

**4. ZONING BY-LAW AMENDMENT FILE Z.03.092
SEVENBRIDGE DEVELOPMENTS LIMITED
PRELIMINARY REPORT**

P.2004.32

Recommendation

The Commissioner of Planning recommends:

That the Public Hearing for File Z.03.092 (Sevenbridge Developments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 28, 2003, the Owner submitted an application to amend the Zoning By-law to permit a car audio/alarm installation use in the C9 Corporate Centre Zone, a reduced minimum landscape strip adjacent to Regional Road 7 from 6m to 3m, and a reduction in the minimum parking requirement from 390 to 319 spaces (18.25% deficiency).

Background - Analysis and Options

The 2.22 ha vacant site is located on the northwest corner of Regional Road 7 and Millway Avenue, in Lot 6, Concession 5, City of Vaughan. The surrounding land uses are:

- North - vacant (C9-H Corporate Centre Zone)
- South - Regional Road 7; vacant (C9 Corporate Centre Zone)
- East - Millway Avenue; vacant (C9 Corporate Centre Zone)
- West - Edgeley Boulevard; vacant (C9 Corporate Centre Zone)

The subject lands are designated "Corporate Centre Node" by OPA #500, and zoned C9(H) Corporate Centre Zone with a holding provision and C9 Corporate Centre Zone by By-law 1-88, subject to Exception 9(959).

On January 9, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the proposal conforms to the Official Plan, and any required exceptions to the C9 Zone will be addressed through the zoning by-law amendment;
- the zoning amendment application has been submitted together with a site plan application (File DA.02.077) to permit the development of a two-storey retail/office building (combined Future Shop/Home Outfitters and offices);
- the proposed car audio/alarm installation use is not permitted in the C9 Zone, but will form an accessory component to the permitted retail use of the Future Shop; the appropriateness of the proposed use in the context of the surrounding land

uses/Corporate Centre, together with the proposed reduction to the landscape strip and parking requirement, will be evaluated;

- the Region of York Engineering Department does not support a reduced landscape strip setback to allow the building closer to Regional Road 7, until the results of the Environmental Assessment for the proposed transitway are known;
- the application also requests the removal of a holding provision that remains on a portion of the subject lands;
- a parking study will be required to assess the proposed reduction to the minimum parking requirement, which should also address the impact on future phases of development on the Owner's overall site; and
- the zoning standard exceptions will be reviewed in context of the required realignment of Millway Avenue.

Relationship to Vaughan Vision 2007

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

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 planning report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed car/audio installation use will be reviewed in the context of the surrounding land uses/Corporate Centre, together with the proposed reduction to the landscape strip and parking requirement.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

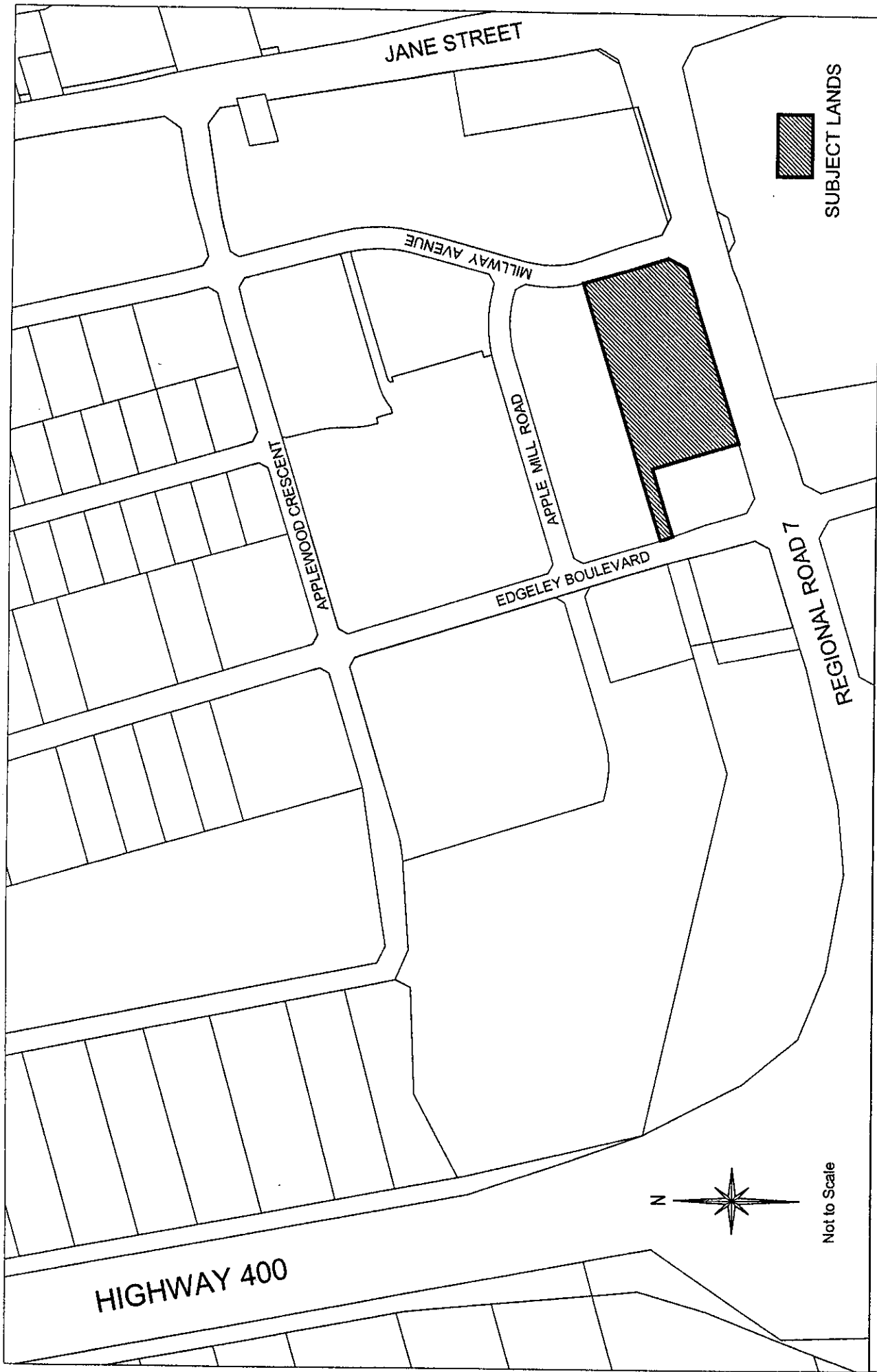
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



