

**4. ZONING BY-LAW AMENDMENT FILE Z.05.016
DRAFT PLAN OF SUBDIVISION FILE 19T-05V02
CICCHINO HOLDING LTD.
PRELIMINARY REPORT**

P.2005.28

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.016 and 19T-05V02 (Cicchino Holding Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #2 from A Agricultural Zone to C5 Community Commercial Zone for Blocks 1, 2 and 4, and C7 Service Commercial Zone for Block 3. The Owner has also submitted an application for Draft Plan of Subdivision approval to facilitate the development of the four blocks for commercial development and two streets.

The Owner proposes to develop Block 3 with a gas bar, convenience store and car wash as shown on Attachment #3. The building layout and specific uses for the balance of the lands is undetermined at this time. The Block 3 proposal is subject to a previous Zoning By-law Amendment File Z.04.015 submitted by the Owner, however, that file should be closed, and the proposal considered through the new zoning application which covers the Owners entire landholdings. The site details for the subject lands shown on Attachment #2, are as follows:

- Block 1 – 0.724 ha
- Block 2 – 0.894 ha
- Block 3 – 0.888 ha
- Block 4 – 0.925 ha
- Roads (Streets A & B) – 0.840 ha
- 0.3 m Reserves – 0.013 ha

Total Site Area – 4.284 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Weston Road and Major Mackenzie Drive, in Part of Lot 21, Concession 6, (3812 Major Mackenzie Drive), City of Vaughan. The subject lands have an area of 4.284 ha, with frontage of 170m on Weston Road, and flankage of 180m on Major Mackenzie Drive.

The subject lands are designated "Village Core" with the "Main Street Retail", "Gateway", "Village Square" and "Greenway" overlay designations by OPA #650 (Vellore Village District Centre) as shown on Attachment #4, and zoned A Agricultural Zone by By-law 1-88. The subject lands are currently used for agricultural purposes and contain several buildings (storage building and frame garage) that are proposed to be demolished. The surrounding land uses are:

- North - agricultural lands, future Village Core (A Agricultural Zone);
- South - Major Mackenzie Drive; MTO works yard, future Village Core (A Agricultural Zone);
- West - residential lands, future Village Core (RR Rural Residential Zone);
- East - Weston Road; agricultural lands, future Village Core (A Agricultural Zone);

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands and to the Vellore Village Residents' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the applications will be reviewed in accordance with the policies of the Official Plan respecting the proposed land uses and compatibility with the surrounding existing and planned land uses in the "Village Core" designation;
- the applications will be reviewed in the context of the urban design objectives of the Official Plan including policies respecting build-to-line (minimum/maximum setback) requirements, minimum gross floor area requirements, building location and massing, and landscape requirements;
- the proposed gas bar use will be reviewed in accordance with the Village Core policies; the Official Plan contains policies regarding the appropriate number and location of gas bars within the District Centre and does not permit any drive-through establishments in the Village Core;
- the Official Plan designates Block 1 on the proposed draft plan of subdivision as a "Village Square"; the development of the Block will be reviewed with respect to the specific policies of the Official Plan, including provision of a central common green space, urban design guidelines, and parkland dedication or cash-in-lieu requirements;
- the proposed zoning categories (C5 Community Commercial Zone for Blocks 1, 2 and 4, and C7 Service Commercial Zone for Block 3) will be reviewed in the context of conformity with the policies of the Official Plan; certain uses in the C5 and C7 Zones, such as the drive-through component of eating establishments, are not permitted in the "Village Core" designation; the necessary zoning exceptions to implement the Official Plan policies and the proposed plan will be reviewed;
- the Owner is required by the Official Plan to submit proposed land uses and development concept plans in order to establish the appropriate land uses and zoning requirements for the subject lands; the subject lands will be zoned with the "H" Holding Symbol and will not be removed until a site plan for the subject site or block is approved to the satisfaction of the City; supporting reports including but not limited to traffic and transit impact, stormwater management plan; master environmental servicing plan, landscape plan and urban design plan, are required;
- the proposed draft plan of subdivision layout will be reviewed in light of the block and road pattern established in OPA #650, and in consideration of the Block 40 South Plan (File BL40.2004) as shown on Attachment #5; and

- consideration will be given to the manner in which the proposed blocks will be developed with adjacent blocks, particularly the sliver parcels to the west of Blocks 1 and 3, as shown on Attachment #2.

