

## **COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 18, 2004**

### **3. ZONING BY-LAW AMENDMENT FILE Z.04.052 RED BIRCH DEVELOPMENTS INC. PRELIMINARY REPORT**

**P.2004.100**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.052 (Red Birch Developments Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

#### **Purpose**

The Owner has submitted an application to amend the Zoning By-law to add a Drive-Through use in conjunction with permitted Eating Establishment and Bank or Financial Institution uses, in the C4 Neighbourhood Commercial Zone. Exceptions to the C4 Zone standards are also proposed to facilitate the development of the site for multiple commercial buildings on a 4.17 ha site.

#### **Background - Analysis and Options**

The subject lands are located at the southeast corner of Dufferin Street and Summeridge Drive, being Block 391 on Registered Plan 65M-3757, in Part of Lot 12, Concession 2, City of Vaughan. The 4.17 ha irregular-shaped lot has 167.17 m frontage along Dufferin Street and 283.56 m flankage along Summeridge Drive.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 and zoned C4(H) Neighbourhood Commercial Zone with a Holding provision, by By-law 1-88, subject to site-specific Exception 9(1063). The surrounding lands uses are:

- North – Summeridge Drive; vacant/future residential (RVM2 Residential Zone)
- South – Woodlot (OS4 Open Space Woodlot Zone)
- East – residential (RVM1 Residential Zone)
- West – Dufferin Street; commercial (C7 Service Commercial Zone)

On September 24, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the "Medium Density Residential/Commercial" designation permits a broad range of neighbourhood commercial uses, including banks and financial institutions and eating establishments; an amendment to the Official Plan would not be required to facilitate a drive-through with these permitted uses;
- the lands are zoned C4(H) Neighbourhood Commercial Zone with a Holding provision, subject to site-specific Exception 9(1063); the C4 Zone permits a variety of retail and service oriented uses, including banks and financial institutions and eating establishments, and the

site-specific exception further permits an automobile service station, automobile gas bar with drive-through and car wash uses;

- lifting of the "H" Holding Provision is subject to Council's approval of the related Site Development Application DA.03.065; the site and building design, parking, access, landscaping and engineering will be reviewed through the site plan review process, and would consider the impact of a drive-through accessory to an eating establishment or bank and financial institution in proposed Building "B", with regard to the overall design and traffic circulation for the site; and
- the appropriateness of the proposed exceptions to the C4 Zone, respecting reduced front and exterior side yards, landscape strip widths, and parking, will be reviewed to ensure a proper site design and minimal impact to the surrounding residential uses.

### **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 report to a future Committee of the Whole Meeting. In particular, Staff will review the appropriateness of adding a Drive-through with the permitted uses of an eating establishment and bank or financial institution in Building "B", and the exceptions to the C4 Zone to facilitate the optimal site layout for a neighbourhood commercial centre comprising multiple buildings.

### **Attachments**

1. Location Map
2. Site Plan

### **Report prepared by:**

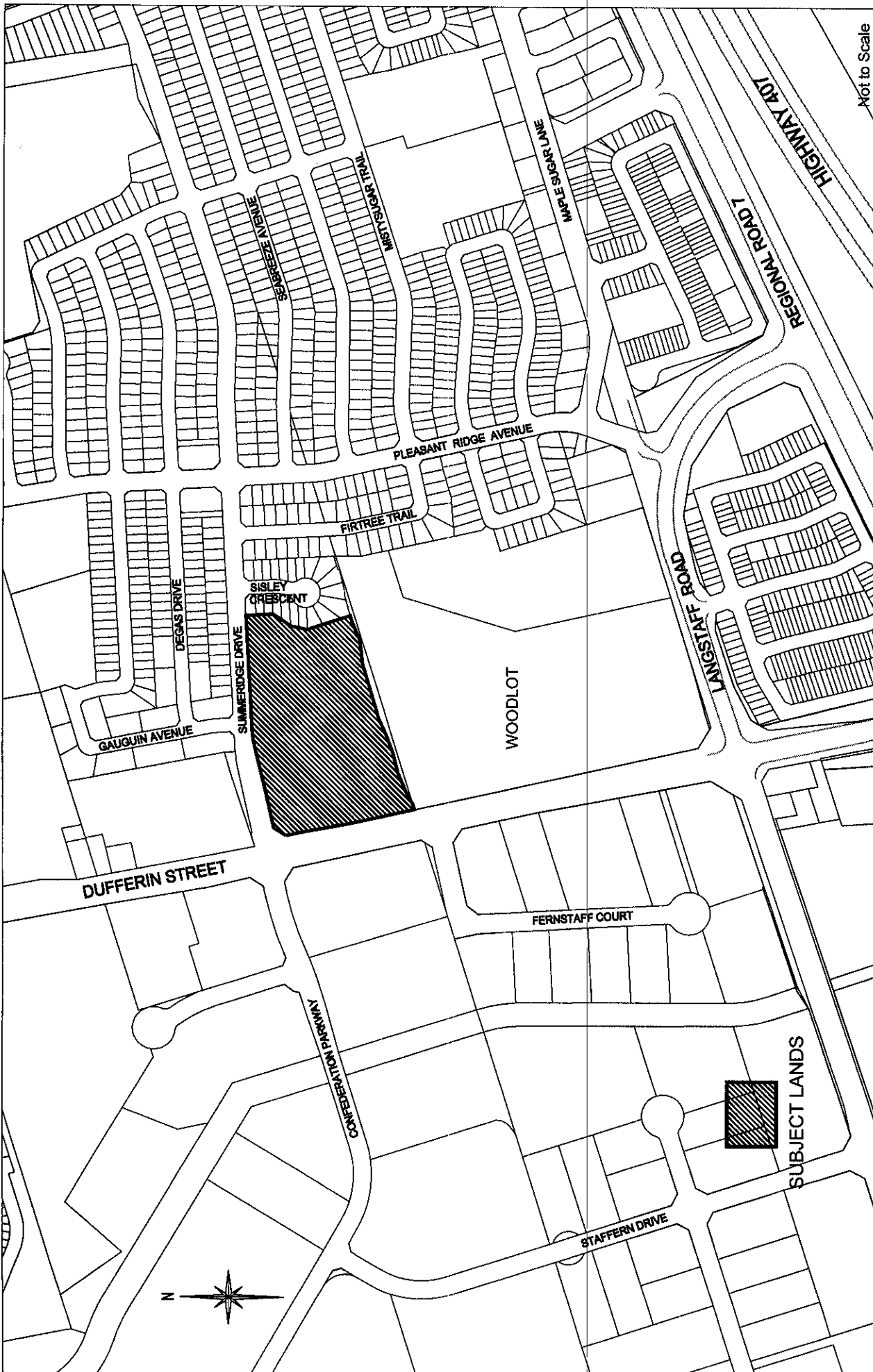
Arminé Hassakourians, Planner, ext.8368  
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



