

**2.    ZONING BY-LAW AMENDMENT FILE Z.08.010  
ROYAL GATE (LAND) NOMINEE INC.**

**P.2008.11**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.010 (Royal Gate (Land) Nominee Inc.) 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**

On February 29, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Ratepayers Association. As of March 13, 2008, 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.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, specifically By-law 1-88, to rezone the westerly portion of the subject lands (0.32 ha) from C8 Office Commercial Zone to C7 Service Commercial Zone as shown on Attachment #2, and maintaining the C8 Zone on the easterly portion of the overall lands (0.58 ha).

The Owner is also requesting the following site-specific exceptions:

- i) a minimum lot frontage (west) of 43 m, whereas the By-law requires 65 m in the C7 Service Commercial Zone;
- ii) a minimum lot area of 3200 m<sup>2</sup>, whereas the By-law requires 8000 m<sup>2</sup> in the C7 Service Commercial Zone; and,
- iii) a minimum lot area of 5784.7 m<sup>2</sup>, whereas the By-law requires 8000 m<sup>2</sup> in the C8 Office Commercial Zone.

**Background - Analysis and Options**

The subject lands are located on the northeast corner of Regional Road #27 and Royal Gate Boulevard, being Part of Block 1 on Plan 65M-3003, municipally known as 20 Royal Gate Boulevard, in Part of Lot 5, Concession 8, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(654A). The surrounding land uses are shown on Attachment #1.

### **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 with respect to conformity to the "Service Node" policies that are applicable to a C7 Service Commercial Zone;
- ii) the application will be reviewed to ensure the appropriateness of the proposed C7 Zone category and the site-specific exceptions to the C7 and C8 zone standards for the subject lands within the context of the existing and planned land uses in the surrounding area;
- iii) the full range of C7 Service Commercial Zone uses are being requested, however, the applicant has submitted concept plans shown on Attachments #3a and #3b for an eating establishment and financial institution, respectively, to demonstrate that the site can function with a reduced lot area and lot frontage, which will be reviewed; and,
- iv) the applicant has also submitted a concept plan for a 2-storey office building on the C8 parcel (Attachment #3c), to demonstrate that the site can function with a reduced lot area, which will be reviewed.

### **Relationship to Vaughan Vision 2020**

The applicability of this application to the Vaughan Vision 2020 will be determined when the technical report is considered.

### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed 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 proposal will be reviewed in light of the applicable Official Plan policies, By-law requirements, and compatibility with surrounding existing and planned land uses.

**Attachments**

1. Location Map
2. Proposed Zoning
- 3a. Concept Plan #1 on Transferred Lands
- 3b. Concept Plan #2 on Transferred Lands
- 3c. Concept Plan on Retained Lands

