

**1. ZONING BY-LAW AMENDMENT FILE Z.08.031
CONSTANTINOS PALLAS**

P.2008.30

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.031 (Constantinos Pallas) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On August 8, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of August 22, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to C3 Local Commercial Zone, to facilitate a proposed 2-storey commercial building with a gross floor area of 661.4 m² as shown on Attachments #2 and #3. The C3 Zone would permit the following uses on the subject lands: bank or financial institution; business and professional office; personal service shop; photography studio; retail store; and a video store.

The following zoning exceptions (but not limited to) to the C3 Zone are proposed to facilitate the commercial development based on the conceptual site plan provided on Attachment #2:

Standard	By-law 1-88 Requirement	Proposed
Minimum Front Yard Setback (Major Mackenzie Drive)	11.0 m	8.2 m
Minimum Rear Yard Setback	9.0 m	1.2 m
Minimum Interior Yard Setback	9.0 m	2.02 m (to the west property line)
Minimum Lot Depth	60 m	± 23.5 m
Required Parking Spaces	40 spaces	26 spaces
Joint ingress and egress Driveway Access width	7.5 m	6.0 m
Landscape Buffer Strip abutting an Open Space Zone	2.4 m	1.2 m
Minimum Landscape Strip width along a lot line abutting a street	6.0 m	2.0 m along the parking area

Loading Spaces	Not between a building and a street	Permit 1 loading space between an existing building and a street
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Background - Analysis and Options

The subject lands are located on the north side of Major Mackenzie Drive, east of Jane Street, in Part of Lot 20, Concession 4, City of Vaughan.

The subject lands are designated “Community Commercial Centre” by OPA #350 (Maple Community Plan), and are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the policies contained within OPA #350 (Maple Community Plan), Zoning By-law 1-88, and the surrounding land use context to determine the appropriateness of the proposed zoning by-law amendment;
- ii) if the Zoning By-law Amendment Application is approved, a Site Development Application will be required to be submitted to allow for a comprehensive review of the proposed commercial development, including but not limited to, building location, access, parking, traffic impact, landscaping, building elevations, and stormwater management. The application must also be reviewed by the Maple Streetscape Community Advisory Committee; and,
- iii) the Owner has submitted a Geotechnical Investigation and Limited Environmental Testing report; if necessary, further studies such as parking, traffic impact and Environmental Phase 1 may be required to be submitted to be reviewed in support of this Zoning By-law Amendment Application.

Relationship to Vaughan Vision 2020

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in comprehensive report to a future Committee of the Whole meeting. In particular, the Zoning By-law Amendment Application will be reviewed in the context of the policies of OPA #350, the zoning requirements in By-law 1-88, and the appropriateness of the

proposed uses and zoning standards, the area context, and compatibility with the existing uses in the surrounding area.

Attachments

1. Location Map
2. Proposed Site Plan
3. Proposed Elevations

Report prepared by:

