

**2.    ZONING BY-LAW AMENDMENT FILE Z.09.016  
NINE-TEN WEST LIMITED  
WARD 1**

**P.2008.21**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Meeting report for File Z.09.016 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)     Date the Notice of a Public Meeting was circulated: May 29, 2009
- b)     Circulation Area: 150 m
- c)     Comments Received as of June 9, 2009: None

**Purpose**

**Proposal:**

The Owner has submitted a Zoning By-law Amendment Application to rezone a 0.32 ha property from A Agricultural Zone to C4 Neighbourhood Commercial Zone. The rezoning is required to consolidate the subject lands with the adjacent commercial properties to the north, west and east, which are zoned C4 Neighbourhood Commercial Zone. The consolidated lands would create a commercial block having a total area of approximately 1.01 ha.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ North side of Rutherford Road and east of Thomas Cook Avenue, municipally known as 1076 Rutherford Road, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "Medium Density Residential/Commercial" by OPA #600.</li><li>▪ Proposal to rezone to C4 Zone conforms to the Official Plan.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ A Agricultural Zone by By-law 1-88.</li><li>▪ An Amendment to the Zoning By-law is required to rezone the property to C4 in conformity with the Official Plan, and consistent with the adjacent C4 zoning on the lands to the north, west and east.</li></ul>

Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>
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**Preliminary Review**

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	The appropriateness of rezoning the subject lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone, to be combined and developed with the adjacent commercially zoned (C4) lands to the north, west and east (Attachment #3) will be reviewed. Any site-specific zoning requirements to address the existing structure of heritage interest on the subject lands will be reviewed in consultation with the Vaughan Cultural Services Division.
b.	Phase 1 Environmental Report	The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
c.	Heritage Structure	The site includes a building of heritage interest (former Carrville Post Office), which is partially located within the Regional right-of-way (to be dedicated in the future as a road widening), as shown on Attachment #3. The property is not designated under the Ontario Heritage Act, however, has been identified as being of interest in the Vaughan Heritage Inventory. The applicant will be providing a Heritage Impact Assessment of the building to the Cultural Services Division for their consideration. The Owner has been in discussion with Cultural Services Staff with respect to the preservation of the building. Any details with respect to the preservation of the building within the proposed development of the property will be addressed at the site plan stage.

**Relationship to Vaughan Vision 2020 / Strategic Plan**

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 preliminary issues identified in this report, and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

## **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Rezoning

## **Report prepared by:**

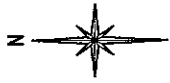
Arminé Hassakourians, Planner, ext. 8368  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

