

**3. ZONING BY-LAW AMENDMENT FILE Z.07.005
MAJORWEST DEVELOPMENTS CORP.**

P.2007.12

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.005 (Majorwest Developments Corp.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

N/A

Purpose

The Owner has submitted a Zoning By-law Amendment application on the subject lands, shown on Attachment #1, specifically to amend By-law 1-88 to:

- i) add a drive-through use to be accessory to a permitted bank use in Buildings "A" and "C", and an LCBO Outlet in Building "B" as shown on Attachment #2, to the list of commercial uses permitted on the subject lands within the C1 Restricted Commercial Zone;
- ii) permit the necessary zoning exceptions to the C1 Zone that are required to implement the Phase 1 development (consisting of Buildings "A", "B", and "C") of the proposed site plan shown on Attachment #2; and
- iii) remove the Holding Symbol "(H)" from the subject lands.

The Owner has also submitted a corresponding Site Development Application (File DA.07.017) to implement the proposed site plan (Phases 1 & 2) shown on Attachment #2, however, the zoning exceptions that are required to implement Phase 2 (consisting of Buildings "D", "E" and "F"), are intended to be sought by way of a future Minor Variance Application, through the Committee of Adjustment.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, east of Weston Road between Starling Boulevard and Vellore Woods Boulevard, being Block 85 on Registered Plan 65M-3626, City of Vaughan. The subject lands have an area of 1.83 ha, with approximately 190m of frontage on Major Mackenzie Drive, and an average depth of approximately 82 m.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 and are zoned C1(H) Restricted Commercial Zone with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1019). The surrounding land uses are:

- North - Major Mackenzie Drive; vacant/proposed gas bar (C5 Community Commercial Zone) and future Village District Centre (A Agricultural Zone)
- South - existing residential (RVM1 WS-A and WS-B Residential Urban Village Multiple Zone One)
- East - Vellore Woods Boulevard; existing commercial (C2 General Commercial Zone)
- West - Starling Boulevard; existing commercial (C5 Community Commercial Zone)

On March 2, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. As of March 13, 2007, no written comments have been received by the Development Planning Department. 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) consideration will be given to the impacts of the proposed drive-through as an accessory use to a permitted bank use in Buildings "A" and "C" on Attachment #2, with regard to the overall site design and on-site vehicular traffic and pedestrian circulation;
- ii) the proposed LCBO Outlet use (shown on Attachment #2 as Building "B") will be reviewed to ensure compatibility with the other C1 Restricted Commercial Zone uses permitted on the subject lands;
- iii) removal of the "H" Holding Symbol "(H)" is subject to Council's approval of the related Site Development Application (File DA.07.017); the site layout, building design/elevations, parking, traffic, access, landscaping and engineering will be reviewed in conjunction with the related site plan application; the partial removal of the Holding Symbol "(H)" may be required to facilitate the phased approach to site plan approval as proposed by the Owner;
- iv) the appropriateness of the phased site development proposal will be reviewed;
- v) the Owner will be required to satisfy all requirements of the Region of York;
- vi) the site organization and corresponding site plan drawings will require review and approval by the Control Architect for Block 32 West (Vellore Woods); and,
- vii) any site-specific zoning exceptions that are required to implement the proposed site development, if approved, will be identified and evaluated in the technical report in the context of the surrounding existing and planned land uses.

Relationship to Vaughan Vision 2007

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

N/A

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, the compatibility and appropriateness of adding a drive-through use to be accessory to a permitted bank use and an LCBO Outlet as permitted uses on the site within the C1 Restricted Commercial Zone, as well as, any exceptions required to implement the proposed site plan will be reviewed in the context of the permitted C1 Zone uses on the site and the existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