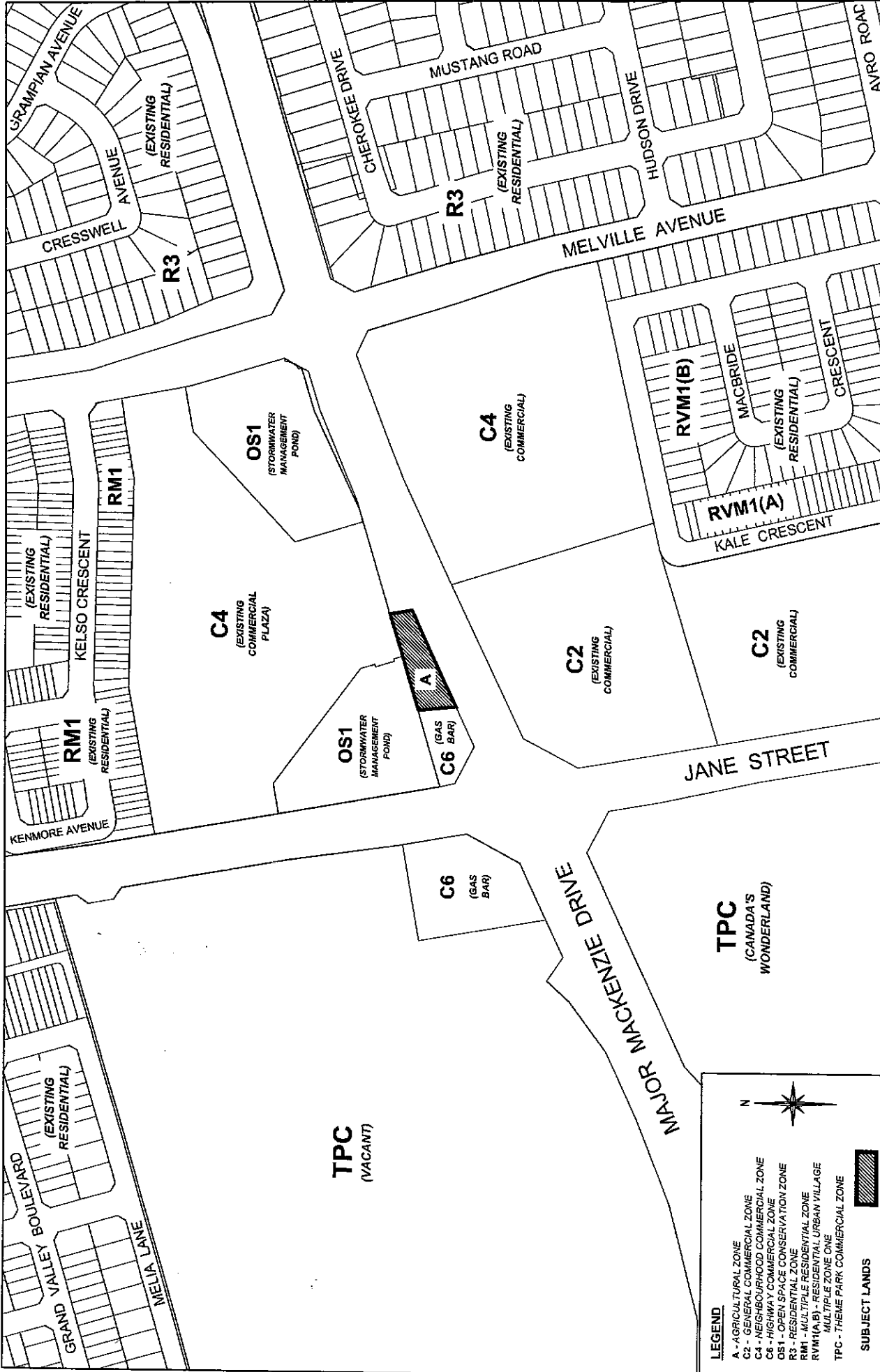
Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Senior Manager of Development Planning

/LG



LEGEND

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R3 - RESIDENTIAL ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- TPC - THEME PARK COMMERCIAL ZONE

