

**1. ZONING BY-LAW AMENDMENT FILE Z.10.017
BELA KACSO/JOSEPH RADY-PENTEK & 350467 ONTARIO LIMITED
WARD 4**

P.2010.24

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.017 (Bela Kacso/Joseph Rady-Pentek and 350467 Ontario 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 7, 2010.
- b) Circulation area: 150 m, and to the Concord West Ratepayers' Association, the Beverley Glen Ratepayers' Association and the Thornhill Woods Community Association.
- c) Comments received as of May 19, 2010: None.

Purpose

The Owners have submitted an application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone in the manner shown on Attachments #3 and #4, respectively. The intent is to implement service commercial uses on the eastern portion of the lands, maintain restricted commercial uses on the western portion of the lands, and facilitate a future land exchange between the two respective property owners. The following site-specific zoning exceptions are required to implement the service commercial uses on the eastern portion of the lands:

	By-law Standard	By-law 1-88 C7 Zone Requirements	Proposed Exceptions to C7 Zone
a.	Minimum lot frontage (Langstaff Road)	▪ 65 m	▪ 60 m
b.	Minimum lot area	▪ 8000 m ²	▪ 4800 m ²

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 1531 Langstaff Road, 8470 Dufferin Street and 8484 Dufferin Street.▪ Southwest corner of Langstaff Road and Dufferin Street, being Parts 1-8 inclusive on Plan 65R-31588, in Part of Lot 10, Concession 3, City of Vaughan.▪ Shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Prestige Area" by OPA #450 (Employment Area Plan), which also permits "Service Nodes".▪ Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone and C1 Restricted Commercial Zone by By-law 1-88▪ C1 Restricted Commercial Zone is subject to Exception 9(283).▪ The proposal for the subject lands requires an amendment to Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

The eastern portion of the lands (0.48 hectares) is currently under the ownership of Bela Kacso/Joseph Rady-Pentek, and the western portion (0.15 hectares) is owned by 350467 Ontario Limited, as shown on Attachment #3. The proposed Zoning By-law Amendment application would facilitate a land exchange between the respective property owners through a future Consent Application which shall be approved by the Vaughan Committee of Adjustment. Through that application, the Owners would exchange an identical amount of land area (thereby ensuring the proposed C1 Zone lands are not considered to be an employment land conversion under the Provincial Policy Statement) to consolidate respective ownership through the newly created zones shown on Attachment #4. The existing and proposed land ownership as shown on Attachments #3 and #4 is summarized below:

	Owner	Existing Land Ownership	Proposed Land Ownership
a.	Bela Kacso/Joseph Rady-Pentek	<ul style="list-style-type: none">▪ Parts 1, 3, 4, 6, 7 and 8 on Plan 65R-31588.	<ul style="list-style-type: none">▪ Parts 4-8 inclusive on Plan 65R-31588.
b.	350467 Ontario Limited	<ul style="list-style-type: none">▪ Parts 2 and 5 on Plan 65R-31588.	<ul style="list-style-type: none">▪ Parts 1-3 inclusive on Plan 65R-31588.

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.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Land Exchange	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the subject lands to C1 Restricted Commercial Zone and C7 Service Commercial, including the proposed zoning exceptions and land exchange, will be reviewed in the context of surrounding land uses.
c.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report submitted by EMC Group Limited in support of the application must be approved to the satisfaction of the Development Planning Department.
d.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted by V.A. Wood Associates Limited in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
e.	Preliminary Geotechnical Investigation	<ul style="list-style-type: none"> ▪ The Preliminary Geotechnical Investigation for future development on the eastern portion of the lands (8470 Dufferin Street) submitted by V.A. Wood Associates Limited in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
f.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Plan Application to facilitate development on the eastern portion of the lands (proposed C7) will be required. The future application will be reviewed to ensure appropriate building form and massing, site design, access, internal traffic circulation and transportation issues, parking, landscaping, servicing and grading. ▪ The westerly lands (C1) are developed with a 2-storey commercial building.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Future site plan review will be given to opportunities for sustainable design including, but not limited to: CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, promotion of active and public modes of transportation, energy efficient features, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, minimized site disturbance through site design and construction, adaptive reuse, etc.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Sustainable design will be reviewed and implemented through the future site plan approval process, if the subject zoning application is approved.

