

## **COMMITTEE OF THE WHOLE - MAY 22, 2001**

### **ZONING BY-LAW AMENDMENT REPORT #P.2001.19 LANGSTAFF GOSPEL HALL IN TRUST FILE: Z.01.003**

#### **Recommendation**

The Commissioner of Planning & Urban Design recommends:

THAT Zoning By-law Amendment Application Z.01.003 (Langstaff Gospel Hall in Trust) BE APPROVED, subject to the following:

- a) that the portion of the subject lands developed with a residence and saddlery building, be rezoned to R1 Residential Zone with the following exceptions:
  - i) a 0.2m westerly interior side yard;
  - ii) commercial use of the saddlery building, restricted to the following:
    - cottage industries as permitted under the A Agricultural Zone
    - business/professional office
    - personal service shop
    - photography studio
  - iii) a height of 7.5m for the saddlery building;
  - iv) a GFA not exceeding 241m<sup>2</sup>, including cellar, for the saddlery;
  - v) two (2) parking space for the commercial use;
  - vi) permitting an accessory building in any yard; and,
  - vii) exemption from "Dimensions of Driveways" provisions.
- b) that the portion of the subject lands developed with the Langstaff Gospel Hall be maintained in the A Agricultural Zone, with the following exceptions:
  - i) a 6m exterior side yard;
  - ii) a portion of the parking area (entrance/exit over Part 5, located south of the saddlery building) to be used by the place of worship site;
  - iii) a 3m wide landscape strip abutting a road;
  - iv) a 2m wide landscape strip abutting a Residential Zone.
- c) that any necessary exceptions to facilitate the severance of the subject lands be included in the implementing by-law.

#### **Purpose**

On January 16, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to RM2 Multiple Residential Zone to facilitate the severance (Consent Application B28/01) of the site into two parcels. The by-law amendment would recognize the existing place of worship on one lot, and the residential use and limited commercial use within the historic saddlery building on the other lot, through exceptions to the zoning standards.

#### **Background - Analysis and Options**

### Location

- North side of Langstaff Road, east of Dufferin Street
- Parts 1, 2 and 3 on Reference Plan 65R-19465 (1350 Langstaff Road)
- Part of Lot 11, Concession 2, City of Vaughan

### Land Use Status

- Designation - "Medium Density Residential/Commercial" by OPA #600
- Zoning - A Agricultural Zone by By-law 1-88

### Site Description

- a 0.6ha site, with 78.9m frontage on Langstaff Road and 75.3m depth
- developed with a place of worship, and a designated heritage house and saddlery building
- the surrounding land uses are:

North - vacant/draft approved residential (RV4(WS) Zone)

South - Langstaff Road; residential (Crossroads)

East - draft approved Street "A", parkette (OS2 Zone)

West - vacant/draft approved stormwater management pond (OS1 Zone)

### Public Hearing

On February 9, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole at the Public Hearing on March 5, 2001, to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on March 19, 2001.

### Official Plan

The proposal conforms to the "Medium Density Residential/Commercial" designation, which permits the existing uses, place of worship, detached house and commercial building.

### Consent Application

The site is subject to Consent Application B28/01 to sever of the Langstaff Gospel Hall from the residential and saddlery buildings. The consent application is on hold, pending Council's decision on the subject zoning application.

### Zoning

The site is zoned A Agricultural Zone by By-law 1-88. The application proposes the RM2 Multiple Residential Zone to implement the "Medium Density Residential/Commercial" designation on the site. Upon review of the application, Staff consider that it is more appropriate to apply a separate zone on each parcel.

The place of worship site would maintain the A Agricultural Zone, with the necessary exceptions to recognize the existing building and setbacks. The residential site should be rezoned to an R1 Residential Zone, with the necessary exceptions to recognize the existing buildings, setbacks and the commercial nature of the accessory saddlery building. These zones better reflect the existing uses and minimize the exceptions that are required.

## Commercial

Staff recognize that the 74m<sup>2</sup> (approx.) saddlery building has had an extensive history of commercial use. However, permitting a full range of commercial uses on this site would pose potential adverse impacts to the future residential community. It is appropriate though, to allow limited commercial uses that are low intensity, and compatible with the future residential neighbourhood. As such, Staff are prepared to recommend the following uses within the saddlery building only:

- cottage industries as permitted under the A Agricultural Zone
- business/professional office
- personal service shop
- photography studio

The parking for this building is currently functional with one space. To maintain the residential appearance of the site, an exception to reduce the required parking to 2 spaces, is recommended.

To facilitate the severance, the following exceptions are required to recognize the current development situation:

### Residential and Accessory Commercial uses (R1 Zone):

- a 0.2m westerly interior side yard, whereas 1.5m is required;
- to permit a commercial use within the saddlery building;
- a 7.5m high accessory building, whereas 4.5m is permitted;
- a GFA of 74m<sup>2</sup> for the accessory building, whereas 67m<sup>2</sup> is permitted;
- to permit an accessory building in any yard;
- exemptions from "Dimensions of Driveways" section; and,
- parking

### Institutional Use (A Zone):

- a 6m easterly exterior side yard, whereas 15m is required;
- to permit a portion of the parking area (entrance/exit over Part 5, located south of the saddlery building), to be used by the place of worship site;
- a 3m wide landscape strip abutting a road, whereas 6m is required;
- a 2m wide landscape strip abutting a Residential Zone, whereas 2.4m is required.

## Access

The site currently has access on Langstaff Road. With the development of the Block 10 subdivisions, in particular 19T-97V20 Sugarbush Developments, the access for the subject site will change. The Region of York Transportation Department and Vaughan Engineering Department have approved in principle, three entry points for the subject lands. The first entry will be a right-in/right-out along Langstaff Road to serve the Langstaff Gospel Hall. The second entry will be from Pleasant Ridge Avenue to serve the residential and saddlery buildings. The third entry will also be from Pleasant Ridge Avenue, opposite the reconfigured Maple Sugar Lane, and will become the future main entrance to Langstaff Gospel Hall.

