

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 1, 2004

**2. ZONING BY-LAW AMENDMENT FILE Z.04.058
COLAVECCHIA GARDEN LTD.
PRELIMINARY REPORT**

P.2004.104

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for file Z.04.058 (Colavecchia Gardens Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to a future Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone a portion (\pm 1.21 ha) of the subject lands from A Agricultural Zone to C7 Service Commercial Zone (see Attachment #2), to facilitate the development of an automobile gas bar, with convenience retail store/eating establishment with drive-through and car wash building, and a future development area (see Attachment #3).

Background - Analysis and Options

The site is located at the southwest corner of Regional Road # 27 and Langstaff Road, in Part of Lot 10, Concession 9, City of Vaughan. The overall rectangular 4.04 ha site has 109.6m frontage on Regional Road #27 and 376.81m flankage along Langstaff Road. The Owner is proposing to sever the lot, resulting in a flankage of 148m along Langstaff Road for the lands to be rezoned. The lands are developed with a small structure at the northeast corner of the property for the use of a temporary public garage, with the remainder of the site being vacant.

The site is designated "Prestige Area" directly along the arterial roads (approximately 30m or one lot depth) and becomes "Employment Area General" internal to the site, under OPA #450 (Employment Area Plan). The site is zoned A Agricultural Zone by By-law 1-88, subject to Exemption 9(1173). The surrounding land uses are:

- North - Langstaff Road; agricultural (A Agricultural Zone)
- South - banquet hall (C6 Highway Commercial Zone)
- East - Regional Road #27; detached residential (R4 Residential Zone)
- West - agricultural (A Agricultural Zone)

On October 8, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners' Association and Sonoma Heights Ratepayers' Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive 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 "Prestige Area" and "Employment Area General" designations provide opportunities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses;

- the “Service Node” policies in OPA #450 would also apply, and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, at the intersection of arterial roads and would permit the proposed rezoning of the severed lands to C7 Zone in conformity with the Official Plan;
- the site is identified as “Office Commercial” in the Vaughan West Corporate Business Park Plan, and would need to be amended to reflect “Service Commercial”, if the application is approved;
- the site was subject to a recent zoning amendment (File Z.02.012), which permitted the temporary 3 year use of the lands for a public garage, commencing June 23, 2003, in accordance with By-law 199-2003;
- a severance application would be required to be approved by the Committee of Adjustment to facilitate the proposed C7 lot;
- review will be given to the appropriateness of the rezoning to C7 Zone and compatibility of the proposed uses with the other permitted uses in the surrounding area; and
- the site and building design, access, vehicular circulation, parking and landscaping, for the gas bar/car wash will be addressed through the review of the related Site Plan File DA.04.059 (see Attachment #3) and any exceptions to the C7 Zone to facilitate the site plan, and to the A Agricultural Zone to address the retained lands, will be identified in the technical report. The future development area is proposed to be rezoned to C7 Zone, but would be subject to a future site plan application.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

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, appropriateness of the proposed rezoning of a 1.21 ha parcel from A Agricultural Zone to C7 Service Commercial Zone, to facilitate a gas bar with convenience retail store/eating establishment with drive-through and car wash buildings, will be reviewed.

Attachments

1. Location Map
2. Proposed Draft Reference Plan
3. Site Plan

Report prepared by:

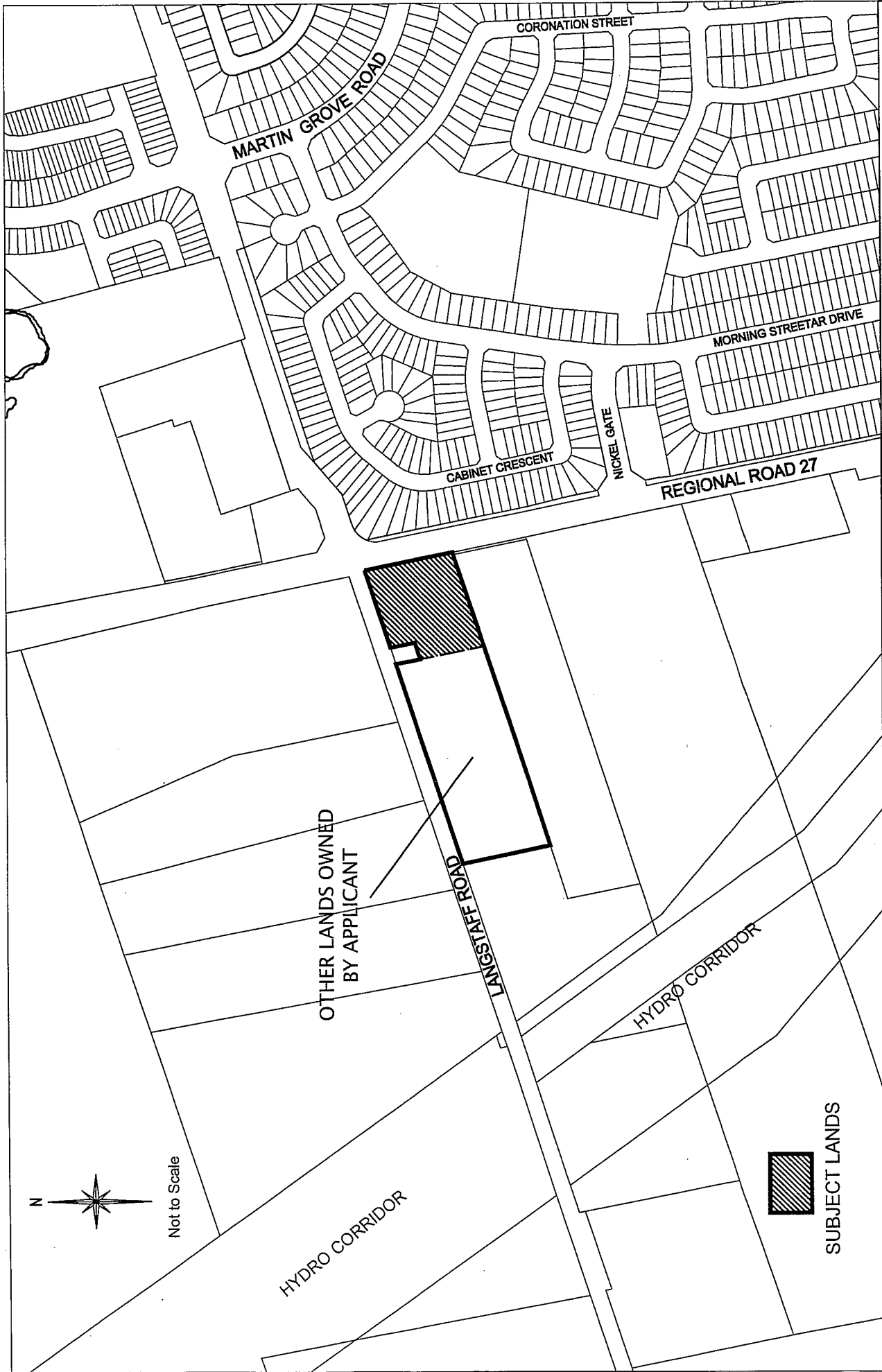
Andrea Egizii, Planner, ext. 8215
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment 1
 FILE No.: Z.04.058
 RELATED FILE: DA.04.059
 October 1, 2004