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 Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Existing Zoning & Ownership
4. Proposed Zoning & Ownership

Report prepared by:

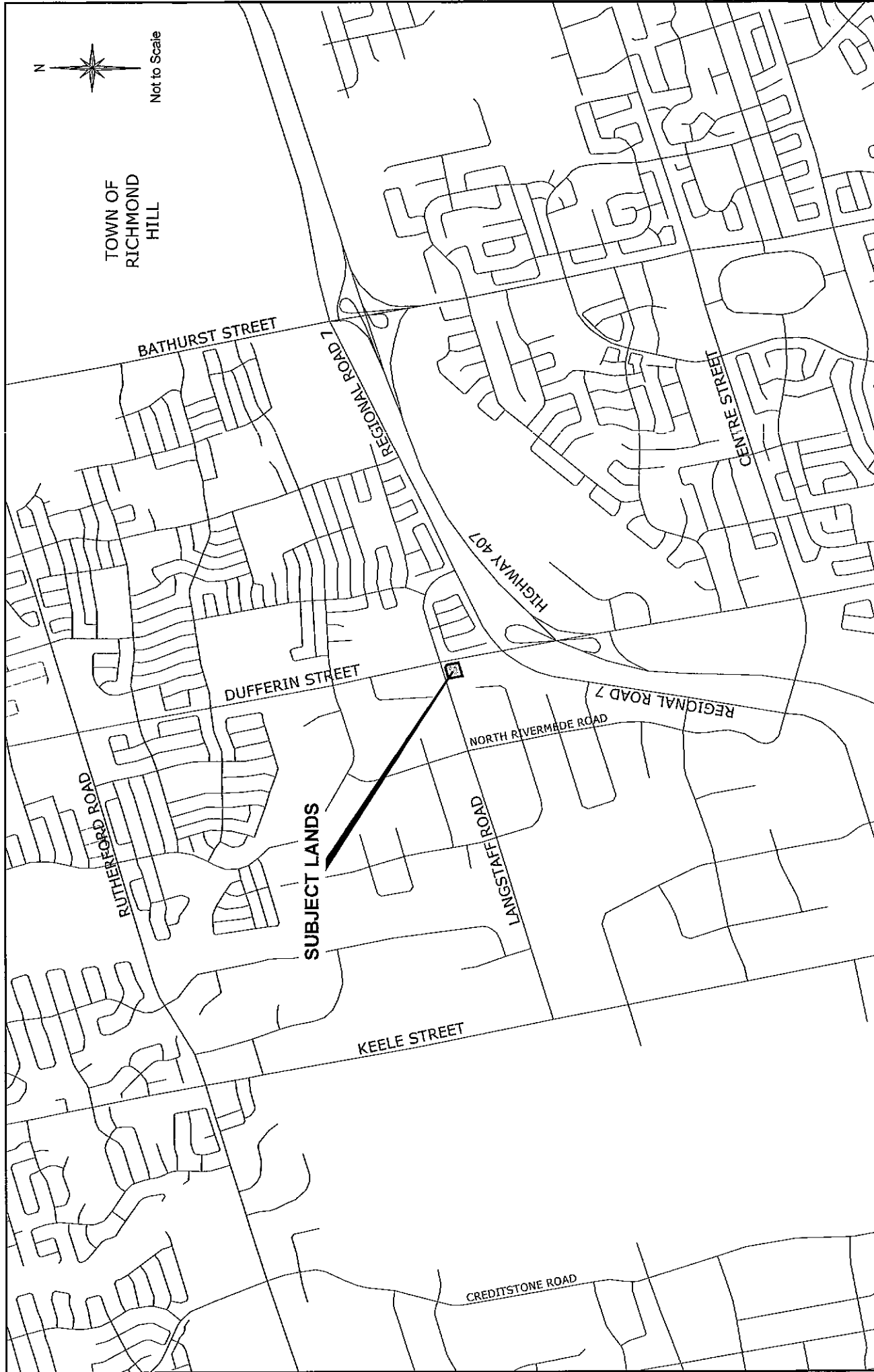
Erika Ivanic, Planner I, ext. 8485
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



TOWN OF
RICHMOND
HILL

Not to Scale

Context Location Map

Location: Part of Lot 10,
Concession 3

Applicant: Bela Kacso / Joseph Rady-Pentek
& 350467 Ontario Limited

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City of Vaughan
The City Above Toronto

