

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

**ZONING BY-LAW AMENDMENT APPLICATION FILE Z.01.045  
3477964 ONTARIO LIMITED  
PRELIMINARY REPORT**

**P.2001.53**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.045 (3477964 Ontario Limited) BE RECEIVED; and that any issues identified, be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 1, 2001, the Owner submitted an application to amend the Zoning By-law to expand the list of permitted C3 Local Convenience Commercial Zone uses on the subject lands. The proposed additional uses include; Club/Health Center, Eating Establishment, Eating Establishment Convenience and Take-Out, Place of Entertainment, Service or Repair Shop and Car Brokerage.

**Background - Analysis and Options**

The subject site is approximately 0.8 ha with 59m frontage onto Wigwoss Road and 130m<sup>2</sup> Regional Road #7, being Block E, Plan M1526 (25 Benjamin Drive) in Lot 6, Concession 7, City of Vaughan. The site is developed with a 2140m<sup>2</sup> commercial building and 122 parking spaces. The lands are designated "Local Convenience Commercial" by OPA#240 "Woodbridge Community Plan".

The site was originally zoned C3 Shopping Center Commercial Zone, which permitted eating establishments and did not restrict gross floor area. Therefore, any eating establishments established prior to the enactment of By-law 1-88, are legal non-conforming uses.

- North - Benjamin Drive, residential subdivision, (R2 Residential Zone)
- South - Regional Road #7, vacant (R1 Residential Zone)
- East - Wigwoss Drive; private hospital (Agricultural Zone)
- West - Residential (R1 Residential Zone)

On July 27, 2001, a notice of public hearing was mailed to all property owners within 120m of the subject site, the Vaughanwood Ratepayers Association and the Pine York Ratepayers. To date, there have been no responses. Any responses received will be addressed in the technical report to Committee of the Whole.

**Preliminary Review**

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

- The "Local Convenience Commercial" designation permits retail stores which offer convenience goods and personal services for the residents of the immediate area; the proposal is considered to conform to the Official Plan.
- OPA #345 permits a maximum 1800m<sup>2</sup> local convenience center to provide a broad range of stores and services. The existing retail store exceeds 1800m<sup>2</sup>, however, was built prior to the adoption of OPA #345 and is therefore considered to comply with the Official Plan;

- the current C3 Local Convenience Commercial Zone permits a Bank or Financial institution, Business or Professional Office, Personal Service Shop, Photography Studio, Retail Store and Video Store; the application proposes to expand this list to include a car brokerage, club/health center, service or repair shop, and also to recognize the existing legal non-conforming eating establishment uses (pizza outlet and café/sports bar);
- the Highway #7 exposure and signalized intersection and larger than typical floor space, lends the opportunity to provide a greater range of retail uses than typical C3 sites; and,
- total parking provided on site is 122 parking spaces; parking adequacy will be reviewed with respect to the proposed uses.

### **Conclusion**

The above, but not limited to, shall be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to future Committee of the Whole meeting. The proposed development will be reviewed in accordance with the policies of the Official Plan and the Zoning By-law with respect to parking, access, traffic, proximity to residential neighborhood, location and the existing on-site uses.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

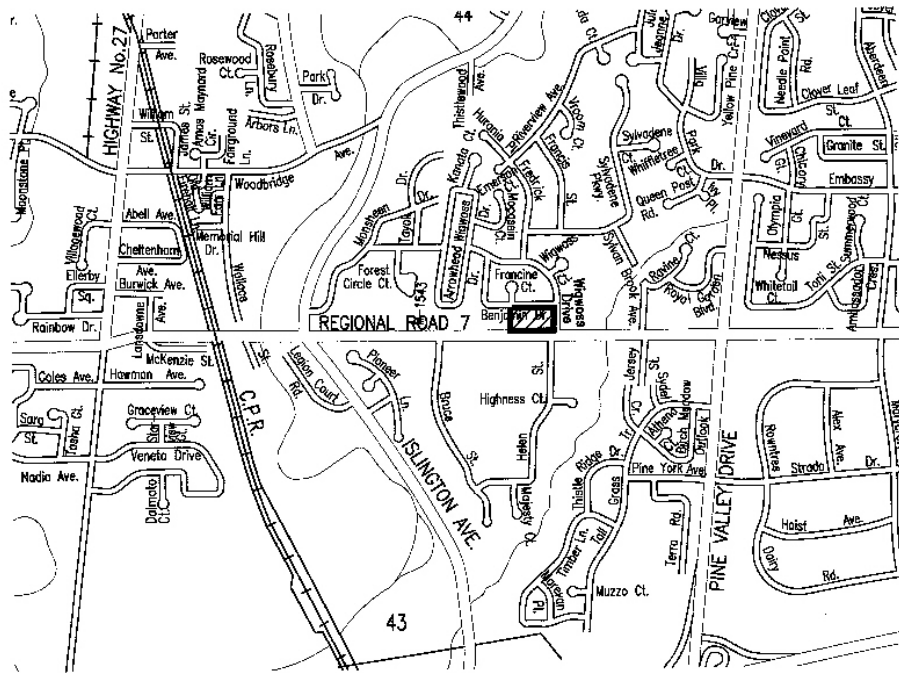
Eugene Fera, Planner, ext. 8064  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