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 applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Official Plan policies respecting urban form and design, permitted uses, transportation, and the appropriate zoning standards required to implement the proposal in accordance with the Official Plan.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Conceptual Site Plan - Block 3
4. Vellore Village District Centre Plan
5. Block 40 (South) Plan

Report prepared by:

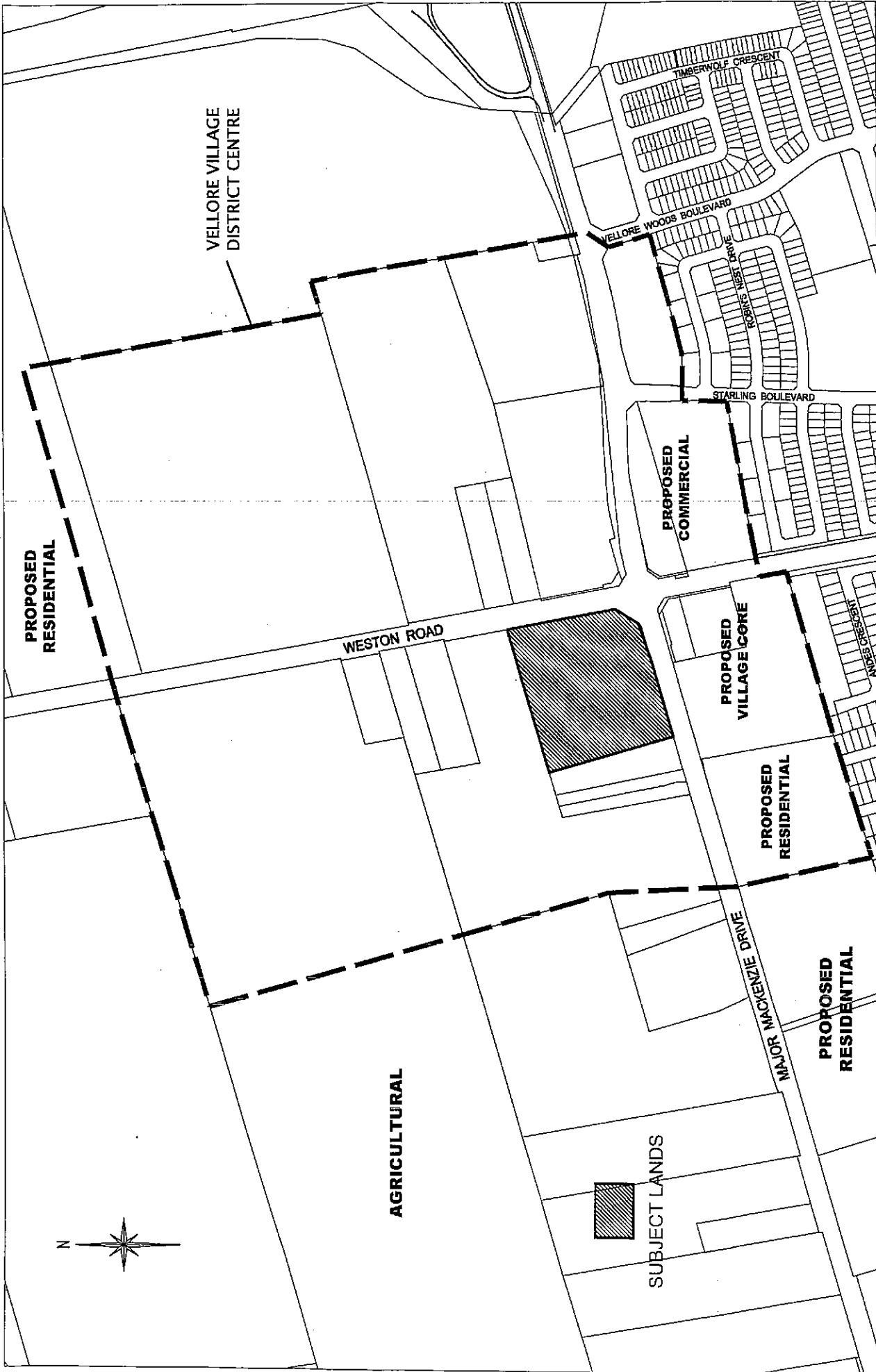
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

