

**2.      ZONING BY-LAW AMENDMENT FILE Z.04.037  
LORWOOD HOLDINGS INC.  
PRELIMINARY REPORT**

**P.2004.92**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.037 (Lorwood Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On June 29, 2004, the Owner submitted an application to amend the Zoning By-law to permit the following uses in the C8 Office Commercial Zone, on the subject lands: bank and financial institution; club or health centre; eating establishment (includes outdoor patio); eating establishment with drive-through/outdoor patio; education and training facilities; hotel, motel, convention centre; print shop with accessory retail sales; personal service shop; retail store; convenience retail store; service or repair shop; and video store. The proposed office use is permitted under the current zoning.

The zoning amendment also proposes exceptions for reduced parking and setbacks, to facilitate the development of an office and retail/commercial centre on a 3.45 ha site, consisting of the following:

<b>BUILDING</b>	<b>USE</b>	<b>GFA(M<sup>2</sup>)</b>
"A"	Retail/Commercial	2,787
"B"	Retail/Commercial	2,648
"C"	Retail/Commercial	465
"D"	Office (3-storeys)	2,787
"E"	Eating Establishment	839
"F"	Eating Establishment	286
<b>Total</b>		<b>9,812</b>
	Parking Provided	451 spaces

**Background - Analysis and Options**

The site is located on the northwest corner of Rutherford Road and Jane Street, in Part of Lot 16, Concession 5, City of Vaughan. The 3.45 ha vacant site has road frontage of 140m on Jane Street, 225m on the Rutherford Road, and 125m on Julliard Drive.

The subject lands are designated "High Density Residential/Commercial (Special Policy) by OPA #600 and are part of the Vaughan Centre Secondary Plan Area. The lands are zoned C8(H) Office Commercial Zone with the Holding Symbol "H" by By-law 1-88. The surrounding land uses are:

- North - school (RVM2 Residential Zone), valley (OS1 Open Space Conservation Zone)
- South- Rutherford Road; Vaughan Mills Shopping Centre (C1-H Restricted Commercial Zone and SCD Shopping Centre District Zone)
- East - Jane Street; existing dwelling and vacant land (A Agricultural Zone)
- West - Julliard Drive; commercial and residential (C5 Community Commercial Zone and RVM1 Residential Urban Village Multiple Dwelling Zone One)

On August 27<sup>th</sup>, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the following ratepayer associations: Maple Landing and Maple Sherwood. No comments have been received to date. Any responses received will be addressed in the technical review, and included in a comprehensive report to a future Committee of the Whole meeting.

### **Preliminary Review**

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

- the proposed retail/commercial uses will be reviewed in the context of the Official Plan policies and urban design objectives for Vaughan Centre;
- the appropriateness of the proposed uses in the C8 Zone and compatibility with the surrounding area will be reviewed; consideration to rezoning the site to an alternative commercial zone category will also be explored;
- the proposed exceptions for reduced building setbacks and parking will be reviewed to ensure an optimal street-related development at this prominent corner location;
- the office building design should be reviewed to assess opportunities for a larger footprint and/or additional building height in light of the applicable official plan policies and prominent corner location of the site;
- the Region of York will need to review the proposed access locations and design, and traffic impact;
- a site plan application must be submitted and approved prior to the enactment of a zoning by-law; matters to be considered as part of a site plan application would include;
  - the location of the proposed drive-through for Building "F" should not be located between the building and the street, particularly at a prominent corner location;
  - pedestrian connectivity within the site and to Jane Street and Rutherford Road should be enhanced;
  - building elevations will require upgraded treatments facing Jane Street and Rutherford Road;
  - identifying the outdoor patio locations on the site plan;
  - parking adjacent to Rutherford Road and Jane Street should be screened, as well as, the loading areas from the view of the northerly elementary school; and
  - removal of the Holding (H) provision upon Council's approval of a site plan 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 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. In particular, the proposal will be reviewed with regard to the appropriateness of the proposed uses in the context of the C8 Zone and the surrounding area, and the applicable official plan policies as they relate to Vaughan Centre.