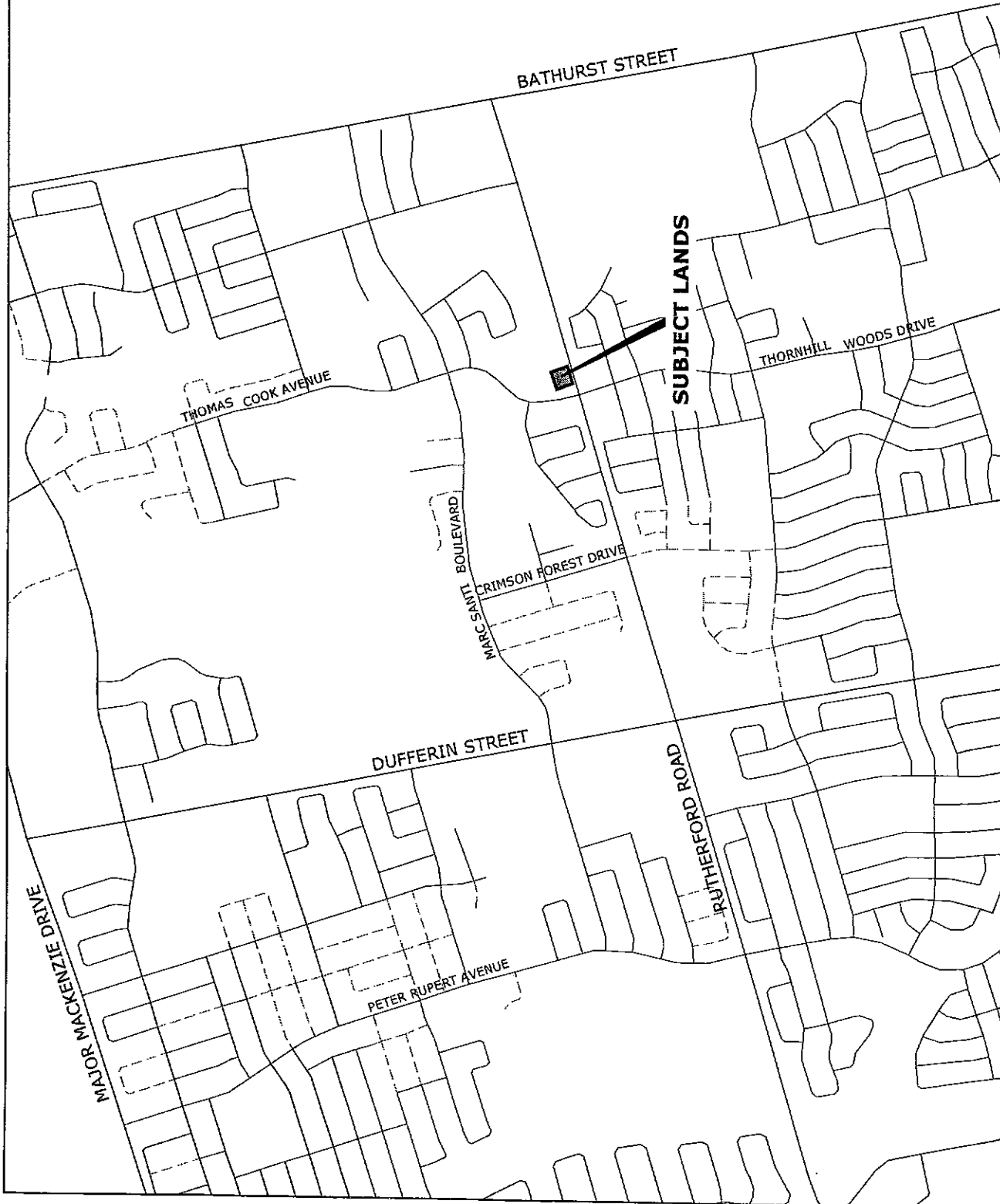
GRANT UYEVAMA  
Director of Development Planning

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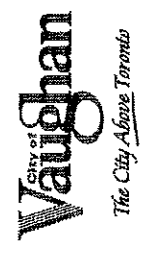
Not to Scale

