

**4.      ZONING BY-LAW AMENDMENT FILE Z.09.013  
         TRIGLIO FOODS LIMITED  
         WARD 2**

**P.2009.23**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing Meeting for File Z.09.013 (Triglio Foods Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: May 29, 2009
- b)      Circulation Area: 150 m and Vaughanwood Ratepayers' Association
- c)      Comments received as of June 12, 2009: One letter has been received that identifies the following concerns:
  - i)      the existing uses in the plaza already causes traffic congestion which will be exacerbated by permitting the proposed additional uses;
  - ii)     the dance studio has existed at the property illegally for some time, and furthermore, is located within the basement which is not permitted; and
  - iii)    the basement of the plaza has been used for residential purposes, which is not permitted.

The issues will be reviewed and addressed in the technical report.

**Purpose**

**Proposal:**

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.013) to amend the site-specific Zoning Exception 9(293) of By-law 1-88, in order permit the following additional uses in the C1 Restricted Commercial Zone, on the subject lands:

- Business/Professional Offices;
- Personal Service Shop;
- Video Store;
- Eating Establishment;
- Club or Health Centre;
- Veterinary Clinic; and,
- Dance Studio.

The current zoning on the property only permits a bank or financial institution, barber shop/beauty salon, business or professional office, and a retail store. As the "business or professional office"

use is permitted as-of-right on the property, further consideration of this use is not required through this application.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Southwest corner of Pine Valley Drive and Willis Road, municipally known as 15 Willis Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> <li>▪ The property is currently developed with a one-storey building that includes a Mac's Milk, beauty salon on the ground floor, and a dance studio (ie. not permitted use) in the basement.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Local Convenience Commercial" by OPA #240 (Woodbridge Community Plan), which permits retail stores offering convenience goods and personal services for residents of the immediate area.</li> <li>▪ The proposed eating establishment and club or health centre uses are not permitted "Local Convenience Commercial" uses and would not be permitted by the Official Plan. These uses have high parking standards and are traffic generators, and would not be compatible in a predominantly residential setting. On this basis, no further consideration will be undertaken by the Development Planning Department with respect to these two uses.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(293); the site specific exception permits the requested Business/Professional Office Use.</li> <li>▪ An amendment to the site-specific zoning exception is required to permit the remaining additional uses, in conformity with the Official Plan.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses	The appropriateness of permitting the proposed additional uses of a Personal Service Shop, Video Store, Veterinary Clinic and a Dance Studio on the subject lands within the existing commercial building will be reviewed in consideration of compatibility with the surrounding land uses and the existing permitted uses in the building.

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Parking and Traffic Impact Study	The site-specific zoning exception requires a minimum of 21 parking spaces on the site. The site plan shows 21 parking spaces, however, some of these spaces are tandem spaces, which will need to be reviewed further. A Parking Study and/or a Traffic Impact Study will be required to be submitted in support of the additional uses being proposed which will need to be reviewed to the satisfaction of the Vaughan Engineering Department.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan

**Report prepared by:**

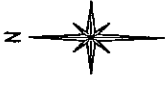
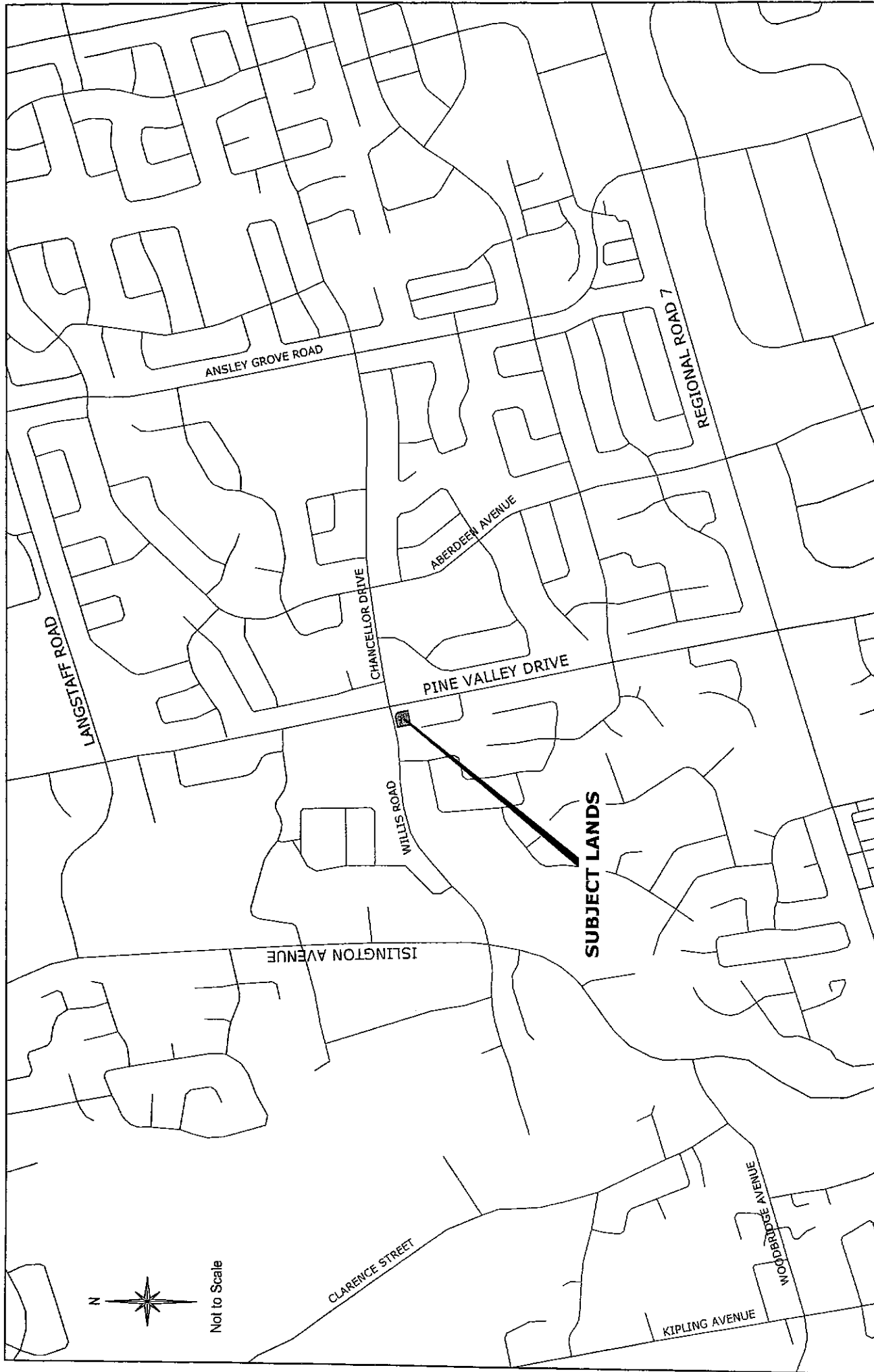
Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



Not to Scale

# Context Location Map

Part of Lot 8,  
 Concession 7  
 Applicant:  
 Triglio Foods Limited  
 N:\DFT1 ATTACHMENTS\2-09-09 013.dwg





