

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 19, 2002**

**1. ZONING BY-LAW AMENDMENT FILE Z.02.049  
VALLEY MILL DEVELOPMENTS  
PRELIMINARY REPORT**

**P.2002.50**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.049 (Valley Mill Developments) BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 5, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C4 Neighbourhood Commercial Zone and C4(H) Neighbourhood Commercial Zone with the addition of a holding symbol. An exception to the zoning standards is also proposed to permit a drive-through use in the C4 Zone.

The proposed zoning would facilitate the development of a phased commercial center; Phase One (C4 Zone) includes an eating establishment with drive-through facility and patio area, and Phase Two (C4(H) Zone) includes further commercial buildings.

**Background - Analysis and Options**

The 2.4 ha site, located at the southeast corner of Rutherford Road and Weston Road, in Lot 15, Concession 5, City of Vaughan, is currently used by a garden centre. The surrounding land uses are:

- North - Rutherford Road; future neighbourhood commercial centre (C4(H) Neighbourhood Commercial Zone)
- South - garden centre (A Agricultural Zone), vacant land
- East - gas station/convenience store (C4 Commercial Zone)
- West - Weston Road; vacant (C4 Neighbourhood Commercial Zone and R1 Residential)

The lands are designated "Neighbourhood Commercial" by OPA #240, as amended by OPA #345, and zoned A Agricultural Zone by By-law 1-88.

On July 26, 2002, a notice of public hearing was mailed to all property owners within 120m of the subject site, and to the Weston Downs Ratepayers Association. To date, no comments have been received. 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 "Neighbourhood Commercial" designation permits the proposed eating establishment use as part of a neighbourhood commercial center;
- the lands are zoned A Agricultural Zone by By-law 1-88; the lands must be rezoned to permit the proposed commercial use; other exceptions identified through review of the site development application would be included within the implementing By-law;

- an exception to permit a drive-through facility in the C4 Neighbourhood Commercial Zone is also proposed; the appropriateness of the drive-through component will be considered in the context of a revised building and site organization that demonstrates a positive contribution to the street by the creation of an attractive, pedestrian-friendly environment;
- a Phase 1 Environmental Site Assessment must be submitted and peer reviewed to determine site suitability for the proposed use;
- the property abuts both Weston Road and Rutherford Road; access points and road widenings abutting these streets must be approved by the Region of York Transportation Department;
- the building and drive-through layout will be reviewed with respect to function, parking and vehicle queuing and design; also site integration with the existing gas bar/convenience store and with future development to the south will be reviewed; and
- the required site servicing and grading plans, noise and traffic plans will be reviewed through the site development application, along with elevations and landscape treatments.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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, upon submission and review of the required site plan application. The report will address site functionality and integration with existing and future uses, parking and traffic, and soil suitability. Specific consideration will be given to the exception to permit a drive-through facility in the C4 Zone based on the ability to achieve optimal urban design objections.