City of **Vaughan**

Community Planning Department

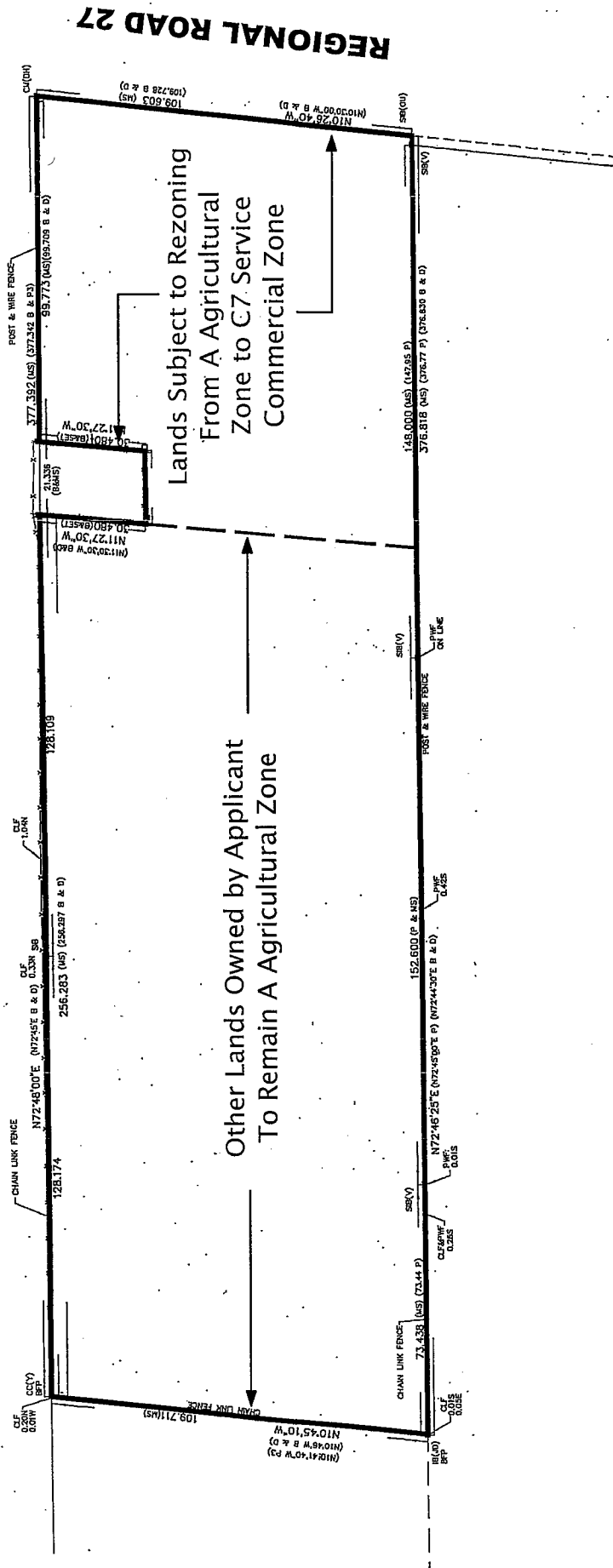
Location Map

Part of Lot 10,
 Concession 9
 APPLICANT:
 COLAVECCHIA GARDEN LTD.



Not to Scale

LANGSTAFF ROAD



Proposed Reference Plan

Part of Lot 10,
Concession 9

APPLICANT:
COLAVECCHIA GARDEN LTD.