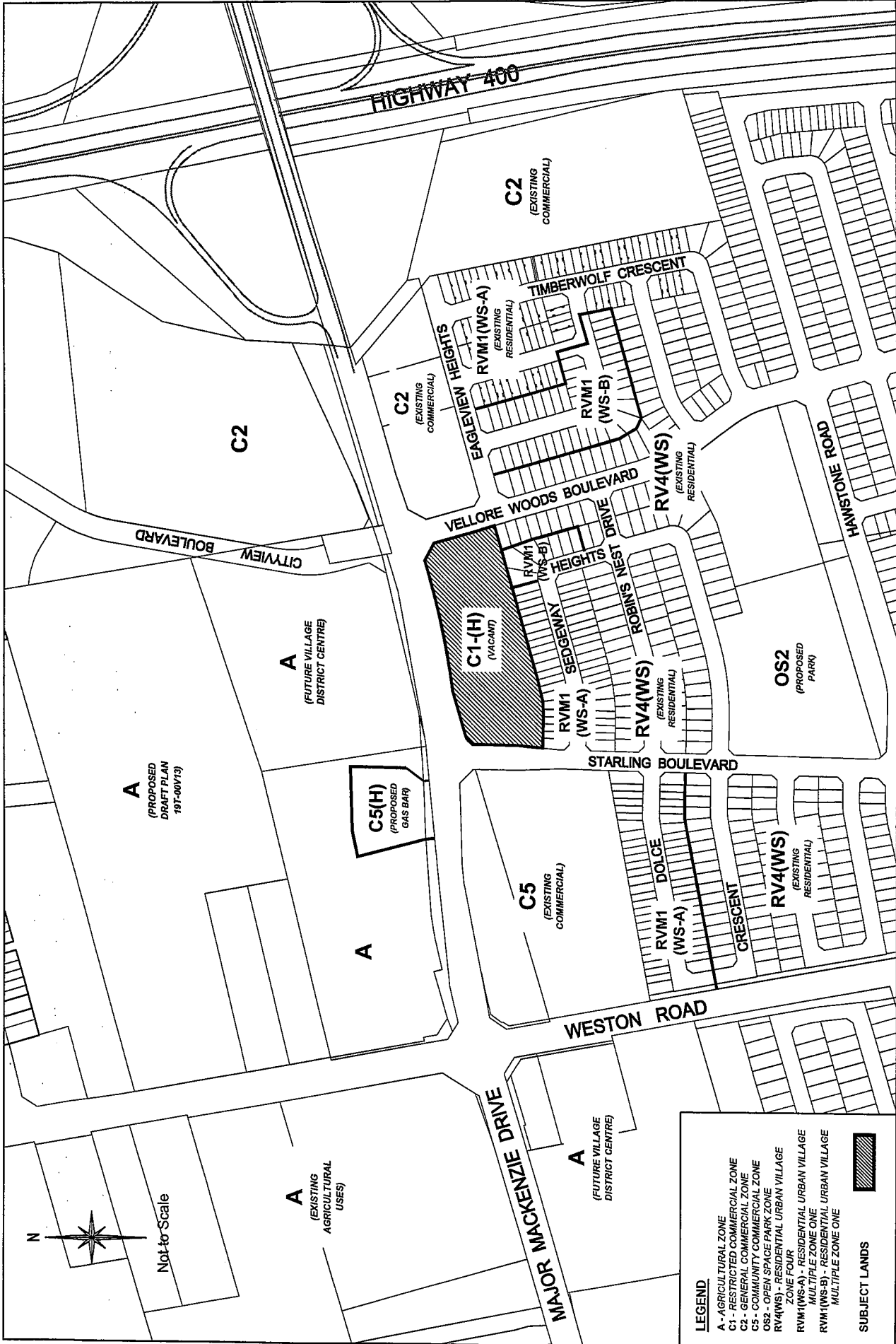
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

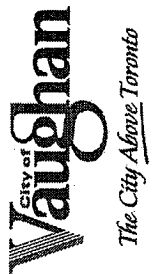
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Attachment 1

