

**4. ZONING BY-LAW AMENDMENT FILE Z.04.065
GANZ REALTY LTD.
PRELIMINARY REPORT**

P.2005.11

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.065 (Ganz Realty Ltd.) 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 as shown on Attachments #1 and #2, to permit a gas bar and convenience retail store with associated drive-through, and a free-standing eating establishment (537m) with drive-through, as additional uses in the EM1 Prestige Employment Area Zone.

Background - Analysis and Options

The applicant's lands are located on the south side of Regional Road #7, between Highway #427 and Roybridge Gate, in Lot 5, Concession 9, City of Vaughan (Attachment #1). The vacant 8.7 ha site has approximately 165m frontage on Roybridge Gate, 475m flankage on Regional Road #7 and 71m on the Highway 427 exit ramp. However, the lands subject to the proposed zoning amendment are restricted to the area of the property at the southwest corner of Regional Road 7 and Roybridge Gate, comprising 1.28 ha.

The subject lands are designated "Prestige Area" and "Centre" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The subject lands are also located within the Vaughan West Corporate Business Park Block Plan. The surrounding land uses are:

- North - Regional Road #7; gas station (C7 Service Commercial Zone), employment lands (EM1 Prestige Employment Area Zone)
- South - Royal Group Crescent; employment uses (EM1 Zone and EM2 General Employment Area Zone)
- East - Roybridge Gate; vacant (C8 Office Commercial Zone)
- West - Highway #427 off-ramp (PB1-S Parkway Belt Linear Facilities 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 a future Committee of the Whole meeting.

Preliminary Review

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

- the additional uses are proposed within an area identified as the second phase of development (1.28 ha) of the Owner's overall site, at the intersection of Regional Road 7 and Roybridge Gate; the proposed uses will be assessed in light of the "Prestige Area" and

"Service Node" policies in OPA #450, and the City-wide automobile gas bar policies in OPA #424;

- 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 Owner's site plan (Attachment #2) shows a free-standing eating establishment (537m² GFA) with drive-through, and a gas bar and convenience retail store (325m²) with drive-through within the proposed amendment area (Phase 2 development); the site plan also shows five employment buildings within the Phase 1 development area; the appropriateness of the proposed Phase 2 uses in the context of the Phase 1 and surrounding land uses and the Vaughan West Corporate Business Park Block Plan, will be evaluated;
- the appropriateness and configuration of the proposed buildings and drive-through facilities will also be assessed in light of urban design and vehicular circulation considerations through a detailed site plan; and
- the appropriate zone standards to facilitate the proposed development will be reviewed in conjunction with the Owner's related Site Development application, File DA.05.003.

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 proposed additional uses in the EM1 Zone will be assessed in light of the applicable Official Plan policies (OPA #450 and OPA #424) and By-law 1-88 requirements, and the surrounding land use context. The proposed drive-through facilities will require further technical analysis through the review of the detailed site plan to address urban design and vehicular circulation.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

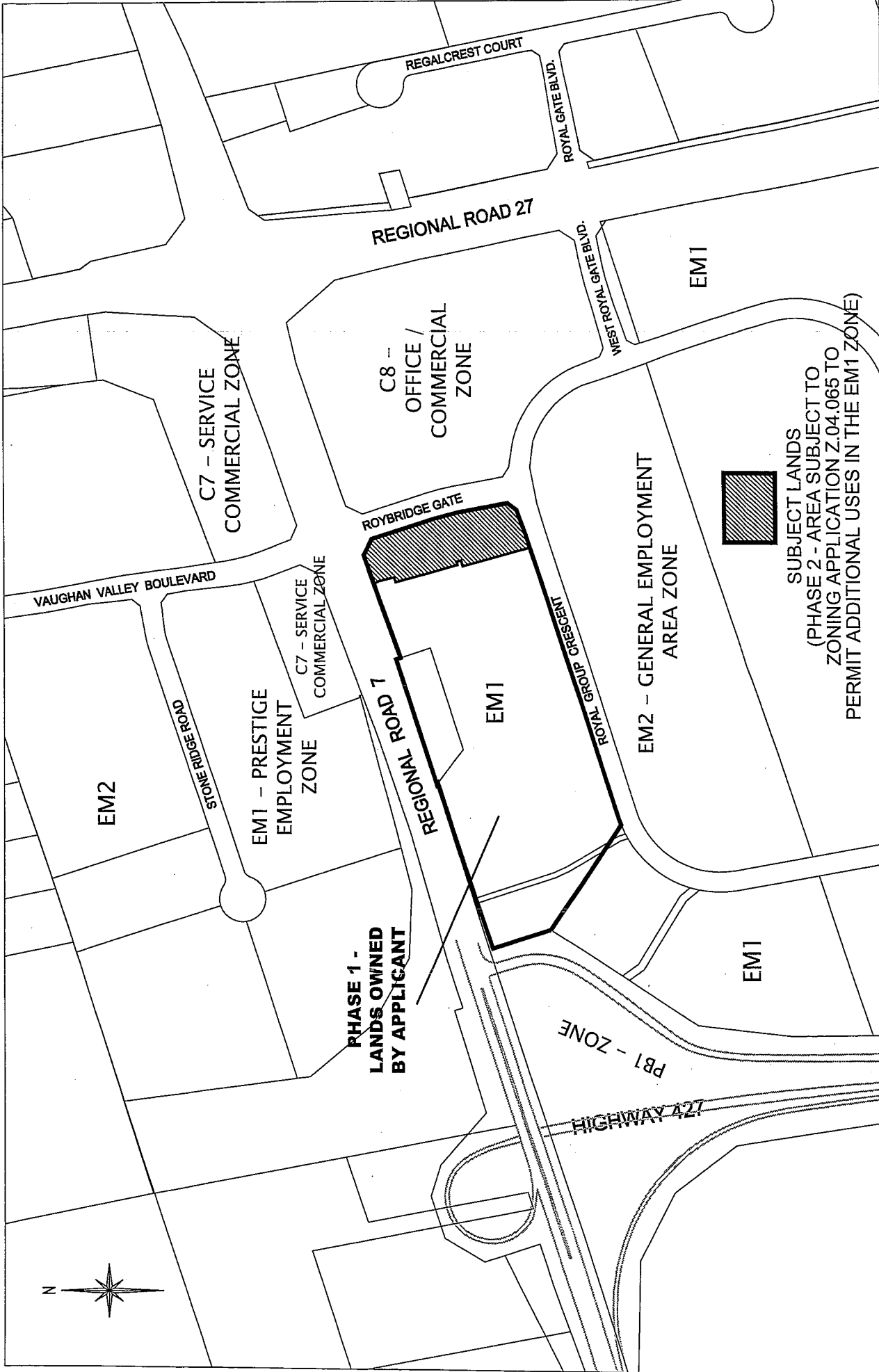
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG





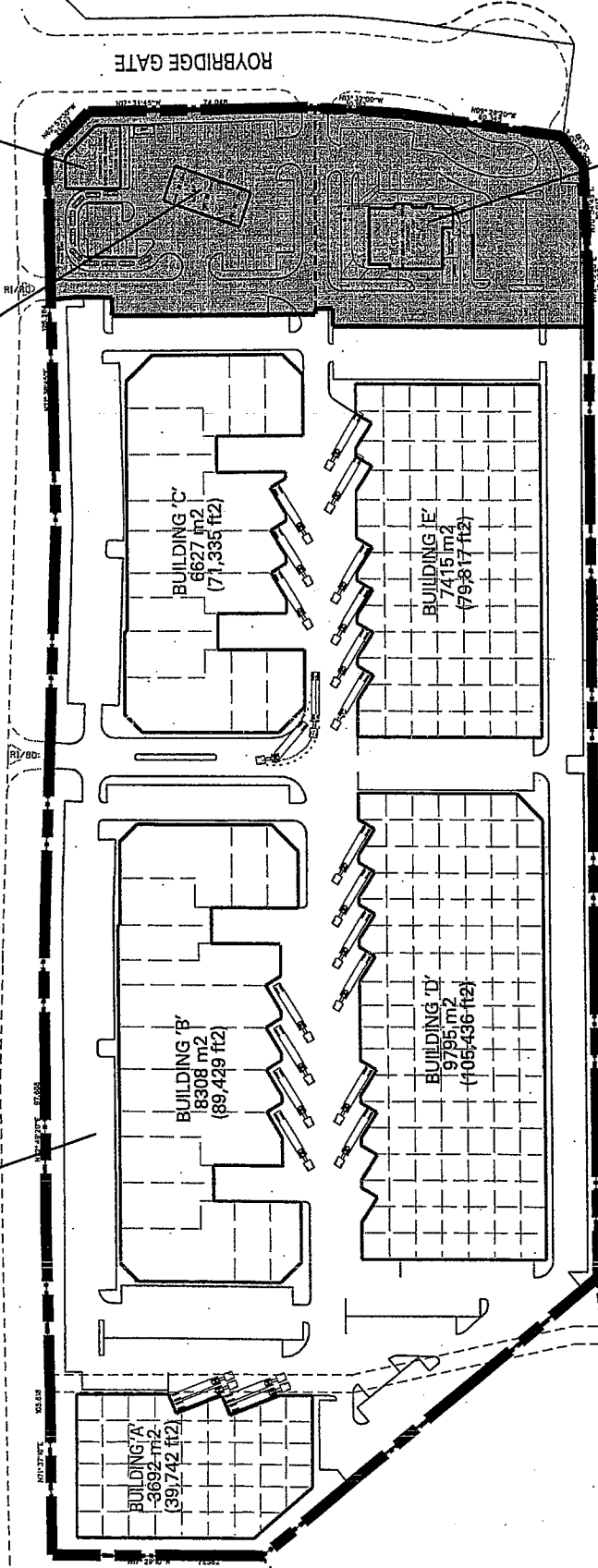
PHASE 1 (5 PROPOSED EMPLOYMENT BUILDINGS)

GAS BAR

BUILDING "F"

PROPOSED CONVENIENCE RETAIL STORE WITH DRIVE-THROUGH

REGIONAL ROAD NO. 7



ROYBRIDGE GATE

BUILDING "G"
PROPOSED EATING ESTABLISHMENT WITH DRIVE-THROUGH

SUBJECT LANDS

AREA SUBJECT TO ZONING BY-LAW AMENDMENT (PHASE 2)

ROYAL GROUP CRESCENT

HIGHWAY NO. 427

Proposed Site Plan

Lot 5,
Concession 9
APPLICANT:
GANZ REALTY LTD.
N:\DPT\1 ATTACHMENTS\Z-04-065



Development Planning Department

Attachment 2

FILE No.:
Z.04.065

Not to Scale

January 21, 2005