrounding land uses are:

- North - Ashberry Boulevard; detached residential (RV4 Residential Urban Village Zone Four)
- South- Vellore Hall, park (A Agricultural Zone)
- East - detached residential (RV4(W.S) Residential Urban Village Zone Four (Wide Shallow))
- West - Weston Road; future residential (A Agricultural Zone)

The lands are designated "Low Density Residential" by OPA #600, and zoned C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1019).

On May 31, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Woods Ratepayers Association. 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 applications, Staff have identified the following matters to be reviewed in greater detail:

- OPA #600 permits local convenience commercial centres within the "Low Density Residential" designation to provide convenience level shopping and personal services, including retail stores, personal service shops, offices and similar uses, but not eating establishments, and therefore an amendment to the Official Plan is required;
- the C3 Local Commercial Zone permits a range of commercial uses, including retail stores, banks, offices and personal service shops within an enclosed building. Eating

establishments and accessory outdoor patios are not permitted, therefore, a zoning by-law amendment is required;

- the appropriateness and compatibility of restaurant and outdoor patio uses on the convenience commercial site will be reviewed in context of compatibility with the surrounding uses, including an on-site private school, and adjacent residential and institutional uses; and,
- a noise study may be required in support of the proposed use.

### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

### **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. In particular, the appropriateness and compatibility of restaurant and patio uses on the site with surrounding uses will be reviewed

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



Not to Scale

# Location Map

Part Lot 18,  
Concession 5  
APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED  
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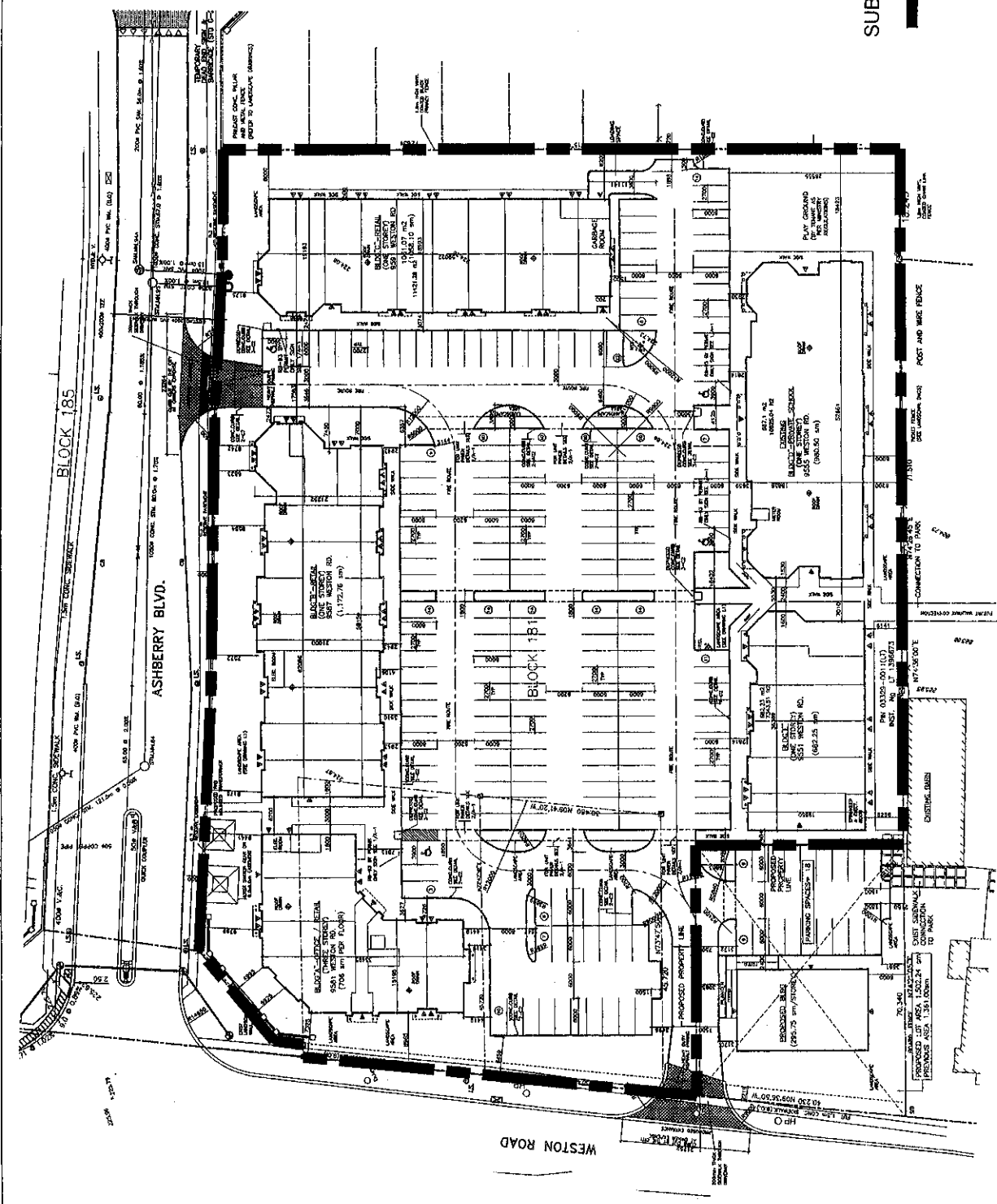


Community Planning Department

# Attachment 1

FILE No.:  
OP.04.008 &  
Z.04.024

May 26, 2004



Not to Scale

SUBJECT LANDS



# Attachment 2

FILE No.:  
OP.04.008 &  
Z.04.024

May 26, 2004

City of  
**Vaughan**  
Community Planning Department

## Site Plan

Part Lot 18,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

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