

**1.    ZONING BY-LAW AMENDMENT FILE Z.06.063  
SANFRANDINO INVESTMENTS LTD.**

**P.2007.5**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.063 (Sanfrandino Investments Ltd.) 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 By-law 1-88, specifically to add the following additional commercial uses to the list of site-specific uses permitted by Exception 9(356), on the subject lands shown on Attachment #1:

- i)        Institutional: Day nursery, Post office, Church
- ii)       Place of Amusement: Children indoor play ground
- iii)      Veterinary clinic and or Pet grooming
- iv)       Club or Health centre
- v)        Retail nursery
- vi)       Schools: Music, Athletic, Dance, Driving, Scholastic
- vii)      Eating establishment – take-out
- viii)     Eating establishment with convenience
- ix)       Drive through
- x)        Radio transmission establishment
- xi)       Personal service shop
- xii)      Photography studio
- xiii)     Video store
- xiv)      Medical office or clinic
- xv)      Outside patio

**Background - Analysis and Options**

The 0.59 ha subject lands are located on the north side of Major Mackenzie Drive, west of Keele Street (2338 Major Mackenzie Drive), City of Vaughan, as shown on Attachment #1. The existing commercial building is predominately one storey with a mezzanine located at the rear of the building.

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan); and, zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(356). The site-specific zoning exception permits only the following uses on the subject lands: bank or financial institution, barber shop, beauty parlour, business or professional office, eating establishment, retail store, and service or repair shop uses. The surrounding land uses are:

- North - existing residential (R3 Residential Zone)
- South - Major Mackenzie Drive; existing residential (R1 Residential Zone, R1V Old Village Residential Zone)
- East - existing commercial (C1 Restricted Commercial Zone)
- West - existing commercial (C1 Restricted Commercial Zone)

On January 26, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association. As of February 9, 2007, no written comments have been received by the Development Planning Department. 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) the application will be reviewed in the context of the City's Official Plan and Zoning By-law policies with respect to the appropriateness of the proposed uses on the subject lands;
- ii) a parking and traffic impact study must be submitted to support the application, to the satisfaction of the Development Planning and Engineering Departments;
- iii) a site development application (File DA.06.083) has been submitted, and will be required 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.

### **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 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 existing and permitted on the subject lands and in the surrounding area, and with respect to ensuring there will not be any parking or traffic impact associated with the proposed introduction of new uses on the property.

### **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

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# Location Map

Part of Lot 21,  
Concession 4  
 APPLICANT:  
 SANFRANDINO INVESTMENTS LTD.  
N:\DFT\1 ATTACHMENTS\Z\06.063



