

COMMITTEE OF THE WHOLE JANUARY 17, 2012

**ZONING BY-LAW AMENDMENT FILE Z.11.028
LANGSTAFF GOSPEL HALL AND ALBERT AND MARGARET CLINGEN
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.028 (Langstaff Gospel Hall and Albert and Margaret Clingen) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 in the manner shown on Attachment #3, as follows:
 - a) Part 1 from R1 Residential Zone, subject to Exception 9(1124B) to A Agricultural Zone, subject to Exception 9(1124A);
 - b) Part 2 from RV3(W.S) Residential Urban Village Zone Three, subject to Exception 9(1063) to A Agricultural Zone, subject to Exception 9(1124A); and,
 - c) Part 3 from RV3(W.S) Residential Urban Village Zone Three, subject to Exception 9(1063) to R1 Residential Zone, subject to Exception 9(1124B).

2. THAT the implementing Zoning By-law:
 - a) shall not be enacted until the Owner (1300 Langstaff Road) files a Consent Application to the Vaughan Committee of Adjustment to convey a 423.3 m² parcel of land to 1350 Langstaff Road, as shown on Attachment #3, and the Committee's decision shall be approved and final and binding;
 - b) delete and replace Schedule "E-1237" of site-specific Exceptions 9(1124A) and (1124B) to reflect the above-noted rezoning of Parts 1, 2 and 3; and,
 - c) include a site-specific exception to the R1 Residential Zone to permit a rear yard setback of 0.5m to the existing shed located on 1300 Langstaff Road.

Contribution to Sustainability

No new development is proposed by this application.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On October 21, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Thornhill Woods Community Association. No written comments were received through the notice circulation. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 15, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on November 29, 2011.

Purpose

The Langstaff Gospel Hall and Albert and Margaret Clingen have jointly submitted Zoning By-law Amendment File Z.11.028, to amend Zoning By-law 1-88, specifically to rezone the subject lands

shown on Attachments #1 and #2, in the manner shown on Attachment #3, and to obtain the zoning exceptions indicated above in the recommendation of this report.

The zoning application will facilitate the severance of a 423.3m² parcel of land as shown on Attachment #3 from 1300 Langstaff Road (Clingen property) to be conveyed and consolidated with 1350 Langstaff Road (Langstaff Gospel Hall), to permit the use of the severed lands for the Langstaff Gospel Hall and implement a consistent zone category (R1 Residential Zone and A Agricultural Zone) on 1300 and 1350 Langstaff Road, respectively.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the northwest corner of Langstaff Road and Pleasant Ridge Avenue. The surrounding land uses are shown on Attachment #2. The subject lands are developed with the Langstaff Gospel Hall (1350 Langstaff Road), and a single detached dwelling, accessory structure (shed) and saddlery building (1300 Langstaff Road). No new development is proposed by this application.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #600 and "Low Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York. The application to rezone Parts 1, 2, and 3 of the subject lands in the manner shown on Attachment #3, and to facilitate the proposed severance, conforms to the Official Plans.

Zoning

The existing zoning for the subject lands is shown on Attachment #2. The westerly portion of 1350 Langstaff Road (Langstaff Gospel Hall) is zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(1124A). The balance of the Langstaff Gospel Hall property is zoned RV3(WS) Residential Urban Village Zone Three by Zoning By-law 1-88, subject to Exception 9(1063), and was acquired by the Langstaff Gospel Hall following the development of the residential subdivision to the north.

The westerly portion of 1300 Langstaff Road (Clingen property) is zoned R1 Residential Zone by Zoning By-law 1-88, subject to Exception 9(1124-B), to reflect the existing development. The easterly portion of their property is zoned RV3(WS) Residential Urban Village Zone Three by Zoning By-law 1-88, subject to Exception 9(1063), which was also formerly part of the subdivision to the north.

The Owners are proposing to rezone portions of the subject lands in the manner shown on Attachment #3, as follows:

- a) Part 1 from R1 Residential Zone, subject to Exception 9(1124B) to A Agricultural Zone, subject to Exception 9(1124A);
- b) Part 2 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to A Agricultural Zone, subject to Exception 9(1124A); and,
- c) Part 3 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to R1 Residential Zone, subject to Exception 9(1124B).

