

**6. ZONING BY-LAW AMENDMENT FILE Z.04.070  
VALLEY MILL DEVELOPMENTS LTD.  
PRELIMINARY REPORT**

**P.2005.6**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.070 (Valley Mill Developments Ltd.) 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 rezone a 1.77 ha parcel (Phase 2) shown on Attachments #1 and #2 from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the completion of a Neighbourhood Commercial Centre, consisting of a 1,115m<sup>2</sup> retail building, a 3,617m<sup>2</sup> multi-unit retail building with 465m<sup>2</sup> of second floor office space, and a 697m<sup>2</sup> bank with drive through. Zoning exceptions are required to permit the drive-through use and for a reduced parking standard.

**Background Analysis and Options**

Council approved previous development applications to amend the Zoning By-law (File Z.02.049) and for Site Plan approval (File DA.02.052) for Phase I of the development (Attachment #2), to rezone the lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone and to permit an (existing) eating establishment with drive-through. The current application proposes to rezone the balance of the parcel from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the completion of the neighbourhood commercial plaza (see Attachment# 2).

The subject lands (Attachment #1) are located on the east side of Weston Road, south of Rutherford Road, in Lot 15, Concession 5, City of Vaughan. The site is relatively flat and is currently being used as a garden centre with temporary trailers and a weigh scale.

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #240 (Woodbridge Community Plan) as amended by OPA #345 (Woodbridge Commercial Structure Policy), which permits the proposed commercial uses. The lands are zoned A Agricultural Zone by By-law 1-88, which does not permit the proposed commercial and office uses. The surrounding land uses are as follows:

- North - existing restaurant (Phase 1) and gas station/convenience store (C4 Zone)
- South - vacant land/future employment (A Agricultural Zone)
- East - vacant/future employment (A Agricultural Zone)
- West - Weston Road; existing commercial plaza (C4 Zone) and residential subdivision (R1 Residential Zone)

On December 23, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands, to the Weston Downs Ratepayers Association and Vellore Woods Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical 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:

- zoning exceptions to the proposed C4 Zone are required to permit the drive-through use and for a reduced parking standard; the appropriateness of a drive-through accessory to a permitted bank use and the adequacy of the proposed on-site parking supply will be considered in the context of the site development proposal; a parking study may be required to address parking needs;
- a conceptual site plan has been provided in support of the zoning amendment application; the conceptual site plan proposes two free-standing buildings along Weston Road and a larger L-shaped multi-unit building with a second storey office component in the southeast portion of the site; further review of the proposal will be required, and any additional exceptions to the proposed C4 Zone will be identified in the technical report to a future Committee of the Whole meeting;
- approval from the Region of York Transportation and Works Department is required for the proposed driveway access onto Weston Road;
- the subject lands fall within the Toronto and Region Conservation Authority Screening Zone area, and approval from the Authority will be required; and,
- a formal site plan application is to be submitted for review and approval; matters to be considered as part of the site plan submission will include:
  - appropriate elevations facing Weston Road;
  - appropriate on-site pedestrian and vehicular circulation and connectivity with the Phase I lands, Weston Road and Rutherford Road, and the adjacent employment lands to the south and east;
  - a consistent landscape treatment with the Phase I lands; and,
  - identification of any additional exceptions to the C4 Zone to facilitate the ultimate site development; the implementing zoning by-law will not be enacted until Council has approved a site plan application for the Phase 2 lands.

### **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 or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting, upon submission and review of the required site plan application. In particular, consideration will be given to the overall site layout and integration with existing and future development on the adjacent lands.

