

**6.     DRAFT PLAN OF SUBDIVISION 19T-02V06  
ZONING BY-LAW AMENDMENT FILE Z.02.065  
LOBLAW PROPERTIES LIMITED/RIO-CAN REAL ESTATE  
PRELIMINARY REPORT**

**P.2004.80**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-02V06 and Z.02.065 (Loblaw Properties Limited/Rio-Can Real Estate), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 25, 2004, the Owner submitted revised applications to amend the zoning by-law to rezone the lands to the appropriate zone categories, and for a draft plan of subdivision to permit 44 detached lots and a  $\pm 10$  ha commercial block. A related site plan application has been submitted for the commercial block, consisting of a 12,652m<sup>2</sup> supermarket with an accessory fitness center, and the existing 5407m<sup>2</sup> multi-unit commercial plaza.

Previously, on August 22, 2002, the owner submitted the original applications for a zoning amendment and a draft plan of subdivision for 44 residential lots and a supermarket block. At the request of the applicant, the files were held in abeyance. During this time, the application has been revised several times, including the addition of the property to the south (Langstaff Plaza).

**Analysis and Options**

The subject lands include several landholdings totalling approximately 10 ha, located northeast of Regional Road 27 and Langstaff Rd, in Lot 11, Concession 8, City of Vaughan. The north portion and the residential parcel to the east are under the ownership of Loblaw Properties Limited, and the southerly portion is owned by Rio-Can and currently operates as a commercial plaza (Attachment 1). The site is relatively flat, with the exception of a downward slope approaching the open space area. The surrounding land uses are as follows:

- North - valleyland/residential (OS1 Open Space Conservation and R5 Zones)
- South - Langstaff Road; gas station/residential (C6 Highway Commercial and R4 Zones)
- East - valleyland (OS1 Open Space Conservation and OS2 Park Zones) and residential (R5 Zone)
- West - Regional Road 27; vacant (A Agricultural Zone)

The subject lands are designated "Low Density Residential", "Neighbourhood Commercial Centre" and "Drainage Tributary" by OPA 240, as amended by OPA 345, subject to the policies of Section 4.8(d). The lands are zoned C4 Neighbourhood Commercial Zone, subject to Exception 9(750), A Agricultural Zone and OS1 Open Space Conservation Zone, by By-law 1-88.

On May 31, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject land, to the applicable Ratepayers Associations and to several individuals requesting notification. To date, no comments have been received. Any responses received be will 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:

- OPA 345 designates the subject lands “ Neighbourhood Commercial Centre”, Low Density Residential” and ”Drainage Tributary”, which permits the proposed neighborhood commercial and residential uses;
- the lands are zoned C4 Neighbourhood Commercial Zone, A Agricultural Zone and OS1 Open Space Conservation Zone. The applicant is proposing to rezone the subject lands in an appropriate manner to permit a neighbourhood commercial center anchored by a supermarket, and a 44 detached lot subdivision; any exceptions to facilitate the development will be determined through the review of the applications;
- the related site development application (File DA.02.055) for the commercial block identifies a phased development approach; during the site plan review, issues such as site layout and function, building design, buffering and parking and access will be reviewed;
- currently there is no water or sewer capacity available for the Woodbridge service area; the Region needs to confirm that adequate capacity is available to accommodate the residential units prior to draft plan approval;
- any required supporting studies must be approved by the City and may include a market feasibility study, a tree preservation plan identifying the protection of existing trees, a traffic study and noise study;
- the subject lands fall within the Toronto and Region Conservation Authority Regulated Area; the TRCA must determine the top-of-bank through the site plan process; and
- the subject lands are adjacent to lands where dumping has occurred and therefore, a Phase One Environmental Report, and possibly a Phase II report, must be submitted and approved by the City, specifically for the residential portion of the plan.

## 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 issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to future Committee of the Whole meeting. In particularly, consideration will be given to the comprehensive development of the site, building design and orientation in context of the surrounding neighbourhood, traffic generation and environmental conditions.