## **Attachments**

1. Location Map
2. Proposed Site Plan

## **Report prepared by:**

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Arto Tikiryan, Senior Planner, ext. 8212

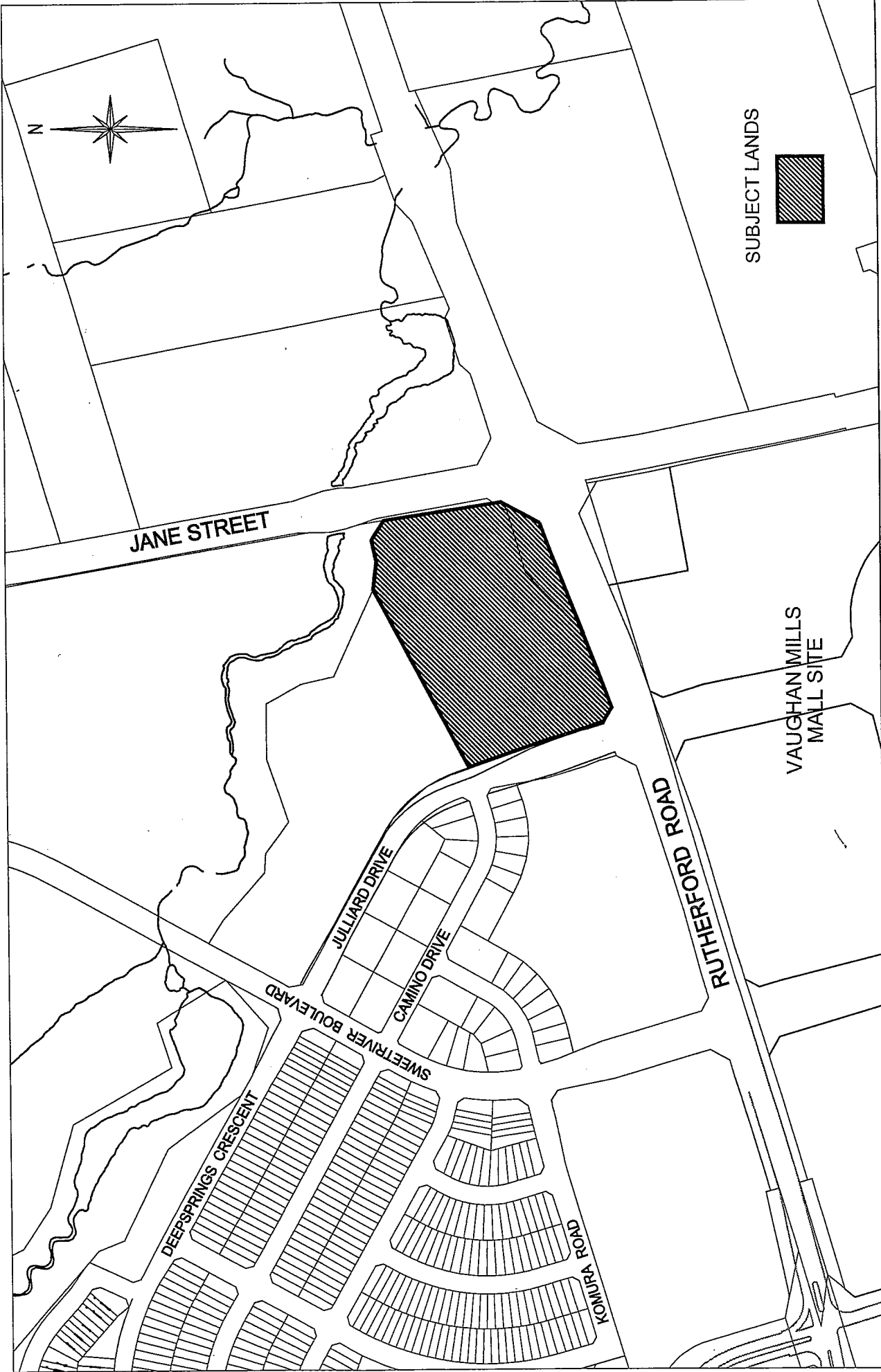
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Location Map**

Lot 16,  
Concession 5  
APPLICANT:  
LORWOOD HOLDINGS INC.



