

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 18, 2002

**1. OFFICIAL PLAN AMENDMENT FILE OP.02.002
ZONING BY-LAW AMENDMENT FILE Z.01.084
ALGEM PROPERTIES LTD.
PRELIMINARY REPORT**

P.2002.12

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.002 and Z.01.084 (Algem Properties Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 19, 2001, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to C1 Restricted Commercial Zone. A corresponding application to amend the Official Plan was submitted on January 11, 2002 to redesignate the lands to "General Commercial". The proposed development is for a 989 m² (including basement) 2-storey business and professional office building, with limited retail commercial uses on the ground floor.

Background - Analysis and Options

The site is located on the southeast corner of Dufferin Street and King High Drive, being Part of Lots 57 and 58 on Registered Plan 3541 (7851 Dufferin Street), in Lot 6, Concession 2, City of Vaughan. The 0.268 ha site has 37.5m frontage on King High Drive and 74.1m flankage on Dufferin Street.

The site is designated "Low Density Residential" by OPA No. 210 (Thornhill-Vaughan Community Plan) and zoned R3 Residential Zone by By-law 1-88, subject to Exception 9(641). The surrounding land uses are:

- North – King High Drive; residential (R3 Residential Zone)
- South – residential (R1 Residential Zone)
- East – residential (R3 Residential Zone)
- West – Dufferin Street; agricultural (A Agricultural Zone)

On January 25, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Concord West and Westmount-Wilshire Ratepayers Associations. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole.

Preliminary Review

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

- the "Low Density Residential" designation permits only detached dwellings at a maximum density of 22 units per net hectare; an official plan amendment is required to permit the proposed office and commercial uses;

- consideration is required for the long term redevelopment potential of all of the properties along the east side of Dufferin Street, north of Regional Road 7 in this area, and the need for a comprehensive Official Plan amendment;
- the R3 Zone permits only detached dwellings; a zoning amendment would be required to permit the proposed office and commercial uses; the application has not specified which of the limited commercial uses that are being contemplated on the subject lands;
- review will be given to the appropriateness and compatibility of the proposed office and commercial uses on the property, in light of the large-lot residential to the north and east, the future commercial to the south, and future prestige employment to the west across Dufferin Street;
- a comprehensive review of the appropriate land uses and development options for both the site and adjacent properties along Dufferin Street is required; the proposal could limit the development potential and access to the rear portion of the three residential lots to the east, having depths of 74m (243 ft); and,
- the site and building design, parking, access, landscaping and engineering would be reviewed upon submission of a comprehensive concept plan and detailed site plan.

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 report to a future Committee of the Whole meeting.

In particular, the appropriateness and compatibility of redesignating and rezoning the subject lands to permit office and commercial uses on the property, in light of the low density residential to the north and east, future commercial to the south, and future prestige employment to the west across Dufferin Street, will be reviewed. A comprehensive review of the appropriate land uses and development options for the site and adjacent properties will also be undertaken.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

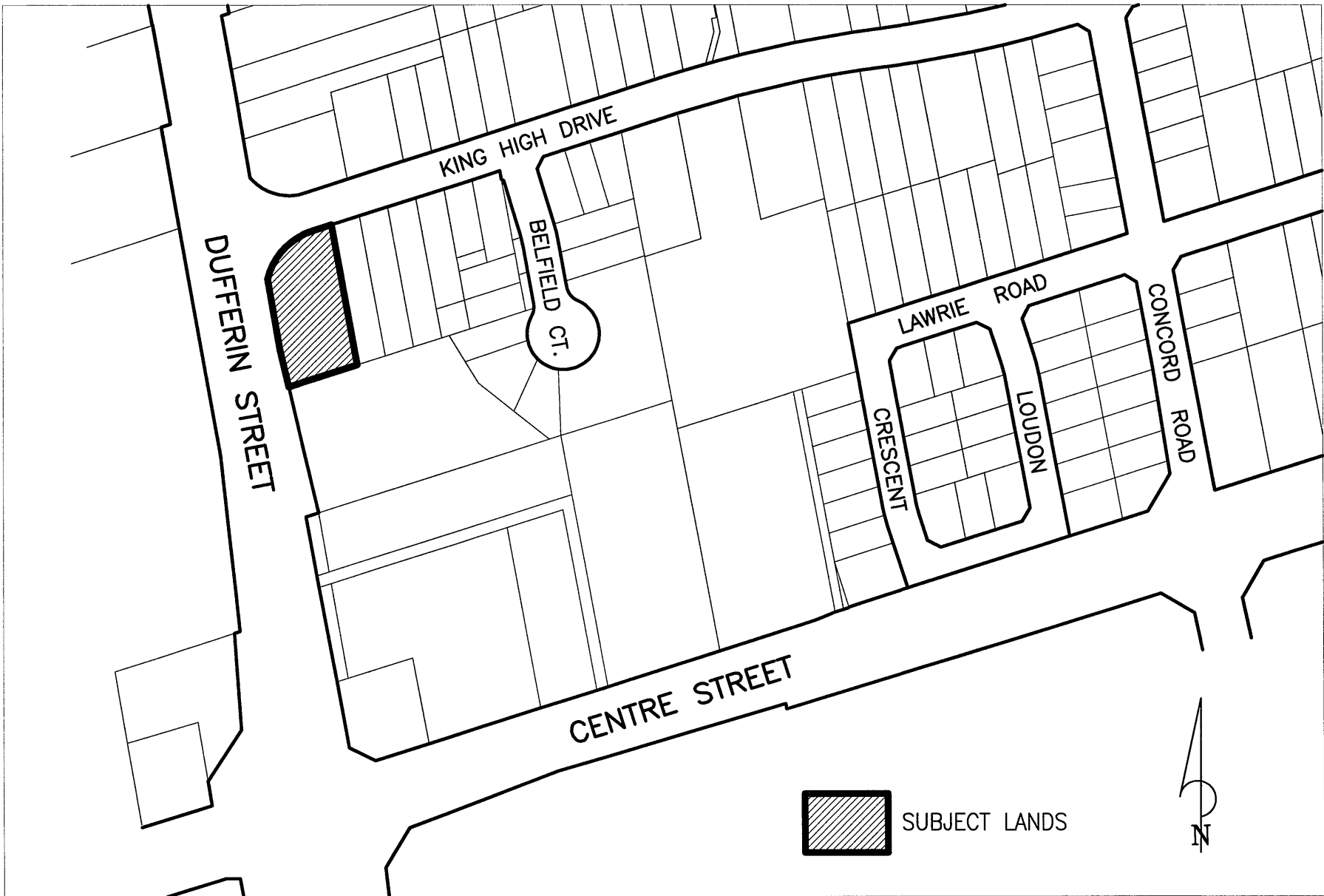
Arminé Hassakourians, Planner, ext. 8368
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