### **Attachments**

1. Location Map
2. Site Plan
3. Elevations

### **Report prepared by:**

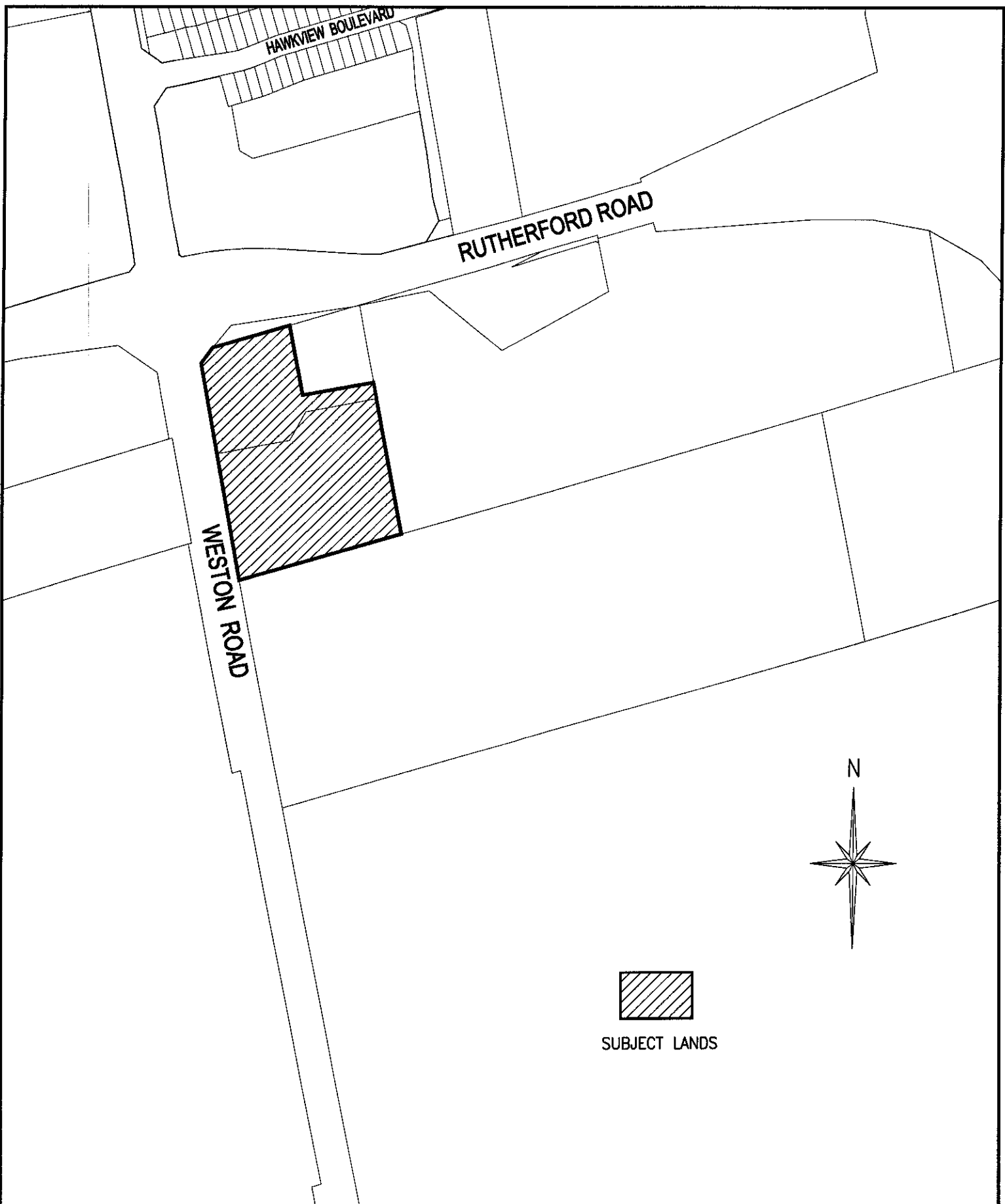
Eugene Fera, Planner, ext. 8064  
Art Tikiryán, Senior Planner, ext. 8212  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