### **Attachments**

1. Location Map
2. Conceptual Site Plan (Phase 2)

**Report prepared by:**

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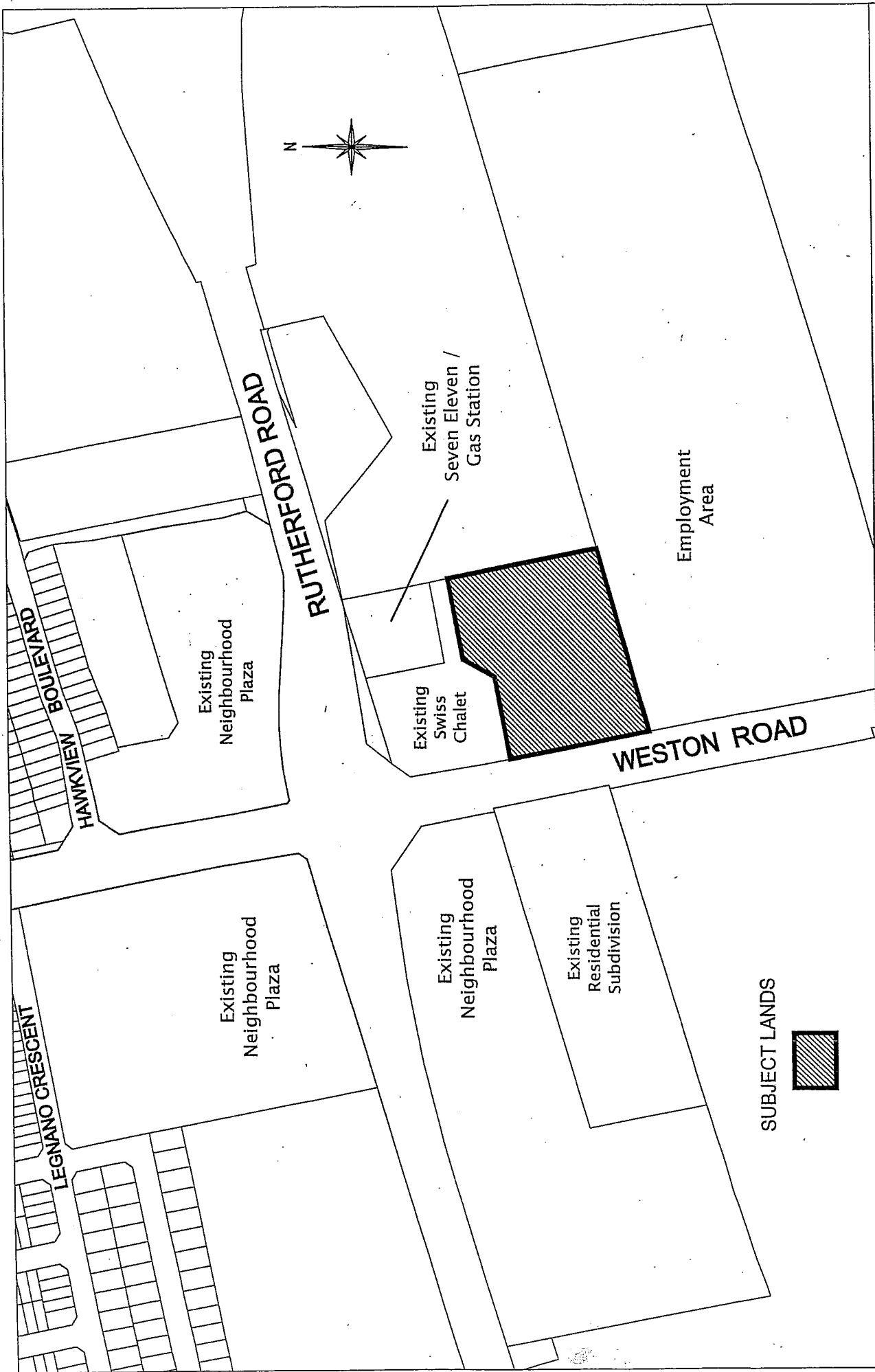
Grant Uyeyama, Manager of Development Planning, ext. 8635

