

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 18, 2003**

**5. ZONING BY-LAW AMENDMENT FILE Z.03.047  
BADI INVESTMENTS INC.  
PRELIMINARY REPORT**

**P.2003.54**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.047 (Badi Investments Inc.), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On July 2, 2003, the Owner submitted an application to amend the Zoning By-law to obtain relief to the zoning standards as they apply to setbacks and landscaping, and to add permitted uses on the site, as follows:

- Brewers Retail and LCBO Outlets
- Club or health center
- Eating Establishments, Eating establishment Convenience and Take-Out
- Photography Studio
- Retail and Convenience Store
- Service or Repair Shop
- Veterinary Clinic
- Video Store
- Print Shop
- Day Nursery and technical and Commercial School
- Car brokerage and
- Medical Laboratory

**Background - Analysis and Options**

In 1990, the OMB approved official plan and zoning amendment applications to redesignate and rezone the subject lands to "General Commercial" and C1 Restricted Commercial Zone, to permit a retail/office building.

The lands have 83.1m frontage on the south side of Highway 7, west of Pine Valley Drive, being Lots 6,7 and 8, Plan M-4319, (4573 and 4585 Highway 7), in Lot 5, Concession 7, City of Vaughan. The 0.84 ha site currently contains two detached dwellings. The surrounding land uses are:

- North - Highway 7; office complex (C1 Restricted Commercial Zone);
- South - vacant (R1 Prestige Zone), Sydell Crescent road allowance
- East - commercial plaza and gas station (C1 Restricted Commercial Zone)
- West - un-opened Jersey Street road allowance (R1 Residential Zone)

The lands are designated "General Commercial" by OPA 240 (Woodbridge Community Plan) and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(725).

On July 25, 2003, a notice of public hearing was mailed to all property owners within 120m of the subject site, and to the Pine York Ratepayers Association and Vaughanwood Ratepayers Association. To date, there have been no comments. 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 lands are designated “General Commercial” by OPA 240, which permits existing commercial uses, retail stores for the buying, leasing and exchanging of goods and services, restaurants, banks and business and professional offices. Also, Section 4.10.6 provides that the lands “shall be developed for an integrated mixed use retail, service and professional office establishment as per Ontario Municipal Board order”.
- the proposal will be reviewed in context with both the Southside Highway #7 Land Use Study and the Highway 7 Corridor Study, with respect to uses, access and design;
- the lands are zoned C1 Restricted Commercial Zone, subject to Exception 9(725), which restricts the uses permitted on site to Bank/Financial Institution, Business and Professional Office, Personal Service Shop, Travel Agency and Pharmacy, and provides specific development standards.
- the introduction of new uses requires an amendment to the zoning by-law and deletion of the site specific exception; the proposed new uses will be reviewed for compatibility, appropriateness and conformity with the Official Plan;
- parking access, traffic generation, setback to residential, and building design will be reviewed at the site development stage; based on the conceptual plan, the amount of parking and the front and rear setbacks will require exception to the development standards; and
- the appropriate noise mitigation measures, site servicing and grading plans, elevations and landscape treatments will be reviewed at the site plan stage.

## 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. In particular, consideration shall be given to the compatibility and appropriateness of the proposed uses, access, parking and building design.

## Attachments

1. Location Map
2. Site Plan

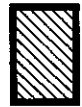
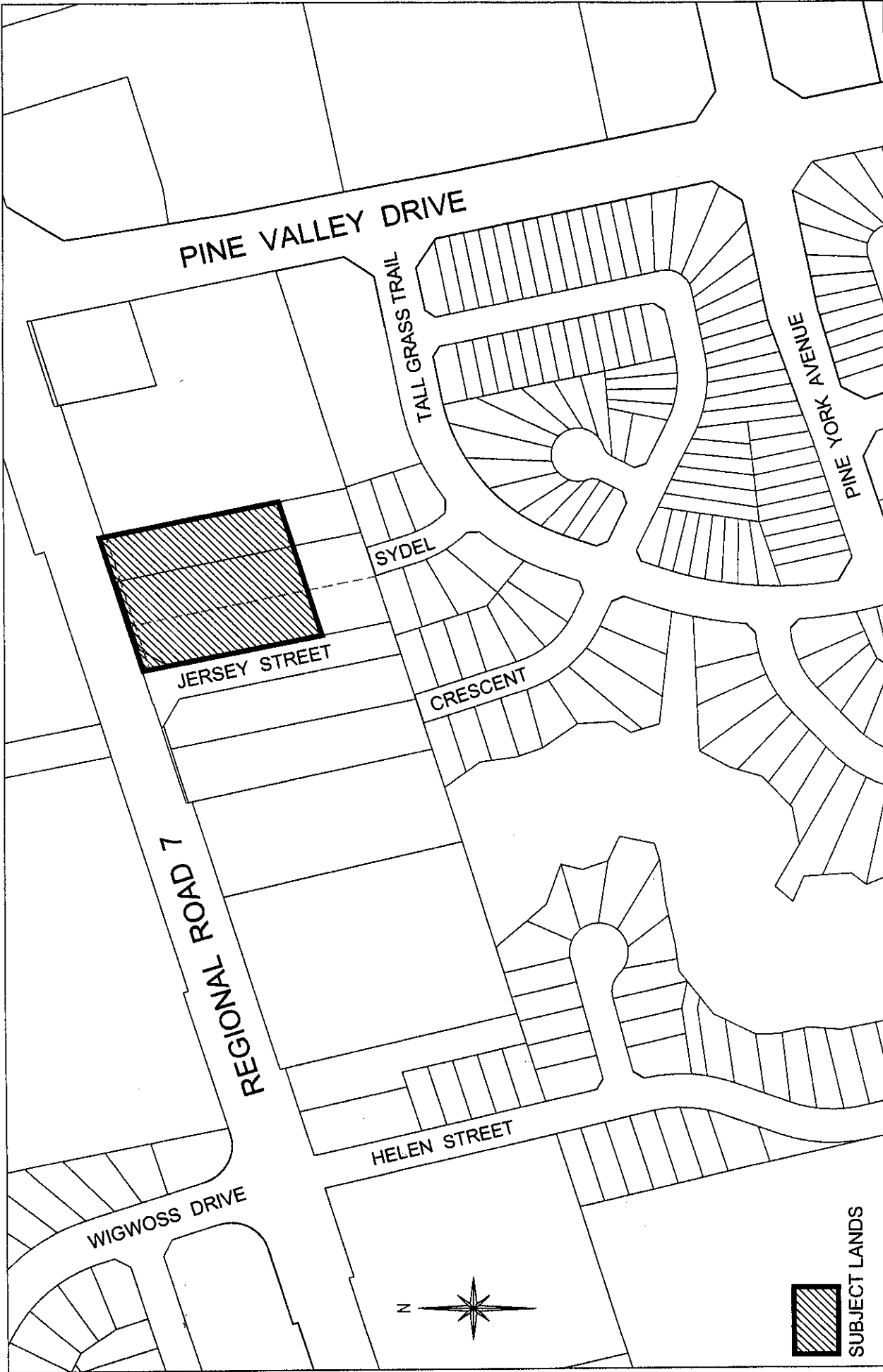
## Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning  
/CM

JOANNE R. ARBOUR  
Director of Community Planning



**SUBJECT LANDS**

**Location Map**

Part Lot 5,  
Concession 7  
**APPLICANT:**  
**BADI INVESTMENTS INC.**  
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Community Planning Department

**Attachment**



FILE No.:  
 Z.03.047  
 Not to Scale  
 July 8, 2003

