

**5.      ZONING BY-LAW AMENDMENT FILE Z.06.002  
1675865 ONTARIO LTD. (O/A JR QUALITY MEATS AND FINE FOODS)**

**P.2006.16**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.002 (1675865 Ontario Ltd. - o/a JR Quality Meats and Fine Foods) 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 a Zoning By-law Amendment Application to amend the C7 Service Commercial Zone, specifically to:

1.      Permit a retail store for the sale of meat, deli, cheese, baked goods and prepared foods, and for catering services in Unit #14 of the existing multi-unit building on the subject lands shown on Attachment #2. In addition, a second floor is proposed within the existing unit to be used primarily for storage purposes (inventory and equipment), seasonal business use (basket making, etc.) and office space. Attachments #3 and #4 illustrate the conceptual layouts for the main and second floors, respectively. Zoning By-law 1-88 does not permit a retail store use on the subject lands.
2.      Permit a parking reduction of a maximum of 8 parking spaces for the proposed retail store use in Unit #14.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Pine Valley Drive, south of Regional Road 7, being Part of Lots 3 and 4 within Registered Plan 65M-2167, in Lot 5, Concession 6, City of Vaughan. Specifically, the application applies to Unit #14 within northerly multi-unit Building "A", and within a multi-building commercial complex, located on lands known municipally as 7611 Pine Valley Drive, as shown on Attachment #2.

The subject lands are designated "Highway 7 Commercial Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, which permits office buildings, and retail and office uses, and are zoned C7 Service Commercial Zone by By-law 1-88 subject to Exception 9(864). The surrounding land uses are:

- North - existing bank and commercial uses (C7 Service Commercial Zone)
- South - existing multi-unit employment building (EM1 Prestige Employment Area Zone)
- East - Rowntree Dairy Road; existing employment uses (EM1 Prestige Employment Area Zone)
- West - Pine Valley Drive; existing commercial uses (C3 Local Commercial Zone and C1 Restricted Commercial Zone)

On February 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, to all residents along Birch Meadow Outlook, to the Vaughanwood Ratepayers' Association, and the Pine Valley Village Ratepayers' Association. To date, no comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **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) the application will be reviewed in the context of the applicable Official Plan policies;
- ii) the appropriateness of permitting a retail store within the C7 Service Commercial Zone, and the zoning exceptions required to implement the proposal, if approved, must be reviewed;
- iii) the proposal will be reviewed with respect to the compatibility of the proposed use with the uses in the other units in the existing multi-unit building and complex adjacent land uses, and the surrounding land use context; and
- iv) the application will be assessed in the context of the existing and required parking for both the subject unit with the addition of the retail store use and parking for the overall site, including a review of other variance applications through the Committee of Adjustment for parking reductions on the property. A parking supply must be submitted for review by the Engineering Department.

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

The applicability of the 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 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 Development Planning Department will consider the appropriateness of permitting the proposed retail store use within the C7 Service Commercial Zone on the subject lands in the context of the existing multi-unit commercial building and complex, the surrounding land uses, and the adequacy of the parking supply for the proposed retail store use on the overall site.

### **Attachments**

1. Location Map
2. Site Plan & Unit Location
3. Main Floor Plan – Unit 14
4. Second Floor Plan – Unit 14

### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

**Legend**

- C1** - Restricted Commercial Zone
- C3** - Local Commercial Zone
- C6** - Highway Commercial Zone
- C7** - Service Commercial Zone
- EM1** - Prestige Employment Area Zone
- EM2** - General Employment Area Zone
- R3** - Residential Zone
- R4** - Residential Zone

**Subject Lands**



**Location Map**

Part Lot 5,  
Concession 6

APPLICANT:  
1675865 ONTARIO LTD.

