

COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 18, 2004

**4. ZONING BY-LAW AMENDMENT FILE Z.04.025
ROYBRIDGE HOLDINGS LIMITED
PRELIMINARY REPORT**

P.2004.101

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.025 (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

The Owner has submitted a revised application to amend the Zoning By-law to permit two freestanding Eating Establishments with a combined total maximum floor area of 625m² and a drive-through facility, in the EM3 Retail Warehouse Employment Area Zone.

Background - Analysis and Options

The subject lands are located on the northwest corner of Regional Road 27 and Zenway Boulevard (8000 Regional Road 27), being part of Block 1 on Plan 65M-3627, in Lot 7, Concession 7, City of Vaughan. The vacant 1.83 ha site has 113.5m frontage on Zenway Boulevard, and a flankage of 158.7m on Regional Road 27.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - valleylands (OS1 Open Space Conservation Zone)
- South - Zenway Boulevard, vacant (C7 Service Commercial Zone)
- East - Regional Road 27; employment (EM1 Zone)
- West - vacant (EM3 Zone)

On May 19, 2004, the Owner submitted an application to amend the Zoning Bylaw to permit a freestanding Eating Establishment up to 300m² GFA and a drive-through facility, in the EM3 Zone. A Public Hearing was held on June 21, 2004. Given the extent of the revisions made to the zoning application, a second public hearing is deemed necessary.

On September 24, 2004, a notice of Public Hearing for the revised application was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

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

- the "Prestige Area" designation permits a wide range of industrial, office, business and civic uses; the proposal conforms to the Official Plan.

- an Eating Establishment use is permitted in all employment zones, restricted to one per multi-unit building and to a maximum gross floor area of 185m²; the preliminary site plan shows two freestanding eating establishments having a combined gross floor area of 622.3m², together with a multi-unit employment building; the appropriateness of the proposed amendment to the zoning by-law to permit an eating establishment use which is not within a multi-unit building and larger than 185m² will be reviewed;
- the drive-through facility use proposed in conjunction with the two freestanding eating establishments is not permitted in the EM3 Zone, and the appropriateness of allowing drive-throughs will be reviewed;
- the appropriateness and configuration of the two eating establishments with drive-through facilities will be assessed in light of urban design and vehicular circulation considerations; and
- any other exceptions to the zoning standards required to facilitate an appropriate site design will be identified in the technical report.

Relationship to Vaughan Vision 2007

The applicability of this proposal 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 planning report to a future Committee of the Whole meeting. In particular, restricting the total combined floor area of all eating establishments on the site to a maximum of 625m² will be considered. The proposed drive-through facilities will require further technical analysis through the review of a detailed site plan to address concerns related to urban design and vehicular circulation.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

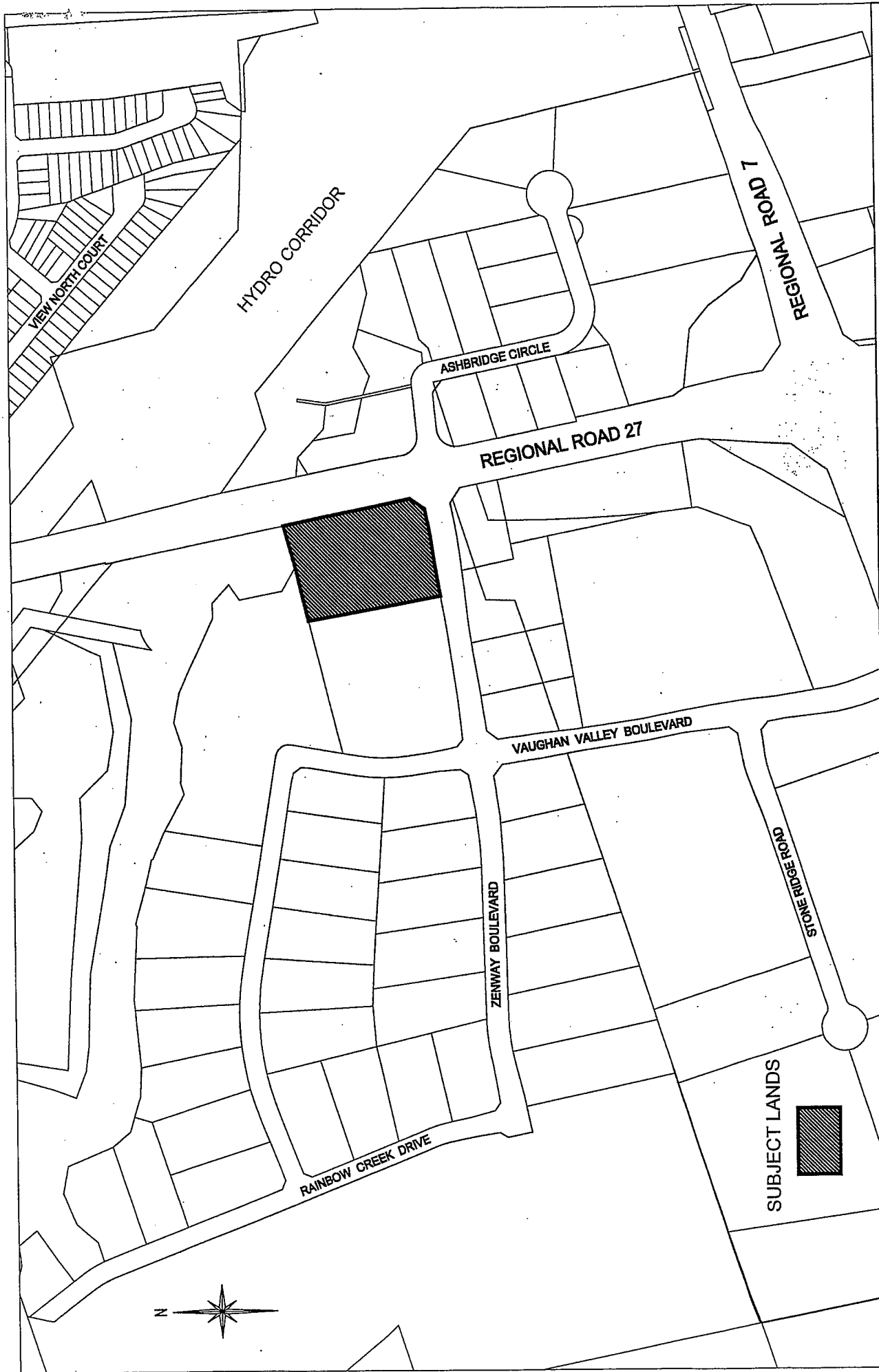
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