TOWN  
OF  
RICHMOND  
HILL



File:  
Z.09.016

Date:  
May 15, 2009



Development Planning Department

Context Location Map

Part of Lot 16,  
Concession 2

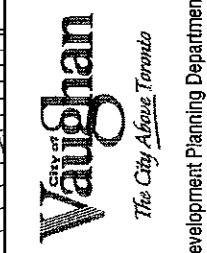
Applicant:  
NINE-TEN WEST LIMITED

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# Location Map

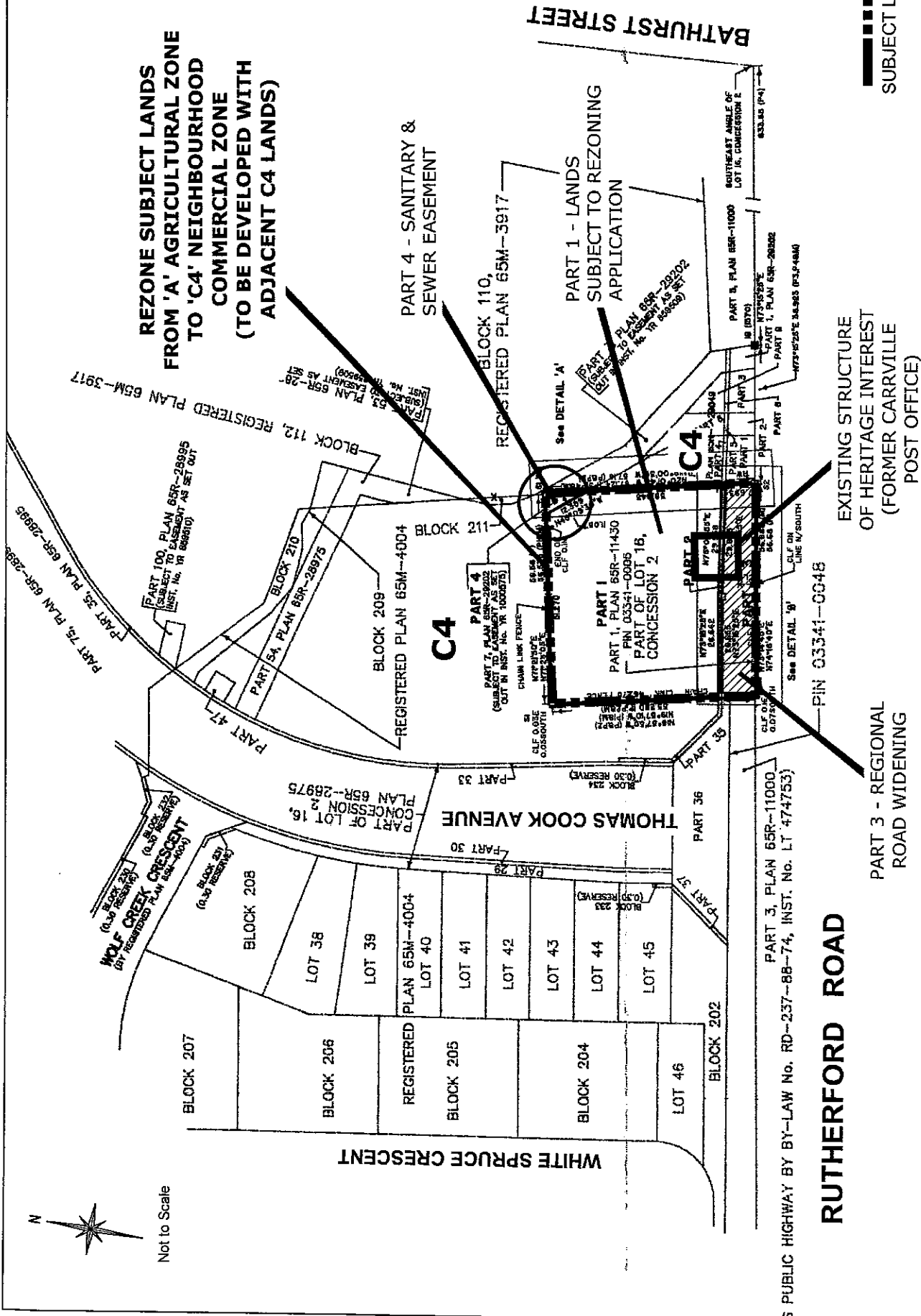
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- LEGEND**
- A - AGRICULTURAL ZONE
  - C1 - RESTRICTED COMMERCIAL ZONE
  - C3 - LOCAL COMMERCIAL ZONE
  - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - RVM1(A) - RESIDENTIAL VILLAGE ZONE FOUR MULTIPLE ZONE ONE
  - RD1 - RESIDENTIAL DETACHED ZONE ONE
  - RD3 - RESIDENTIAL DETACHED ZONE THREE
  - RD4 - RESIDENTIAL DETACHED ZONE FOUR
  - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
  - RT1 - RESIDENTIAL TOWNHOUSE ZONE
- SUBJECT LANDS**
- [Hatched Box] SUBJECT LANDS



Not to Scale



# RUTHERFORD ROAD

PART 3 - REGIONAL ROAD WIDENING

PIN 03341-0048

EXISTING STRUCTURE OF HERITAGE INTEREST (FORMER CARRVILLE POST OFFICE)

PART 1 - LANDS SUBJECT TO REZONING APPLICATION

PART 4 - SANITARY & SEWER EASEMENT

REZONE SUBJECT LANDS FROM 'A' AGRICULTURAL ZONE TO 'C4' NEIGHBOURHOOD COMMERCIAL ZONE (TO BE DEVELOPED WITH ADJACENT C4 LANDS)

SUBJECT LANDS

# Proposed Rezoning

Part of Lot 16, Concession 2

Applicant: NINE-TEN WEST LIMITED

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Development Planning Department