**Report prepared by:**

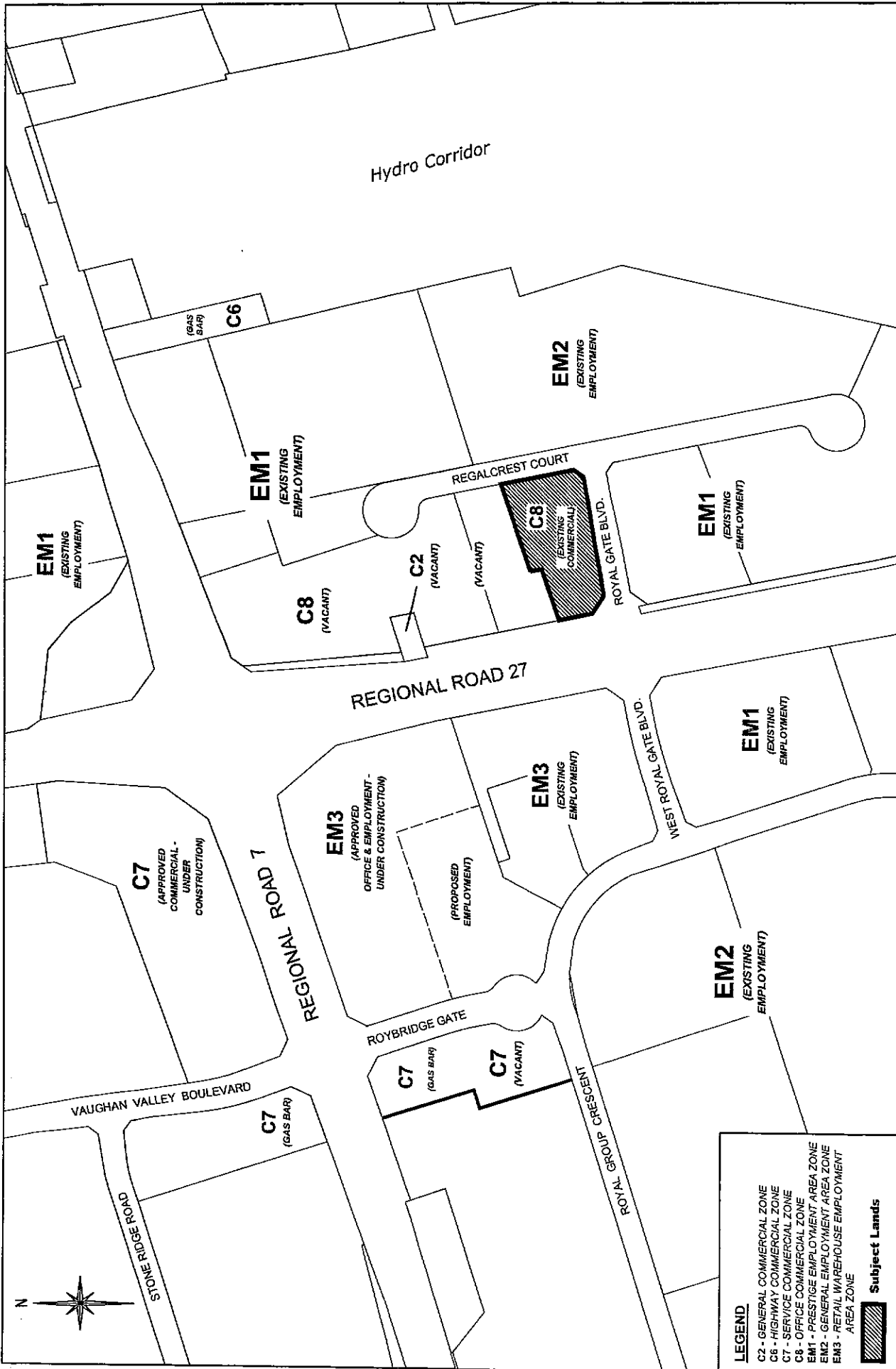
Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Manager of Development Planning

