

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 20, 2001

**ZONING BY-LAW AMENDMENT APPLICATION FILE Z.01.053
SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED & 536187 ONTARIO LTD.
PRELIMINARY REPORT**

P.2001.52

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.053 (Shiplake Investment (Rutherford) Limited & 536187 Ontario Ltd.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 12, 2001, the Owners submitted an application to amend the Zoning By-law:

- a) to increase the permitted gross floor area on the entire site from 9,100m² to 9,662m² to facilitate a second floor addition above the units to the east of the "Sobeys" Unit; and,
- b) to permit a drive-through use associated with the permitted eating establishment in Unit E-1.

Background - Analysis and Options

The site is located at the southwest corner of Rutherford Road and Bathurst Street, being Part of Parts 1 and 2, Reference Plan 65R-4554, in Lot 15, Concession 2 (Block 10), City of Vaughan. The 3.74ha vacant site has 123m frontage on Bathurst Street and 238m flankage on Rutherford Road. The surrounding land uses are:

- North - Rutherford Road; agricultural (A Agricultural Zone)
- South - future Block 10 development (A Agricultural Zone)
- East - Bathurst Street; residential/commercial (Town of Richmond Hill)
- West - valley lands (OS1 Open Space Conservation Zone)

The subject lands are designated "Medium Density Residential/Commercial" and identified as a "Neighbourhood Commercial Centre" by OPA #600. The lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1076).

On July 27, 2001, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the appropriateness and compatibility of the proposed drive-through use and increase in commercial gross floor area, will be reviewed in context of the overall development of the site as a neighbourhood commercial shopping centre;

- the internal traffic circulation, parking and increased screening along Bathurst Street for the proposed drive-through will be reviewed; and,
- if approved, a minor amendment to the Site Plan Agreement would be required.

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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

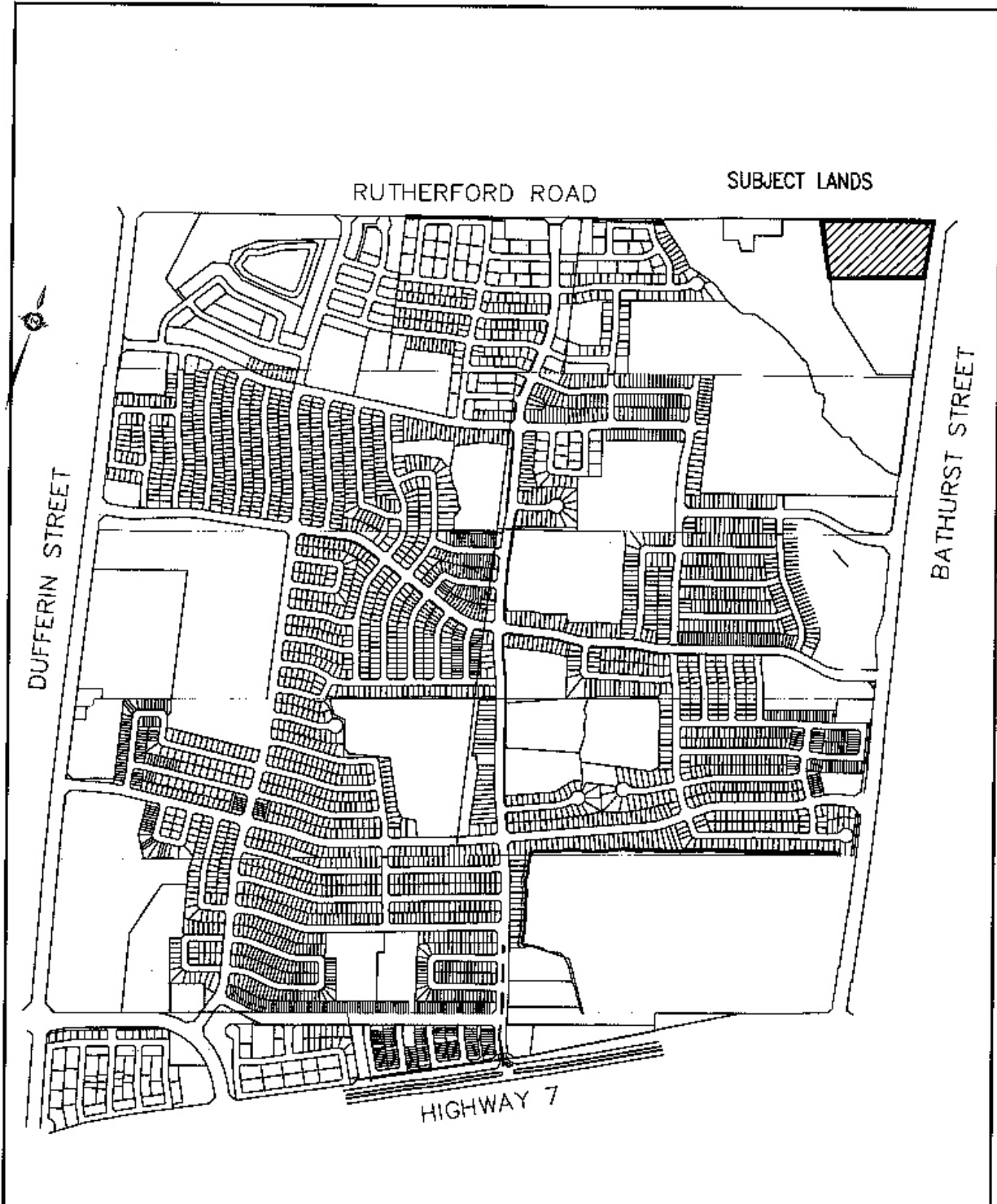
Mark H. Kluge, Planner, ext. 8216
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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