# Location Map

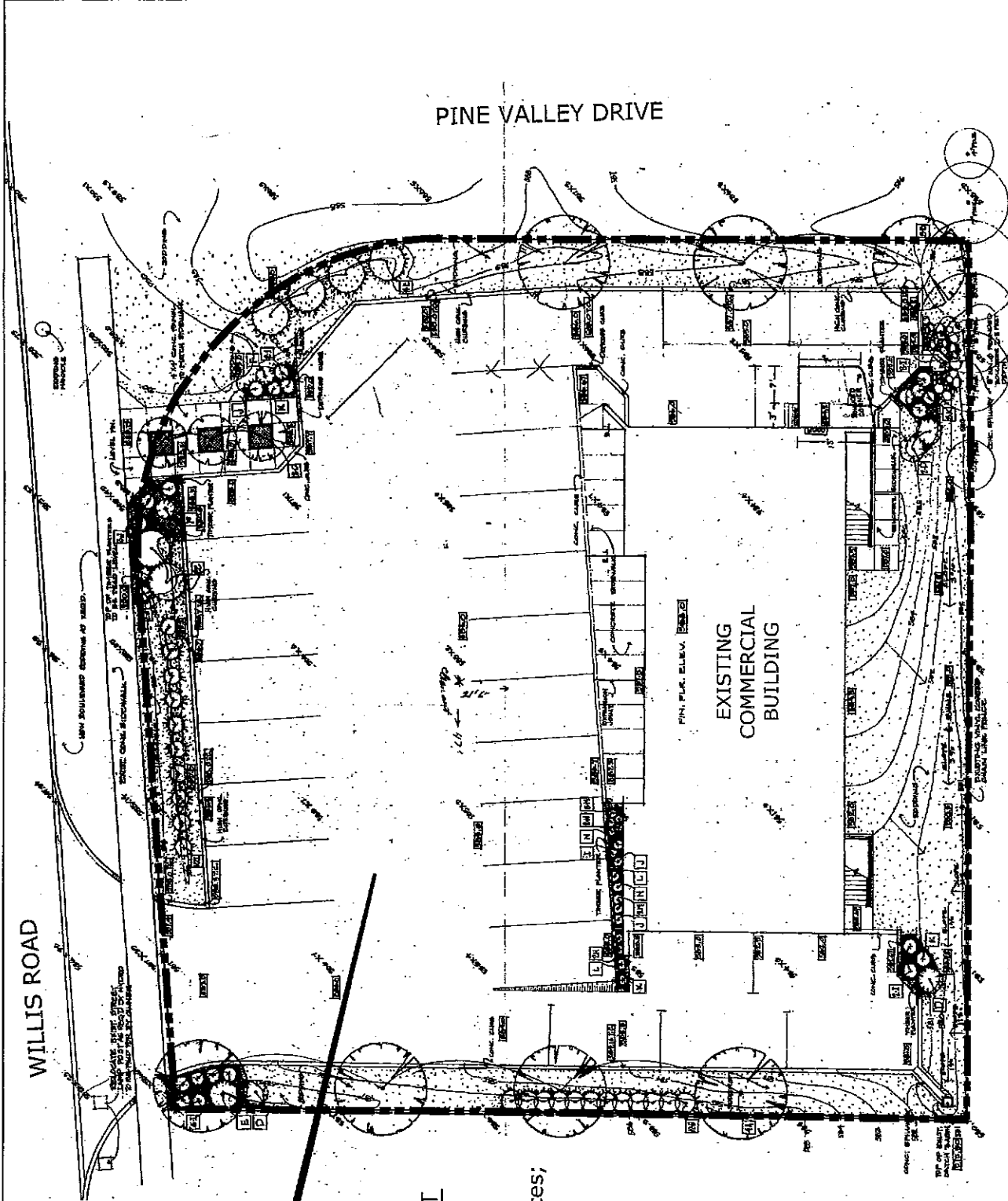
Part of Lot 8,  
 Concession 7  
 Applicant:  
 Triglio Foods Limited  
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Development Planning Department

# Attachment 2

File: Z.09.013  
 Date: May 8, 2009



**ZONING BY-LAW AMENDMENT  
TO PERMIT THE FOLLOWING  
ADDITIONAL USES ON THE  
SUBJECT LANDS:**

- Business/Professional Offices;
- Personal Service Shop;
- Video Store;
- Eating Establishment;
- Club or Health Centre;
- Veterinary Clinic; and
- Dance Studio.

File: Z.09.013  
Date: May 8, 2009



Development Planning Department

**Site Plan**

Part of Lot 6,  
Concession 7

Applicant:  
Triglo Foods Limited

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