SUBJECT LANDS



Location Map

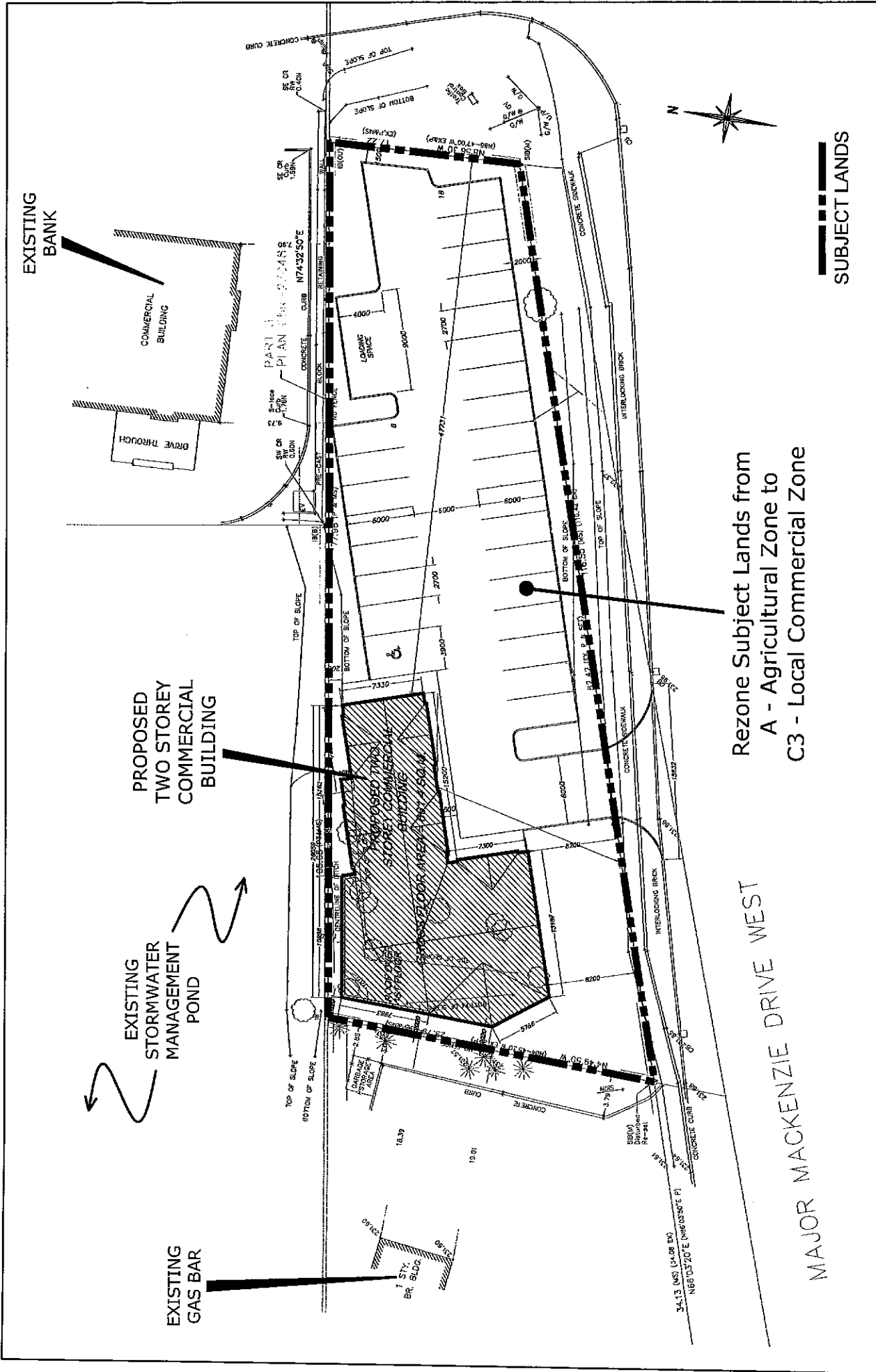


Development Planning Department

Attachment 1

FILE No.: Z.08.031
 Not to Scale
 August 7, 2008

Part of Lot 20,
 Concession 4
 APPLICANT:
 CONSTANTINOS PALLAS
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Proposed Site Plan

Part of Lot 20,
Concession 4
 APPLICANT:
CONSTANTINOS PALLAS
N:\D\F\1 ATTACHMENTS\Z\08.031.dwg