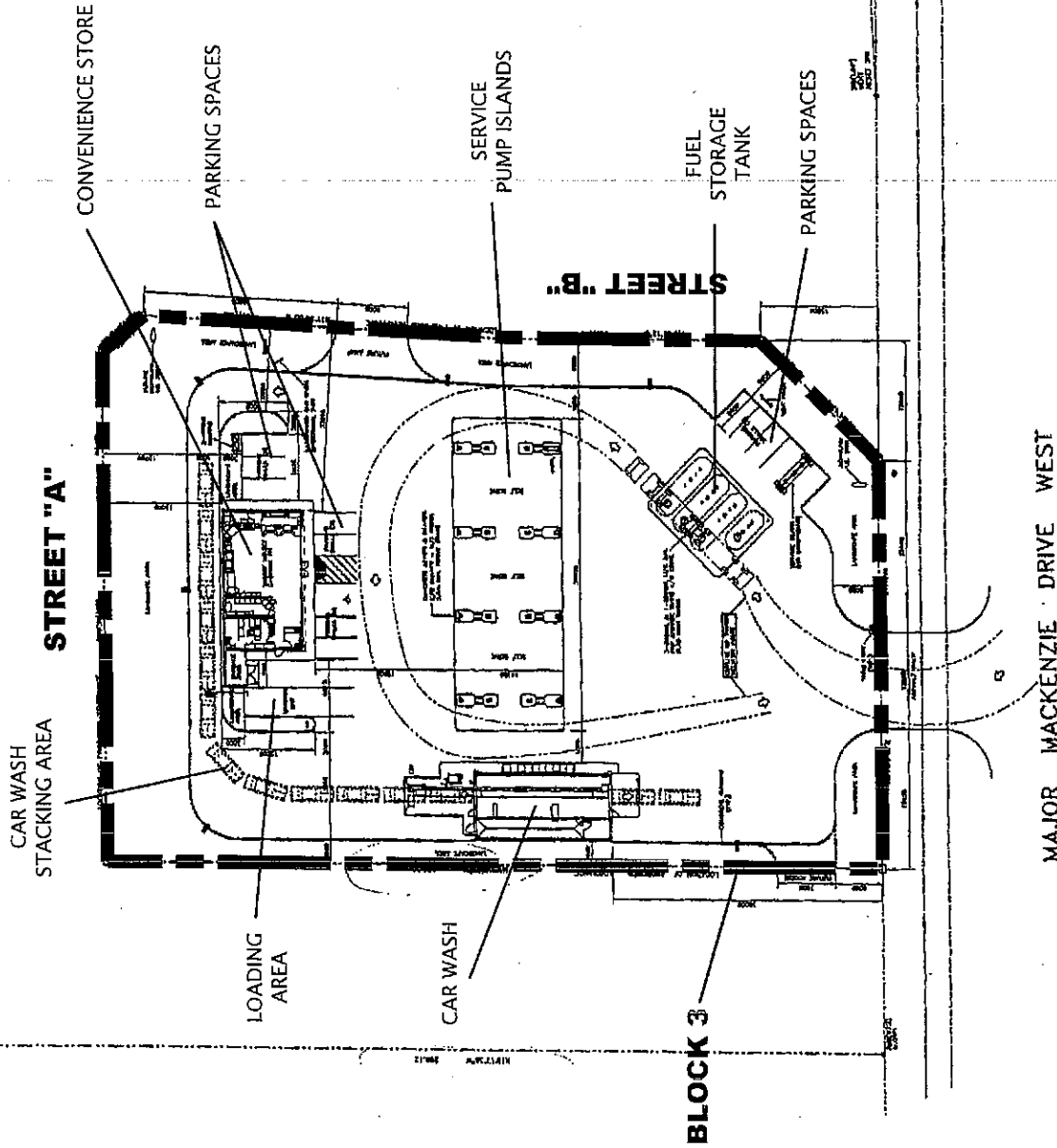
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG





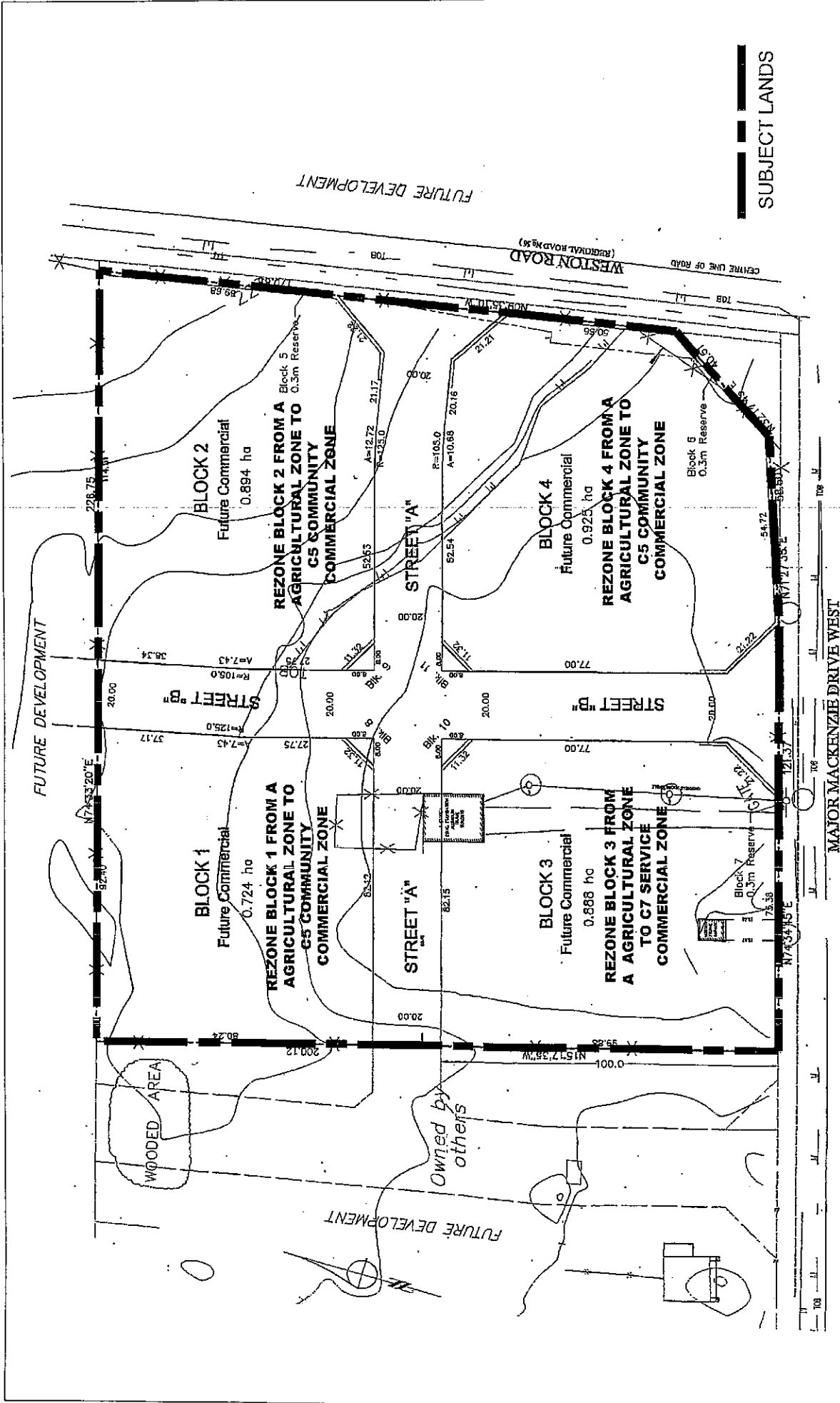
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SUBJECT LANDS

Attachment 3
FILE No.: 19T-05V02 & Z.05.016
Not to Scale
May 5, 2005

Conceptual Site Plan - Block 3
City of **Vaughan**
Development Planning Department

APPLICANT:
CICCHINO HOLDING LTD.
(SHELL CANADA PRODUCTS LTD.)
MA\PTV1 ATTACHMENTS\19\19T-05V02.05.016

Part Lot 21,
Concession 6



Attachment 2
 FILE No.: 19T-05V/02 & Z.05.016
 Not to Scale
 April 28, 2005

Draft Plan of Subdivision
 Part Lot 21, Concession 6
 APPLICANT: CICCHINO HOLDING LTD.
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City of Vaughan
 Development Planning Department

--- SUBJECT LANDS

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Owned by others

WOODED AREA

MAJOR MACKENZIE DRIVE WEST

WESTON ROAD (REGIONAL ROAD #55)