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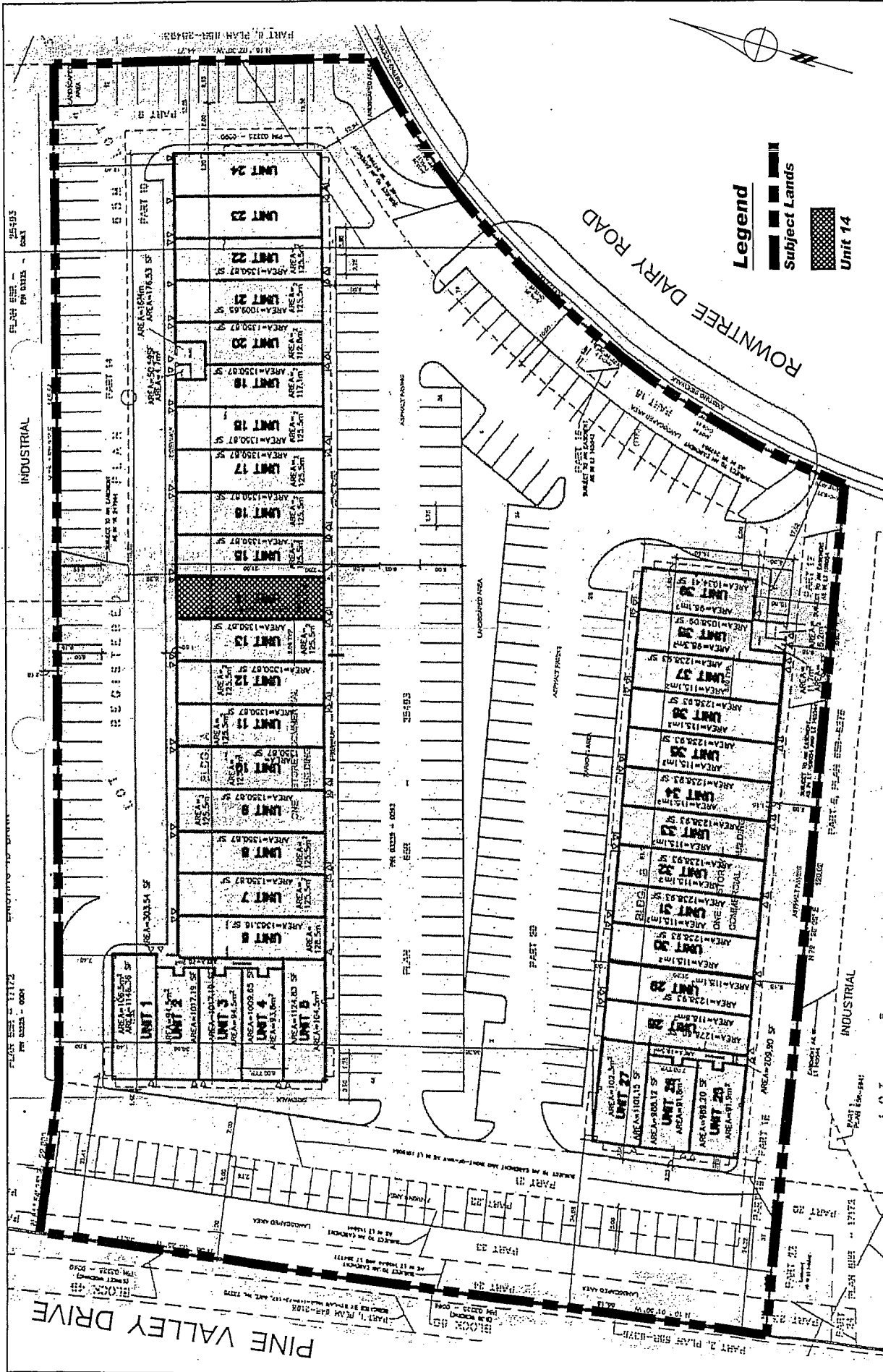
Development Planning Department