Not to Scale

# Location Map

Part of Lot 12,  
Concession 2  
APPLICANT:  
RED BIRCH DEVELOPMENTS INC.

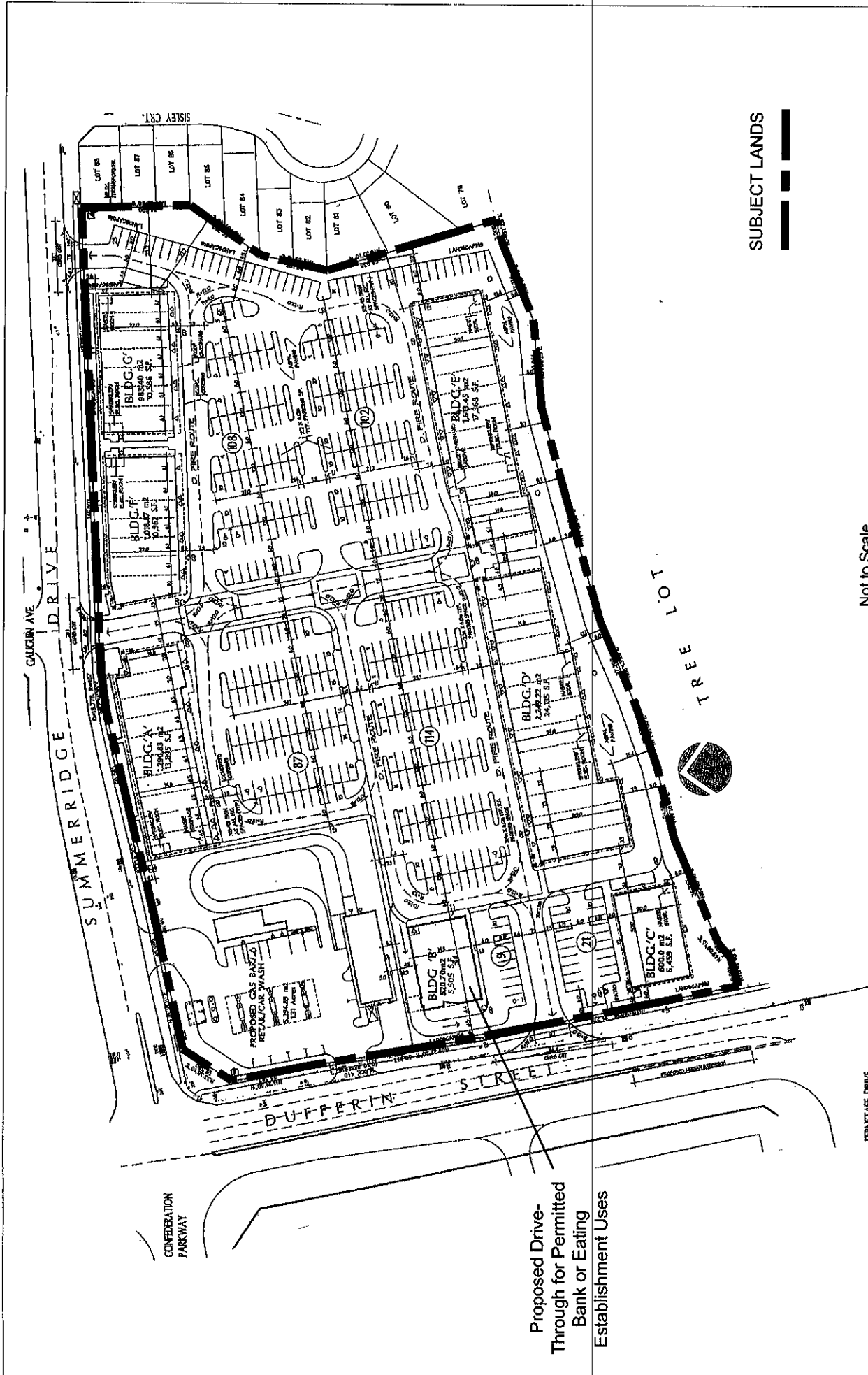
# City of Vaughan

Community Planning Department

# Attachment

FILE No.:  
Z.04.052  
RELATED FILE:  
DA.03.065  
September 22, 2004





SUBJECT LANDS

Not to Scale

Proposed Drive-Through for Permitted Bank or Eating Establishment Uses

# Site Plan

Part of Lot 12, Concession 2

APPLICANT: RED BIRCH DEVELOPMENTS INC.

# City of Vaughan

Community Planning Department

# Attachment 2

FILE No.: Z.04.052  
 RELATED FILE: DA.03.065  
 September 22, 2004