/LG



**LEGEND**

- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

**Subject Lands**

Subject Lands

# Location Map

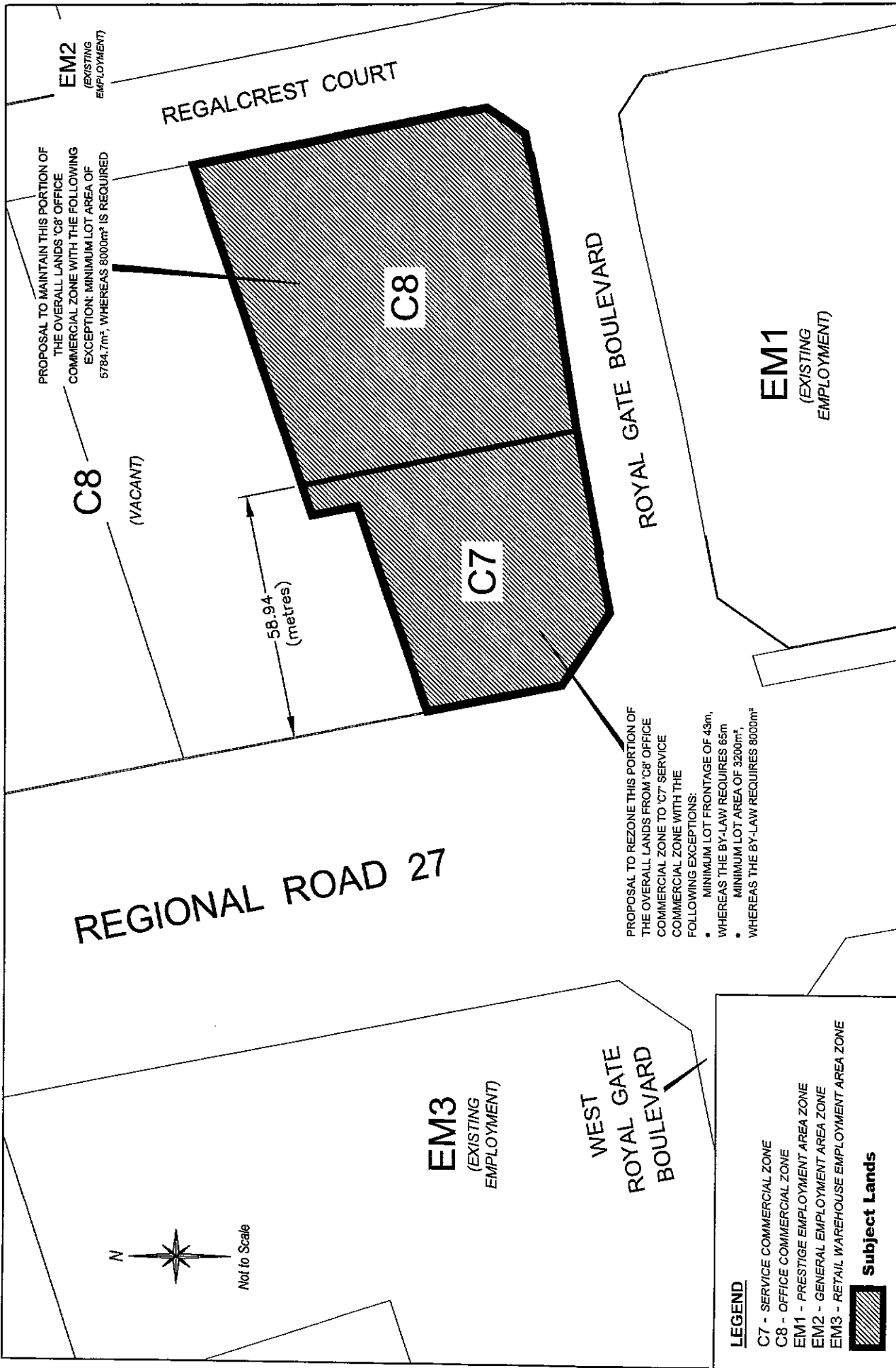
Part of Lot 5,  
Concession 8  
**APPLICANT:**  
 ROYAL GATE (LAND) NOMINEE INC.  
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Development Planning Department

# Attachment 1

FILE No.:  
Z.08.010  
 Not to Scale  
 March 17, 2008



**LEGEND**


C7 - SERVICE COMMERCIAL ZONE

C8 - OFFICE COMMERCIAL ZONE

EM1 - PRESTIGE EMPLOYMENT AREA ZONE

EM2 - GENERAL EMPLOYMENT AREA ZONE

EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

 **Subject Lands**

**Proposed Zoning**

Part of Lot 5,  
Concession 8

APPLICANT:  
ROYAL GATE (LAND) NOMINEE INC.