These future accesses are dependant upon two remnant pieces (Blocks 412 and 413 of 19T-97V20) immediately east of the subject lands, either being conveyed to the applicant or alternatively, the applicant will need to make arrangements with Sugarbush Developments for easements over the lands to provide access to the Gospel Hall and residential lots.

Once these new entry points are confirmed (upon construction of the abutting residential subdivision), the existing site plan agreement for Langstaff Gospel Hall will need to be amended. Until that time, the site currently has legal road frontage and access onto Langstaff Road and this application can proceed on that basis.

### Servicing

Vaughan Engineering has reviewed the application and has no concerns. The subject site is on full municipal services.

### Conclusion

Staff has reviewed the proposed zoning amendment application in accordance with the policies of OPA #600, the Council-approved Block 10 Plan, and the area context. The proposed zoning of the residential and saddlery portion of the lands to R1 Zone, and maintaining the Agricultural zone on the Langstaff Gospel Hall site, will facilitate the proposed severance of the site into 2 parcels. It will also recognize the existing long-standing development on the site and will allow flexibility for the continuation of certain low impact commercial uses within the historic saddlery building.

Staff recommends approval of the proposed zoning amendment, subject to conditions. Should the Committee concur, the recommendation of this report can be adopted.

### Attachments

1. Location Map
2. Proposed Severance

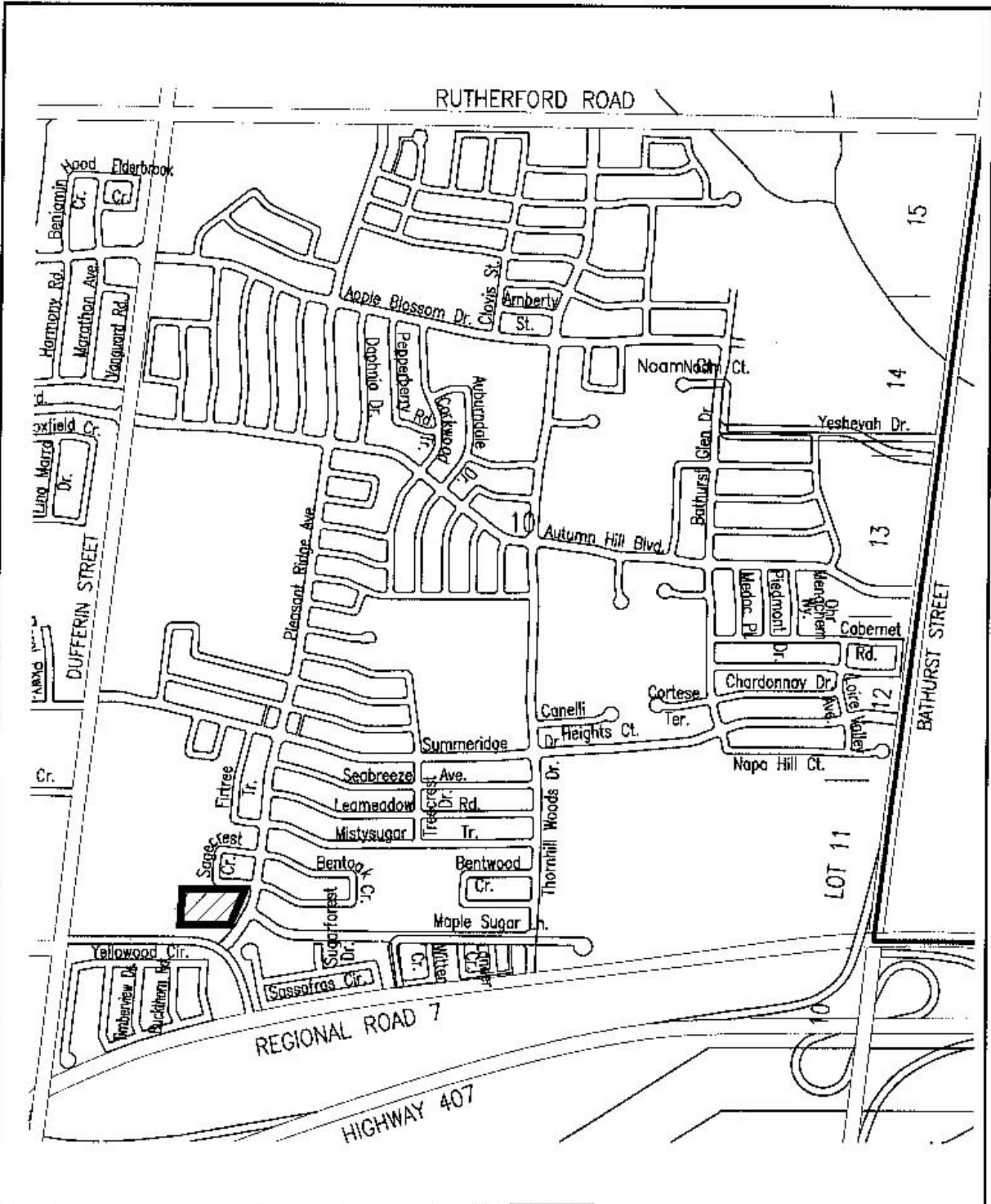
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning

/CM



ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	 SUBJECT LANDS	DATE: 01/05/01
	Z.01.003	LOCATION: PT. LOT 10-15 CONC. 2		CITY OF VAUGHAN PLANNING DEPARTMENT
				SCALE: NOT TO SCALE