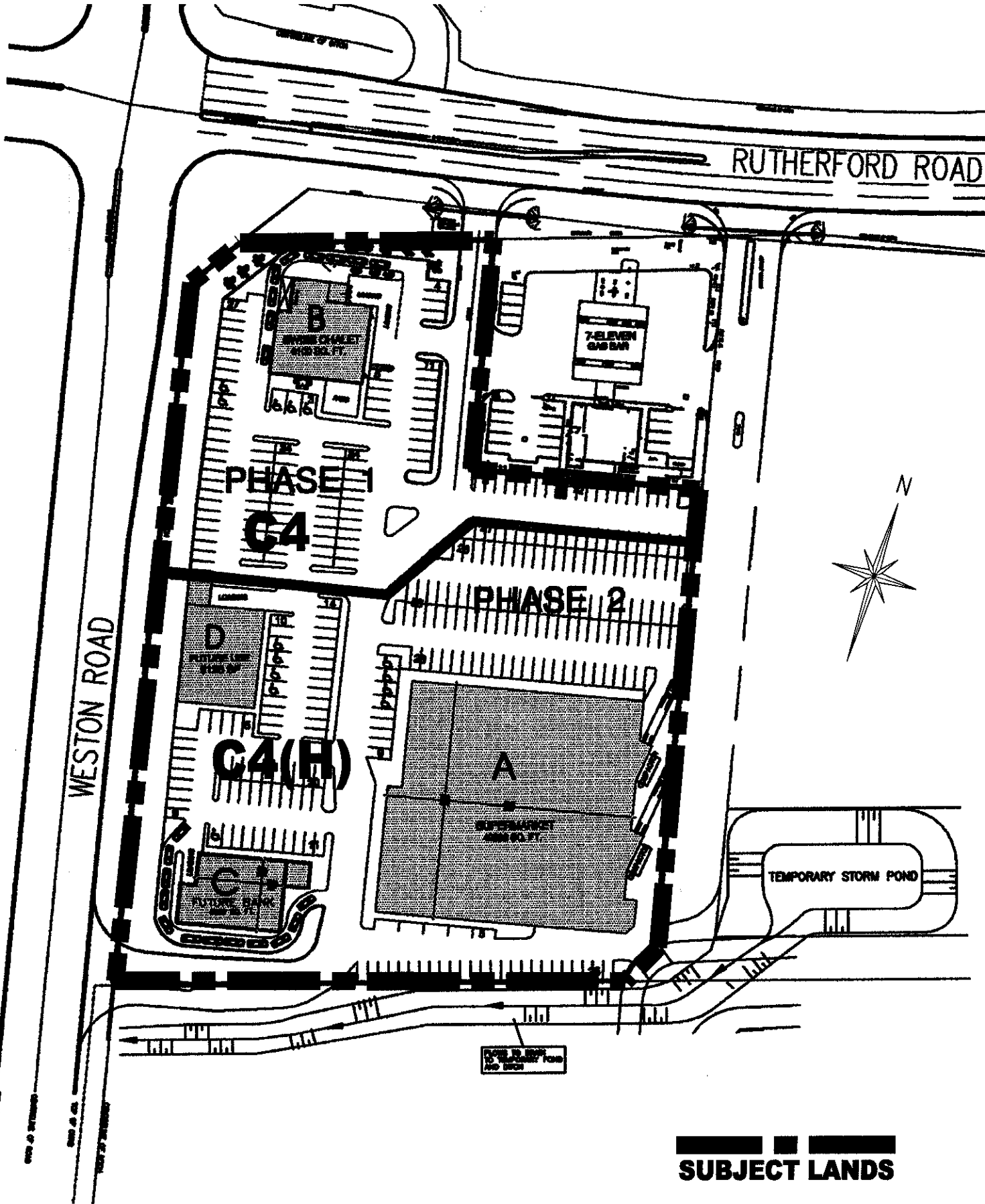
JOANNE R. ARBOUR  
Director of Community Planning

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**ATTACHMENT '1'  
LOCATION MAP**

FILE #:	REPORT #:	DATE: 06/27/2002	
Z.02.049	Part Lot 15, Con. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: VALLEY MILL DEVELOPMENTS
		SCALE: NOT TO SCALE	



**SUBJECT LANDS**

ATTACHMENT '2'  
SITE PLAN

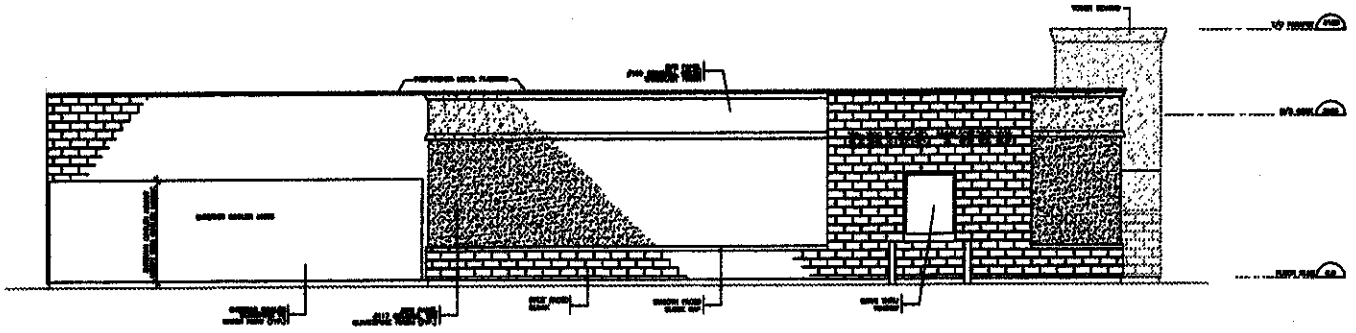
FILE #:	REPORT #:
Z.02.049	Part Lot 15, Con. 5

