

**2.    ZONING BY-LAW AMENDMENT FILE Z.07.013  
611428 ONTARIO LIMITED (C/O TRINITY DEVELOPMENT GROUP)**

**P.2007.19**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.013 (611428 Ontario 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.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, specifically to amend the C2 General Commercial Zone provisions of By-law 1-88, in order to facilitate the following amendments:

- a)    permit the additional use of a drive-through with a permitted bank use (Building 'C');
- b)    permit a reduced "shopping centre" parking standard of 5.5 spaces/100m<sup>2</sup> GFA for the entire site, whereas the By-law requires a minimum standard of 6 spaces/100m<sup>2</sup> GFA; and,
- c)    provide a new site-specific definition for a "Department Store" use (ie. to facilitate Walmart in Building 'A'), as follows:

"A Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, liquor, beer and wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, restaurant, including take-out and drive through facilities, optical services, medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive rental, service and repair, car wash, children's amusement facility, travel agency, and personal services."

The proposed zoning by-law amendment, together with the approvals granted by Vaughan Council on August 27, 2001 (File Z.23.90), to rezone the subject lands from A Agricultural Zone and C2 General Commercial Zone to entirely C2 Zone with the additional uses of retail warehousing, supermarket, L.C.B.O. Outlet, beer store and clinic, will facilitate the development of a commercial complex consisting of five buildings – a retail/department store (Building 'A'), a multi-unit commercial building (Building 'B'), a financial institution (Building 'C'), and two freestanding commercial buildings (Buildings 'D' and 'E'), as shown on Attachment #2.

A by-law to implement the rezoning of the subject lands to C2 Zone is subject to Council's approval of a site plan. The Owner has submitted a related Site Development Application (File DA.07.039), which will be reviewed concurrently with the subject zoning amendment application.

## **Background - Analysis and Options**

The vacant, 12.82 ha site is located on the northwest corner of Regional Road #27 and Milani Boulevard, in Part of Lot 9, Concession 9, City of Vaughan, as shown on Attachment #1.

The subject lands are designated "General Commercial" by OPA #451 and zoned A Agricultural Zone and C2 General Commercial Zone by By-law 1-88, subject to site-specific Exception 9(343). The surrounding land uses are:

- North - vacant (A Agricultural Zone; C7 Service Commercial Zone; EM1 Prestige Employment Area Zone; OS1 Open Space Conservation Zone)
- South - vacant (A Agricultural Zone)
- East - commercial (C6 Highway Commercial Zone); vacant (A Agricultural Zone); Regional Road #27; residential (R4 Residential Zone)
- West - stormwater management pond (OS1 Open Space Conservation Zone); vacant (EM2 and EM2 (H) General Employment Area Zone with and without a Holding provision)

On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. As of June 11, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed 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) the application will be reviewed in the context of the City's Official Plan policies and Zoning By-law standards with respect to the appropriateness of the proposed uses (drive-through and department store) and parking reduction on the subject lands;
- ii) a Site Development Application (File DA.07.039) has been submitted, and will be reviewed to demonstrate the manner in which certain uses can be accommodated on the property, including, but not limited to, the impacts on parking and vehicular manoeuvrability on the site;
- iii) review will be given to the following additional documents that have been submitted by the applicant for approval by the City and applicable external public agencies: Traffic Impact Study and Parking Justification Report.

## **Relationship to Vaughan Vision 2007**

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

## **Regional Implications**

N/A

## **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, review will be given to ensuring the appropriateness and compatibility of the proposed uses with the uses currently permitted and approved on the subject lands and in the surrounding area, and with respect to ensuring there will not be any parking or traffic impacts associated with the proposed reduction in required parking spaces.