The rezoning would facilitate the following:

- a) the future severance of a 423.3 m² parcel of land as shown on Attachment #3 from 1300 Langstaff Road (Clingen Property) to be conveyed and consolidated with the property municipally known as 1350 Langstaff Road (Langstaff Gospel Hall);

- b) implement a consistent A Agricultural Zone, subject to Exception 9(1124A) over the entirety of 1350 Langstaff Road, including the proposed severed lands (Langstaff Gospel Hall); and,
- c) implement a consistent R1 Residential Zone, subject to Exception (1124B) over the entirety of 1300 Langstaff Road (Clingen property).

The proposed rezoning would not facilitate any new development at this time. The application provides for the rezoning of parts of the subject lands to facilitate a proposed severance and implement a consistent zone category over each property. The consent, if approved by the Committee of Adjustment, would result in two lots that comply with the minimum lot size and frontage requirements of Zoning By-law 1-88. A variance is required to recognize a 0.5m rear yard for an existing shed (as shown on Attachment #3), which is considered to be minor in nature. In order to implement the proposed rezoning, amendments to Schedule "E-1237" of Zoning By-law 1-88, are required. A condition of approval is included in this respect.

The Development Planning Department is satisfied that the proposal conforms to the Official Plan, is compatible with the existing area and will not have an impact on the existing surrounding community. On this basis, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.11.028.

Vaughan Committee of Adjustment

Should Vaughan Council concur with the recommendation in this report, the Owner must submit a Consent Application to the Vaughan Committee of Adjustment to facilitate the proposed severance. It is recommended that the implementing Zoning By-law not be enacted until the Owner of 1300 Langstaff Road has filed a Consent Application to the Vaughan Committee of Adjustment and the Committee's decision is approved and final and binding. A condition in this respect is included in the recommendation of this report.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has no concerns regarding the proposal, however, has indicated that the properties, 1300 Langstaff Road and 1350 Langstaff Road are individually designated under Part IV of the Ontario Heritage Act and are also included in the Listing of Buildings of Architectural and Historical Value in accordance with Part IV, Subsection 27 of the Ontario Heritage Act, as approved by Vaughan Council on June 27, 2005. As such, the designated and listed buildings are protected and shall be preserved through the tools and provisions outlined in the Strategy for the Maintenance and Preservation of Significant Heritage Buildings, also approved by Vaughan Council on June 27, 2005. Therefore, any future alterations to the subject buildings, or development of the subject property will require a Vaughan Heritage Permit.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.11.028 in accordance with the policies of the Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to rezone Parts 1, 2 and 3 of the subject lands, in the manner shown on Attachment #3, to facilitate the severance and conveyance of a 423.3 m² parcel of land and implement consistent zoning on each of 1300 and 1350 Langstaff Road, conforms to the policies of the Official Plan. The application will not result in new development, and the resulting lot sizes after the proposed severance are appropriate and compatible with the existing and planned future uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.11.028, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan

Report prepared by:

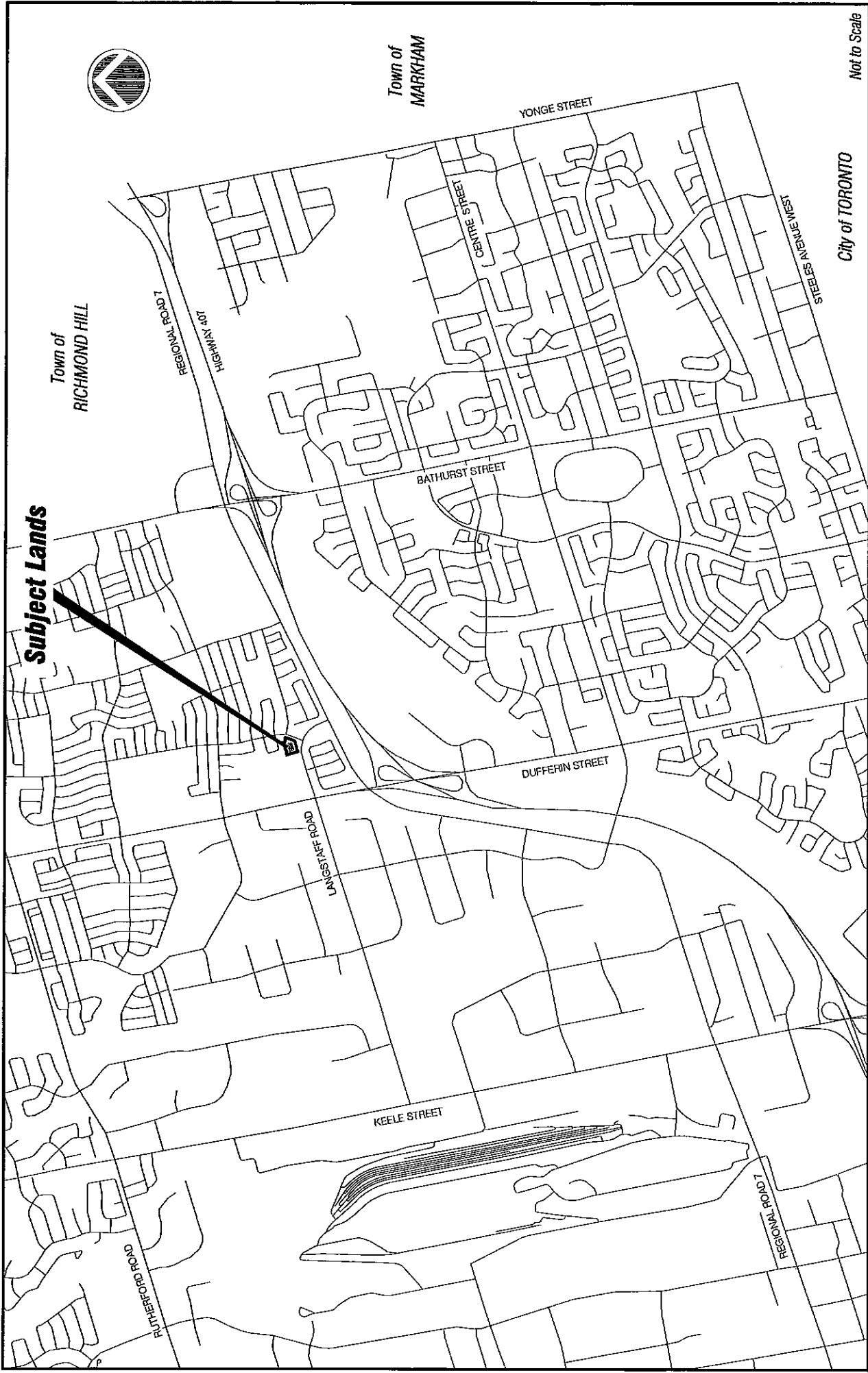
Laura Janotta, Planner, ext. 8634
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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Town of RICHMOND HILL