## Attachments

1. Location Map
2. Site Plan
3. Elevations-Supermarket
4. Elevations-Plaza (Buildings E and F)
5. Elevations-Plaza (Buildings D and G)

**Report prepared by:**

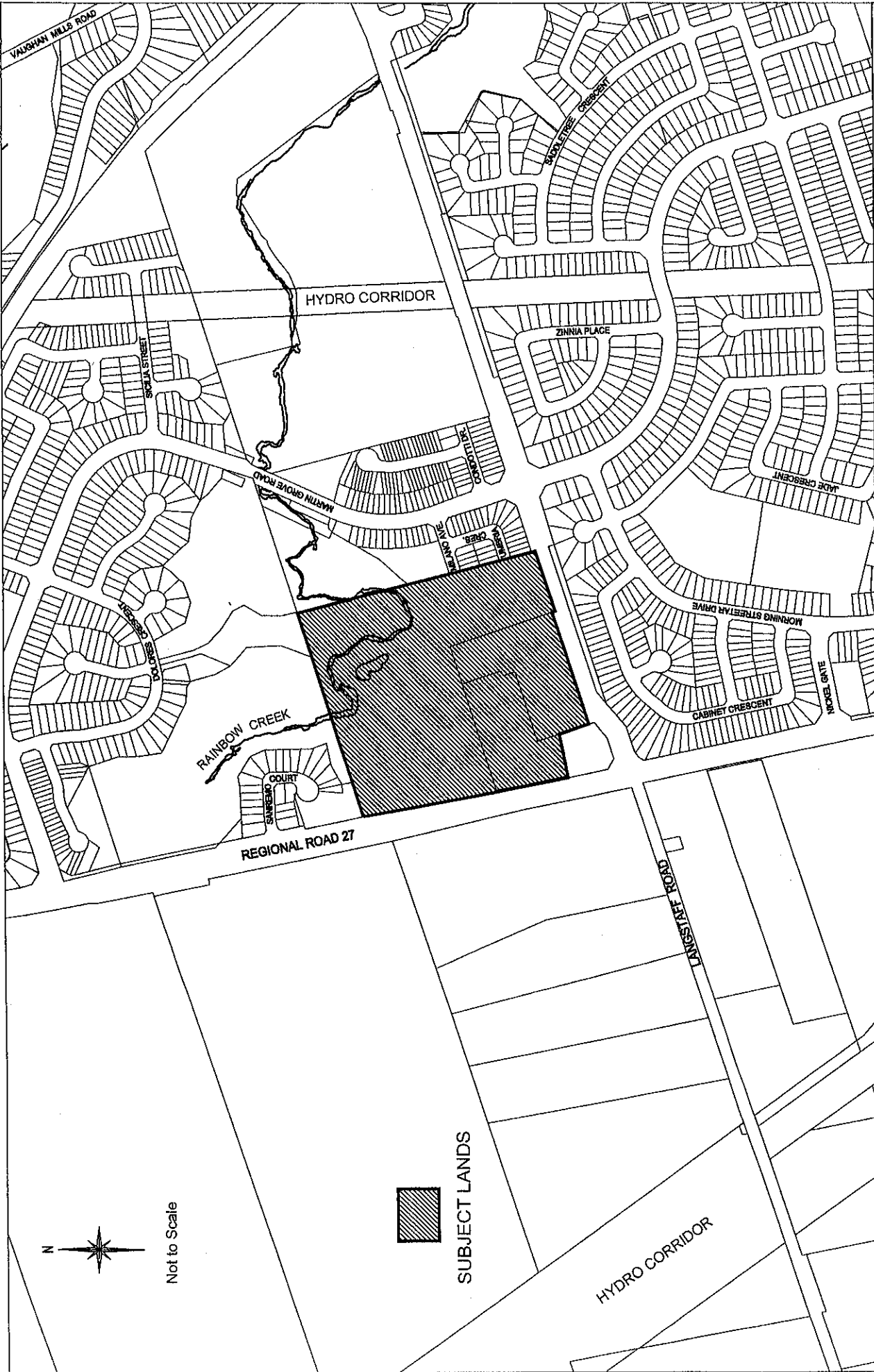
Eugene Fera, Planner, ext. 8064  
Art Tikiryan, Senior Planner. ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



