

COMMITTEE OF THE WHOLE MAY 17, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.091
CITY OF VAUGHAN
REPORT #P.2004.53**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.03.091 (City of Vaughan) BE APPROVED, to rezone the subject lands to RM1 Multiple Residential Zone and C4 Neighbourhood Commercial Zone.

Purpose

On December 3, 2003, the City of Vaughan initiated an amendment to By-law 1-88 to rezone the subject lands to C4 Neighbourhood Commercial Zone and RM1 Multiple Residential Zone to implement the Official Plan designation.

Background - Analysis and Options

The 7.25 ha property is located on the southwest corner of Teston Road and Keele Street, in Part of Lot 25, Concession 4, City of Vaughan.

The lands are designated "Medium Density Residential" and "Neighbourhood Commercial Area" by OPA 350 (Maple Community Plan), and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Teston Road; vacant (A Agricultural Zone)
- South - Region of York Reservoir, vacant (A Agricultural and C4-H Neighbourhood Commercial Zones)
- East - Keele Street; industrial (M1 Restricted Industrial Zone)
- West - residential, reservoir (R4 and R5 Single Family Detached Dwelling/Semi Detached Dwelling Zones and A Agricultural Zone)

On February 27, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Gates of Maple Ratepayers Association. To date, no responses have been received.

The recommendation of the Committee of the Whole on March 22, 2004, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on March 29, 2004.

Official Plan

The City owned lands at the southwest corner of Keele and Teston Road are designated "Neighbourhood Commercial" along the Keele Street frontage and "Medium Density Residential" along Teston Road (north of the existing Region owned lands) by OPA 350 (Maple Community Plan).

The "Medium Density Residential" designation permits on-street townhouses and block townhouses at a net density between 30 and 60 units/ha, with an average net density of 45 units/ha on a neighbourhood basis. The "Neighbourhood Commercial" designation permits uses such as supermarkets, retail stores, restaurants, business and professional offices, banks and financial institutions and personal service establishments. The corresponding zone category is

the C4 “Neighbourhood Commercial” Zone. The proposed residential and commercial uses conform with the Official Plan.

Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. A zoning amendment is required to implement the Official Plan designations. The proposed 2.76ha portion of land located along Teston Road adjacent to the existing residential area will be rezoned to RM1 Multiple Residential Zone to permit on-street townhouse units along the future easterly extension of Isaac Murray Avenue and D’Amato Crescent.

The remaining 4.49ha of land abutting Keele Street will be rezoned to C4 Neighbourhood Commercial zone to match the corresponding official plan designation. The C4 Neighbourhood Commercial zone permits the following uses:

- Bank or Financial Institution
- Brewers Retail Outlet
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- L.C.B.O. Outlet
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Retail Store
- Service or Repair Shop
- Supermarket
- Veterinary Clinic
- Video Store

Engineering

With respect to servicing allocation, the neighbourhood commercial component of the lands does not require water and sewer servicing allocation. This is consistent with the City’s and Region’s current practice of accommodating commercial consumption rates within residential rates. However, prior to approval of the residential development, servicing capacity must be identified and allocated.

Region of York

At this time the Regional Municipality of York has no comment in regards to the subject application. Upon submission and review of a formal Site Plan Application for the subject lands, the Regional Municipality of York shall provide the Owner of any property, financial, legal, insurance, technical, notification and other requirements, which will become part of the conditions of approval for the subject application.

Planning Consideration

The RM1 Multiple Residential Zone zoning is consistent with the “Medium Density Residential Area” designation which provides a transition area between the existing low density residential area to the west and the designated neighbourhood commercial area along Keele Street. In addition, the C4 Neighbourhood Commercial zone is consistent with its “Neighbourhood Commercial” designation and is an appropriate use along the Keele Street frontage.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #350.

Conclusion

Planning Staff consider the proposed rezoning to Neighbourhood Commercial and Medium Density Residential appropriate for the subject lands. The proposed rezoning conforms to the Official Plan. Should Committee concur, the recommendation of this report can be adopted.