SUBJECT LANDS

Location Map

Part of Lot 6,
Concession 5

APPLICANT:
SEVENBRIDGE DEVELOPMENTS LIMITED

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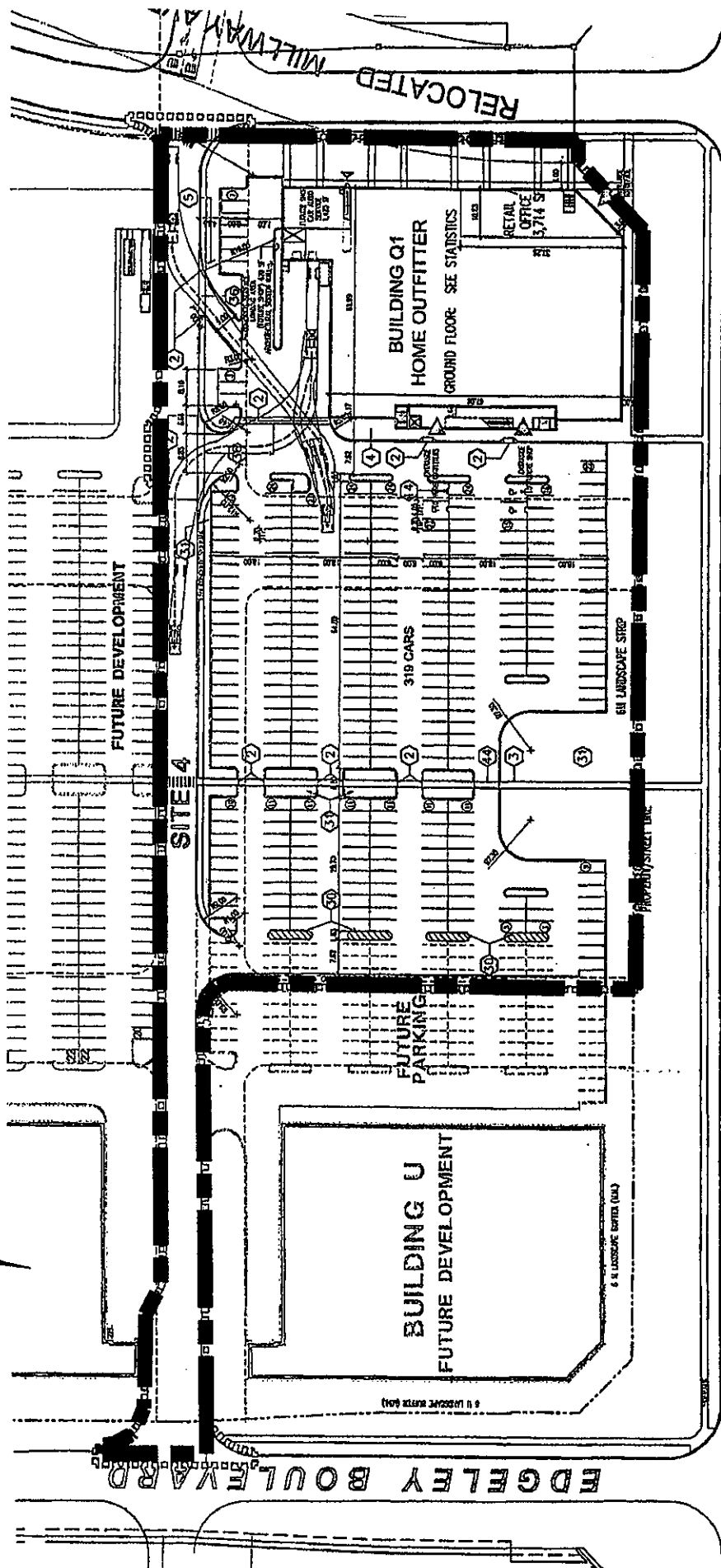
Community Planning Department

Attachment



FILE No.:
DA.02.077
& Z.03.092

December 5, 2003



SUBJECT LANDS


REGIONAL ROAD 7

Not to Scale

Site Plan

Part of Lot 6,
 Concession 5

APPLICANT:
 SEVENBRIDGE DEVELOPMENTS LIMITED

HA/DP/1 ATTACHMENTS VA/6-02.077

CITY OF Vaughan

Community Planning Department

Attachment 2

FILE No.:
 DA.02.077 &
 Z.03.092

December 5, 2003