

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 4, 2002

**1. ZONING BY-LAW AMENDMENT FILE Z.02.070
GRANITE PEAK DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2002.72

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.070 (Granite Peak Developments Inc.), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On September 13, 2002, the Owner submitted an application to amend the Zoning By-law to permit additional commercial uses in the C4 Neighbourhood Commercial Zone on the site (eating establishment, both convenience and take-out, and drive-through facilities) and also, to allow development outside the defined building envelopes. The proposed development is for 3 buildings with a total gross floor area of 4049m² for office, retail commercial, eating establishment and bank uses.

Background - Analysis and Options

In 1993, Council approved in principle, a site development application (DA.6.91) to permit a neighborhood commercial plaza for the subject lands, comprised of two buildings with a total area of 4000m² with a second storey office component. This site plan application file has remained inactive.

The subject parcel was recently severed out of a residential plan of subdivision through an application to the Committee of Adjustment.

The 1.61ha site is located at the southwest corner of Rutherford Road and Weston Road (3831 Rutherford Road) in Lot 15, Concession 6, City of Vaughan. The parcel lies at a lower grade than adjacent lands.

The lands are designated "Neighbourhood Commercial" by OPA #240, as amended by OPA #345, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(856). The surrounding land uses are:

- North - Rutherford Road; neighbourhood commercial plaza, (C4 Commercial Zone)
- South - Draft Approved Subdivision 19T-97V24 (R1 Residential Zone)
- East - Weston Road; proposed neighbourhood commercial plaza, (A Agricultural Zone)
- West - Draft Approved Subdivision 19T-87050 (R1 Residential Zone)

On October 11 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 a future Committee of the Whole meeting.

Preliminary Review

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

- Official Plan Amendment #345 designates the lands “Neighbourhood Commercial”, which permits the proposed development and uses;
- the lands are zoned C4 Neighborhood Commercial Zone by By-law 1-88, subject to Exception 9(856) which sets out permitted uses and defines envelopes for commercial buildings. The application proposes to add new uses of drive-through facilities and eating establishment (convenience and take-out), and to extend the building envelopes; therefore, an amendment to the zoning by-law is required;
- the additional uses proposed will be examined for compatibility with the permitted uses and with surrounding residential uses, specifically the drive-through facilities and their design;
- the property is traversed by a drainage tributary to the Humber River, which would have to be piped and re-channeled at the cost of the applicant and to the satisfaction of the City and the Toronto and Region Conservation Authority;
- parking, site circulation and noise will be reviewed through the site development process; access must be approved by the Region of York Transportation Department;
- building design and elevations, landscape treatment and proper buffering and screening for abutting residential uses will be reviewed in the context of the Urban Design Guidelines approved for the area through the site plan process;
- a Phase One Environmental Assessment report must be submitted to the City for approval; and
- any conditions for draft approved plan 19T-87050 that apply to the commercial portion (subject lands) must be addressed by the applicant; In particular, the Owner may be required to enter into the Developers’ Group Agreement, to address any outstanding cost sharing issues.

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. In particular, consideration will be given to the location and functioning of the drive-through facilities, internal circulation, parking adequacy and compatibility with surrounding area.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064
 Arto Tikiryan, Senior Planner. ext. 8212
 Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



Location Map

Part Lot 15,
Concession 6

APPLICANT:
GRANITE PEAK
DEVELOPMENTS INC.