**Attachment** **1**

FILE No's.:  
 DA.02.055,  
 Z.02.065 &  
 19T-02V06  
 May 26, 2004

City of  
**Vaughan**

Community Planning Department

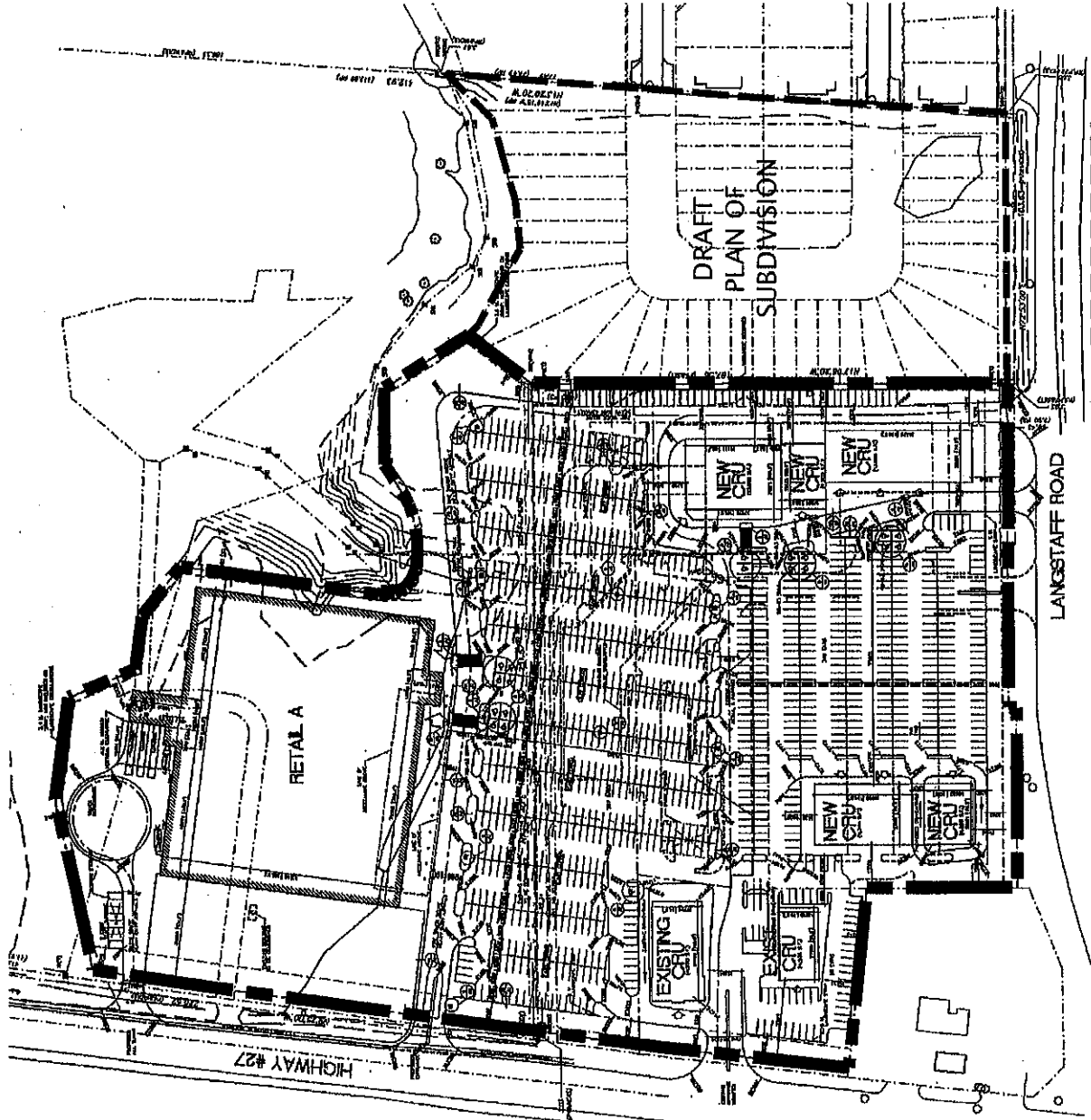
**Location Map**

Lot 11,  
 Concession 8  
 APPLICANT:  
 715486 ONTARIO LIMITED, LOBLAWS  
 PROPERTIES | RIOCAN MANAGEMENT



Not to Scale

SUBJECT LANDS