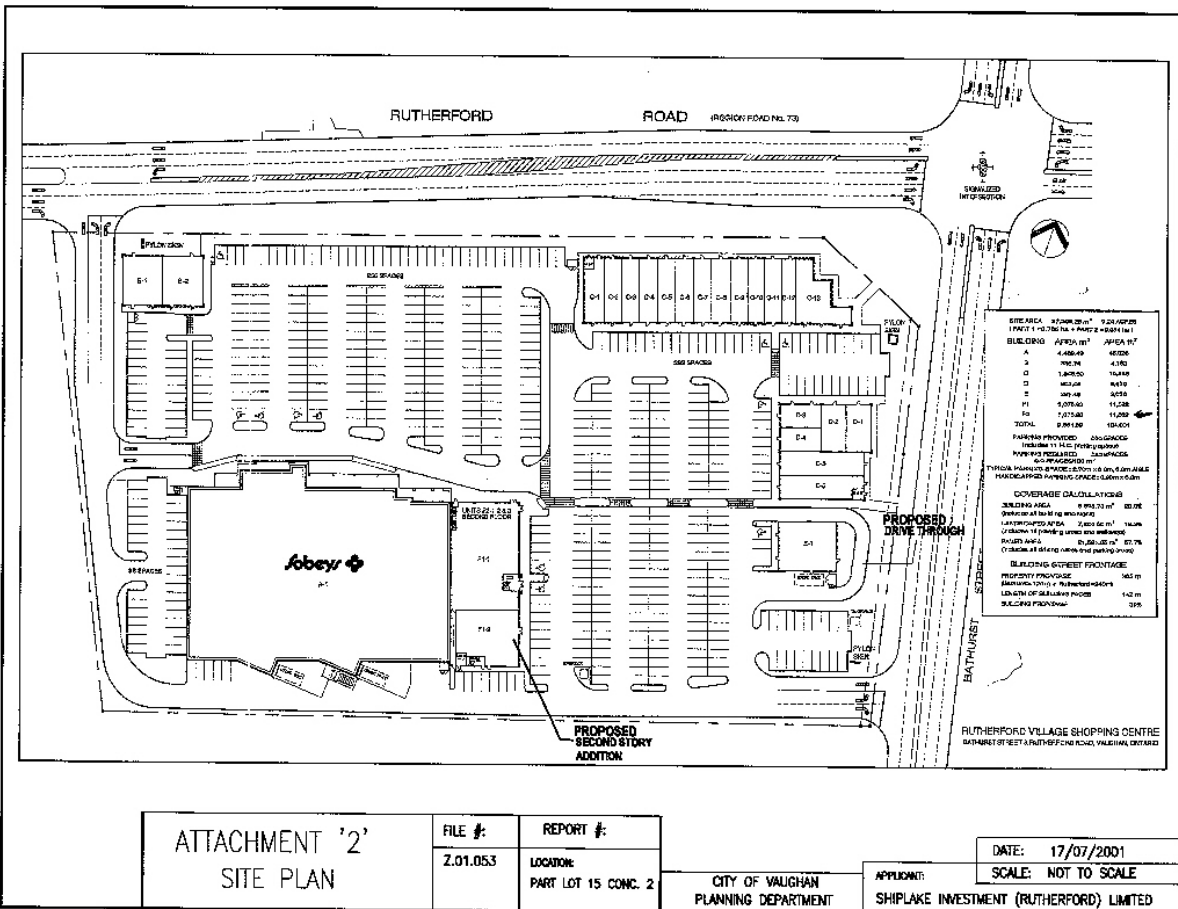


ATTACHMENT '1'
LOCATION MAP

| | |
|----------|----------------------------------|
| FILE #: | REPORT #: |
| Z.01.053 | LOCATION: PART LOT 15 CONC. 2 |

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

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| DATE: 01/06/01 |
| SCALE: NOT TO SCALE |
| APPLICANT: SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED |



SITE AREA: 82,000 sqm (20,000 sq ft)
 PAVEMENT AREA: 10,700 sqm (2,300,000 sq ft)

| BUILDING | AREA (m ²) | AREA (sq ft) |
|----------|------------------------|--------------|
| A | 4,000.00 | 4,300 |
| B | 1,000.00 | 1,070 |
| C | 1,000.00 | 1,070 |
| D | 1,000.00 | 1,070 |
| E | 1,000.00 | 1,070 |
| F | 1,000.00 | 1,070 |
| G | 1,000.00 | 1,070 |
| H | 1,000.00 | 1,070 |
| I | 1,000.00 | 1,070 |
| J | 1,000.00 | 1,070 |
| K | 1,000.00 | 1,070 |
| L | 1,000.00 | 1,070 |
| M | 1,000.00 | 1,070 |
| N | 1,000.00 | 1,070 |
| O | 1,000.00 | 1,070 |
| P | 1,000.00 | 1,070 |
| Q | 1,000.00 | 1,070 |
| R | 1,000.00 | 1,070 |
| S | 1,000.00 | 1,070 |
| T | 1,000.00 | 1,070 |
| U | 1,000.00 | 1,070 |
| V | 1,000.00 | 1,070 |
| W | 1,000.00 | 1,070 |
| X | 1,000.00 | 1,070 |
| Y | 1,000.00 | 1,070 |
| Z | 1,000.00 | 1,070 |
| TOTAL | 82,000.00 | 87,000 |

PARKING PROVIDED: 200 SPACES
 THROUGH DRIVE THROUGH: 100 SPACES
 TOTAL PARKING: 300 SPACES

THROUGH DRIVE THROUGH: 8,000 sqm (1,700,000 sq ft)
 THROUGH DRIVE THROUGH: 10,000 sqm (2,100,000 sq ft)