Attachments

1. Location Map
2. Land Use Designations

Report prepared by:

Margaret Holyday, Planner 1, ext. 8216

Arto Tikiryan, Senior Planner, ext. 8212

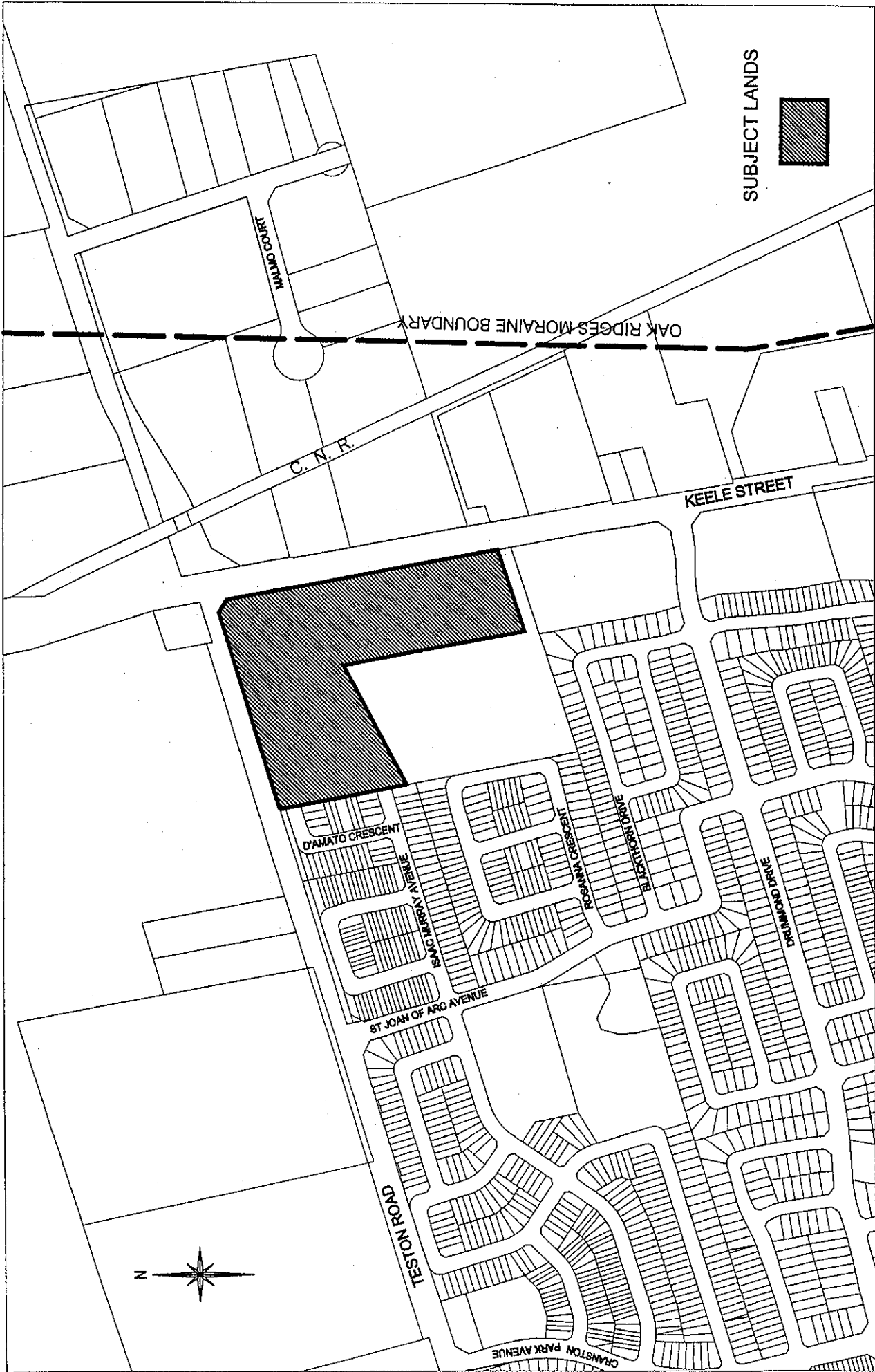
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Attachment **1**