**Attachment**

FILE No.:  
Z.06.002

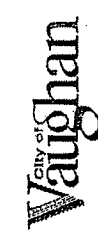


January 12, 2006



# Attachment 2

FILE No.: Z.06.002  
January 12, 2006



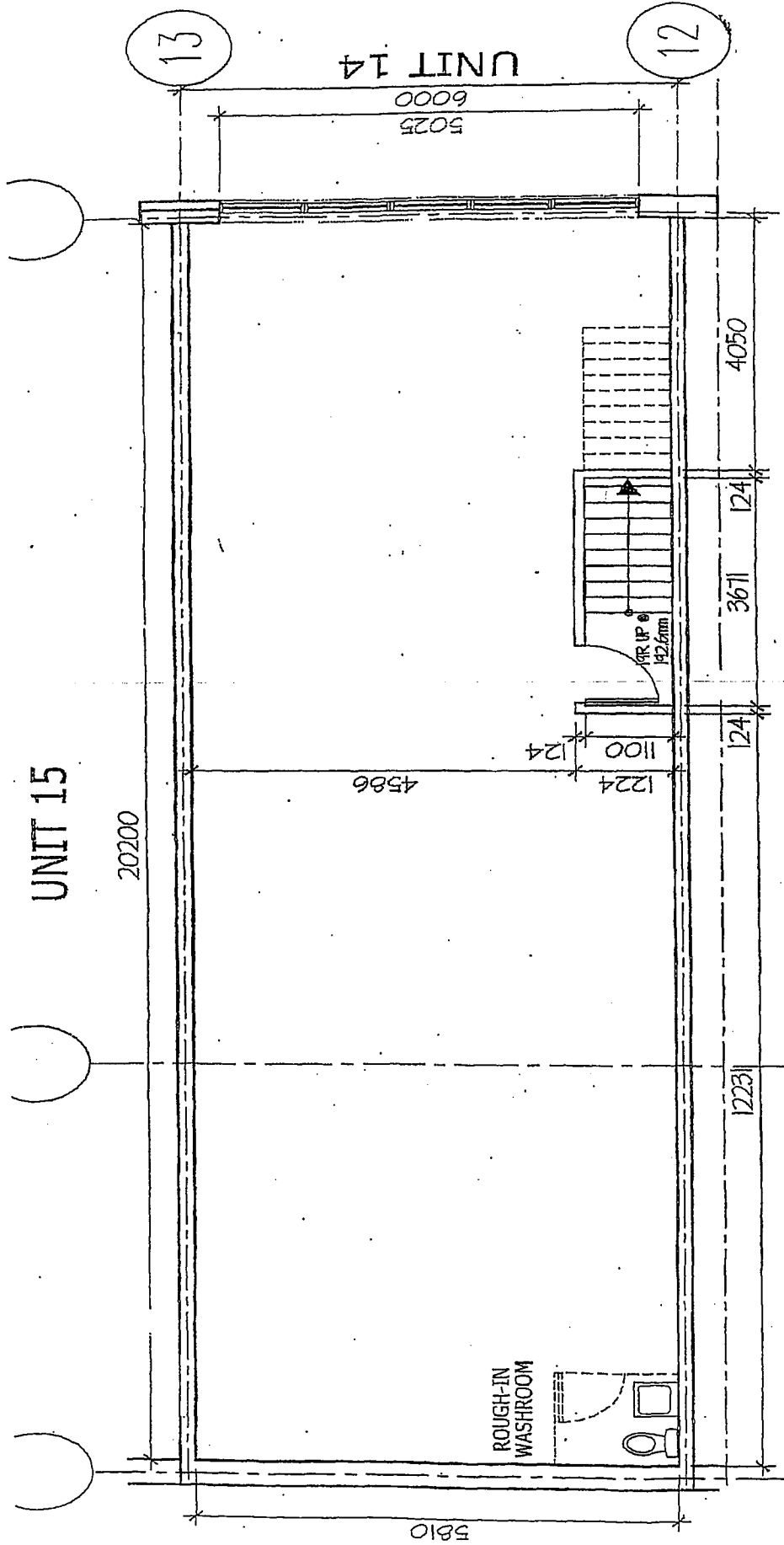
Development Planning Department

## Site Plan & Unit Location

APPLICANT: Part Lot 5,  
1675865 ONTARIO LTD.  
Concession 6

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UNIT 15

20200

UNIT 14

5025  
6000

13

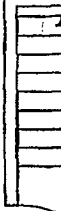
12

UNIT 13

ROUGH-IN  
WASHROOM



UP  
1224mm



**Second Floor Plan -  
Unit 14**

APPLICANT:  
1675865 ONTARIO LTD.  
Part Lot 5,  
Concession 6

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**Attachment 4**  
FILE No.:  
Z.06.002  
February 1, 2006