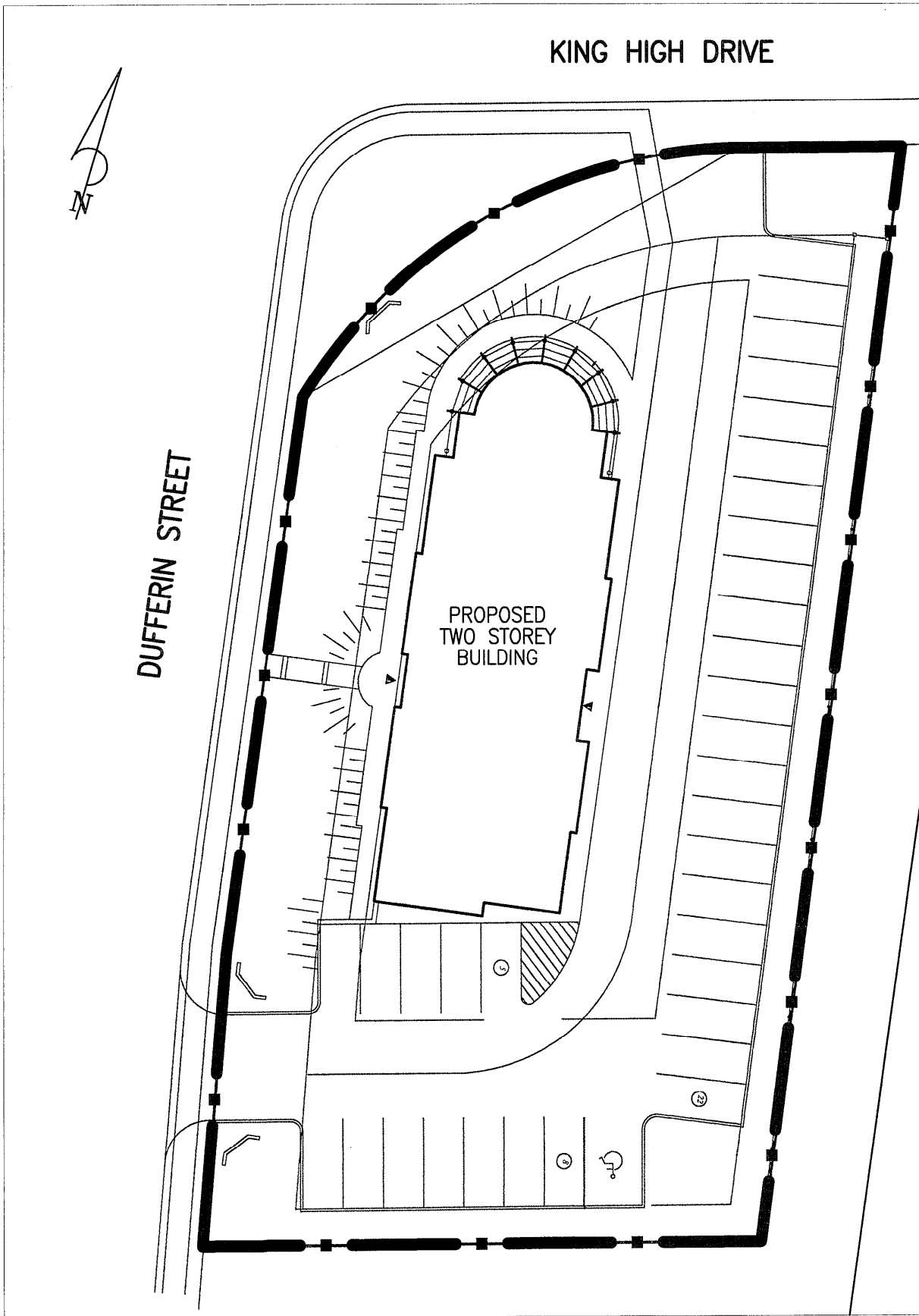
JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:
Z.01.084 OP.02.002	LOCATION: PART OF LOT 6, CONCESSION 2		01/17/2002
		APPLICANT:	SCALE:
		ALGEM PROPERTIES LIMITED	NOT TO SCALE



ATTACHMENT '2'
CONCEPTUAL SITE PLAN

FILE #:	REPORT #:
Z.01.084 OP.02.002	LOCATION: PART OF LOT 6, CON. 2



SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

ALGEM PROPERTIES LTD.

DATE: 01/17/2002

SCALE: NOT TO SCALE