CITY OF VAUGHAN  
PLANNING DEPARTMENT

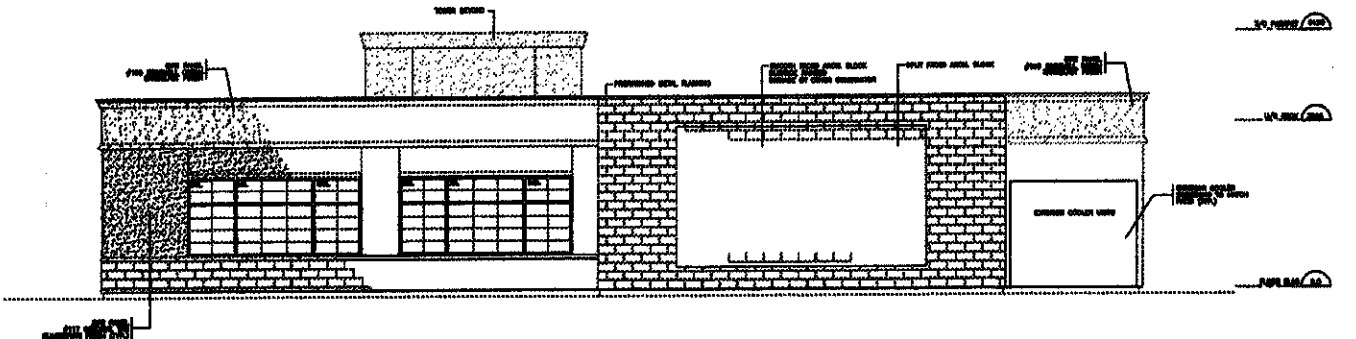
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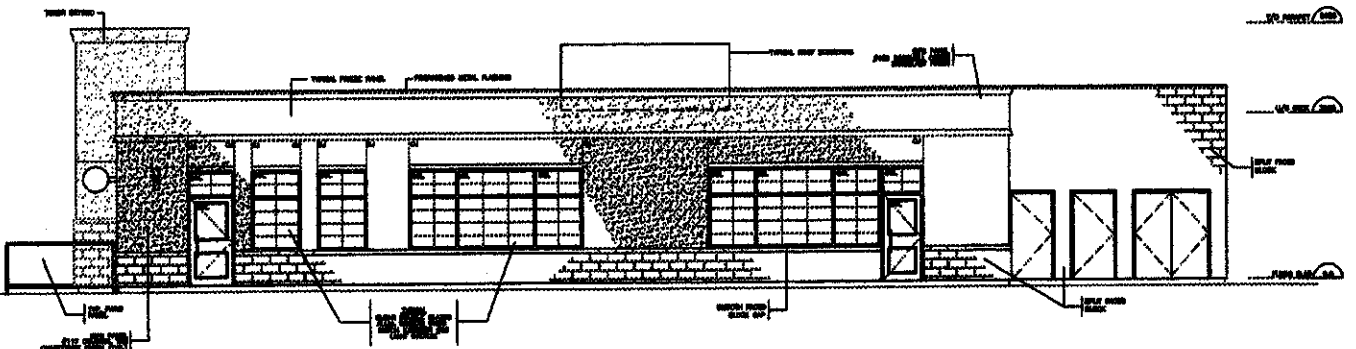
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ATTACHMENT '3'  
ELEVATIONS

FILE #:	REPORT #:	DATE:	06/14/2002
Z.02.049	Part Lot 15, Con. 5	LOCATION:	CITY OF VAUGHAN PLANNING DEPARTMENT
		APPLICANT:	VALLEY MILL DEVELOPMENTS
		SCALE:	NOT TO SCALE