

**4.      ZONING BY-LAW AMENDMENT FILE Z.06.003  
         MONTECASSINO LIMITED  
         PRELIMINARY REPORT**

**P.2006.10**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.003 (Montecassino Limited) BE RECEIVED; and; that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Zoning By-Law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1, from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, to permit a full range of C7 Service Commercial uses, but excluding the following uses: automobile service station; automobile gas bar; car wash; banquet hall; hotel; motel; convention centre; office building; parks and open space; and parking garage.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the southeast corner of Weston Road and Carlauren Road (8099 Weston Road), in Part of Lot 8, Concession 5, City of Vaughan. The 1.32ha site was severed from a larger 2.19ha landholding, which formerly included the lands to the south (currently in the same ownership – Montecassino Banquet Hall) (Committee of Adjustment File B014/05, approved March 31, 2005). The subject lands has 84m frontage on Weston Road and 134m flankage along Carlauren Road. The site will be developed with a single-storey, multi-unit building, as shown on Attachment #2, to which Council approved the site plan on June 8, 2005. The Owner has also submitted a related Draft Plan of Condominium application (19CDM-06V01) for 30 service commercial units, which will be considered at a future Committee of the Whole meeting.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-Law 1-88. The surrounding land uses are as follows:

- North - Carlauren Road; existing service commercial (C7 Service Commercial Zone)
- East - Jevlan Drive; employment area (EM2 General Employment Area Zone)
- South - Montecassino Banquet Hall (EM1 Prestige Employment Area Zone)
- West - Weston Road; detached residential (R3 Residential Zone)

The "Prestige Area" designation in the Official Plan provides opportunities that require high visual exposure, good accessibility, and an attractive working environment, and permits a wide range of office, business and civic uses, that are to be implemented through the EM1 Zone. The "Service Node" policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, and as such the proposed rezoning of the subject lands to C7 Service Commercial Zone would conform to the Official Plan.

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Pine Valley Village Ratepayers Association. This notice listed "Pet Grooming Establishment", which is a permitted use in the C7 Zone, as a use to be excluded from the subject lands. However, the applicant has since amended their application to include the said use, which will be reviewed together with the other proposed service commercial uses. To date, no comments have been received. 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) review will be given to the appropriateness of the proposed rezoning from EM1 to C7 Zone and compatibility of the proposed service commercial uses with the other permitted uses in the surrounding area; and,
- ii) review will be given to identifying any zoning exceptions to the C7 Zone, particularly with respect to parking (given the higher commercial standard), which will be addressed in the technical report.

### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with the 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. In particular, the appropriateness of rezoning the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, will be reviewed in consideration of the Official Plan (Service Node) policies and C7 Zone standards, to identify and address any exceptions to the C7 Zone, if the application is approved.

