

**2. ZONING BY-LAW AMENDMENT FILE Z.02.041
ROYBRIDGE HOLDINGS LIMITED
PRELIMINARY REPORT**

P.2002.45

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for File Z.02.041 (Roybridge Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 10, 2002, the owner submitted a zoning amendment application to rezone the subject lands to C3 Local Commercial Zone and RV4 (WS) Residential Urban Village Zone Four (Wide Shallow) to permit three commercial buildings, a 2-storey office building, a private school and four residential lots.

The following exceptions to the C3 Local Commercial Zone are also proposed:

- the addition of an eating establishment and bakery uses;
- front yard and exterior yard from 11 m to 4.5 m;
- interior yard and rear yard from 9 m to 6 m;
- commercial use setback adjacent to a Residential Zone from 9 m to 6 m;
- maximum Gross Floor Area from 1860 m² to 5500 m²;
- maximum lot area from 0.8 ha to 2.46 ha.

Background - Analysis and Options

The subject lands are located at the southeast corner of Ashberry Boulevard and Weston Road, south of Major Mackenzie Drive, being Block 181, Registered Plan 65M-3391, in Lot 18, Concession 5, City of Vaughan.

The lands are designated "Low Density Residential" by OPA 600, and the majority of the lands are identified as "Local Commercial" by the approved Block 32 West Plan. The lands are zoned A Agricultural Zone and C3(H) Local Commercial Zone with a Holding Symbol, by By-law 1-88. The surrounding land uses are:

- North – residential (RV4 Residential Urban Village Zone Four)
- South – Vellore Hall (A Agricultural Zone)
- East – residential (RV4 (WS) Residential Urban Village Zone Four (Wide Shallow)
- West – Weston Road; vacant (A Agricultural Zone)

On May 24, 2002 a notice of public hearing was circulated to all property owners within 120 m of the subject lands, and to the Vellore Woods Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

- the “Local Convenience Commercial” designation provides convenience level shopping and personal services, including retail stores, personal service shops, offices and similar uses; the proposal is considered to conform to the Official Plan.
- the 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 add a bakery/eating establishment use;
- the appropriateness and compatibility of the proposed eating establishment use with the other C3 zone uses and the surrounding residential neighbourhood will be reviewed;
- the RV4 (WS) Residential Urban Village Four Zone is proposed for the rear portion of lands east of the proposed C3 Zone; the intention is to sever this parcel into four residential lots, which will extend the lotting pattern along Johnswood Crescent;
- several exceptions to the C3 Neighbourhood Commercial Zone standards are required to implement the proposal, including:
 - reduction in the front and exterior yards from 11 m to 4.5 m;
 - reduction in the interior and rear yards from 9 m to 6 m;
 - reduction in the commercial use setback adjacent to a Residential Zone from 9 m to 6 m;
 - increase in the maximum GFA from 1,860 m² to 5,500 m²; and
 - increase in the maximum lot area from 0.8 ha to 2.46 ha;
- the appropriateness of these exceptions will be examined in the context of the surrounding residential uses, and in accordance with the Urban Design Guidelines;
- consideration will be given to zoning the office building and/or private school lands in a separate zone category, such as for office commercial; this would have the effect of reducing the extent of the exceptions to maximum lot area and gross floor area;
- the development proposal will be assessed with respect to servicing, grading, stormwater management, access, building design, urban design, site layout/circulation and landscaping through related Site Plan Application File DA.02.035;
- the proposed access points onto Weston Road and Ashberry Boulevard will require the approval of the Region of York and the City of Vaughan; and
- the applicant is proposing that the lands for the private school use proceed independently prior to the remaining development, under a separate site plan application; the A Agricultural Zone permits the school use, and any minor exceptions will require an application to the Committee of Adjustment.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments from 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. This report will include the assessment of the related site plan application.