## **Attachments**

1. Location Map
2. Site Plan

## **Report prepared by:**

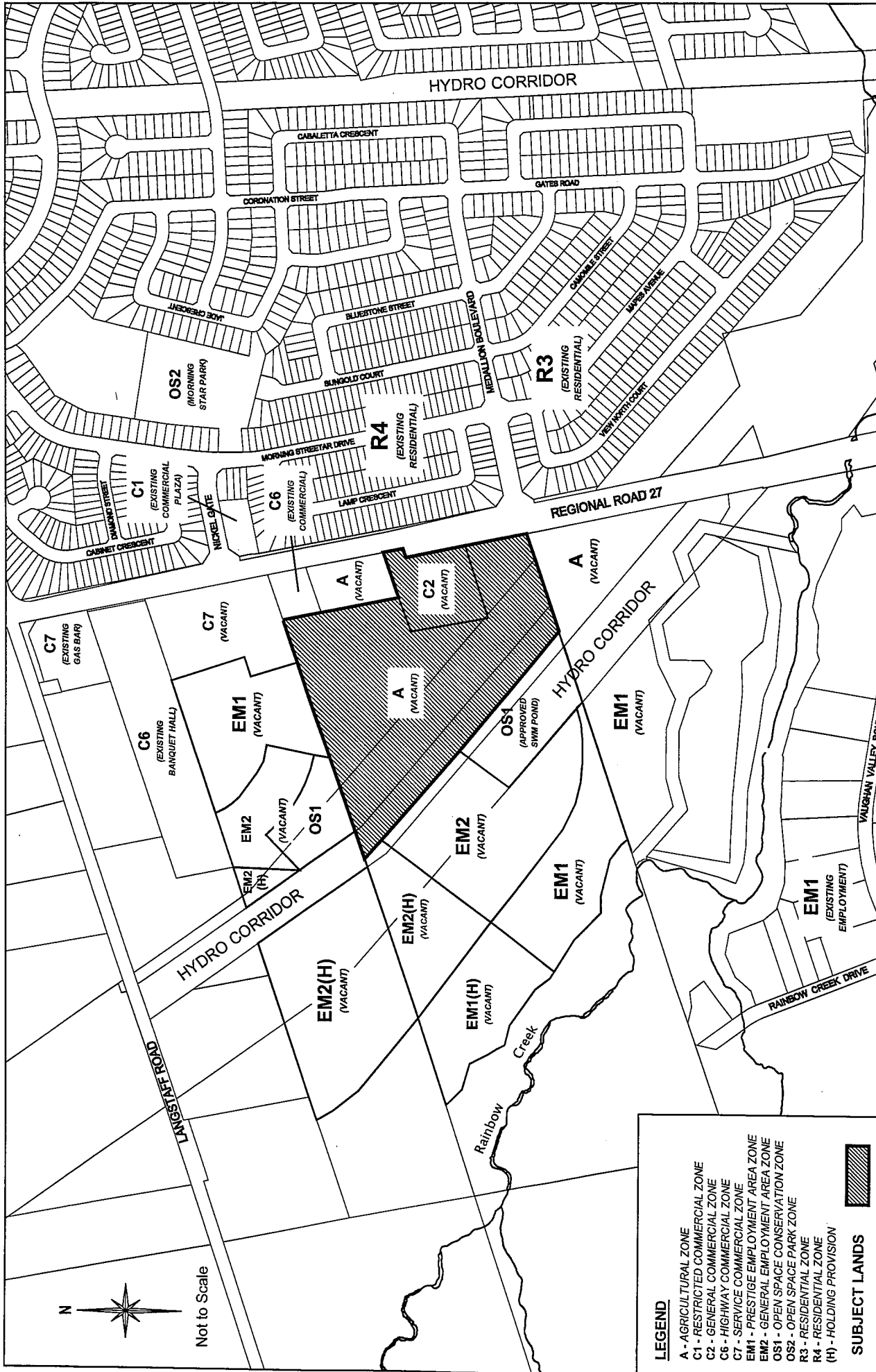
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



- LEGEND**
- A - AGRICULTURAL ZONE
  - C1 - RESTRICTED COMMERCIAL ZONE
  - C2 - GENERAL COMMERCIAL ZONE
  - C6 - HIGHWAY COMMERCIAL ZONE
  - C7 - SERVICE COMMERCIAL ZONE
  - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
  - EM2 - GENERAL EMPLOYMENT AREA ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - R3 - RESIDENTIAL ZONE
  - R4 - RESIDENTIAL ZONE
  - (H) - HOLDING PROVISION
- SUBJECT LANDS**
- 