### **Attachments**

1. Location Map
2. Site Plan-Approved by Council June 8, 2005

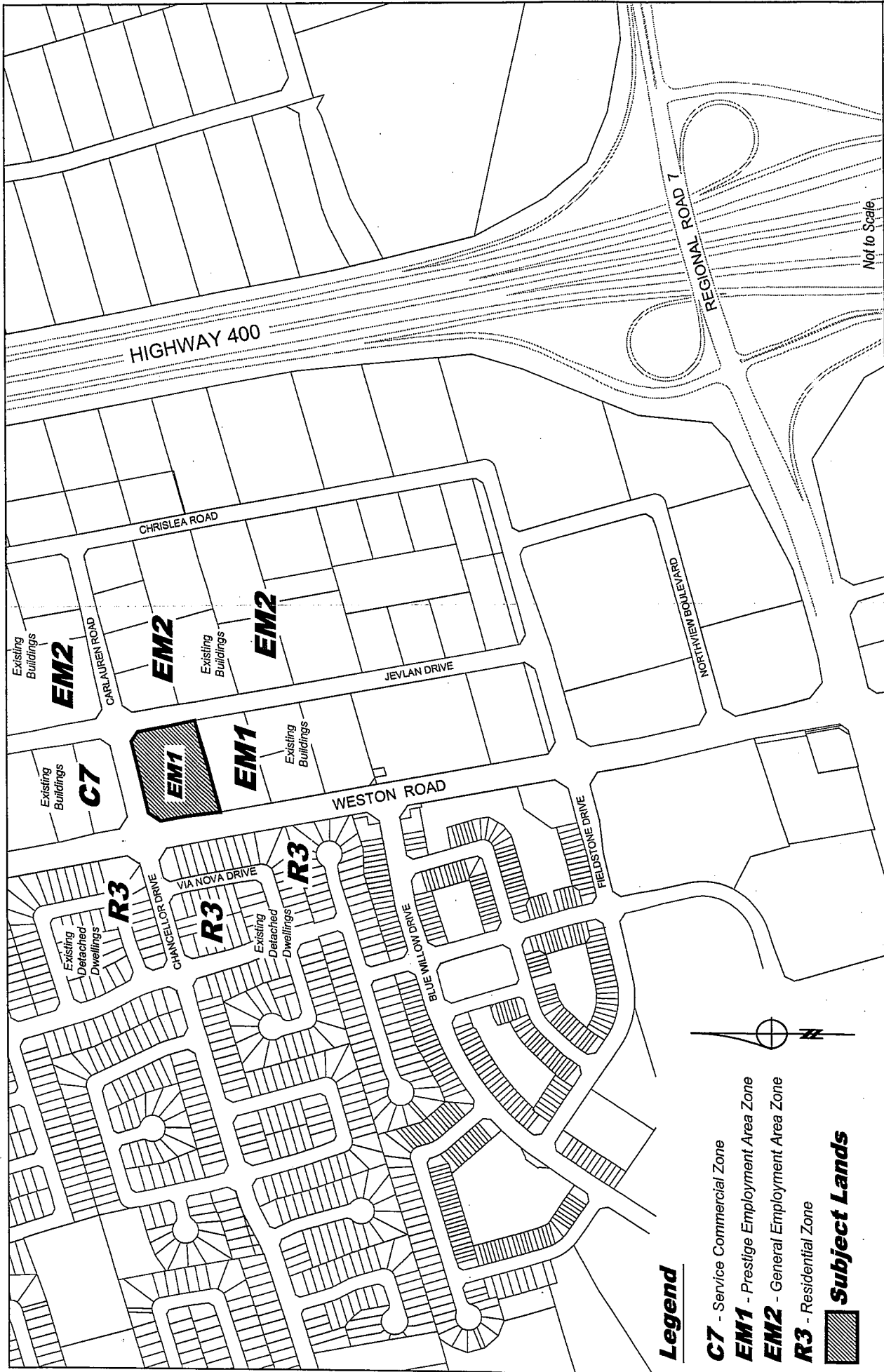
### **Report prepared by:**

Christina Napoli, Planner, ext. 8483  
Arto Tikiryán, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/LG

MARCO RAMUNNO  
Director of Development Planning



**Legend**

- C7** - Service Commercial Zone
- EM1** - Prestige Employment Area Zone
- EM2** - General Employment Area Zone
- R3** - Residential Zone

**Subject Lands**

**Location Map**

Part Lot 8,  
Concession 5  
APPLICANT:  
MONTECASSINO LIMITED  
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Development Planning Department