FILE No.:
Z.03.091

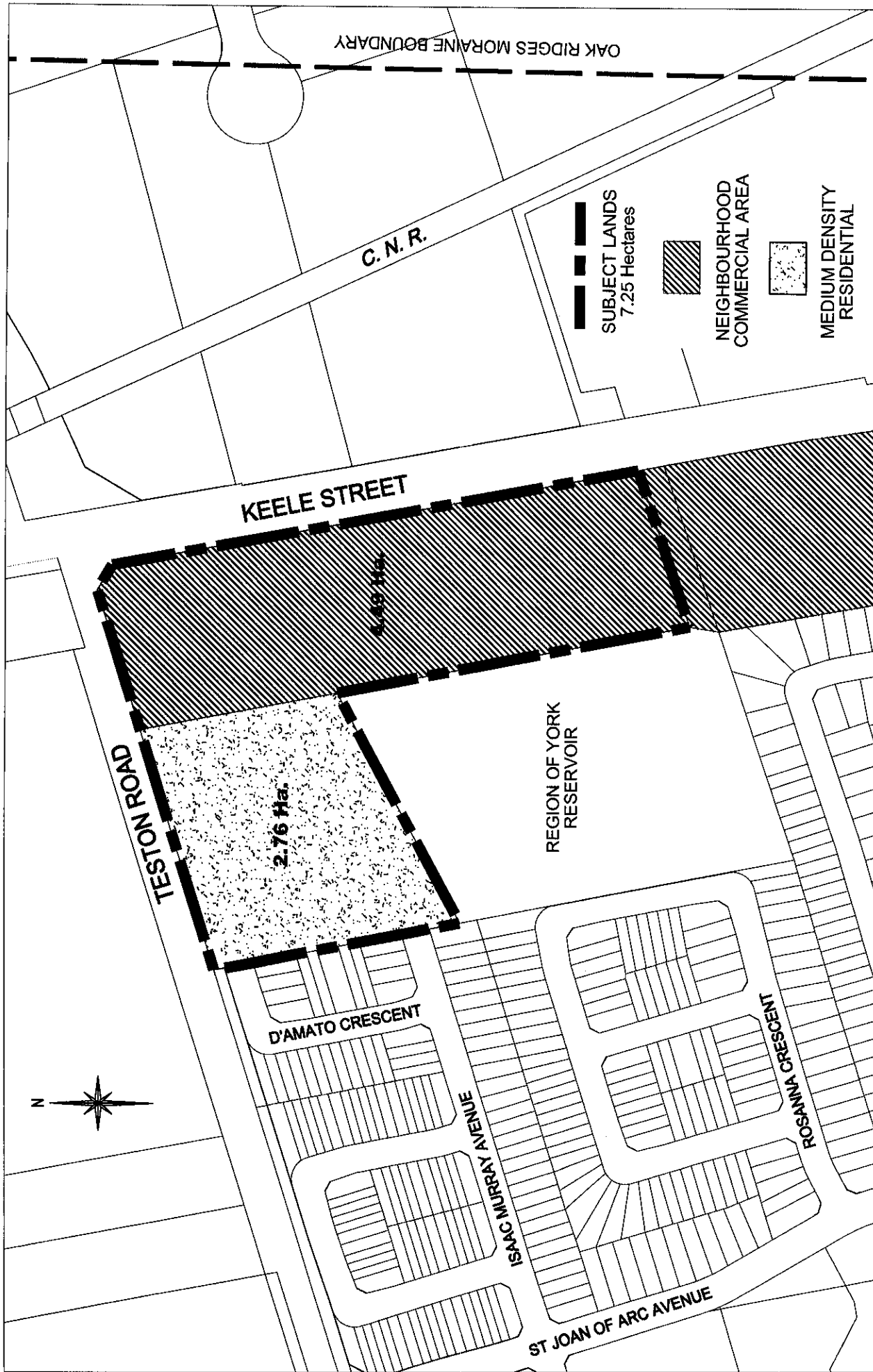
Not to Scale
December 9, 2003

City of Vaughan
Community Planning Department

Location Map

Part of Lot 25,
Concession 4

APPLICANT:
CITY OF VAUGHAN



Landuse Designations

APPLICANT:
CITY OF VAUGHAN
Part of Lot 25,
Concession 4



Community Planning Department

Attachment

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