The City Above Toronto
 Development Planning Department

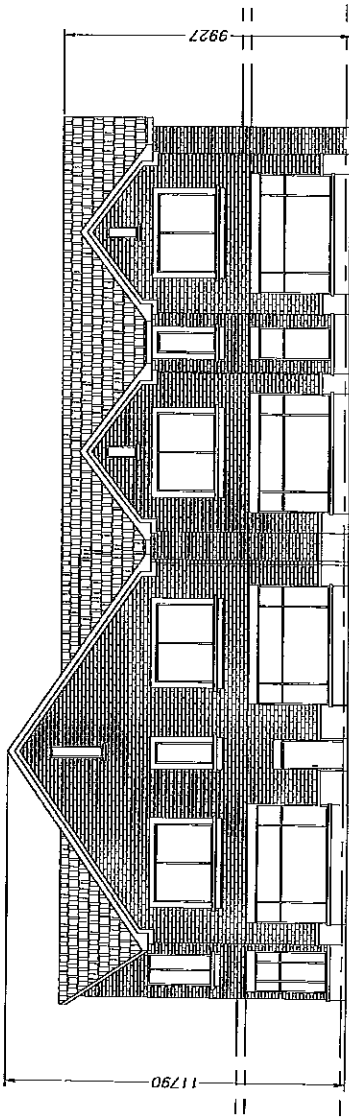
Attachment 2

FILE No.:
 Z.08.031
 Not to Scale
 August 14, 2008

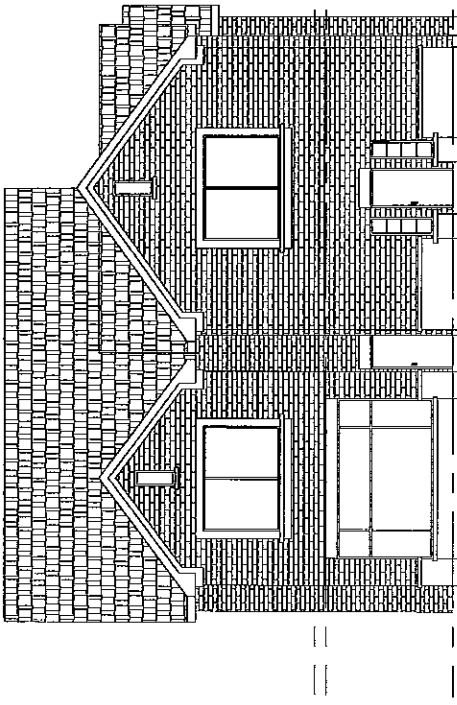
Rezone Subject Lands from
 A - Agricultural Zone to
 C3 - Local Commercial Zone

 SUBJECT LANDS

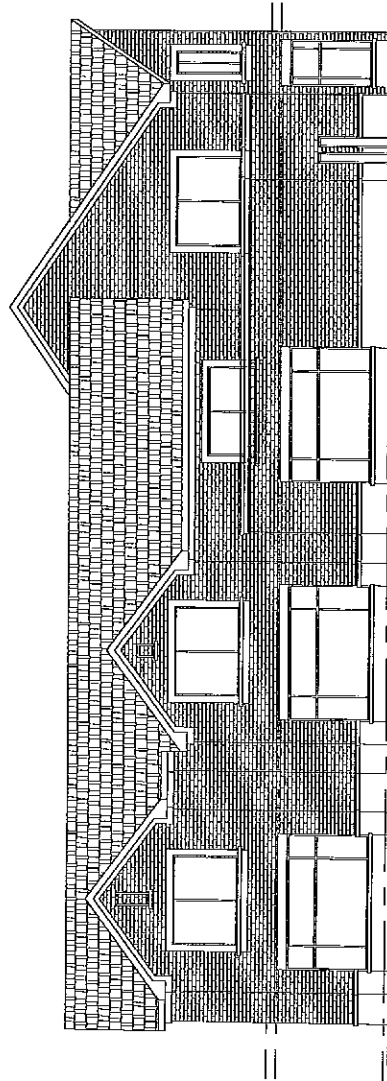
MAJOR MACKENZIE DRIVE WEST



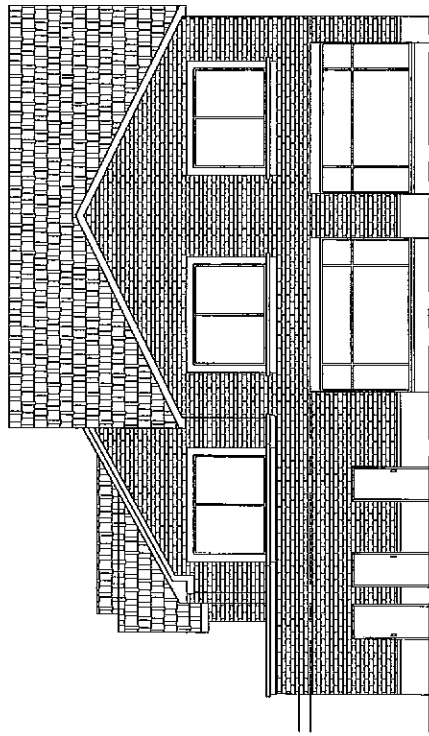
SOUTH ELEVATION - FACING MAJOR MACKENZIE DRIVE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Proposed Elevations

Part of Lot 20,
Concession 4

APPLICANT:
CONSTANTINOS PALLAS
N:\DPT1 - ATTACHMENTS\21.08.031.dwg



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Attachment 3

FILE No.:
Z.08.031

Not to Scale

August 14, 2008