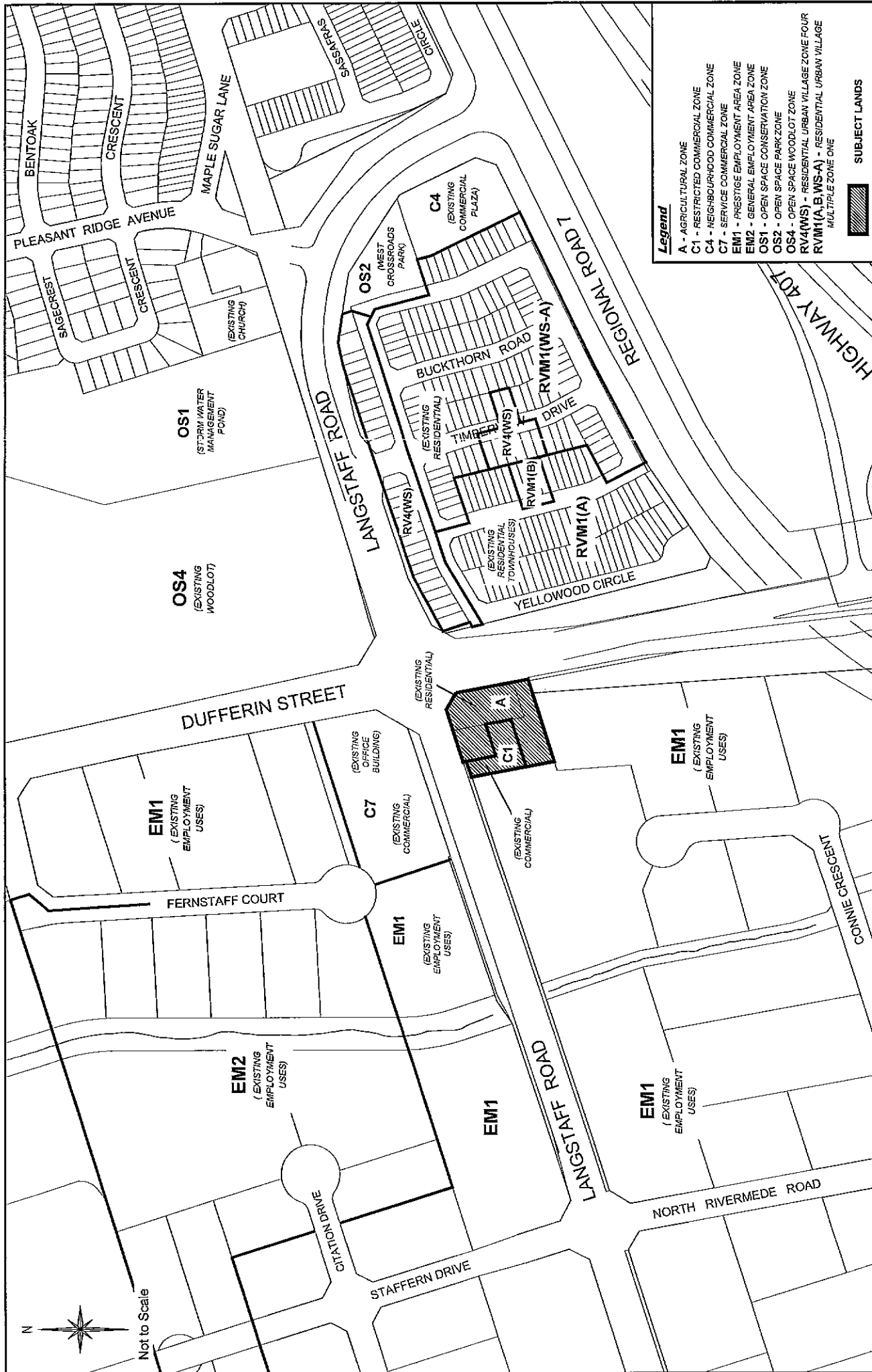
Development Planning Department

Attachment

File:
Z.10.017

Date:
April 20, 2010

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Location Map

Location: Part of Lot 10,
Concession 3

Applicant: Bela Kacso / Joseph Rody-Pentek
& 350467 Ontario Limited

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The City Above Toronto