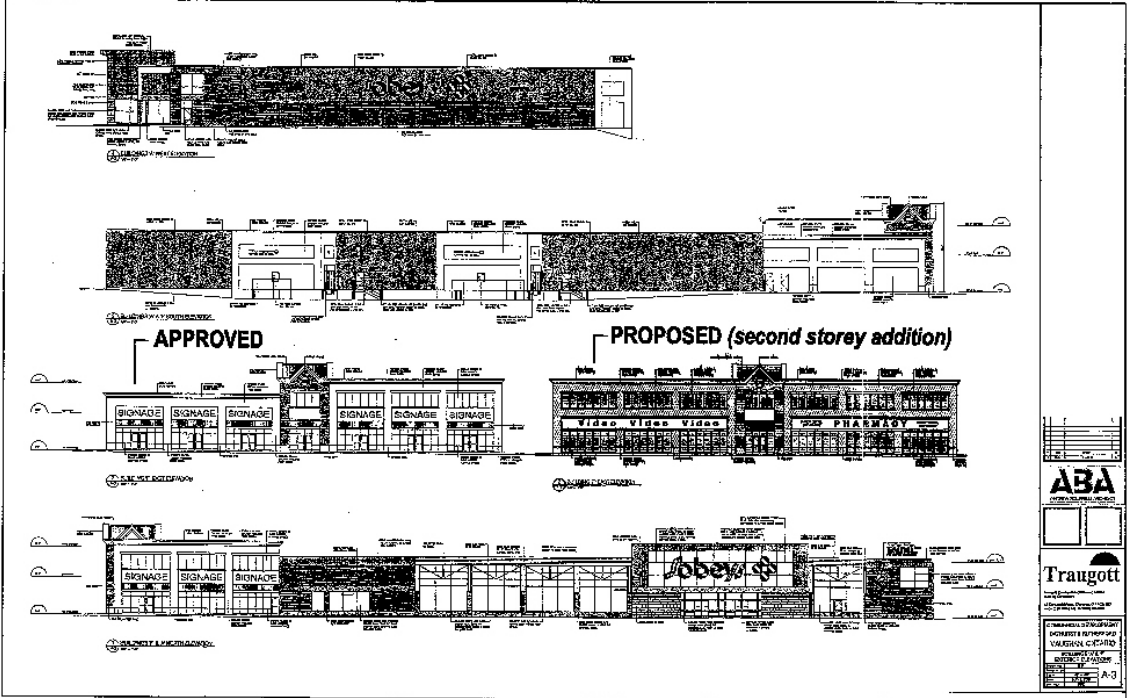
COVERED CALCULATIONS
 BUILDING AREA: 82,000 sqm (17,600,000 sq ft)
 THROUGH DRIVE THROUGH: 10,000 sqm (2,100,000 sq ft)
 THROUGH DRIVE THROUGH: 10,000 sqm (2,100,000 sq ft)
 THROUGH DRIVE THROUGH: 10,000 sqm (2,100,000 sq ft)
 THROUGH DRIVE THROUGH: 10,000 sqm (2,100,000 sq ft)

BUILDING STREET FRONTAGE
 THROUGH DRIVE THROUGH: 100 m
 THROUGH DRIVE THROUGH: 100 m
 THROUGH DRIVE THROUGH: 100 m
 THROUGH DRIVE THROUGH: 100 m

| | | |
|-----------------------------|----------|----------------------------------|
| ATTACHMENT '2' SITE PLAN | FILE #: | REPORT #: |
| | Z.01.053 | LOCATION: PART LOT 15 CONC. 2 |

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| CITY OF VAUGHAN PLANNING DEPARTMENT | DATE: | 17/07/2001 |
| | APPLICANT: | SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED |

RUTHERFORD VILLAGE SHOPPING CENTRE
 840 BATHURST STREET & PARK OFFICE ROAD, VILLAGES, ONTARIO



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|---|--|--|---------------------|
| <p>ATTACHMENT '3'</p> <p>ELEVATIONS</p> | FILE #: | REPORT #: | DATE: |
| | Z.01.053 | LOCATION: PART LOT 15 CONC. 2 | 17/07/2001 |
| | CITY OF VAUGHAN PLANNING DEPARTMENT | APPLICANT: SHIPLAKE INVESTMENT (RUTHERFORD) LIMITED | SCALE: NOT TO SCALE |