

**9. ZONING BY-LAW AMENDMENT FILE Z.04.025
 ROYBRIDGE HOLDINGS LIMITED
 PRELIMINARY REPORT**

P.2004.83

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.025 (Roybridge Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 19, 2004, the Owner submitted an application to amend the Zoning By-law to permit additional uses, being a freestanding Eating Establishment up to 300 sq.m GFA and a drive-through facility, in the EM3 Retail Warehouse Employment Area Zone on the subject lands.

Background - Analysis and Options

The subject lands are located on the northwest corner of Regional Road 27 and Zenway Boulevard (8000 Regional Road 27), being part of Block 1 on Plan 65M-3627, specifically Part 2 of Plan 65R-26963, in Lot 7, Concession 7, City of Vaughan. The vacant 1.83 ha site has 113.5m frontage on Zenway Boulevard, and a flankage of 158.7m on Regional Road 27.

The subject lands are designated "Prestige Area" by OPA #450 and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - valleylands (OS1 Open Space Conservation Zone)
- South - Zenway Boulevard, vacant (C7 Service Commercial Zone)
- East - Regional Road 27; employment (EM1 Zone)
- West - vacant (EM3 Zone)

On May 31, 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 the comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the "Prestige Area" designation permits a wide range of industrial, office, business and civic uses; the proposal conforms to the Official Plan;
- an Eating Establishment use is permitted in all employment zones, restricted to one per multi-unit building and to a maximum gross floor area of 185 sq.m; the preliminary site plan shows a freestanding eating establishment having a gross floor area of 282 sq.m, together with a multi-unit employment building; the by-law requires an amendment to permit an eating establishment which is not within a multi-unit building and larger than 185 sq.m;

- the drive-through facility use proposed in conjunction with the free-standing eating establishment is not permitted in the EM1 Zone and requires a zoning amendment;
- the appropriateness and configuration of the eating establishment and the drive-through facility will be assessed in light of urban design and vehicular circulation considerations; and
- any other exceptions to the zoning standards required to facilitate an appropriate site design will be identified in the technical report.

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 a free-standing 282 sq.m eating establishment use, with drive-through facility on the site will be considered in light of the Employment Area policies of the Official Plan and compatibility with surrounding uses. The location and configuration of the drive-through facility will be reviewed through the site plan process to address urban design and vehicular circulation matters.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

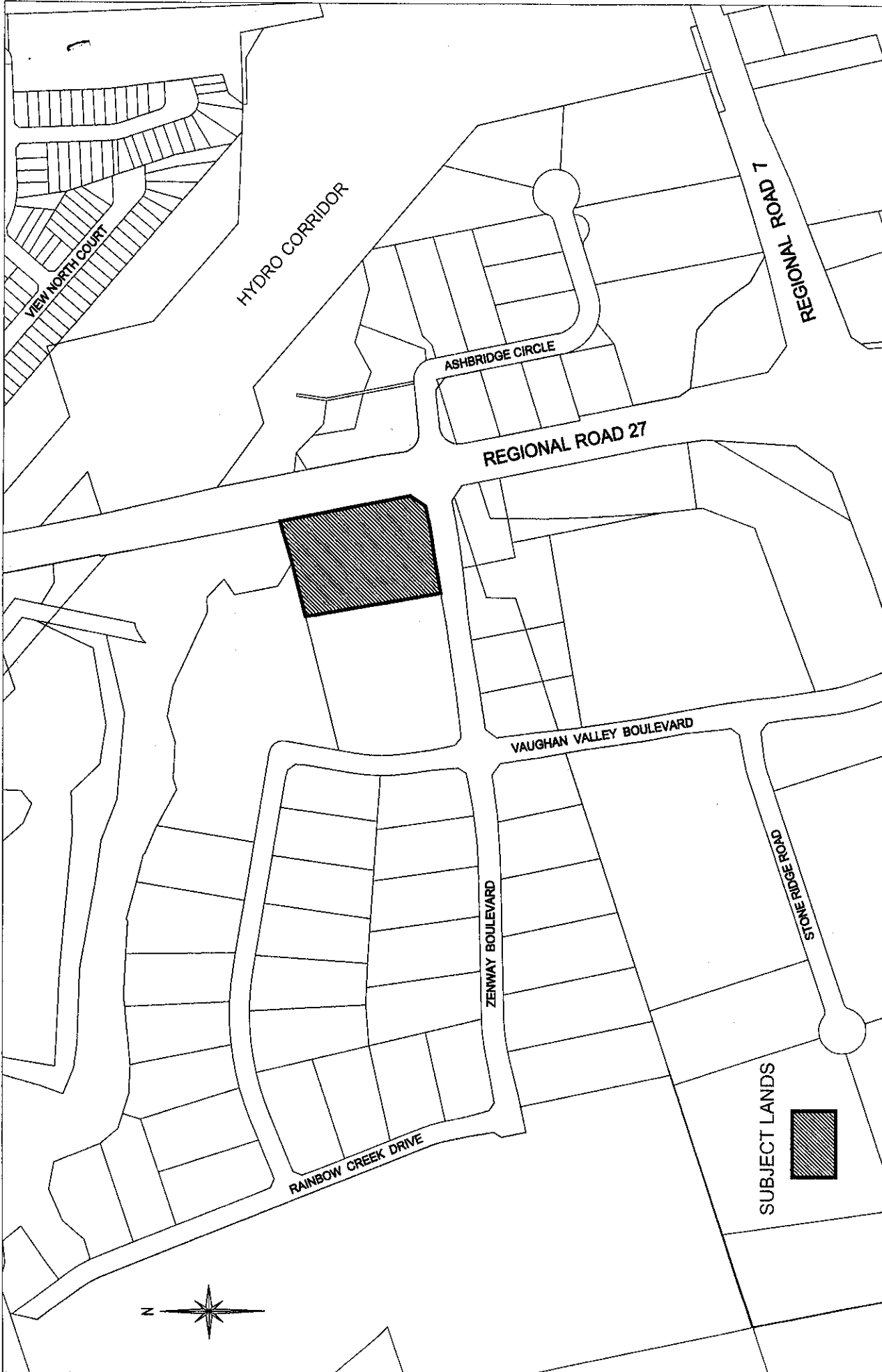
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Attachment **1**

