

COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 3, 2001

**4. ZONING BY-LAW AMENDMENT FILE Z.01.074
NORTHWEST JANE RUTHERFORD REALTY LTD. (HIGHLAND FARMS)
PRELIMINARY REPORT**

P.2001.79

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.074 (Northwest Jane Rutherford Realty Ltd. - Highland Farms) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 31, 2001, the Owner submitted an application for exceptions to the commercial zoning standards of By-law 1-88 to facilitate a commercial retail/supermarket proposal (related Site Plan Application DA.01.083). The proposed development consists of a supermarket building and three, multi-unit retail buildings, all totaling 14,056.8 m² GFA. The exceptions proposed are as follows:

- a reduction in the parking requirement from 6 spaces/100 m² GFA (866 spaces) to 4.7 spaces/100 m² GFA (637 spaces);
- a reduction in the width of the landscaping strip abutting Komura Road from 6 m to 2.4 m; and,
- a reduction in the building setback to a Residential Zone from 22.5 m to 10 m.

Detailed review or modifications to the site plan may result in further exceptions to the zoning standards.

Background - Analysis and Options

The 4.78 ha vacant site is located at the northwest corner of Rutherford Road and Sweetriver Boulevard (west of Jane Street), in Lot 16, Concession 5, City of Vaughan. The lands are designated "High Density Residential/Commercial", with a "District Commercial Centre" overlay, by OPA #600. The lands are zoned C5-H Community Commercial Zone with the Holding Symbol (H) by By-law 1-88, as amended by By-laws 399-98 and 56-2000 [Exception 9(1031A)]. The surrounding land uses are:

- North - residential, (RV4, RVM1(A) and RVM1(B) Residential Urban Village Zones)
- South - vacant commercial, (C1 Restricted Commercial Zone, SCD Vaughan Centre Shopping Centre Zone)
- East - automotive/retail store, service station/carwash, residential, (C5 Community Commercial Zone, RVM1(B) Residential Urban Village Zone)
- West - Canada's Wonderland entrance, Hwy #400 (TPC Theme Park Commercial Zone)

On November 9, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. No comments have been received to date. 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 an initial review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the lands are subject to a “H” Holding Symbol, which can be lifted only after a traffic control/management plan addressing the required measures to control traffic infiltration into the residential block from the subject site, from the approved Komura Road access (Condition 23, Plan 19T-95079 Conditions of Draft Approval);
- notwithstanding the final distance of the supermarket from the residential area, an attenuation wall will be required to mitigate any loading area noise from the residential area;
- the requested exceptions will be reviewed in context of the Vaughan Centre Urban Design Guidelines, which encourages the siting of buildings closer to Rutherford Road;
- a parking study which has been submitted to justify the significant reduction in parking will be reviewed; and
- the proposed reduction in landscaping will be reviewed in conjunction with the landscaping objectives for the site plan and the streetscape.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, 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.

Staff will review the proposed zoning in accordance with the policies of the Official Plan and Zoning By-law, and the urban design/architectural guidelines for the Vaughan Centre.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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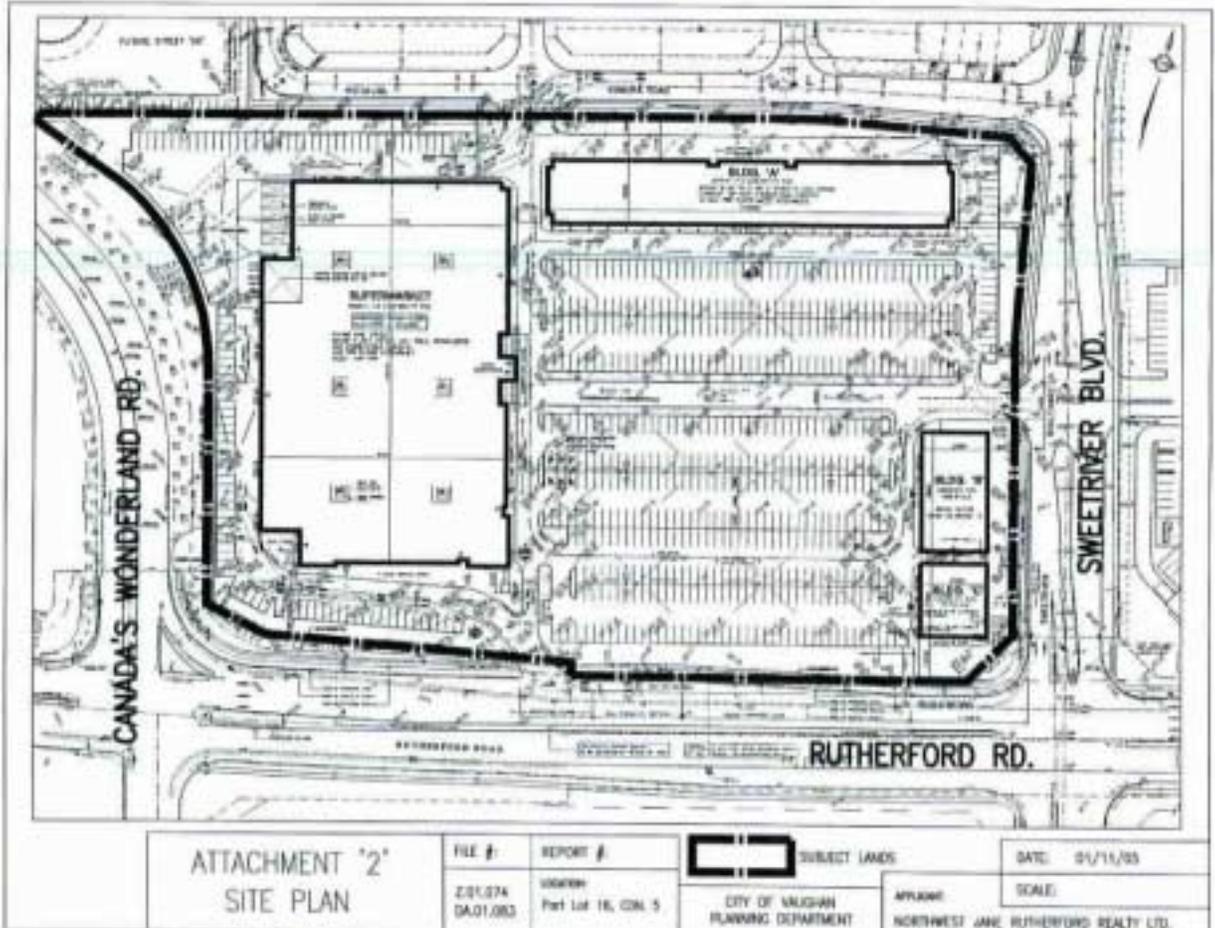


ATTACHMENT '1'
LOCATION MAP

FILE #	REPORT #
Z01.074 0A.01.005	LO0000 Par Lot 16, Cdn. 5

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/11/05
SCALE: NOT TO SCALE
PREPARED BY: NORTHWEST JANE RUTHERFORD REALTY LTD.



ATTACHMENT '2'
SITE PLAN

FILE #	REPORT #	 SUBJECT LANDS	DATE: 04/11/05
Z/01.074 DA/01.003	LOCATION: Part Lot 16, CON. 5	CITY OF MICHIGAN PLANNING DEPARTMENT	SCALE:
		APPLICANT: NORTHWEST JANE RUTHERFORD REALTY LTD.	