# Attachment 2

FILE No's:  
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May 26, 2004

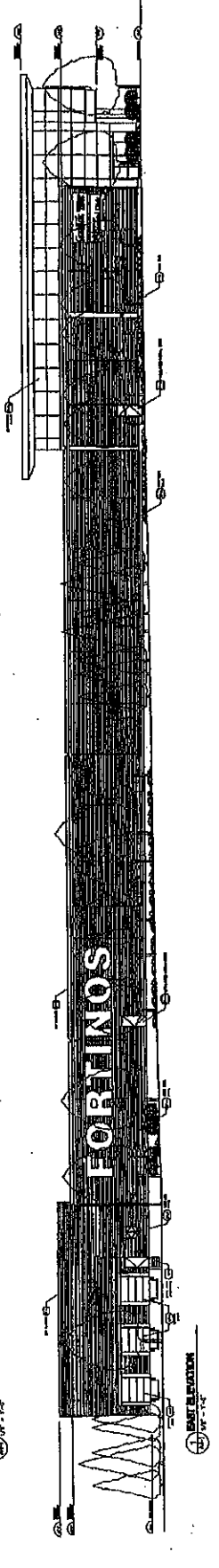
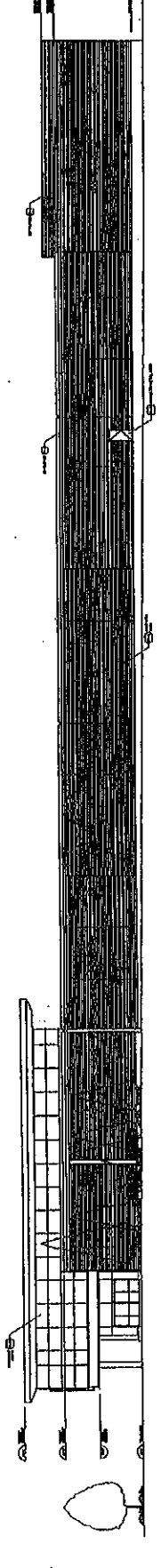
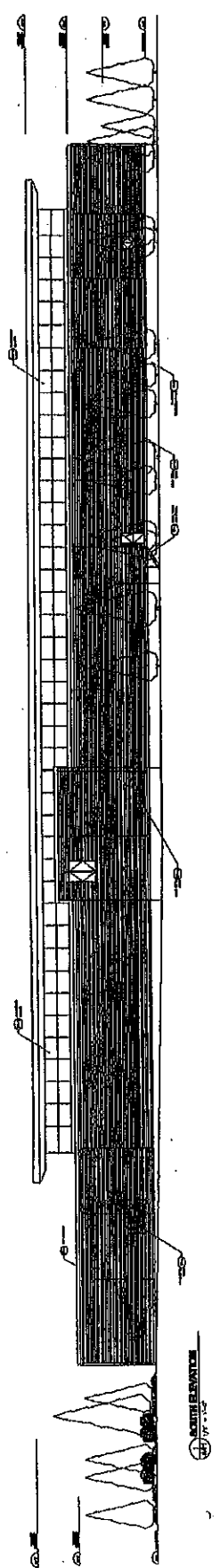
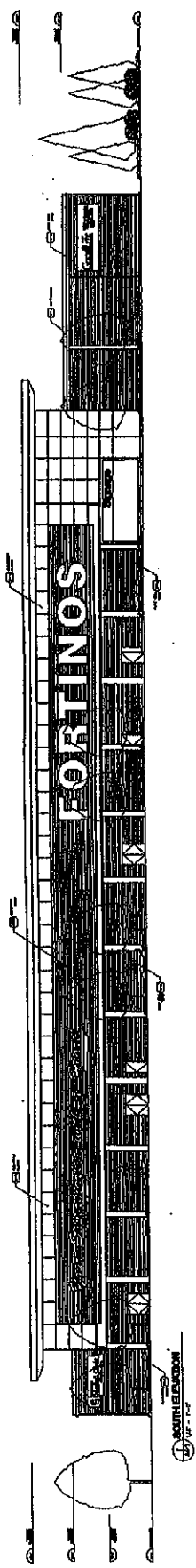
City of  
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## Site Plan