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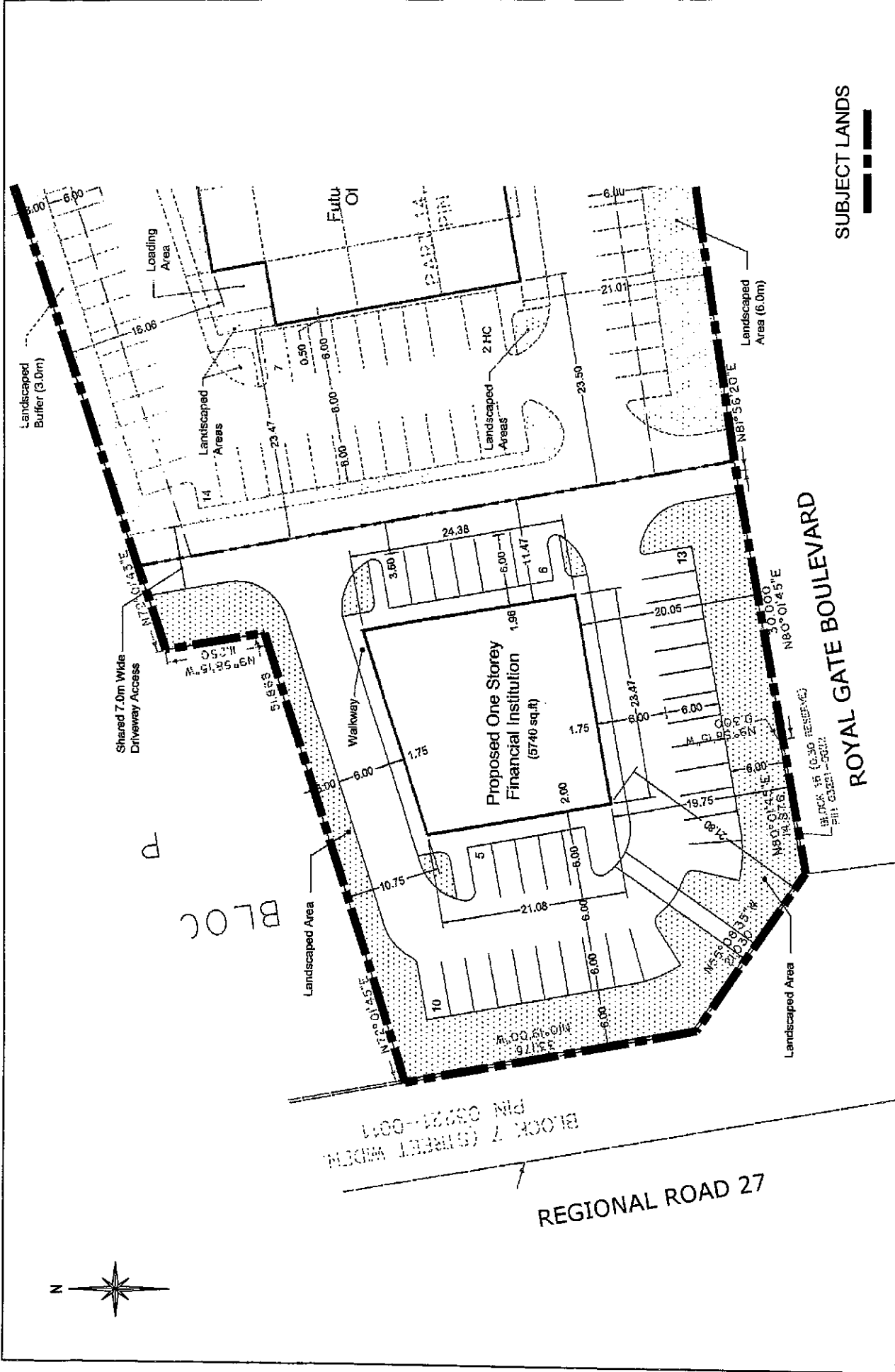
**City of Vaughan**  
*The City Above Toronto*