# Location Map

Part of Lot 9,  
Concession 9

APPLICANT:  
611428 ONTARIO LIMITED

NO.07.1 ATTACHMENTS 2 & 07.013



Development Planning Department

# Attachment 1

FILE No.:  
Z.07.013  
RELATED FILES:  
Z.23.90 & DA.07.039  
June 1, 2007

# Attachment 2

FILE No.: Z.07.013  
 RELATED FILES: Z.23.90 & DA.07.039  
 June 1, 2007



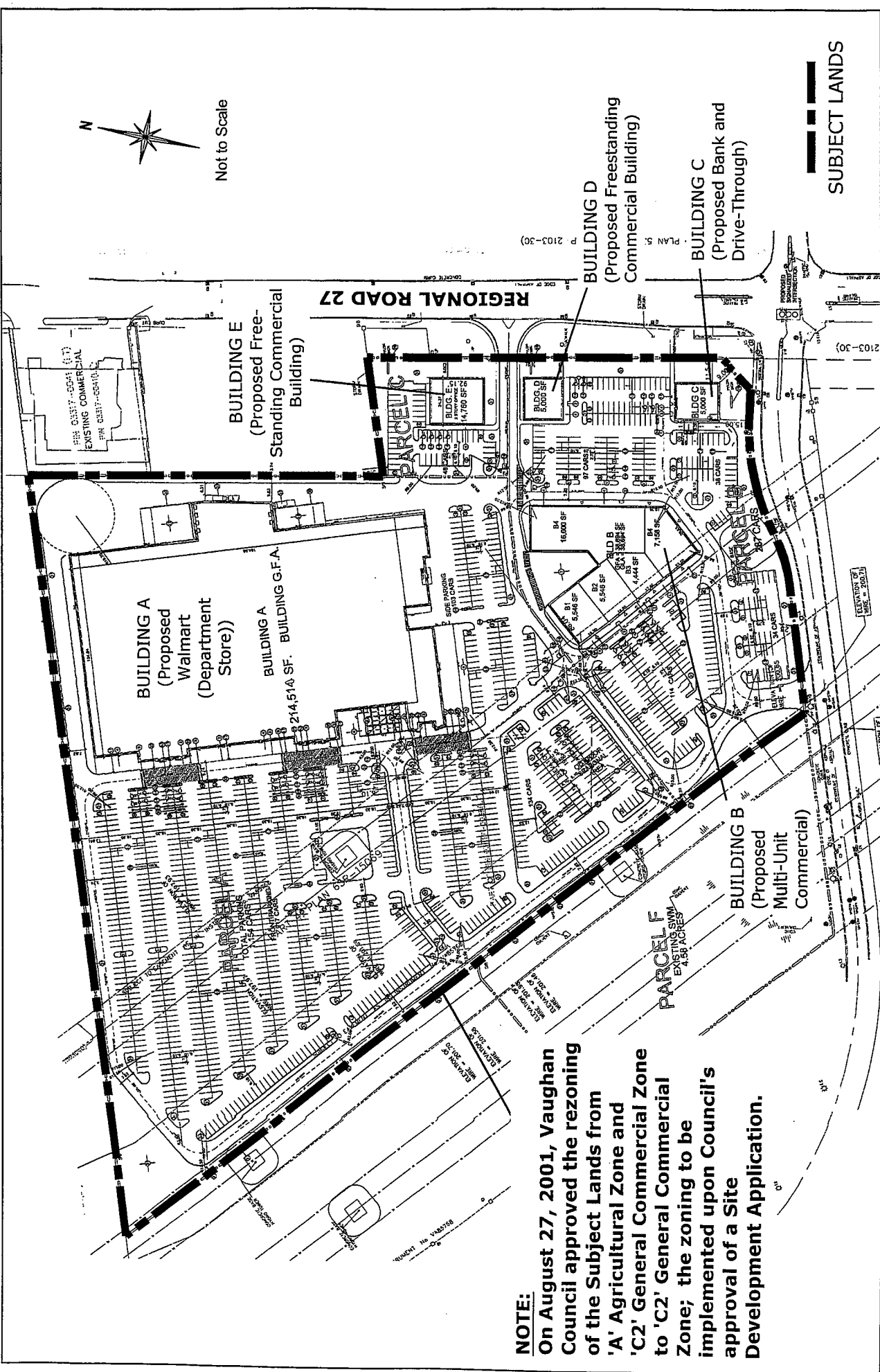
Development Planning Department

## Site Plan

Part of Lot 9,  
 Concession 9  
 APPLICANT:  
 611428 ONTARIO LIMITED

MAP(T) ATTACHMENTS Z.07.013

**NOTE:**  
 On August 27, 2001, Vaughan Council approved the rezoning of the Subject Lands from 'A' Agricultural Zone and 'C2' General Commercial Zone to 'C2' General Commercial Zone; the zoning to be implemented upon Council's approval of a Site Development Application.



SUBJECT LANDS