Town of MARKHAM

City of TORONTO

Not to Scale

Subject Lands

Context Location Map

LOCATION:
Part of Lot 11, Concession 2

APPLICANT:
Langstaff Gospel Hall & Albert & Margaret Clingen

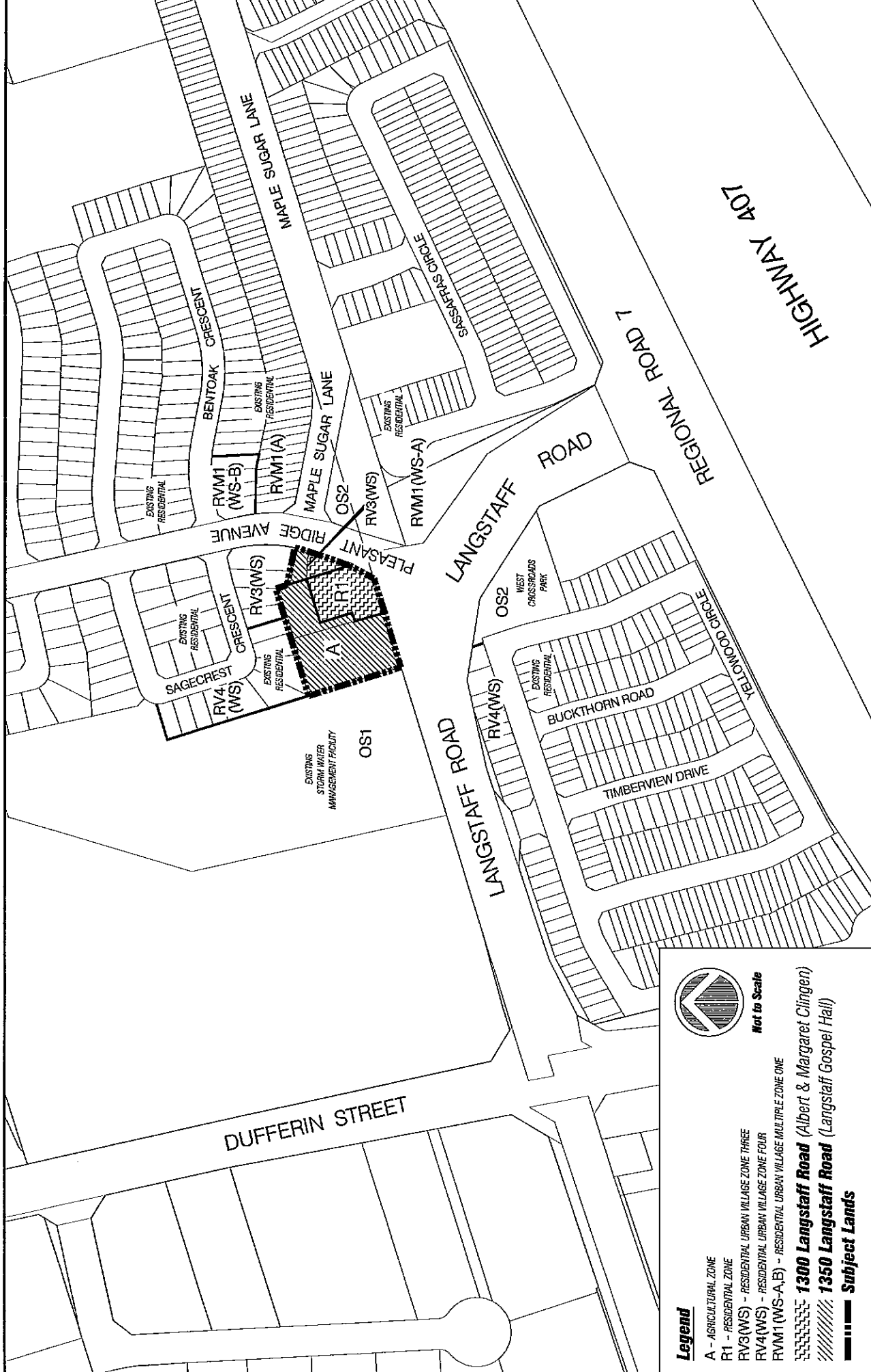
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Attachment 1

FILE:
Z:11.028




DATE:
November 28, 2011





Not to Scale

Legend

- A - AGRICULTURAL ZONE
- R1 - RESIDENTIAL ZONE
- RV3(WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(WS-A,B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
-  1300 Langstaff Road (Albert & Margaret Clingen)
-  1350 Langstaff Road (Langstaff Gospel Hall)
-  Subject Lands