Development Planning Department

**Attachment 2**

FILE No.:  
Z.08.010

March 12, 2008



SUBJECT LANDS

# Attachment 3a

FILE No.: Z.08.010  
 Not to Scale  
 February 13, 2008

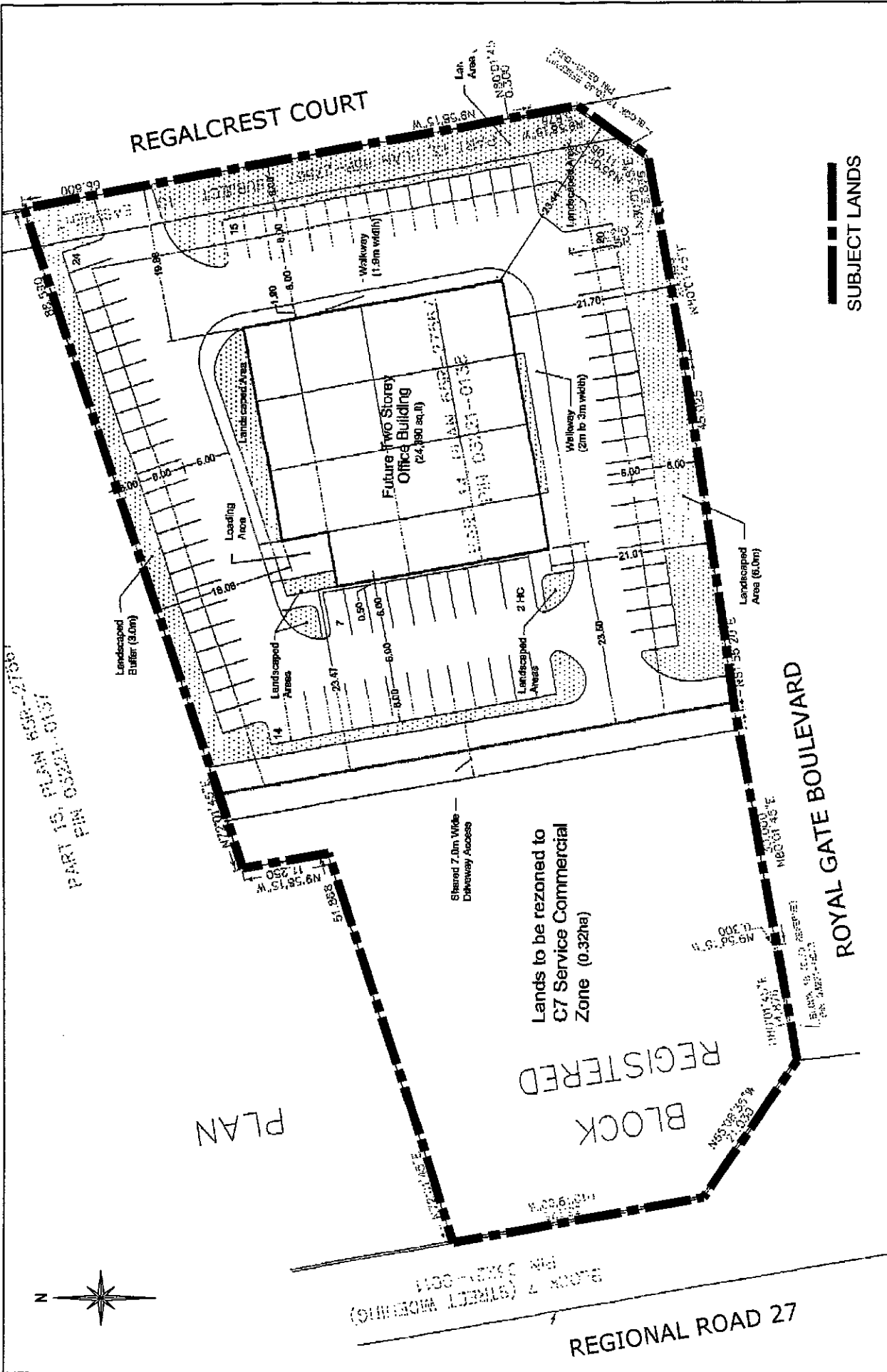
**City of Vaughan**  
*The City Above Toronto*  
 Development Planning Department

## Concept Plan #1 on Transferred Lands

APPLICANT: ROYAL GATE  
 (LAND) NOMINEE INC.  
 Part of Lot 5, Concession 8

NA, DP11 - ATTACHMENT 3a, Z.08.010





SUBJECT LANDS



Development Planning Department

# Attachment 3C

FILE No.: Z.08.010  
Not to Scale  
February 13, 2008

## Concept Plan on Retained Lands

APPLICANT: ROYAL GATE (LAND) NOMINEE INC.  
Part of Lot 5, Concession 8