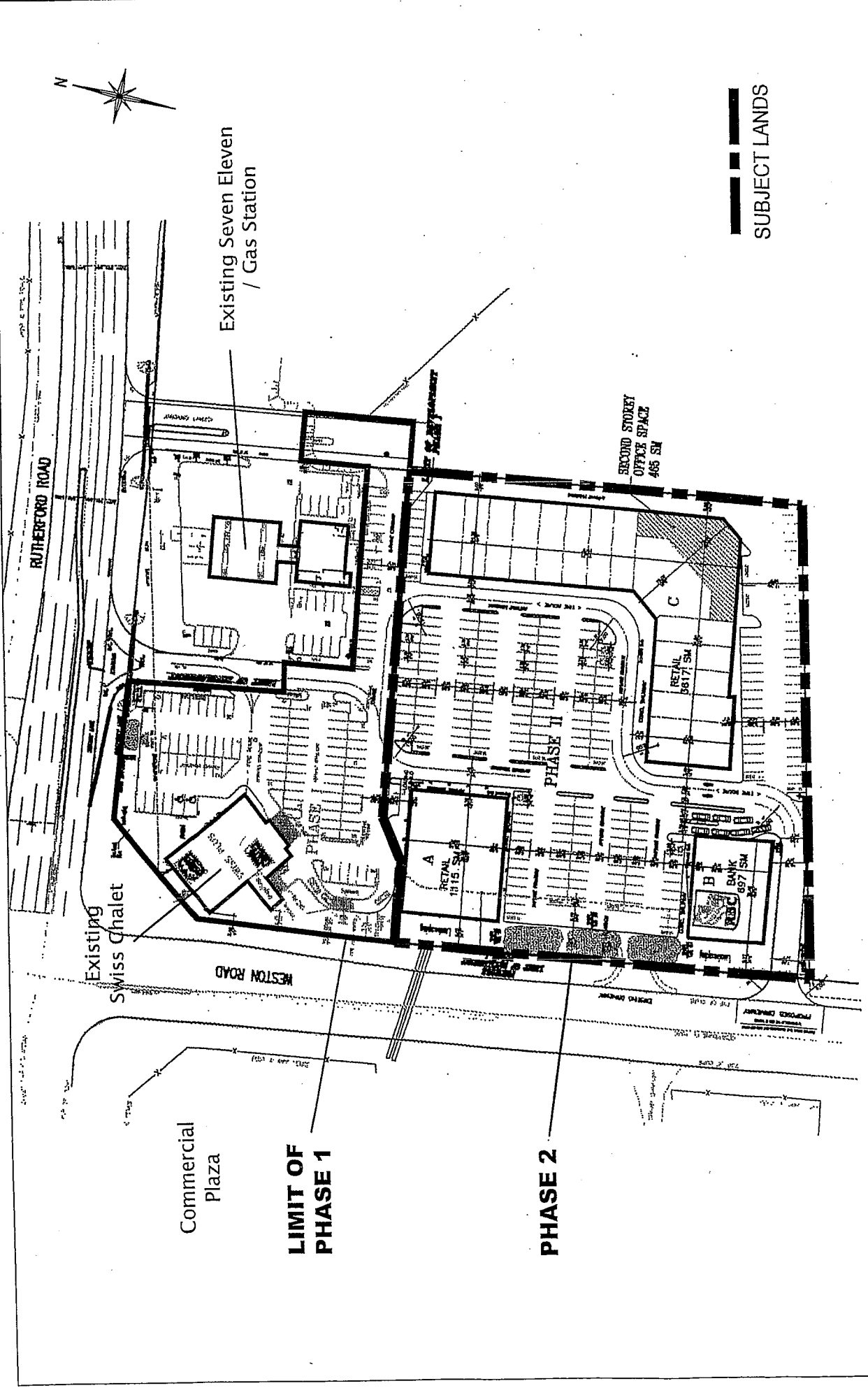
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG





# Attachment 2

FILE No.: Z.04.070  
 Not to Scale  
 December 7, 2004



Development Planning Department

## Site Plan

Lot 15,  
 Concession 5  
 APPLICANT:  
 VALLEY MILL DEVELOPMENTS LTD.

HA0471 ATTACHMENTS\A-04-070