FILE No.:
Z.07.005 &
DA.07.017

March 13, 2007



Development Planning Department

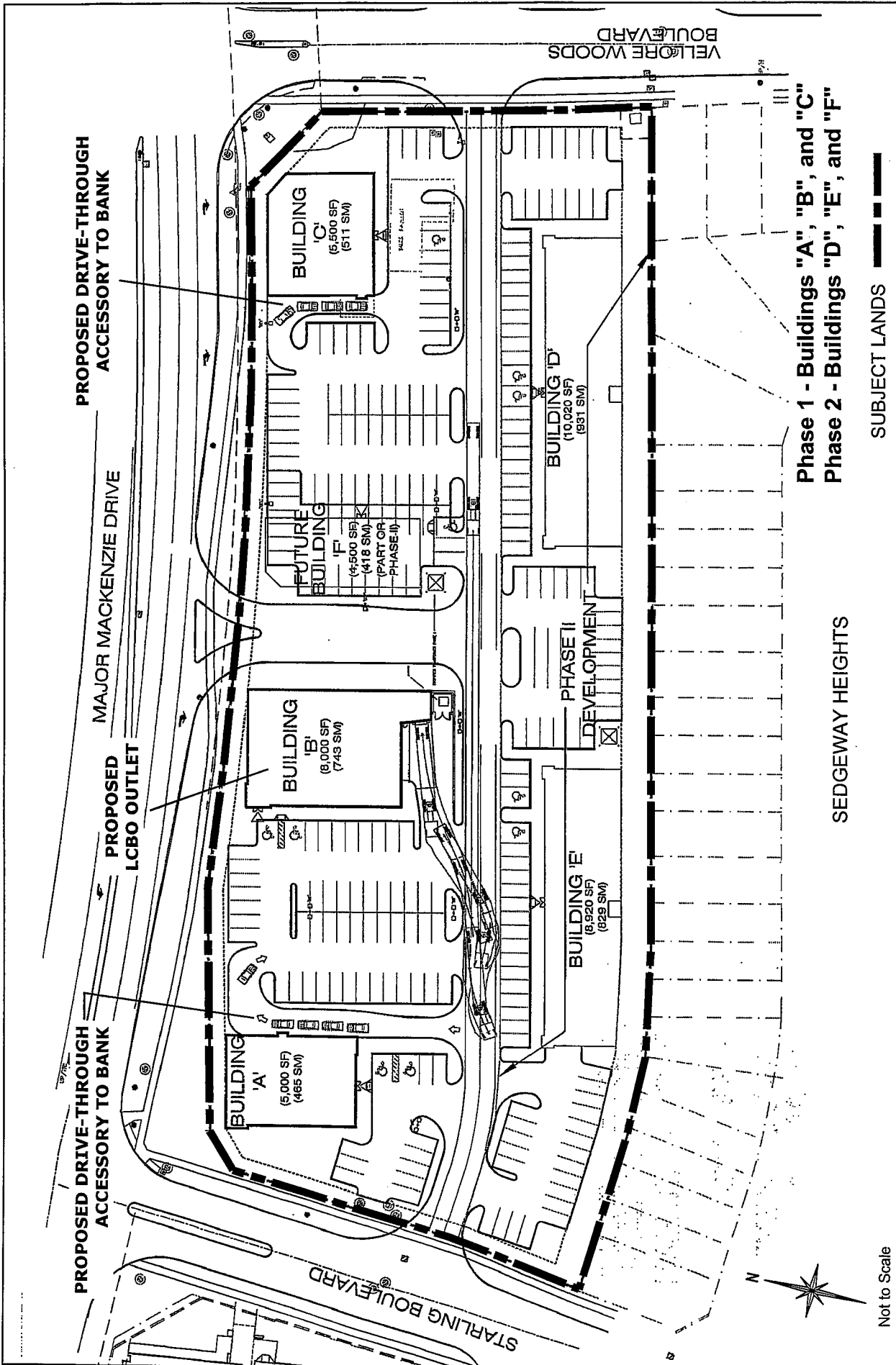
Location Map

Part of Lot 20,
Concession 5

APPLICANT:
MAJORWEST DEVELOPMENTS CORP.

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- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C2 - GENERAL COMMERCIAL ZONE
 - C5 - COMMUNITY COMMERCIAL ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
 - RVM1(WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
 - RVM1(WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- SUBJECT LANDS**
- SUBJECT LANDS



Phase 1 - Buildings "A", "B", and "C"
 Phase 2 - Buildings "D", "E", and "F"

Attachment 2

FILE No.:
 Z-07.005 &
 DA.07.017

March 13, 2007



Development Planning Department

Site Plan

Part of Lot 20,
 Concession 5

APPLICANT:
 MAJORWEST DEVELOPMENTS CORP.

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