Community Planning Department

Attachment

FILE No.:
Z.02.070

September 20, 2002

1

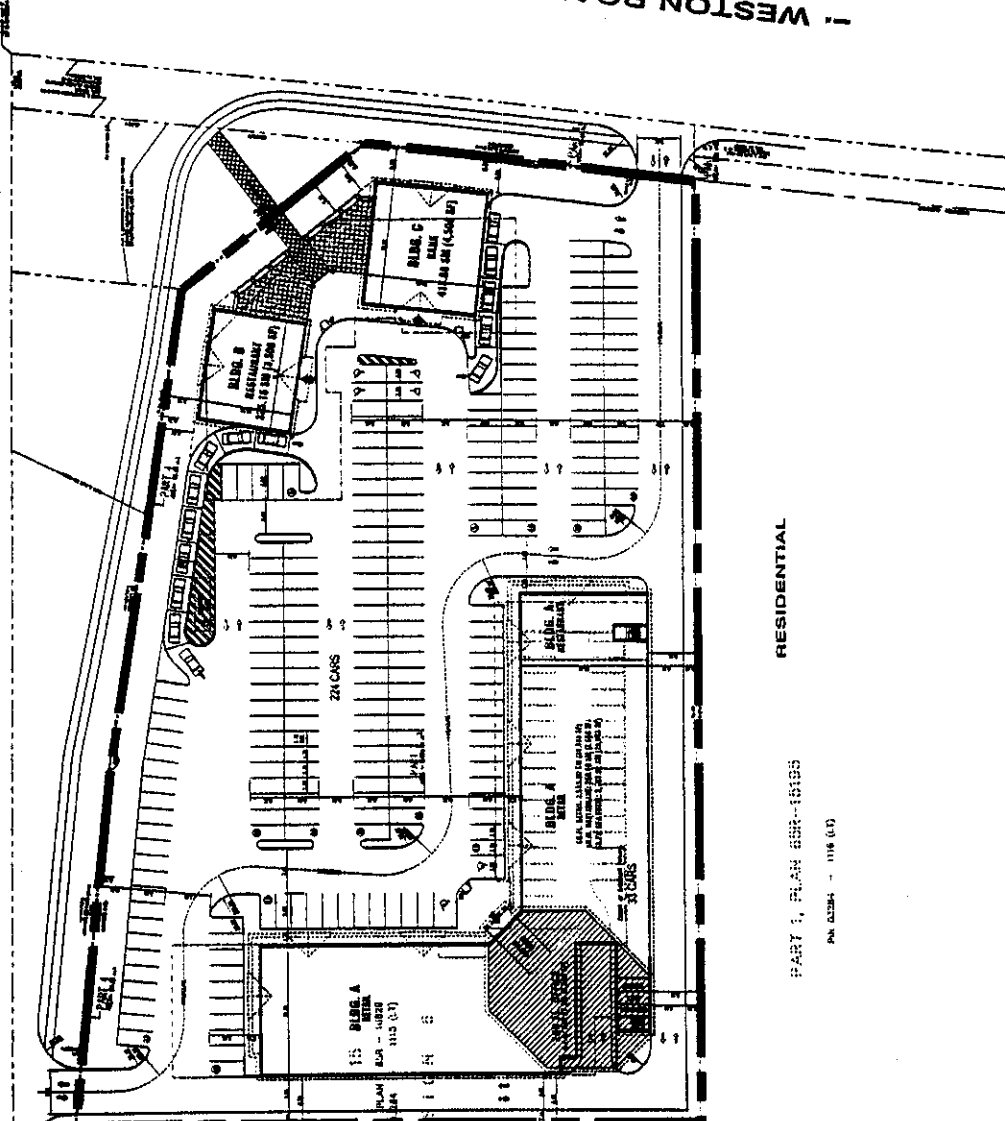
RUTHERFORD ROAD



NOT TO SCALE

WESTON ROAD

SUBJECT LANDS



RESIDENTIAL

PART 1, PLAN 689-1595

PLAN 689-1595 - 1/16 (L)

SITE INFORMATION:

ITEM	DESCRIPTION	QUANTITY
GRASSY PAVED AREA 1	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 2	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 3	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 4	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 5	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 6	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 7	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 8	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 9	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 10	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 11	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 12	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 13	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 14	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 15	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 16	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 17	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 18	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 19	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 20	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 21	2,000 SQ. FT.	2,000
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GRASSY PAVED AREA 83	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 84	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 85	2,000 SQ. FT.	2,000
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GRASSY PAVED AREA 95	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 96	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 97	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 98	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 99	2,000 SQ. FT.	2,000
GRASSY PAVED AREA 100	2,000 SQ. FT.	2,000

Attachment 2
 FILE No.: Z.02.070
 September 20, 2002

City of Vaughan
 Community Planning Department

Site Plan
 Part Lot 15,
 Concession 6
 APPLICANT:
 GRANITE PEAK
 DEVELOPMENTS INC.

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