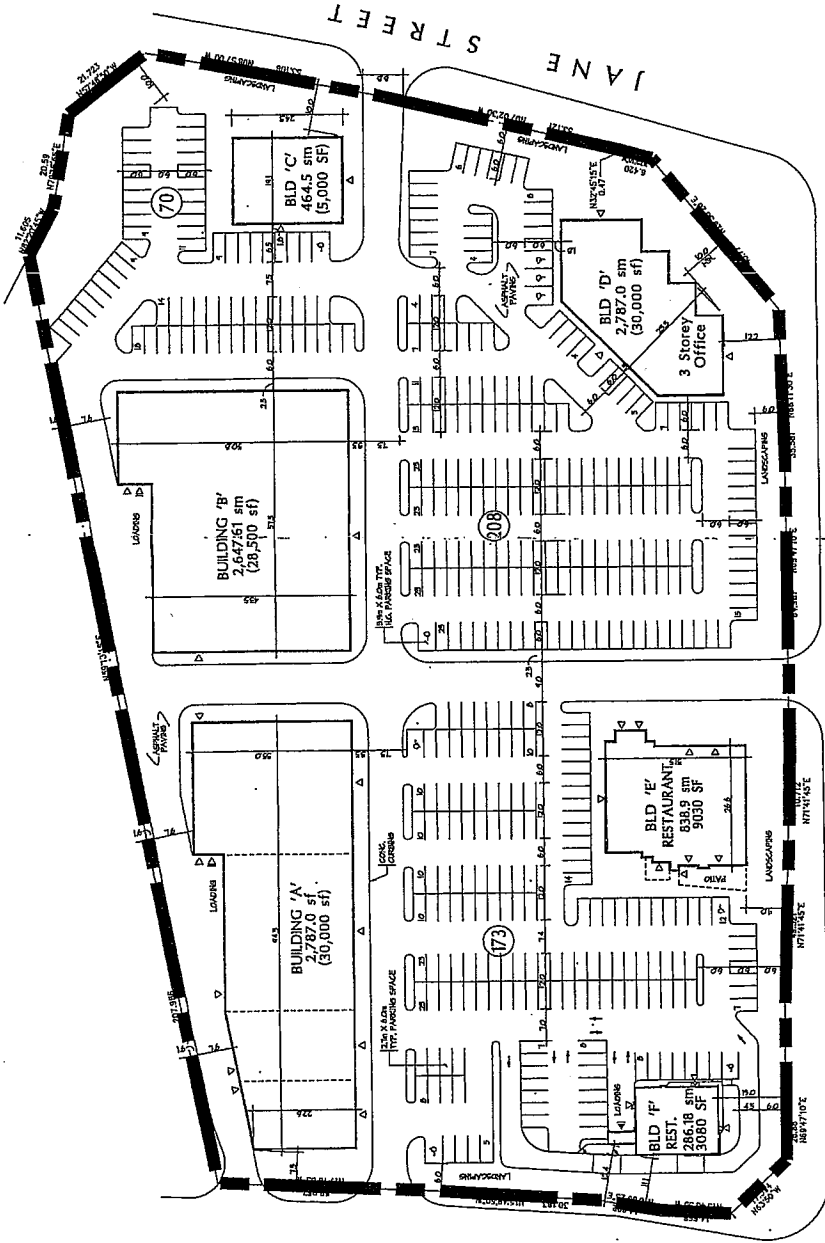
Community Planning Department

**Attachment**



FILE No.:  
Z.04.037  
Not to Scale  
July 21, 2004

JULLIARD DRIVE



RUTHERFORD ROAD

— — — —  
SUBJECT LANDS

SITE STATISTICS	
SITE AREA	34,746.82 m <sup>2</sup> or 8.59 acres
BUILDING G.F.A.	9,811.19 m <sup>2</sup>
SITE COVERAGE	7,953.19 m <sup>2</sup> or 22.9 %
LANDSCAPED AREA:	8,455.86 m <sup>2</sup> or 24.3%
PAVED AREA:	18,337.75 m <sup>2</sup> or 52.8%
PARKING PROVIDED:	451 Spaces
PARKING REQUIRED:	
Office (9.5/1000 sm)	92.7
Retail/Rest (5.0/100 sm)	358.2
	(7,183.54 sm @ 5.0/100 sm)
	451 Spaces

# Site Plan

Lot 16,  
Concession 5

APPLICANT:  
LORWOOD HOLDINGS INC.



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# Attachment 2

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