Development Planning Department

Attachment

File: Z.10.017

Date: April 20, 2010

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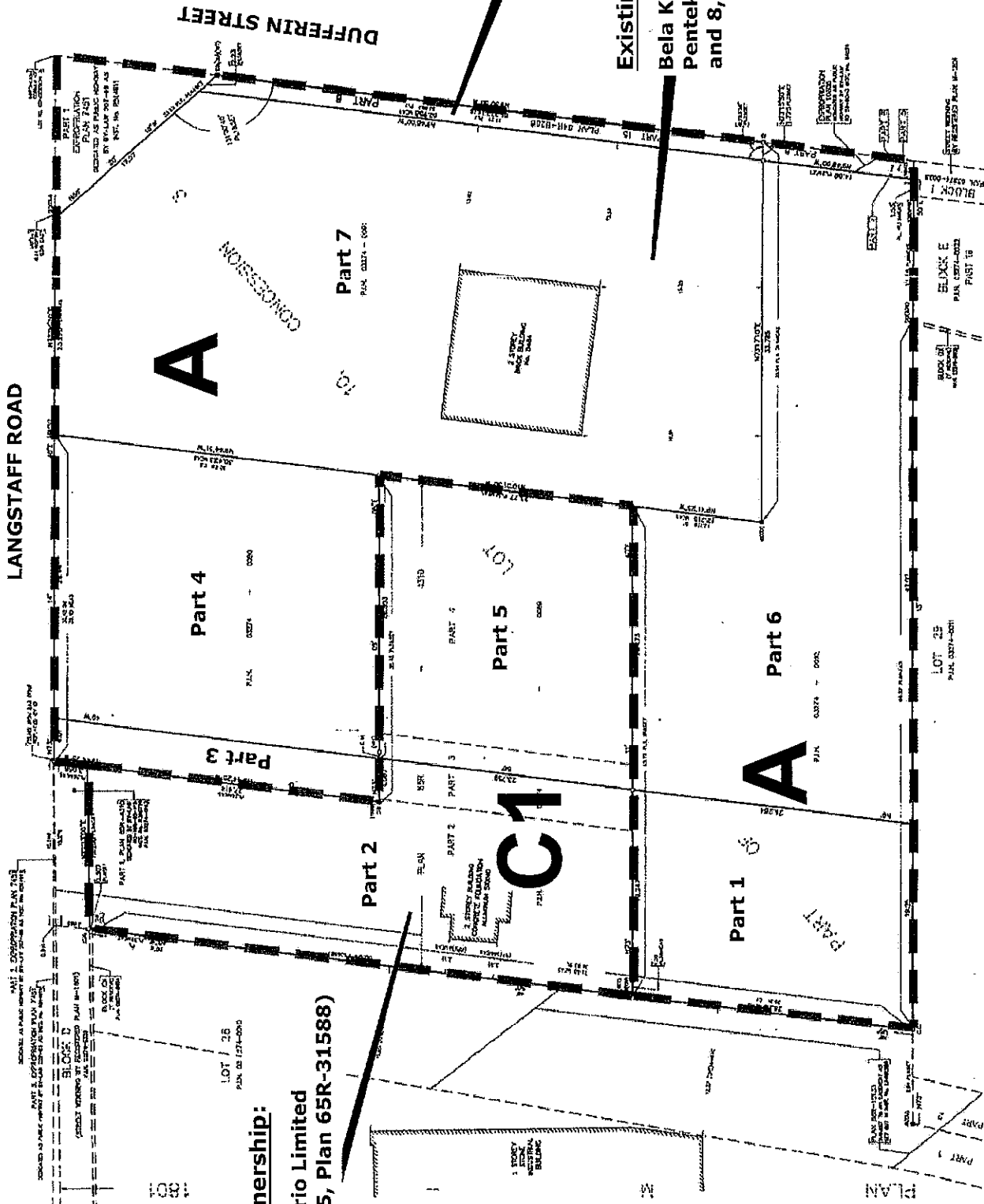
LANGSTAFF ROAD



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Existing Ownership:

Bela Kacso/Joseph Rady-
Pentek (Parts 1, 3, 4, 6, 7
and 8, Plan 65R-31588)



Existing Ownership:

**350467 Ontario Limited
(Parts 2 and 5, Plan 65R-31588)**

Existing Zoning & Ownership

Location: Part of Lot 10,
Concession 3

Applicant: Bela Kacso / Joseph Rady-Pentek
& 350467 Ontario Limited

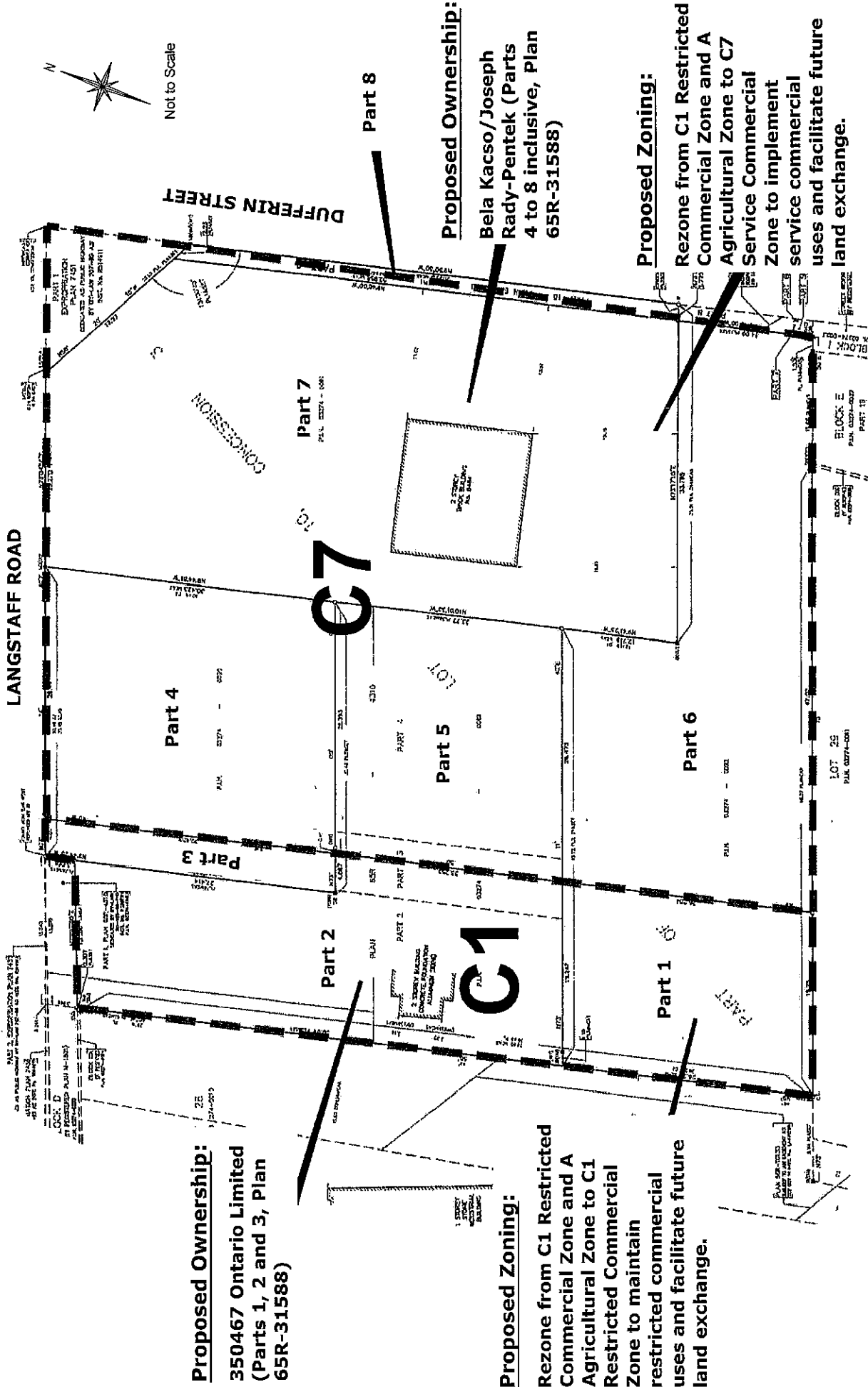
City of Vaughan

The City Above Toronto

Development Planning Department

Attachment

File: Z.10.017-3
Date: April 20, 2010



Proposed Ownership:
350467 Ontario Limited
(Parts 1, 2 and 3, Plan
65R-31588)

Proposed Zoning:

Rezone from C1 Restricted Commercial Zone and A Agricultural Zone to C1 Restricted Commercial Zone to maintain restricted commercial uses and facilitate future land exchange.

Proposed Ownership:

Bela Kacso / Joseph Rady-Pentek (Parts 4 to 8 inclusive, Plan 65R-31588)

Proposed Zoning:

Rezone from C1 Restricted Commercial Zone and A Agricultural Zone to C7 Service Commercial Zone to implement service commercial uses and facilitate future land exchange.

Proposed Zoning & Ownership

Location: Part of Lot 10,
 Concession 3

Applicant: Bela Kacso / Joseph Rady-Pentek
 & 350467 Ontario Limited



The City Above Toronto

Development Planning Department

Attachment

File: Z.10.017
 Date: April 20, 2010

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