Lot 11,  
Concession 8

APPLICANT:  
715486 ONTARIO LIMITED, LOBLAWS  
PROPERTIES \ RIOCAN MANAGEMENT



Not to Scale

# Elevation Plan

Lot 11,  
Concession 8

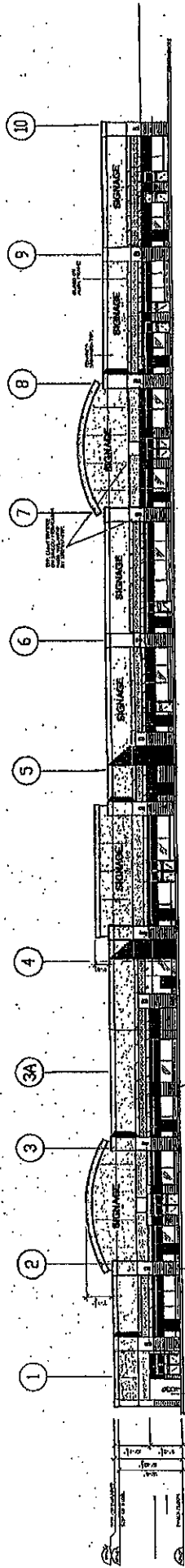
APPLICANT:  
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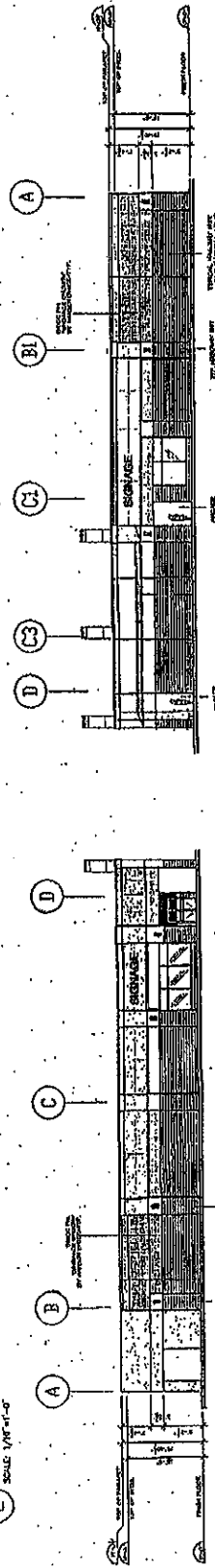
Community Planning Department

# Attachment 3

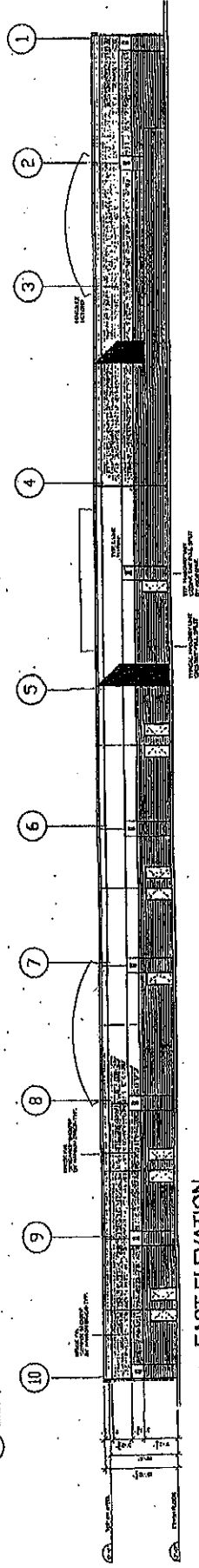
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May 26, 2004