 SUBJECT LANDS

3477964 ONTARIO LTD.

ATTACHMENT "1"  
LOCATION MAP

CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #

Z.01.045

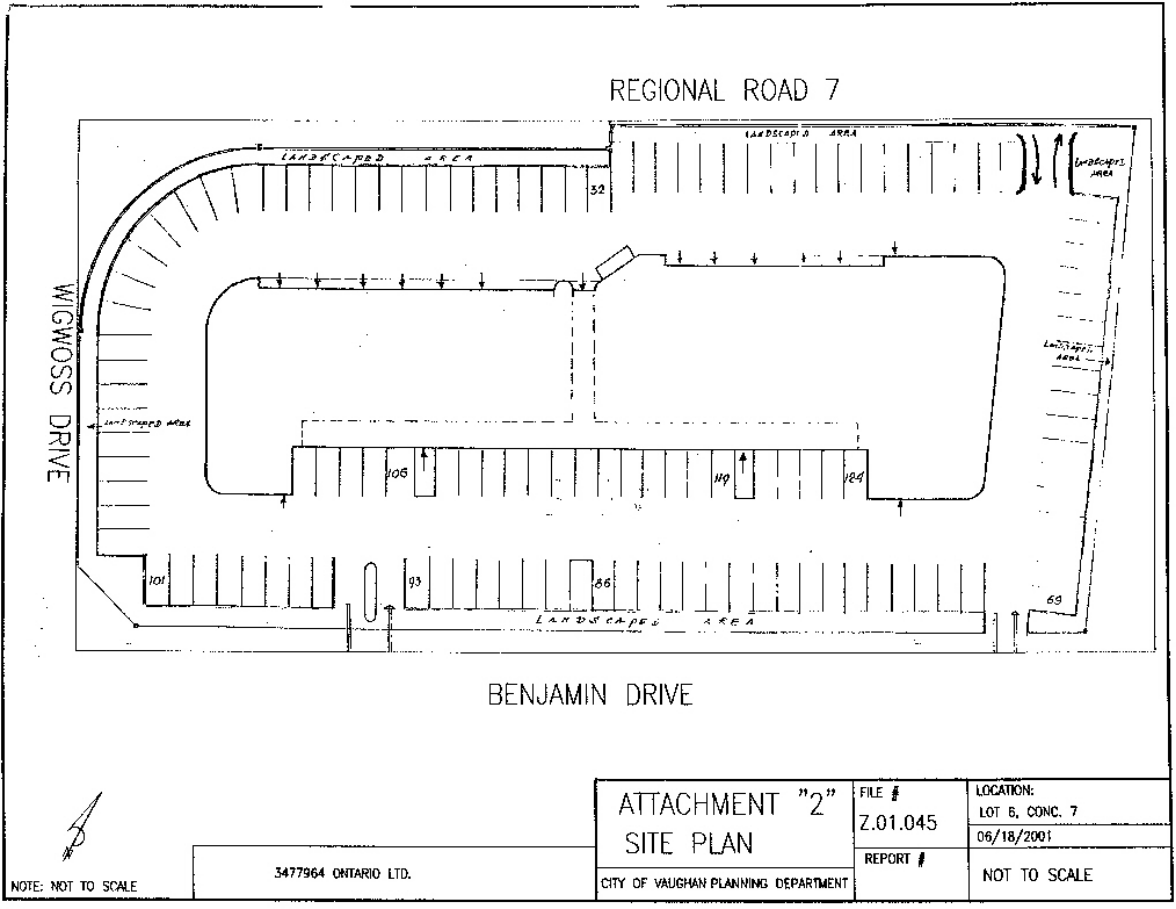
REPORT #

LOCATION:

LOT 6, CONC. 7

06/18/2001

NOT TO SCALE



ATTACHMENT "2"  
SITE PLAN

FILE #  
Z.01.045

LOCATION:  
LOT 6, CONC. 7  
06/18/2001

REPORT #

NOT TO SCALE

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CITY OF VAUGHAN PLANNING DEPARTMENT

NOTE: NOT TO SCALE