

**3. ZONING BY-LAW AMENDMENT FILE Z.04.061  
SAM BANCHERI  
PRELIMINARY REPORT**

**P.2005.10**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.061 (Sam Bancheri) 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 an application to amend the Zoning By-law to rezone the subject lands (Attachment #1) from A Agricultural Zone to C9 Corporate Centre Zone to permit a 1211m<sup>2</sup> retail building on a 0.4 ha lot (Attachment #2).

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the northeast corner of Jane Street and Regional Road 7, in Lot 6, Concession 4, City of Vaughan. The 0.4 ha site has approximately 68 m frontage on Regional Road 7, and a flankage of 45m on Jane Street.

The subject lands are designated "Corporate Centre Node" and "Valleylands" by OPA #500 (Corporate Centre Plan) and zoned A Agricultural Zone by By-law 1-88. Retail uses are permitted in the "Corporate Centre Node" designation. The surrounding land uses are:

- North - stormwater pond (A Agricultural Zone)
- South - Regional Road 7; office building/multi-unit building (C8 Office Commercial Zone)
- East - vacant; approved subdivision 19T-00V21(C9-H Corporate Centre Zone)
- West - Jane Street; gas bar, commercial plaza (C7 Service Commercial Zone)

On January 28, 2005, a notice of Public Hearing 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 a 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 Toronto and Region Conservation Authority (TRCA) advises that the property is located within the Authority's Fill Extension Program Area and a tributary of the East Humber traverses the west portion of the site; the development limits of the site requires determination, and the proposed crossing of the tributary to obtain access on Jane Street will require approval from the TRCA;
- OPA #528 identifies the planned road network improvements, together with supporting policies for the Corporate Centre Plan, and shows the westerly extension of Barnes Court to intersect with Regional Road 7, east of the subject lands (Attachment #3); the alignment of the planned road and its impact on the subject property will be assessed;

- the Owner has submitted a preliminary site plan showing a 1211m<sup>2</sup> retail building with access on Regional Road 7 and Jane Street; access to the site will be determined by the Region of York Transportation and Works Department;
- the development of the subject lands will be assessed in the context of the surrounding land uses, including the adjacent easterly parcel fronting onto Regional Road 7, the approved plan of subdivision (19T-00V21) further to the east, and the planned extension of Barnes Court intersecting with Regional Road 7; a comprehensive development plan for this area of the Corporate Centre may be required; and
- any exceptions to the zoning standards which may be required will be reviewed in the context of the surrounding area, and in consideration of a formal site plan application.

### **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, the development limits of the site must be determined by the TRCA, and the Region of York must determine access requirements. A comprehensive development plan may be required, which takes into consideration the adjacent easterly parcel fronting onto Regional Road 7, the approved plan of subdivision for mixed use development further to the east, and the planned extension of Barnes Court to intersect with Regional Road 7.