Community Planning Department

Attachment

2

FILE No.:
Z.04.058

RELATED FILES:
DA.04.059

October 1, 2004



Not to Scale

GAS PAY AND
CONVENIENCE RETAIL
STORE/EATING
ESTABLISHMENT
WITH DRIVE
THROUGH

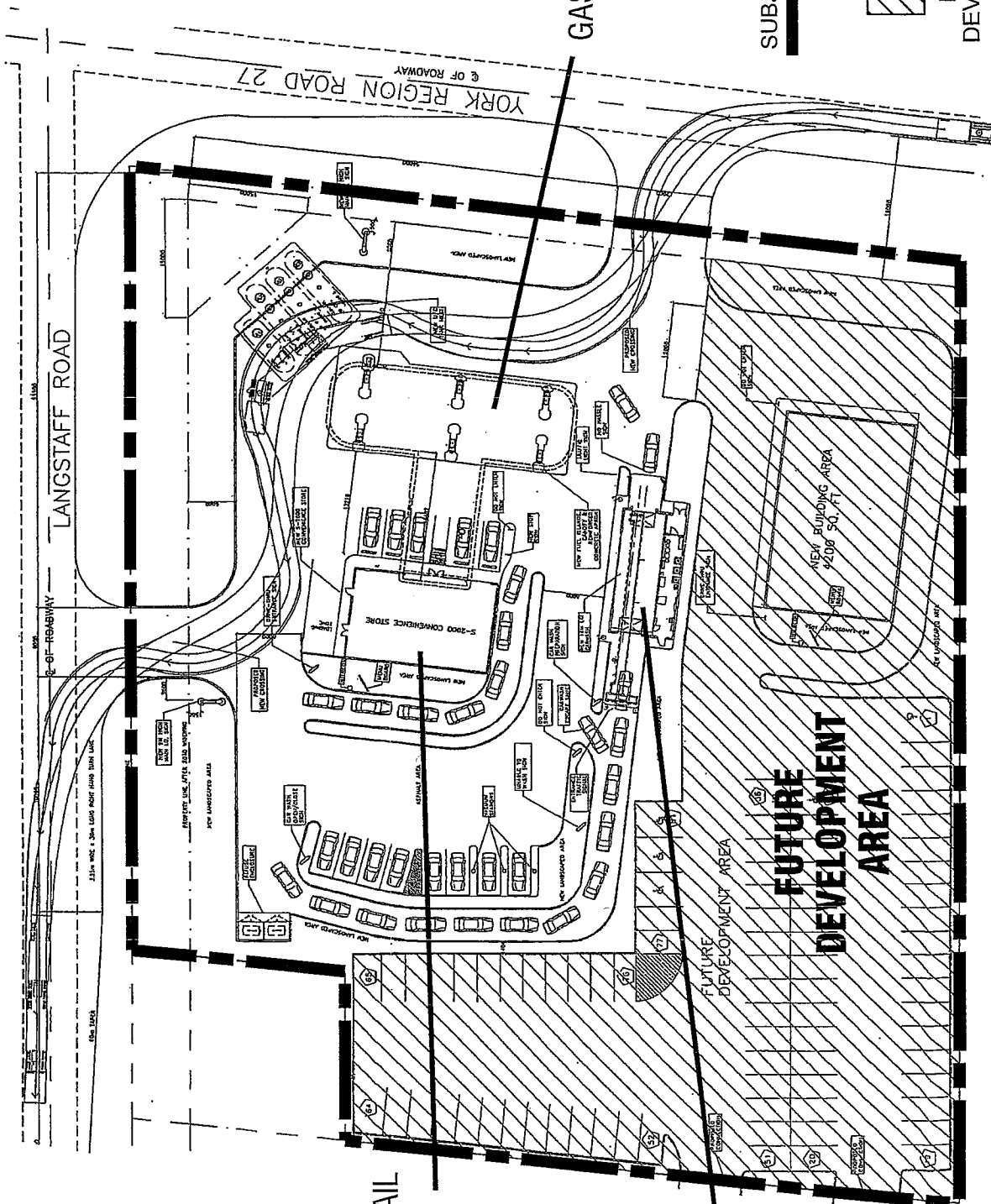
CAR WASH

GAS BAR WITH
CANOPY

SUBJECT LANDS



FUTURE
DEVELOPMENT
AREA



Site Plan

Part of Lot 10,
Concession 9

APPLICANT:
COLAVECCHIA GARDEN LTD.

City of Vaughan

Community Planning Department

Attachment

3

FILE No.:
DA.04.059
RELATED FILE:
Z.04.058

September 17, 2004