Development Planning Department

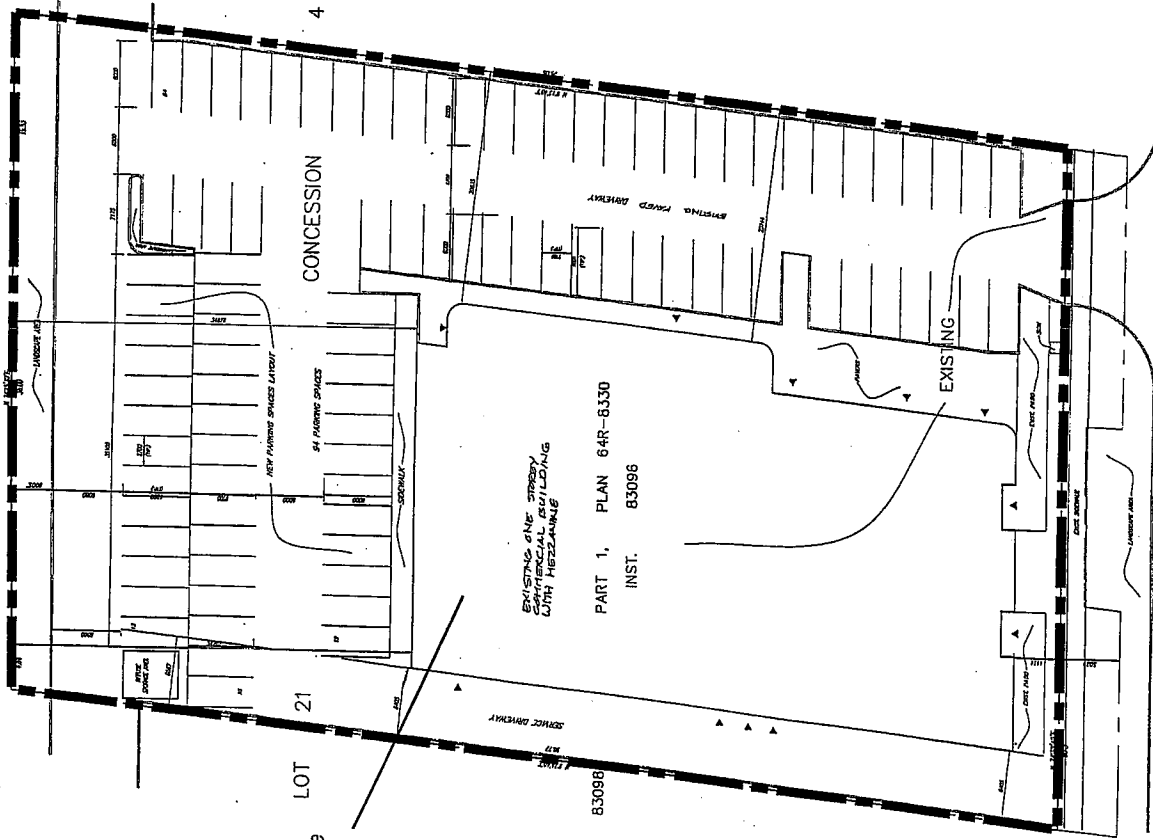
# Attachment 1

FILE No.:  
 Z.06.063  
 RELATED FILE:  
 DA.06.083  
 January 26, 2007

**PROPOSED ADDITIONAL USES:**

1. Seasonal Garden Centre;
2. Outdoor Patio;
3. Eating Establishment (limited to 26% of the gross floor area of the existing building);
4. Technical School;
5. Health Centre;
6. Day Nursery;
7. Post Office;
8. Personal Service Shop;
9. Video Store; and
10. Business Professional Office.

**SUBJECT LANDS**



Not to Scale

SITE AREA	-	5905 M <sup>2</sup>
PAVED AREA	-	3206.4 M <sup>2</sup> - 54.7%
LANDSCAPE AREA	-	1014.8 M <sup>2</sup> - 16.7%
FOOTPRINT	-	1683.8 M <sup>2</sup> - 28.6%
GROUND FLOOR AREA	-	1683.8 M <sup>2</sup>
MEZZANINE FLOOR AREA	-	268.7 M <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	-	<b>1952.5 M<sup>2</sup></b>

94 PARKING SPACES

Unit No.	Tenant	Size	Parking Required
1&3	New York Pizza	80 seats	20
2	Daniel Jewellers	870 sqft	4
4	Coffee Shop	40 seats	10
5	Hair Salon	700 sqft	3.5
6	Spa & Bar	20 seats	5
7	Kidz Centre (party room)	3,500 sqft	20
8	Maximum 20 children	1,960 sqft	8.5
9	Vegetarian	1,160 sqft	3.5
10	Driving School	1,700 sqft	17.5
	Karate Studio		92
	<b>Total</b>		<b>92</b>

**Site Plan**

Part of Lot 21,  
Concession 4

APPLICANT:  
SANFRANDINO INVESTMENTS LTD.

NA.0PT1 - ATTACHMENTS V.06.063



The City Above Toronto

Development Planning Department

**Attachment 2**

FILE No.:  
Z.06.063  
RELATED FILE:  
DA.06.083  
January 26, 2007