Location Map

LOCATION:
Part of Lot 11, Concession 2

APPLICANT:
Langstaff Gospel Hall & Albert & Margaret Clingen

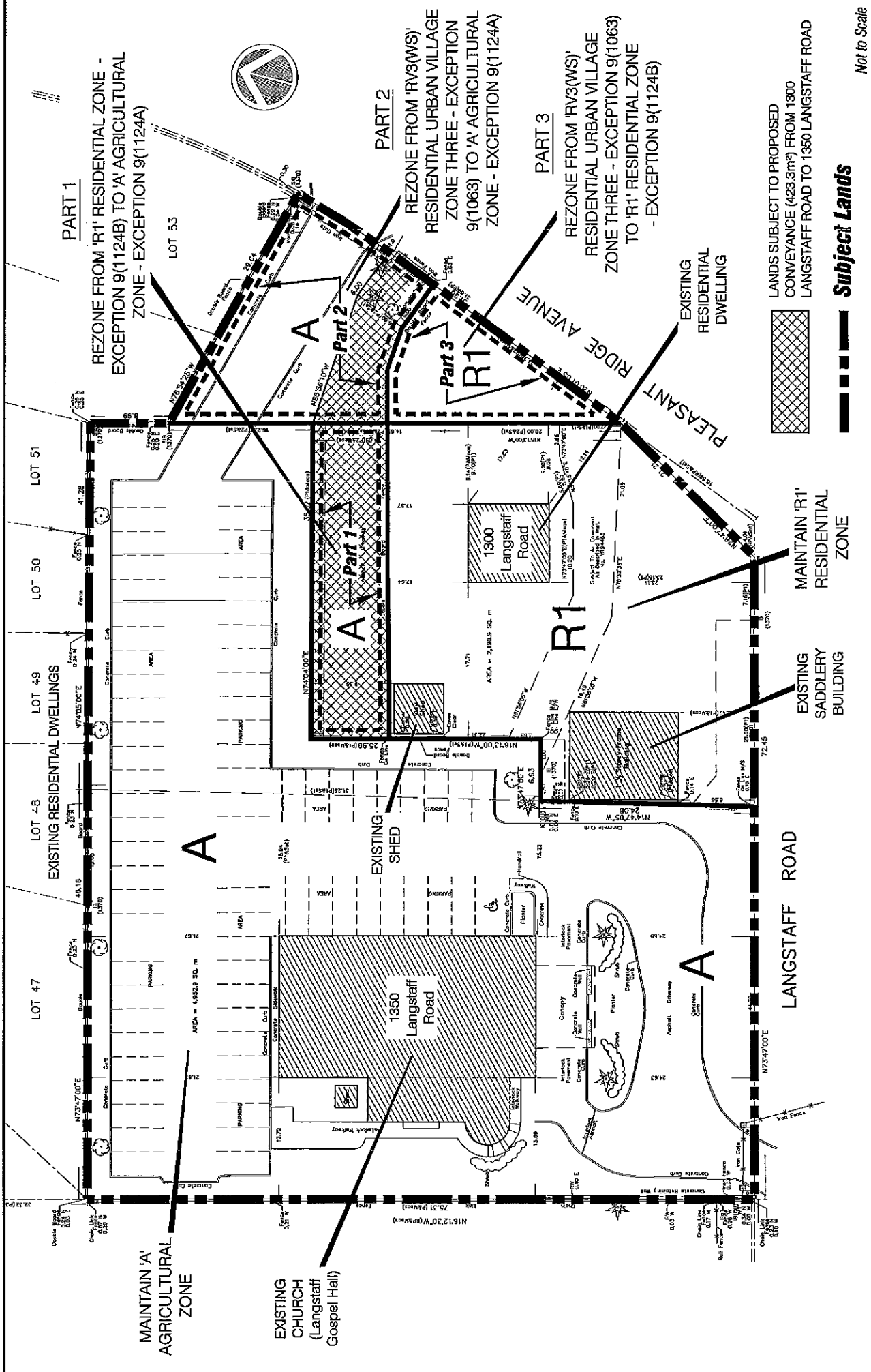
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Attachment

FILE: Z.11.028
DATE: November 28, 2011

2



Proposed Zoning and Site Plan

APPLICANT: Langstaff Gospel Hall & Albert & Margaret Clingen

LOCATION: Part of Lot 11, Concession 2

VAUGHAN Development Planning Department

Attachment 3

FILE: Z.11.028

DATE: November 28, 2011

Subject Lands

Not to Scale

REZONE FROM 'R1' RESIDENTIAL ZONE - EXCEPTION 9(1124B) TO 'A' AGRICULTURAL ZONE - EXCEPTION 9(1124A)

REZONE FROM 'RV3(W)' RESIDENTIAL URBAN VILLAGE ZONE THREE - EXCEPTION 9(1063) TO 'A' AGRICULTURAL ZONE - EXCEPTION 9(1124A)

REZONE FROM 'RV3(W)' RESIDENTIAL URBAN VILLAGE ZONE THREE - EXCEPTION 9(1063) TO 'R1' RESIDENTIAL ZONE - EXCEPTION 9(1124B)

LANDS SUBJECT TO PROPOSED CONVEYANCE (423.3m²) FROM 1300 LANGSTAFF ROAD TO 1350 LANGSTAFF ROAD

EXISTING RESIDENTIAL DWELLING

EXISTING SADDLERY BUILDING

EXISTING SHED

EXISTING CHURCH (Langstaff Gospel Hall)

MAINTAIN 'A' AGRICULTURAL ZONE

MAINTAIN 'R1' RESIDENTIAL ZONE

Part 1

Part 2

Part 3

R1

A

1300 Langstaff Road

1350 Langstaff Road

PLEASANT RIDGE AVENUE

LANGSTAFF ROAD

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

AREA = 4,982.9 SQ. M

AREA = 21,949.9 SQ. M

AREA = 423.3m²