### **Attachments**

1. Location Map
2. Concept Plan
3. OPA #528 - Proposed Road Network (Corporate Centre)

### **Report prepared by:**

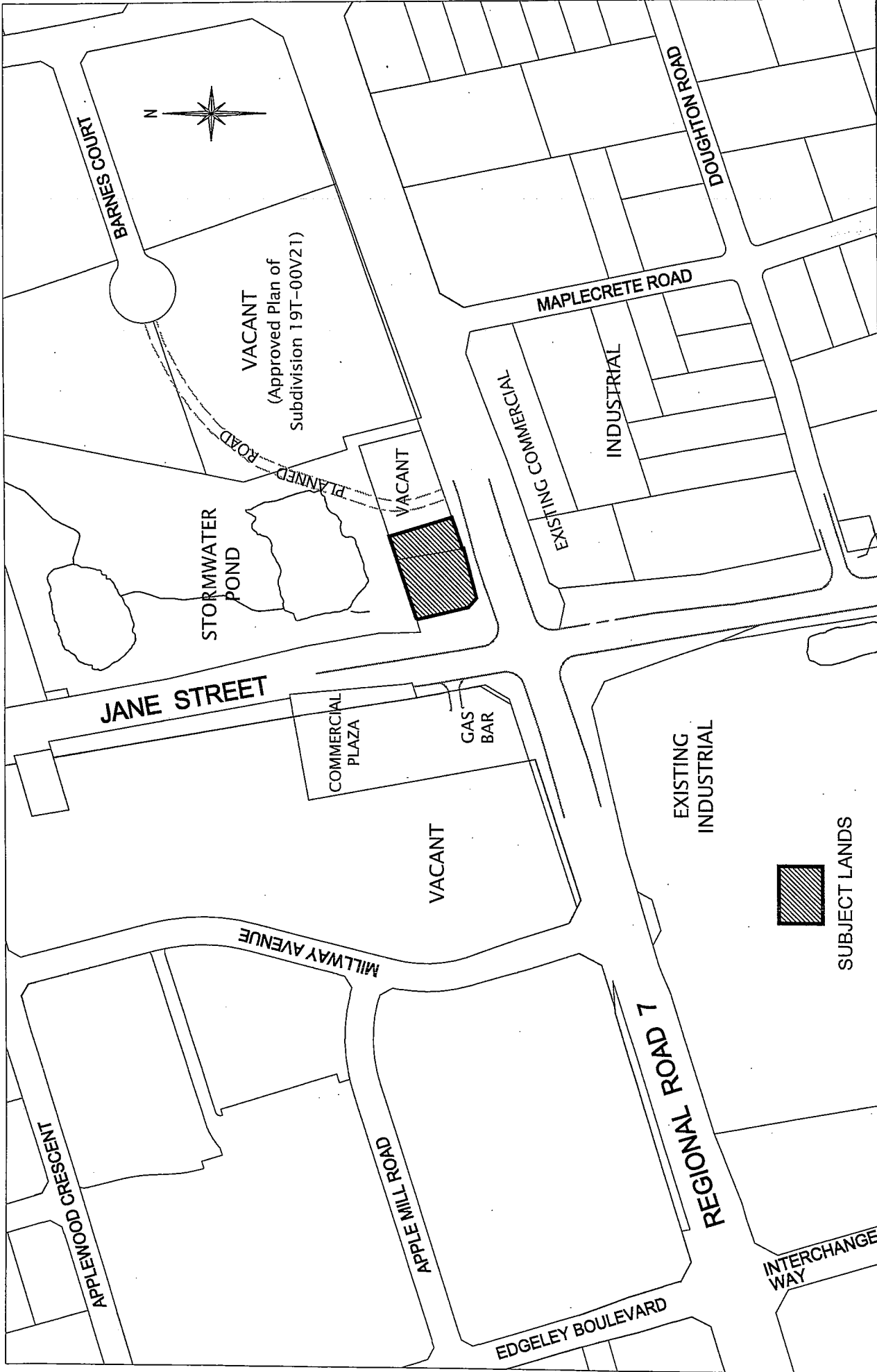
Duncan MacAskill, Planner, ext. 8017  
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Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning

MARCO RAMUNNO  
 Director of Development Planning

/LG



# Location Map

Part of Lot 6,  
Concession 4  
APPLICANT:  
SAM BANCHERI

MAP07\1 ATTACHMENTS\Z\Z-04-061

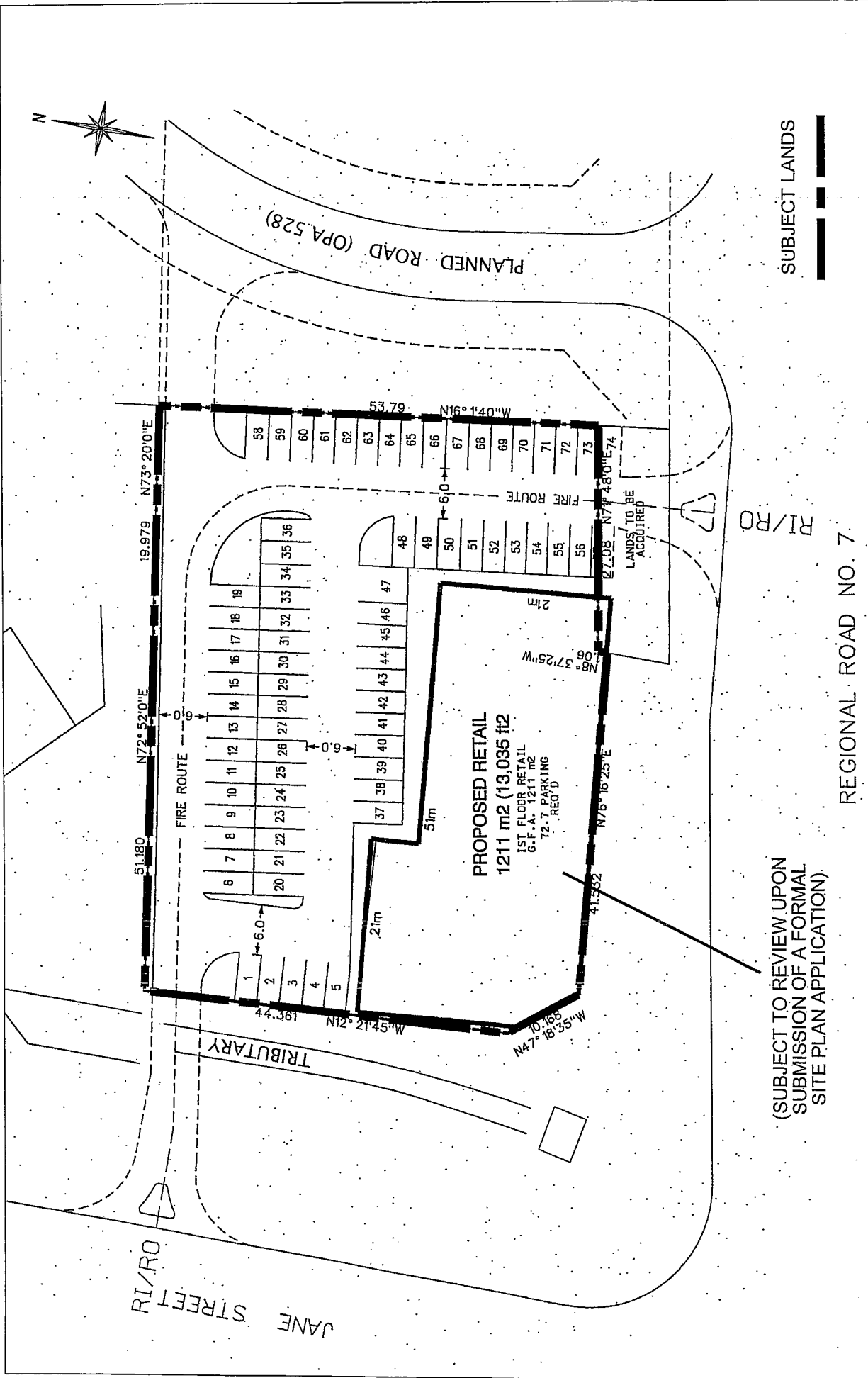


Development Planning Department

# Attachment 1

FILE No.:  
Z.04.061

Not to Scale  
November 29, 2004



(SUBJECT TO REVIEW UPON SUBMISSION OF A FORMAL SITE PLAN APPLICATION)