Attachments

1. Location Map
2. Proposed Rezoning
3. Conceptual Site Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



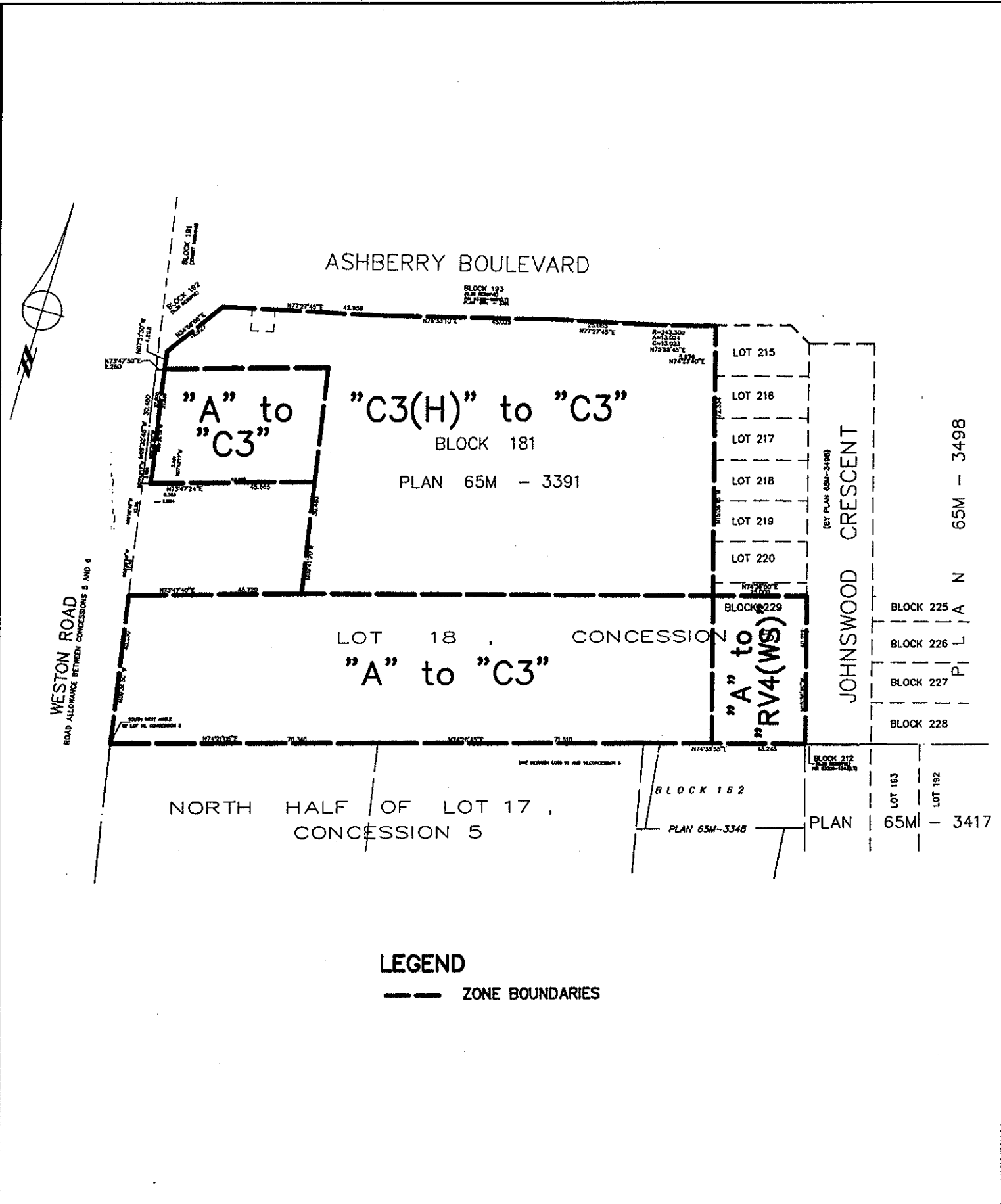
ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.02.041	Part Lot 18, Con. 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