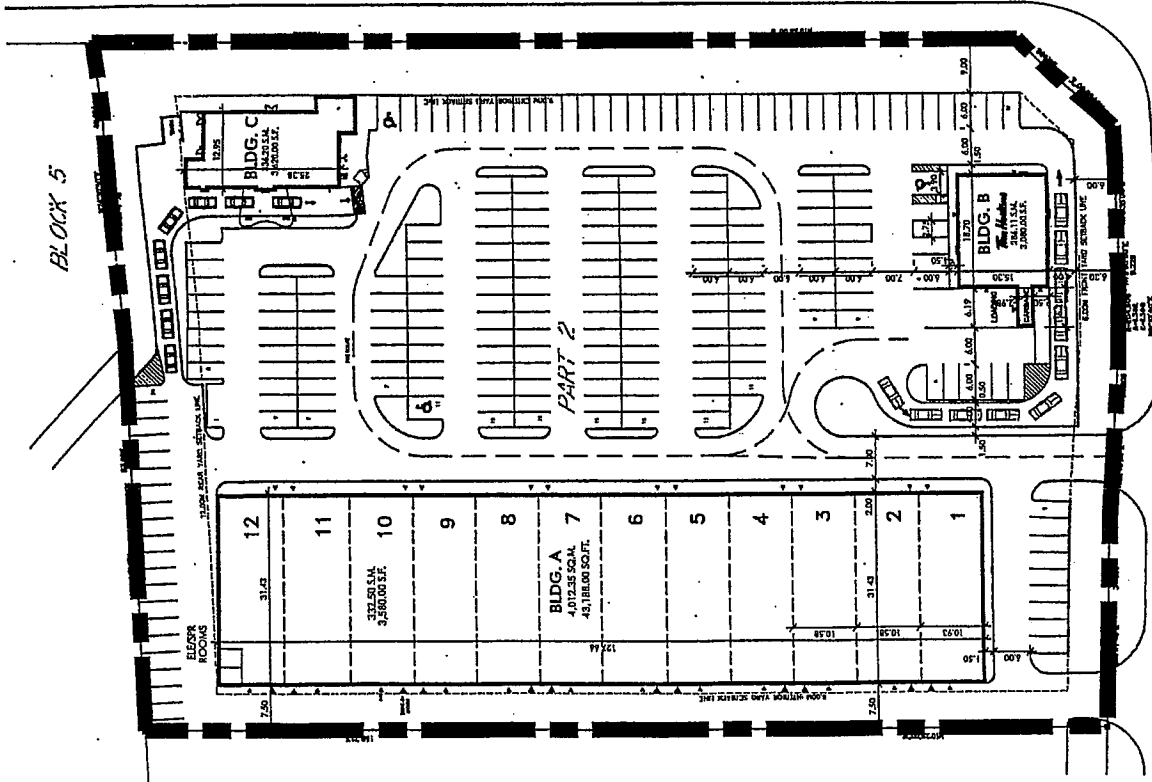
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG





SUBJECT LANDS

REGIONAL ROAD 27

ZENWAY BLVD.

SITE ANALYSIS

ZONE	18,392.00 SQ.M. 197,970.00 SQ.M.
LOT AREA	4,544 AC.
BUILDING AREA	
BUILDING A	4,012.35 SQ.M. 43,188.00 SQ.FT.
BUILDING B	286.11 SQ.M. 3,080.00 SQ.FT.
BUILDING C	336.20 SQ.M. 3,620.00 SQ.FT.
TOTAL GROSS FL AREA (FOOTPRINT)	4,634.66 SQ.M. 49,888.00 SQ.FT.
TOTAL GROUND FL COVERAGE	25.20%
PARKING	
PARKING REQUIRED INDUSTRIAL	81 SPACES
2 SPACES PER 100 S.M.	
RESTAURANT (DRIVE-THRU)	100 SPACES
1.6 SPACES/100 SQ.M.	
TOTAL REQUIRED	181 SPACES
PARKING PROVIDED	229 SPACES
(INCLJ. 3 H.C. SPACE)	

Conceptual Site Plan

Lot 7,
Concession 9
APPLICANT:
ROYBRIDGE HOLDINGS LIMITED



Community Planning Department

Attachment 2
FILE No.: Z.04.025
Not to Scale
May 25, 2004