

**6. ZONING BY-LAW AMENDMENT FILE Z.02.012
COLAVECCHIA GARDEN LTD.
PRELIMINARY REPORT**

P.2002.27

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.012 (Colavecchia Garden Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 5, 2002, the Owner submitted an application to amend the Zoning By-law to permit an existing public garage use with outside vehicle parking, as a temporary (maximum 3 years) use in the A Agricultural Zone.

Background - Analysis and Options

The subject lands are located at the southwest corner of Regional Road #27 and Langstaff Road, (6101 Langstaff Road), in Lot 10, Concession 9, City of Vaughan. The 4.0 ha site has 110m frontage on Regional Road #27 and 356m flankage on Langstaff Road, and is developed with one building (public garage) with access on Langstaff Road. There is outside storage of construction equipment/materials and dump trucks between the building and Regional Road #27. Approximately 3.6 ha of the site is used for crop growing such as soy beans and hay-feed. The surrounding land uses are:

- North - Langstaff Road; vacant/agricultural (A Agricultural Zone)
- South - banquet hall (C6 Highway Commercial Zone)
- West - hydro facility; vacant/agricultural (A Agricultural Zone)
- East - Regional Road #27; residential (R4 Residential Zone)

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450, and zoned A Agricultural Zone by By-law 1-88.

On March 15, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the West Woodbridge Homeowners Association and the Woodbridge Meadows Ratepayers Association. To date, one response from residents on Cabinet Crescent (east of Regional Road #27) has been received, objecting to the proposal for health/environment reasons and also addressing property maintenance concerns. Any comments received will be addressed in the technical report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- the northerly half of the site is designated "Prestige Area" and the southerly half is "Employment Area General"; the Official Plan sets out criteria with which to evaluate if a use is appropriate for the Employment area, with respect to:
 - a) functional and physical compatibility with uses in the area;
 - b) appropriateness to the employment area setting, and

- c) nuisance or adverse effect on neighbouring uses through the emission of noise, dust, odour or other contaminants;
- the public garage within the building is considered to conform, however, the (unpaved and unscreened) outside storage of construction equipment/materials, does not conform to the Official Plan; the applicant will need to verify if the outside storage is associated with the public garage use;
- the approved Block Plan for the Vaughan West Corporate Business Park (VWCBP) designates the site for "Office Commercial" use (C8 Office Commercial Zone); the proposed public garage use would not jeopardize the Block Plan, since there is no new development proposed on the subject site; the lands may be re-developed in accordance with the Official Plan in the future;
- the subject lands are located within the Highway 427 extension corridor protection area; the proposal does not prejudice the Highway 427 corridor, since no new development is proposed;
- the access on Langstaff Road is to be reviewed by the Region of York; and
- the applicant must demonstrate that appropriate services are in place or available to provide potable water and to manage sanitary sewage, to the satisfaction of the Engineering Department.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

The public garage use conforms to the Official Plan, and on a temporary (maximum 3 year) basis, would not jeopardize the future planning for the area. However, the outside storage of construction equipment/materials and dump trucks adjacent to Langstaff Road and Regional Road 27 does not conform to the Official Plan, and is considered to be incompatible with the surrounding residential and banquet hall uses. The applicant will need to verify if the outside storage is associated with the public garage use, and that proper water and sewer services are available.

Attachments

1. Location Map
2. Site Plan
3. Contextual Plan

Report prepared by:

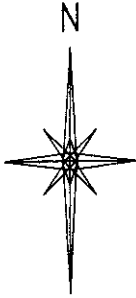
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

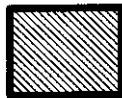
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LANGSTAFF ROAD