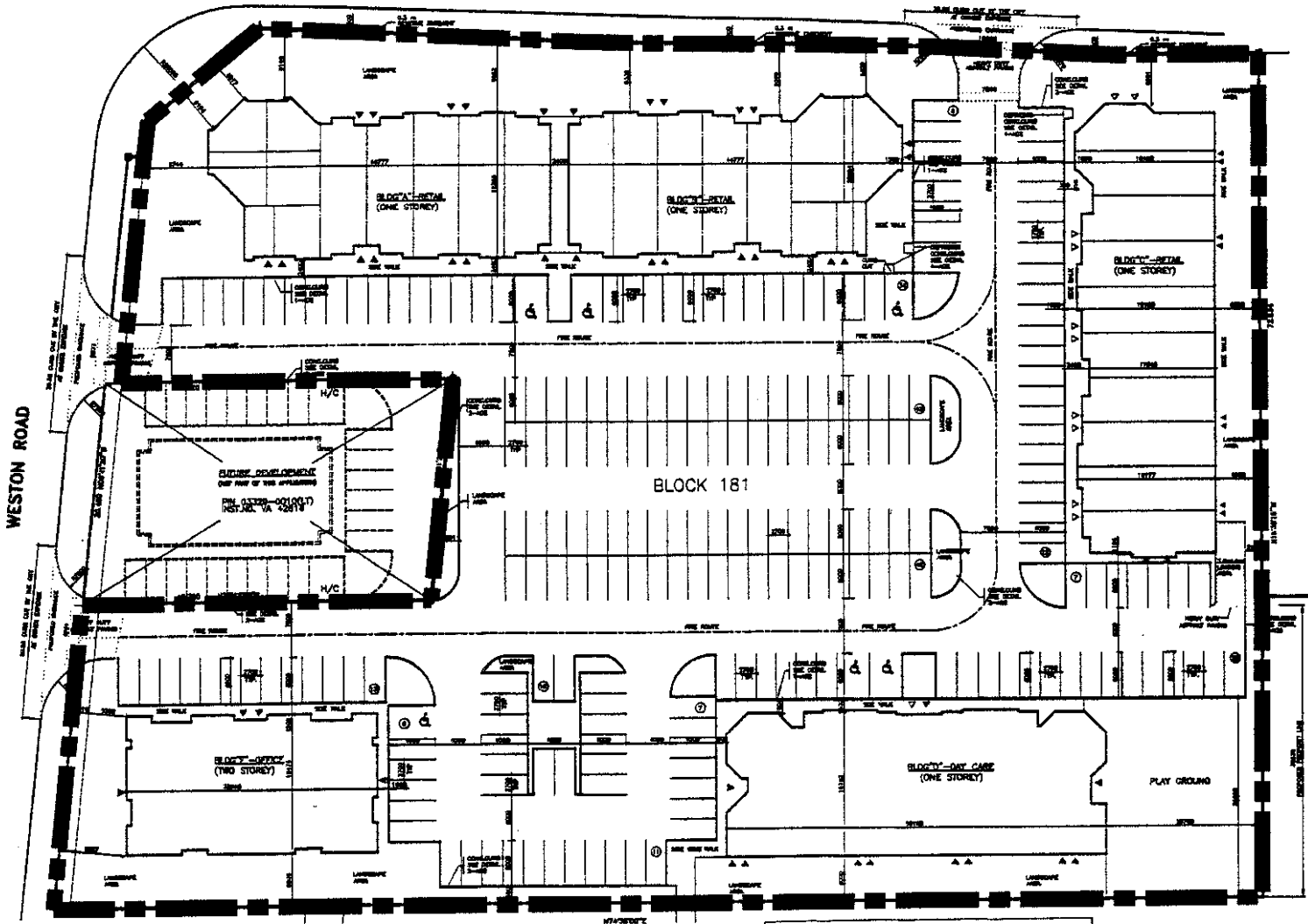
APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

DATE:	05/21/2002
SCALE:	NOT TO SCALE



ATTACHMENT '2' PROPOSED REZONING	FILE #:	REPORT #:	DATE:	05/21/2002
	Z.02.041	Part Lot 18, Con. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROYBRIDGE HOLDINGS LIMITED
			SCALE:	NOT TO SCALE

ASHBERRY BLVD.



BLOCK 181

PROJECT DATA - BLOCK 181

ZONING		
LOT AREA	= 16,217.28 sq. m 174,584.00 s.f.	
LOT COVERAGE		
PROPOSED GROUND FLOOR AREA COVERAGE	4,225.00 sq.m.	25.05 %
PROPOSED GROSS FLOOR AREA COVERAGE	5,403.00 sq.m.	33.31 %
SETBACKS		
	REQUIRED	PROVIDED
FRONT YARD	-m	6.71 m
REAR YARD	-m	6.00 m
EXT. SIDE YARD	-m	6.60 m
SIDE YARD	-m	6.00 m
BLDG. CLASSIFICATION (O.B.C.)		
BUILDING AREA GFA.		PROPOSED
BLDG 'A' - RETAIL	836.00 sq. m	8,998.92 s.f.
BLDG 'B' - RETAIL	836.00 sq. m	8,998.92 s.f.
BLDG 'C' - RETAIL	1035.00 sq. m	11,141.00 s.f.
BLDG 'D'	925.00 sq. m	10,000.00 s.f.
BLDG 'E' - OFFICE (GROUND FL.)	589.00 sq. m	6,340.00 s.f.
(SECOND FL.)	589.00 sq. m	6,340.00 s.f.
(BASEMENT)	589.00 sq. m	6,340.00 s.f.
TOTAL GROUND FLOOR AREA	4,225.00 sq. m	45,479.00 s.f.
TOTAL GROSS FLOOR AREA	5,403.00 sq. m	58,159.00 s.f.
PARKING		
BLDG (A, B & C)	REQUIRED	PROVIDED
FORMULA 6 @ 100 sq. m GFA	163	
BLDG (D) (DAYCARE)	24	
BLDG (E) (GROUND & 2ND FL. ONLY)		
FORMULA 3.5 @ 100 sq. m GFA	42	
TOTAL PARKING SPACES (2.7x6.00M)	229	231
INCLUDES H/C SPACES (4.6x6.00M)		4
LOADING SPACES		
	REQUIRED	PROVIDED
PARKING SPACES (3.8x9.0M)	-	1



SUBJECT LANDS

ATTACHMENT '3'
CONCEPTUAL SITE PLAN

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LOCATION:	

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
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DATE: 05/21/2002

SCALE: NOT TO SCALE