

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 6, 2002

**8. OFFICIAL PLAN AMENDMENT FILE OP.02.007
ZONING BY-LAW AMENDMENT FILE Z.02.028
DRS. ANDREW & WAYNE SCOTT
PRELIMINARY REPORT**

P.2002.33

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.007 and Z.02.028 (Drs. Andrew and Wayne Scott) BE RECEIVED, and that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 5, 2002, the Owners submitted applications to amend the Official Plan and Zoning By-law to redesignate and rezone the subject property to the appropriate Commercial category to permit business and professional office uses within the existing structures.

Background - Analysis and Options

The subject lands are located at the south end of Lansdowne Avenue, abutting Regional Road #7 (4 Lansdowne Avenue, also know as 5220 Regional Road 7, and 8 Lansdowne Avenue), being part of Lots 13, 14 and 15, Registered Plan 1764, in Part of Lot 6, Concession 7, City of Vaughan. The subject properties have 27.05m of combined frontage on Lansdowne Avenue, 40.35m flankage on Highway #7, and are each developed with a detached residence. The dwellings are also occupied with business and professional offices under the home occupation provisions of By-law 1-88, subject to Exception 9(163). The surrounding land uses are:

- North - residential (R3 Residential Zone)
- South - Regional Road 7; residential (R2 Residential Zone)
- East - residential (R3 Residential Zone)
- West - commercial (C1 Restricted Commercial Zone); Kipling Avenue

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) and are zoned R3 Residential Zone, with 4 Lansdowne Avenue, adjacent to Regional Road #7, being subject to Exception 9(163).

On April 15, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Kipling Ratepayers Association and South Kipling Ratepayers Association, and those individuals requesting notification. No comments have been received to date. Any responses will be addressed in the technical review and included in a detailed staff report.

Preliminary Review

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

- OPA #240 designates the lands "Low Density Residential" which permits only detached and semi-detached dwelling units, public open space and institutional uses; an official plan amendment is required to permit business and professional office uses;
- the lands are zoned R3 Residential Zone, with 4 Lansdowne Avenue being subject to Exception 9(163), which permits a chiropractic office as a home occupation use within the

two-storey dwelling, and exceptions to the zoning standards; the chiropractic office at 8 Lansdowne Avenue operates under the home occupation provisions of By-law 1-88 (up to 25% Gross Floor Area).

- the proposal will be reviewed in the context of the policies of OPA #240 and the appropriateness of this use in context of the surrounding land uses, including the residential nature of Lansdowne Avenue, and the commercial area of Kipling Avenue and Regional Road #7.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the 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 application will be reviewed in accordance with the policies of the Official Plan and the Zoning By-law with respect to compatibility with surrounding uses.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

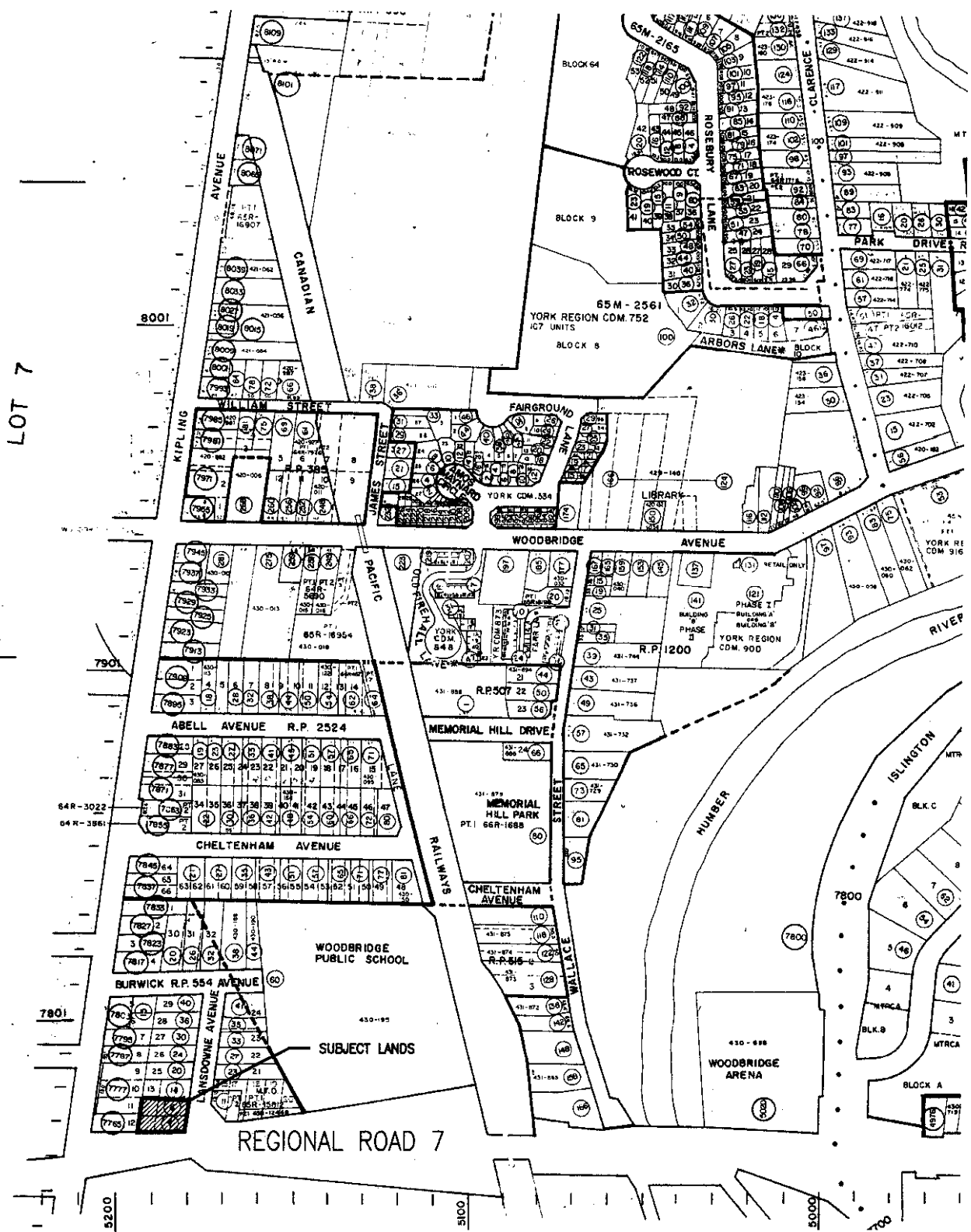
Karen Antonio-Hadcock, Planner 1, ext. 8630
Art Tikiryán, Senior Planner, Development Planning, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning


JOANNE R. ARBOUR
Director of Community Planning

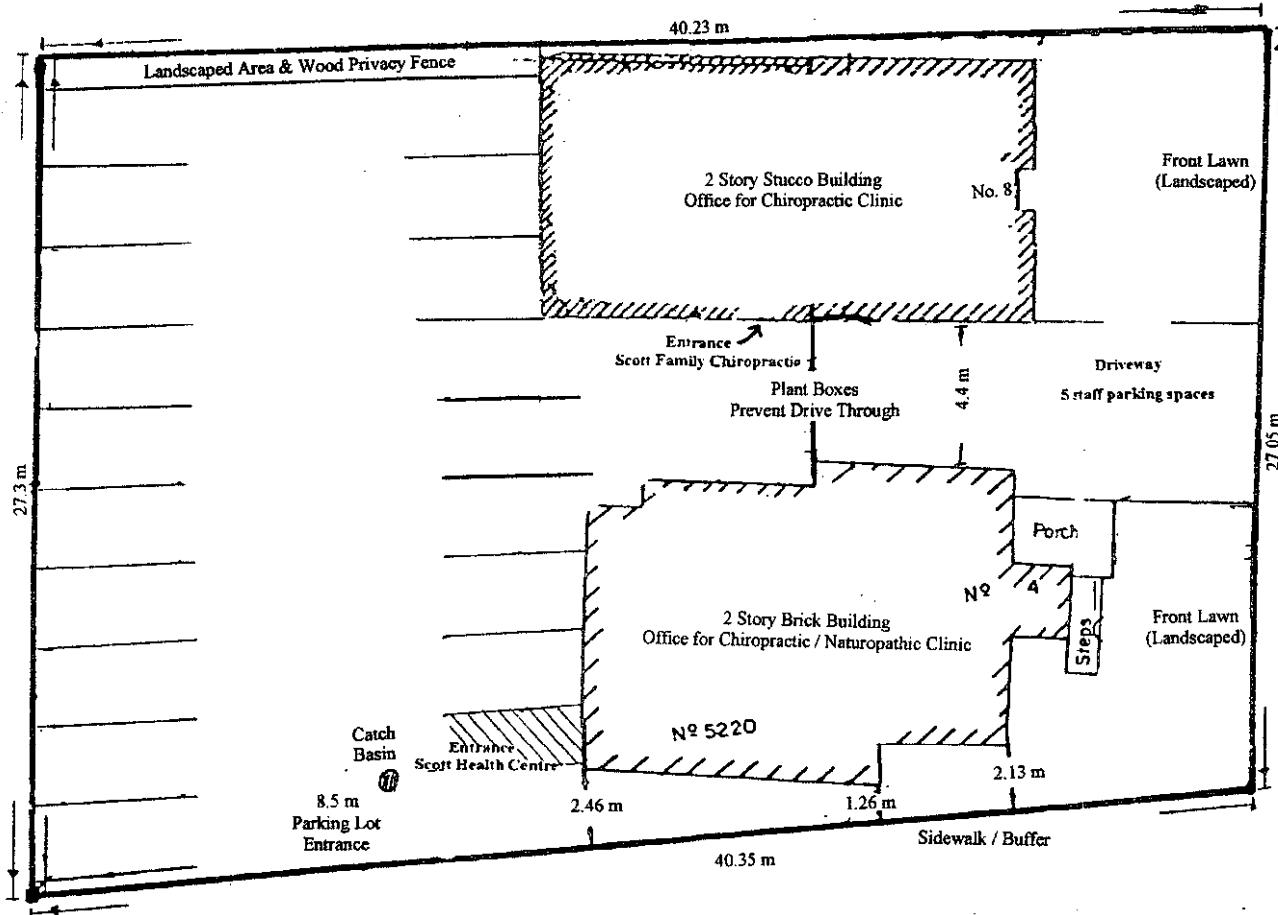
/CM



LOT 7

LOT 6

<p>ATTACHMENT '1' LOCATION MAP</p>	<p>FILE #: DA.01.051 OP.02.007 Z.02.028</p>	<p>REPORT #: LOCATION: PT LOT 6, CONC. 7</p>	<p> SUBJECT LANDS</p>	<p>DATE: 04/12/2002</p>
	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>		<p>APPLICANT: DR. ANDREW SCOTT & DR. WAYNE SCOTT</p>	<p>SCALE: NOT TO SCALE</p>



THE KING'S HIGHWAY No 7

LANDSDOWNE AVENUE



ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
DA.01.051 OP.02.007 Z.02.028	LOCATION: PT LOT 6, CONC. 7

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
DR. ANDREW SCOTT & DR. WAYNE SCOTT

DATE: 04/12/2002
SCALE: NOT TO SCALE