REGIONAL ROAD No. 27

NICKEL GATE



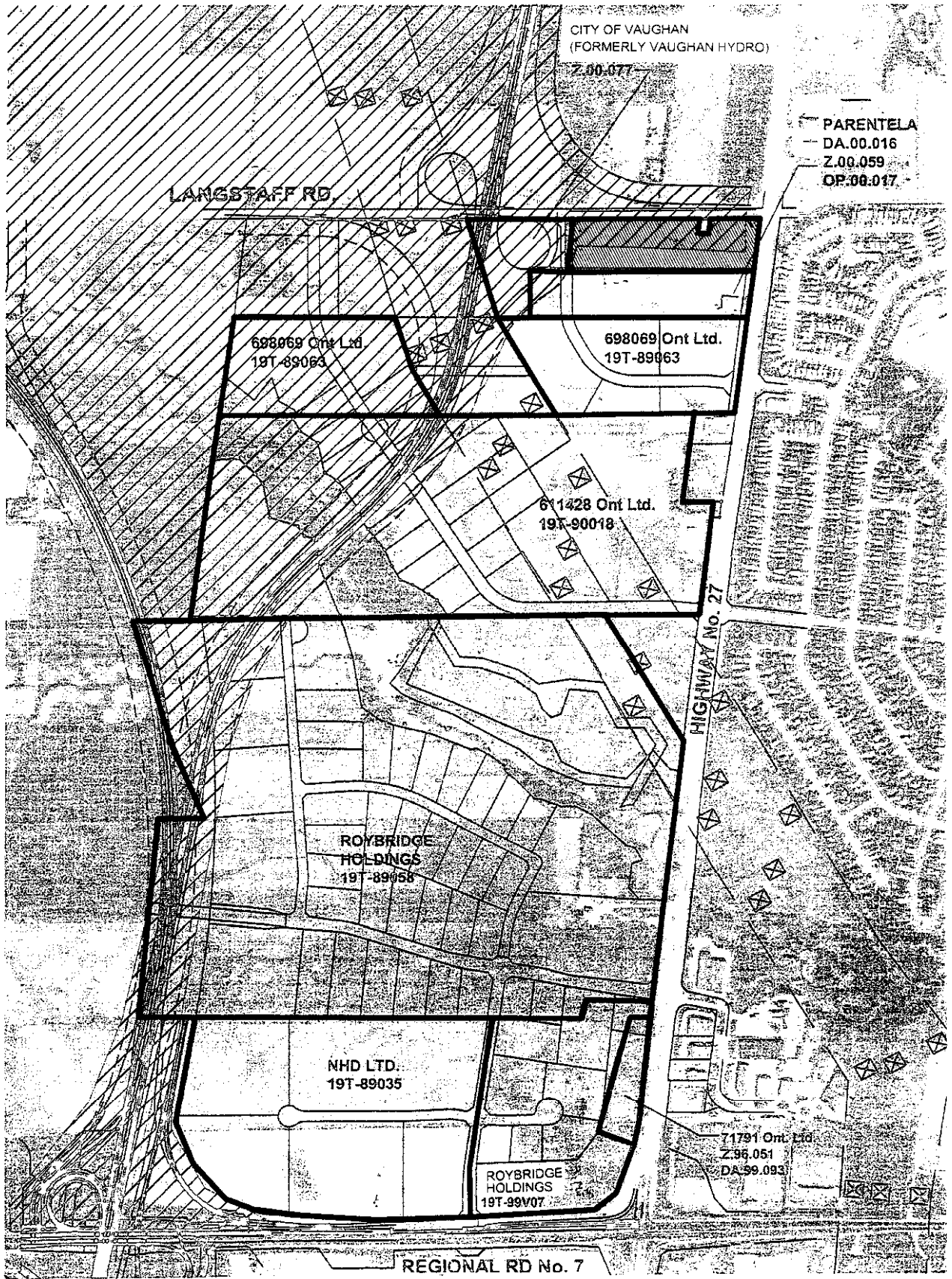
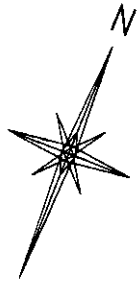
SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.02.012	LOCATION: PART OF LOT 10, CON. 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 02/25/2002
COLAVECCHIA GARDEN LTD.	SCALE: NOT TO SCALE



ATTACHMENT '3'
CONTEXTUAL PLAN

FILE #:	REPORT #:
Z.02.012	LOCATION: PART OF LOT 10, CON. 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 02/25/2002
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