

**1.    OFFICIAL PLAN AMENDMENT FILE OP.04.003  
ZONING BY-LAW AMENDMENT FILE Z.00.069  
THE ROYALTON BANQUET CENTRE INC.  
PRELIMINARY REPORT**

**P.2004.52**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.003 and Z.00.069 (The Royalton Banquet Centre Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On February 17, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit the full range of service commercial uses on the tableland portion of the subject lands.

**Background - Analysis and Options**

The 1.09 ha rectangular site is located on the south side of Regional Road 7, east of Martin Grove Road, being Block 42 on Plan 65M-2464 (5451 Regional Road 7), in Part of Lot 4, Concession 8, City of Vaughan.

The lands are designated "Service Commercial" by OPA 240 (Woodbridge Community Plan), subject to site specific OPA 331, and zoned PB1 Parkway Belt Open Space Zone by By-law 1-88. The surrounding land uses are:

- North - Regional Road 7; Rainbow Creek Park (A Agricultural Zone)
- South - open space, employment (PB1 Parkway Belt Open Space Zone, EM1 Prestige Employment Area Zone)
- East - open space (PB1 Parkway Belt Open Space Zone)
- West - commercial (C7 Service Commercial Zone)

On February 27, 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 proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- site-specific OPA 331 was approved by the Ministry of Municipal Affairs on April 14, 1984, redesignating the lands from "Public Open Space and Buffer Area" to "Service Commercial";
- OPA 331 provides for business and professional offices and day nurseries within a low rise building, parks and open space, and ancillary commercial uses to a maximum of 15% of the total gross floor area; an official plan amendment is required to permit the full range of service commercial uses on the lands;

- the proposed C7 Service Commercial Zone would implement the service commercial policies of OPA 240; a “H” Holding Zone would be applied until a site plan application has been approved by Council;
- approximately .053 ha of the site is developable; the top-of-bank must be confirmed by Toronto and Region Conservation Authority (TRCA); the remaining  $\pm$  0.57 ha would be designated and zoned Open Space and dedicated for public ownership;
- vehicular access to the site is not available from Regional Road 7, and must be provided from Woodstream Boulevard, over the lands to the west; and
- the subject lands are located within the Highway 7 Policy Review study area, with a projected completion date of Spring 2004; the study is considering how to encourage transit-supportive development of the lands along Highway 7 between Highway 50 and Bathurst Street, through potential amendments to OPA 240 and other municipal initiatives; the City is also preparing Urban Design Guidelines for the City’s Corridor and Employment Area; these studies may provide further guidance to the review of this application.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. The proposed range of commercial uses on the subject lands will be considered in respect of the limited developable area and access to the site.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

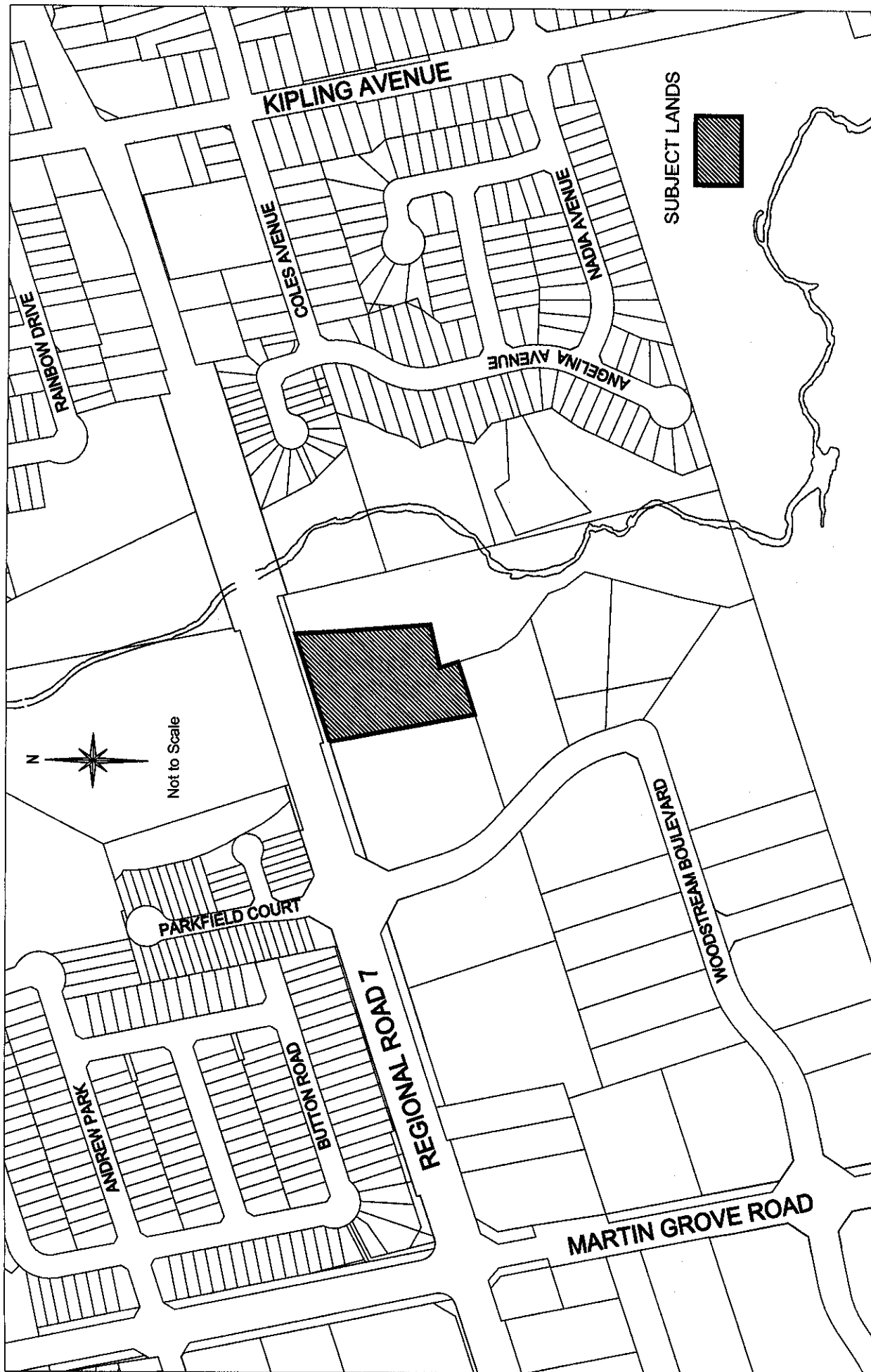
Carmela Marrelli, Planner, ext. 8791  
 Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning

MARCO RAMUNNO  
 Manager of Development Planning

/LG



# Location Map

Part of Lot 5,  
Concession 8  
**APPLICANT:**  
**THE ROYALTON**  
**BANQUET CENTRE INC.**

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Community Planning Department

# Attachment 1

FILE No.:  
 OP.04.003 &  
 Z.00.069

February 23, 2004

