

**5. ZONING BY-LAW AMENDMENT FILE Z.02.034
ASTRA STAR CORPORATION
PRELIMINARY REPORT**

P.2002.41

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment Application Z.02.034 (Astra Star Corporation) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 25, 2002, the Owner submitted an application to amend the Zoning By-law to permit the following additional uses in the EM1 Prestige Employment Area Zone: teletheatre, accessory retail sales to an employment use, brewers retail outlet, eating establishment/outdoor patio, tavern and print shop.

In addition, the application is proposing a reduction in the required landscape strip abutting Rutherford Road from 9 m to 6 m.

Background - Analysis and Options

The site is located on the southeast corner of Rutherford Road and Creditstone Road, being Blocks 1 and 2 on Registered Plan 65M-3354 (2601 Rutherford Road), in Lot 15, Concession 4, City of Vaughan. The rectangular-shaped, vacant 1.83 ha parcel has 104 m frontage on both Tigi Court and Rutherford Road, and 170 m flankage along Creditstone Road.

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450, and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exceptions 9(822B) and 9(822D). The surrounding lands uses are:

- North - Rutherford Road; industrial (M2 General Industrial and M3 Transportation Industrial Area Zones)
- South - Tigi Court; employment (EM1 Prestige Employment Area Zone)
- West - Creditstone Road; commercial and employment (C7 Service Commercial and EM1 Prestige Employment Area Zones)
- East - employment (EM4 Employment Area Transportation Zone)

On May 10, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village and Maple Landing Ratepayers Associations, YRCC 942 and YRCC 947 (Villa Giardino Seniors Complex). To date, no comments have been received. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Prestige Area" and "Employment Area General" designations provide opportunities for activities that require high visual exposure, good accessibility and an attractive

working environment, and permit a wide range of office, business and civic uses, but not outside storage;

- the site is also consistent with the "Service Node" policies, which permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and are located at the intersections of arterial and/or collector roads; the C7 Service Commercial Zone would facilitate the Service Node policies;
- the proposed uses conform to the Official Plan, and are uses that are generally permitted in the EM1 and C7 Zones;
- the proposed teletheatre (betting facility) is not a recognized or defined use in the By-law; additional details respecting the teletheatre use will be obtained for consideration in the technical report;
- review will be given to the appropriateness and compatibility of the proposed uses with the other permitted uses on the subject lands and in the surrounding area;
- the impact on the required parking will be reviewed, in light of the higher parking standards associated with the proposed uses; a parking study may be required; and,
- the reduction in the landscaping buffer is proposed to enable siting of a building closer to Rutherford Road and will be evaluated in context of the urban design objectives for the site.

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.

Attachments

1. Location Map

Report prepared by:

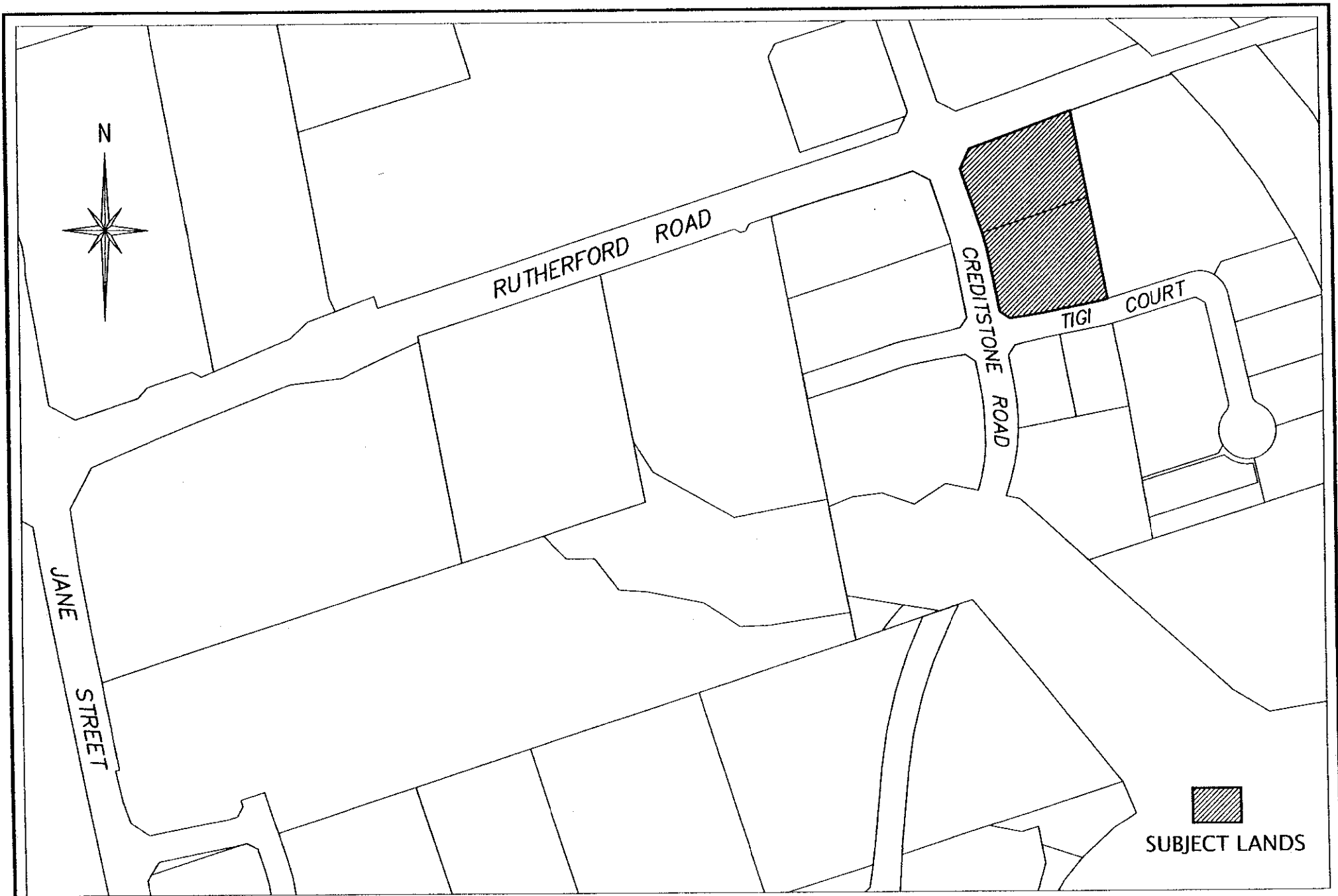
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE:	05/03/2002
Z.02.034	LOCATION: PART OF LOT 15, CONCESSION 4	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		ASTRA STAR CORPORATION	