

**3.    ZONING BY-LAW AMENDMENT FILE Z.03.006  
ANGELA LEONE  
PRELIMINARY REPORT**

**P.2003.23**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.006 (Angela Leone) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On January 24, 2003, the Owner submitted an application to amend the Zoning By-Law to permit a take-out and outdoor patio use associated with the existing eating establishment in Units 4 and 5 of the multi-unit building.

**Background - Analysis and Options**

The site is 0.64 ha and is located on the northwest corner of Pine Valley Drive and Tall Grass Trail, south of Regional Road 7, being Block 246 in Plan 65M-2014 (2 Tall Grass Trail) in Lot 5, Concession 7, City of Vaughan. The surrounding land uses are:

- North - commercial (C1 Restricted Commercial Zone)
- South - detached residential (R4 Residential Zone)
- East - Pine Valley Drive; commercial (C7(H) Service Commercial - Holding)
- West - detached residential (R2 Residential Zone)

The lands are designated "Local Convenience Commercial" by OPA #240 and zoned C3 Local Commercial Zone by By-law 1-88.

On February 28, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff 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 "Local Convenience Commercial" designation of OPA #240 permits retail stores offering convenience goods and personal services for the residents of the immediate area; an Official Plan amendment is not required for the proposed use;
- the lands are zoned C3 Local Commercial Zone, subject to Exception 9(308), which permits specific uses within an enclosed building, including an eating establishment use; a zoning amendment is required to permit the associated take-out and outdoor patio uses;
- the proposed take-out and outdoor patio uses will be reviewed in context of the C3 Zone requirements, and the availability of parking on site to serve the use; and

- consideration will be given to the compatibility of the proposed uses with the adjacent residential neighbourhood.

### **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.

The proposed application will be reviewed in accordance with the policies of the Official Plan and Zoning By-law in context of the available parking, site circulation and appropriateness of the uses on the site.

### **Attachments**

1. Location map
2. Site Plan

### **Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



# Location Map

Part of Lot 5,  
Concession 7

APPLICANT:  
ANGELA LEONE



Community Planning Department

# Attachment

# 1

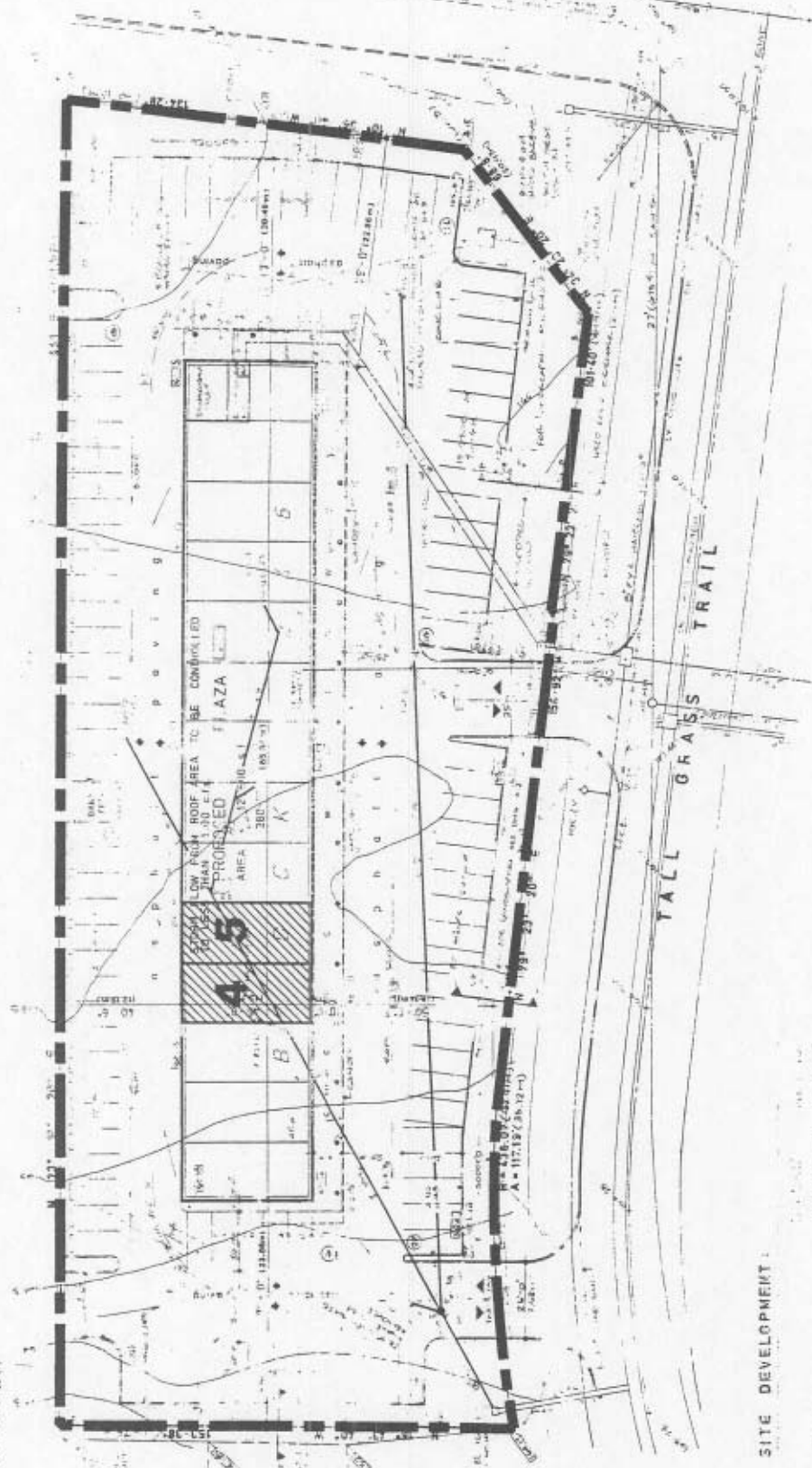
FILE No.:  
Z.03.006

January 30, 2003

Not to Scale



PIRE VALLEY DRIVE



SUBJECT UNITS



SUBJECT LANDS

**SITE DEVELOPMENT :**

CONCRETE DRIVEWAYS	68,555.4 S.F.	0.130 Acre
CONCRETE SIDEWALKS	52,447.3 S.F.	1.170 S. Acres
CONCRETE DRIVEWAY	4,800 S.F.	0.011 Acre
ASPHALT PAVING	43,204 S.F.	0.099 Acre
LANDSCAPED AREA	9,870 S.F.	0.023 Acre
PERCENT BUILDING COVERAGE		18.4%
PARKING ACCOMMODATION		200 SPACES

**Site Plan**

Part of Lot 5,  
Concession 7

APPLICANT:  
ANGELA LEONE

City of  
**Vaughan**

Community Planning Department

**Attachment**

**2**

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