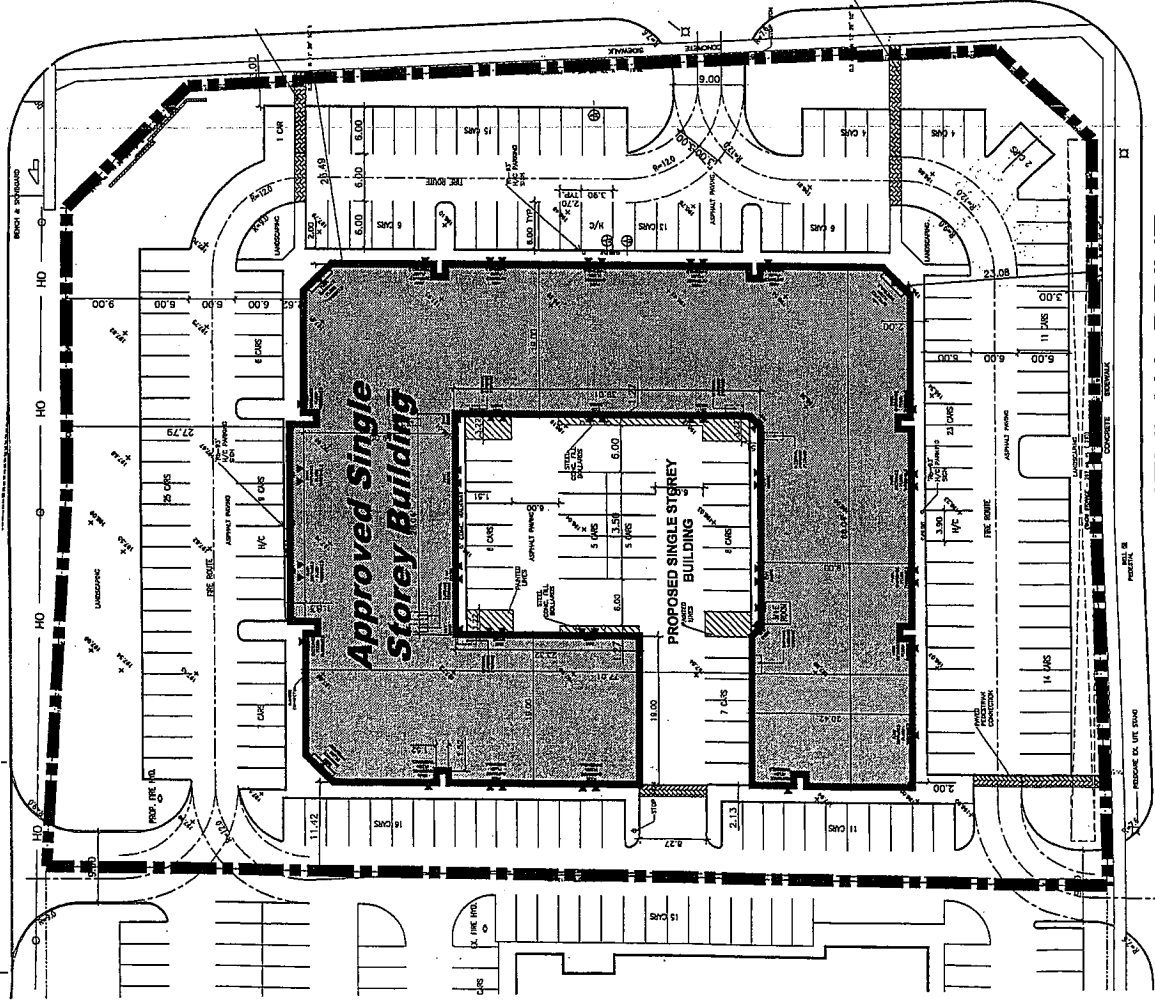
**Attachment 1**  
FILE No.: Z.06.003  
RELATED FILE(S):  
19CDM-06V01 &  
DA.05.005  
February 6, 2006

Not to Scale

WESTON ROAD

CARLAUREN ROAD

JEVLAN DRIVE



**Legend**

**Subject Lands**

Not to Scale

# Site Plan - Approved by Council June 8, 2005

Part Lot 8,  
Concession 5

APPLICANT:  
MONTECASSINO LIMITED  
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City of  
**Vaughan**

Development Planning Department

# Attachment 2

FILE No.: Z.06.003  
RELATED FILE(S):  
19CDM-06V01 &  
DA.05.005

February 6, 2006