FILE NO.:
Z.04.025

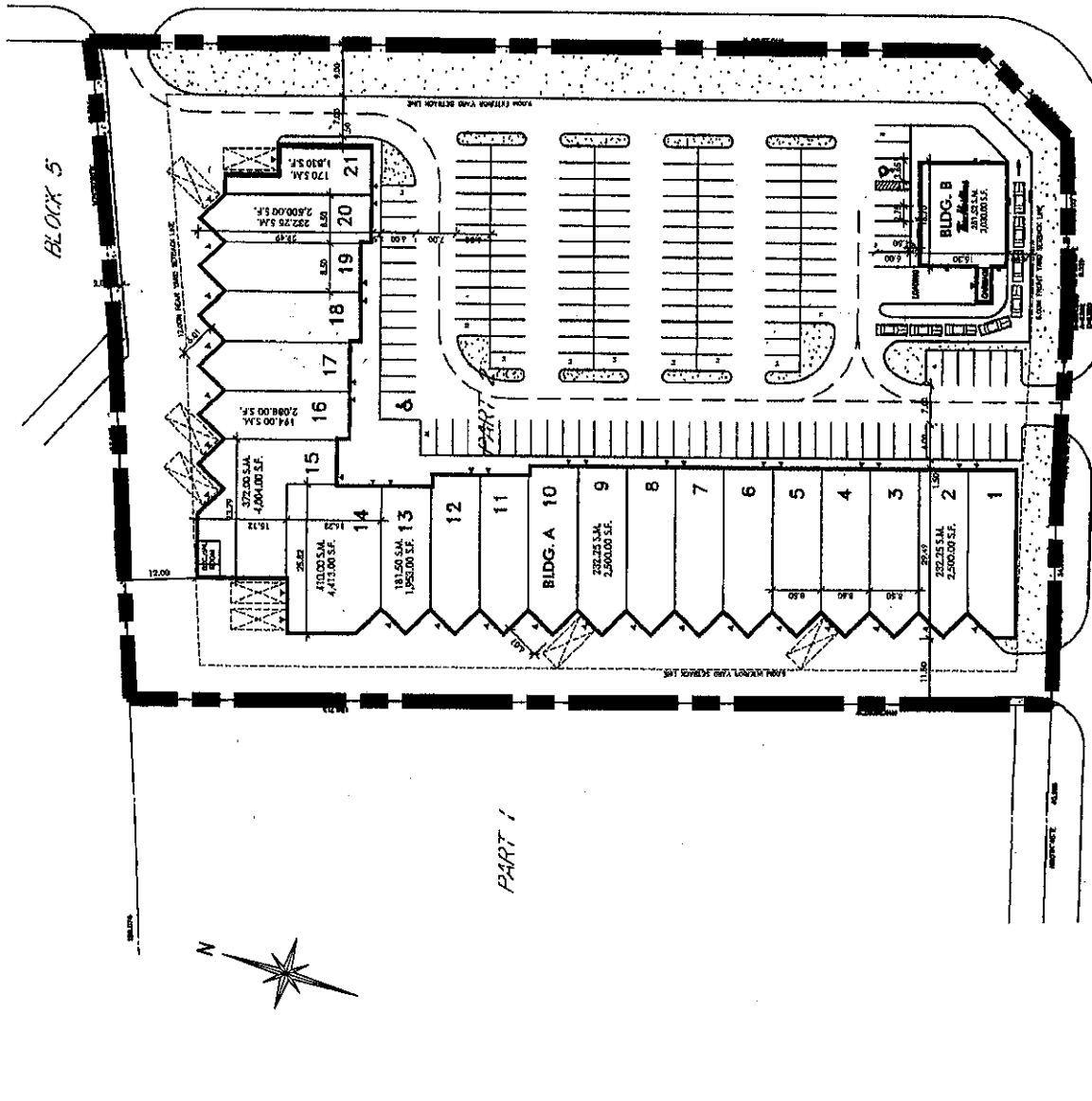
Not to Scale
May 25, 2004

City of Vaughan

Community Planning Department

Location Map

Lot 7,
Concession 9
APPLICANT:
ROYBRIDGE HOLDINGS LIMITED



SUBJECT LANDS



SITE ANALYSIS

ZONE	18,392.00 S.M. 197,970.00 S.F. 4.544 AC
LOT AREA	
BUILDING AREA	
BUILDING A	5,027.00 S.M. 54,112.00 S.F.
BUILDING B	281.52 S.M. 3,090.00 S.F.
TOTAL GROSS FL AREA (FOOTPRINT)	5,308.52 S.M. 57,142.00 S.F.
TOTAL GROUND FL COVERAGE	28.86%
PARKING	
PARKING REQUIRED	
INDUSTRIAL	84 SPACES
4 SPACES PER UNIT (21 UNITS)	
RESTAURANT (DRIVE-THRU)	45 SPACES
16 SPACES/100 SQ.M.	
TOTAL REQUIRED	129 SPACES
PARKING PROVIDED	173 SPACES (INCLU. 2 H.C. SPACE)

Attachment 2

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Conceptual Site Plan

Lot 7,
Concession 9
APPLICANT:
ROYBRIDGE HOLDINGS LIMITED