CENTRE LINE OF ROAD

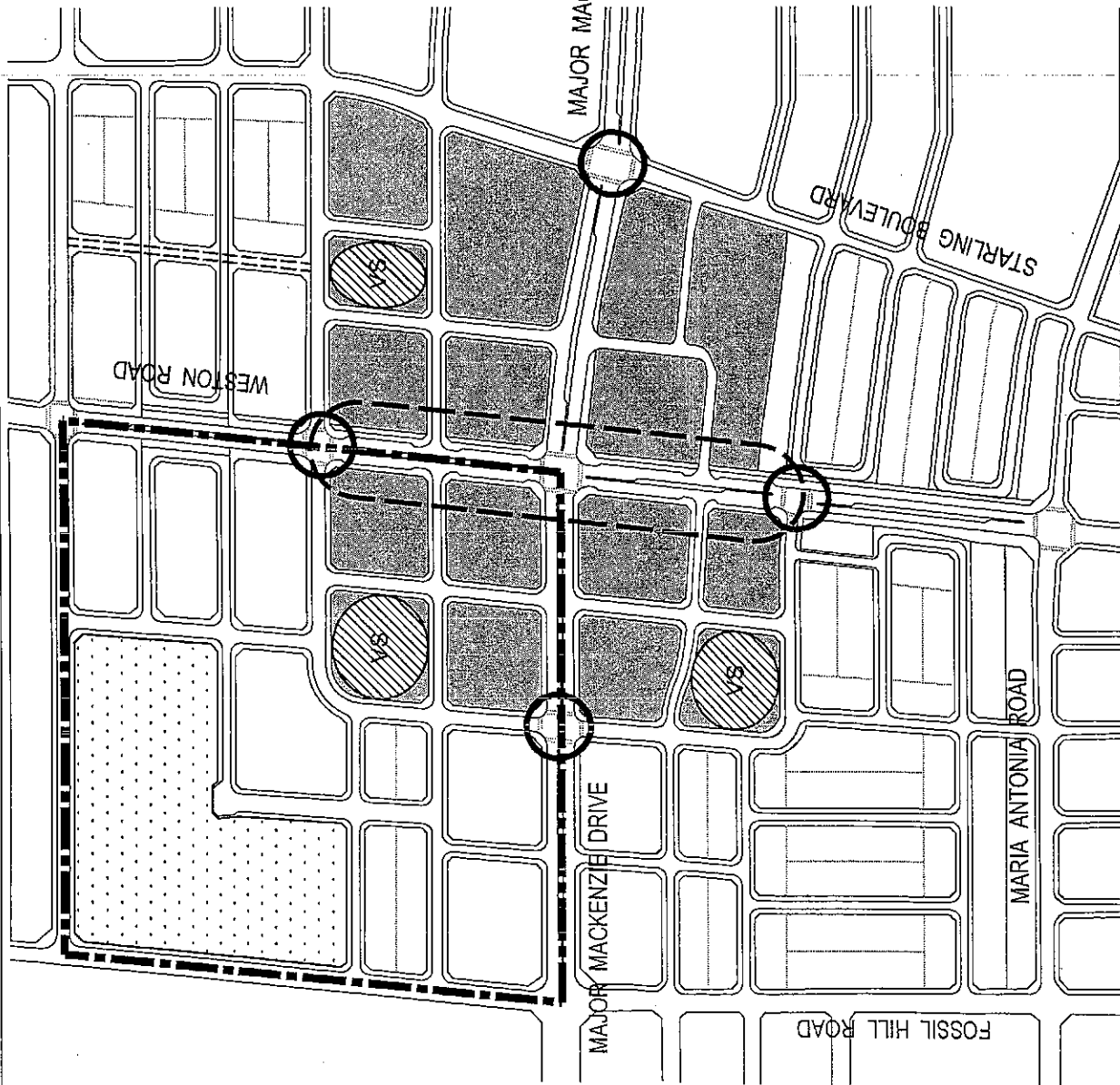
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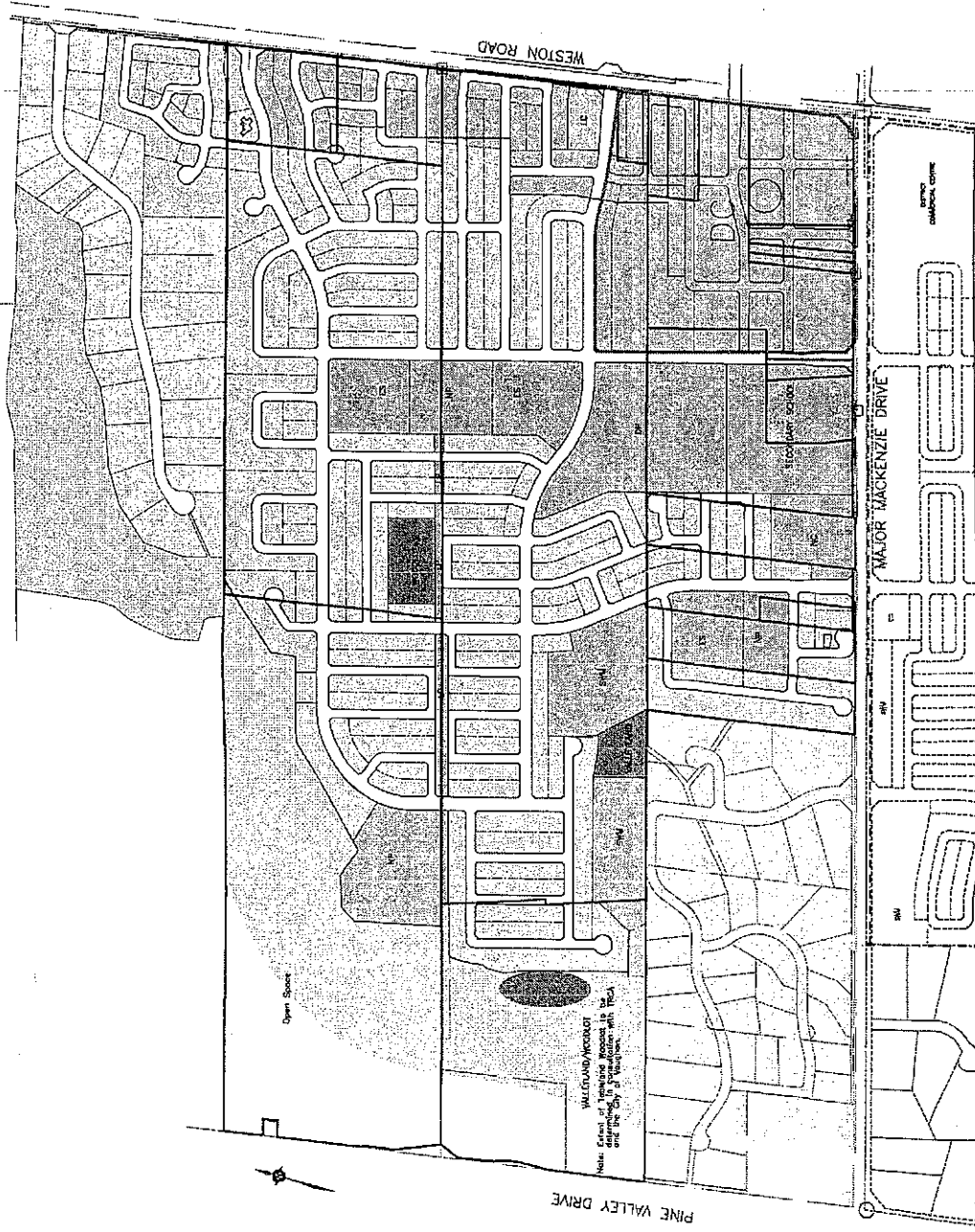
SUBJECT LANDS

LEGEND

- LOW - RISE RESIDENTIAL
- VILLAGE CORE
- VILLAGE SQUARE
- STORM WATER MANAGEMENT POND
- MAIN STREET RETAIL
- GATEWAY
- 9m PEDESTRIAN WALKWAY

LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
 - NC - NEIGHBOURHOOD COMMERCIAL
 - LC - LOCAL COMMERCIAL
 - DC - DISTRICT COMMERCIAL
- PARK \ INSTITUTIONAL
 - ES - ELEMENTARY SCHOOL
 - SS - SECONDARY SCHOOL
 - DP - DISTRICT PARK
 - NP - NEIGHBOURHOOD PARK
 - LP - LINE PARK
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND



SUBJECT LANDS

Attachment 5

FILE No.: 19T-05V02 & Z-05.016
 Not to Scale
 May 5, 2005

City of Vaughan

Development Planning Department

Block 40 South Plan

APPLICANT: CICCHINO HOLDING LTD. (SHELL CANADA PRODUCTS LTD).
 Part Lot 21, Concession 6
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