SUBJECT LANDS

**Concept Plan**

Part of Lot 6,  
Concession 4  
APPLICANT:  
SAM BANCHERI

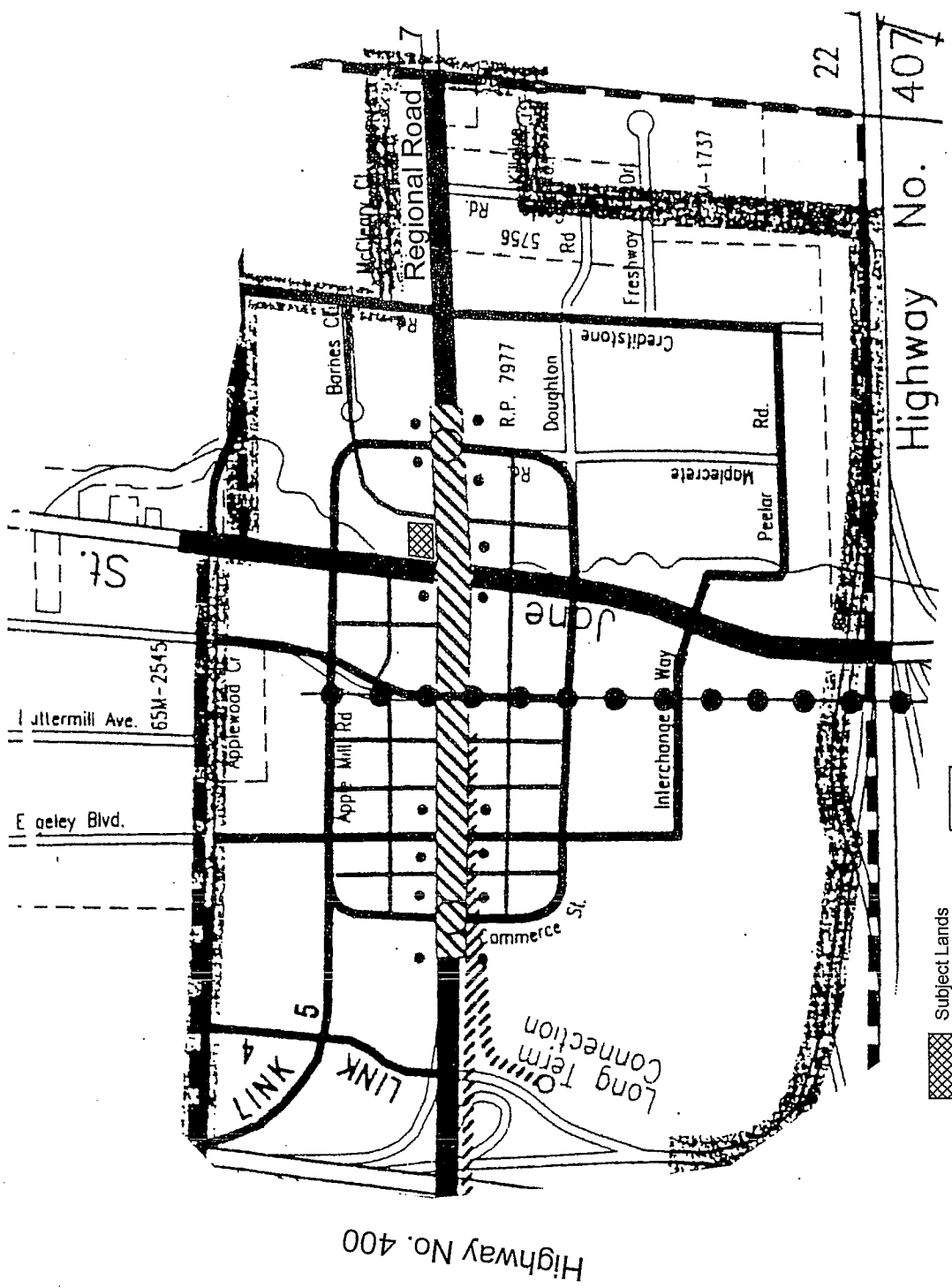


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**Attachment 2**

FILE No.:  
Z.04.061  
Not to Scale  
November 25, 2004

NA\DF\1 ATTACHMENTS\Z\Z-04-061



- Subject Lands
- Highway 7 / Avenue 7'
- Arterial Road
- Collector Road
- Local Road
- 23m Public Transit Right of Way
- Inter-Regional Transitway (Potential)
- Gateway Sites
- Traffic Control / Design Feature
- Vaughan Corporate Centre Secondary Plan Area Boundary
- Study Area Boundary

**OPA 528 - Planned Road Network (Corporate Centre)**



Development Planning Department

**Attachment 3**

FILE No.: Z.04.061

Not to Scale

November 25, 2004

APPLICANT:  
SAM BANCHERI

Part of Lot 6,  
Concession 4

NA\OPT\1 ATTACHMENTS\Z.04.061