2 WEST ELEVATION  
SCALE 1/8"=1'-0"



3 NORTH ELEVATION  
SCALE 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE 1/8"=1'-0"

5 EAST ELEVATION  
SCALE 1/8"=1'-0"

Not to Scale

# Attachment 4

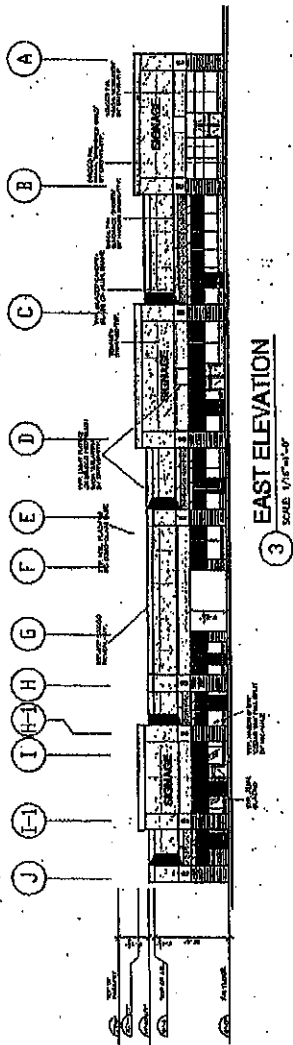
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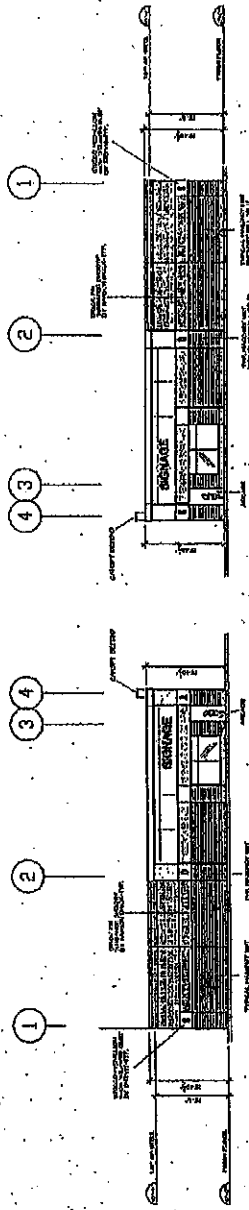
Community Planning Department

## Elevations - Building E & F

Lot 11,  
Concession 8  
APPLICANT:  
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PROPERTIES \ RIOCAN MANAGEMENT

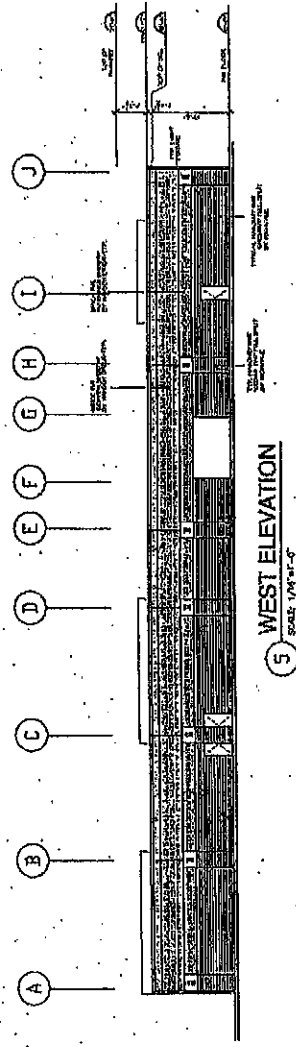


3 EAST ELEVATION  
SCALE 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE 1/8"=1'-0"

4 NORTH ELEVATION  
SCALE 1/8"=1'-0"



5 WEST ELEVATION  
SCALE 1/8"=1'-0"

Not to Scale

# Elevations - Building D & G

Lot 11,  
Concession 8  
APPLICANT:  
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# Attachment 5

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