

COMMITTEE OF THE WHOLE JUNE 4, 2001

**ZONING BY-LAW AMENDMENT FILE Z.00.112
SITE DEVELOPMENT APPLICATION FILE DA.01.019
REPORT #P. 2001.11
32ND STREET INC. AND OLD FLANNEL INC.**

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT Zoning By-law Amendment Application Z.00.112 and Site Development Application DA.01.019 (32nd Street Inc. and Old Flannel Inc.) BE APPROVED, subject to the following:

1. That the zoning by-law rezone the subject lands C3 Local Commercial Zone and A Agriculture Zone in the manner shown in Attachment #2, providing any necessary exceptions to implement the approved site plan.
2. Prior to the registration of the site plan agreement:
 - i) the site plan shall be to the satisfaction of the Community Planning Department;
 - ii) the grading plan shall be to the satisfaction of the Engineering Department;
 - iii) the landscape plan shall be to the satisfaction of the Department of Urban Design; and,
 - iv) access to Nashville Road shall be to the satisfaction of the Region of York.

Purpose

On December 19, 2000, the Owner submitted an application to rezone the lands to C3 Local Commercial Zone to permit commercial uses, in particular a professional office (graphic design firm). The Owner is also seeking exceptions to the C3 Zone standards to maintain the existing church for commercial use.

On February 21, 2001, the Owner submitted a site development application to permit the conversion of the existing church into a business office.

Background - Analysis and Options

Location

- North side of Nashville Road, east of Huntington Road
- 926 Nashville Road
- Lot 26, Concession 9, City of Vaughan

Land Use Status

- Designation - "Core Area" and "Suburban Residential" by OPA #601 (Kleinburg-Nashville Community Plan)
- Zoning - A Agricultural Zone by By-law 1-88

Site Description

- a 5392.2m² site with 24.97m frontage on Nashville Road developed with church, soccer fields
- the surrounding land uses are:
 - North - farmland, residential (A Agricultural Zone)
 - South - detached residential (A Agricultural Zone)
 - East - detached residential (A Agricultural Zone)
 - West - detached residential (A Agricultural Zone)

Public Hearing

On January 12, 2001, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg and Area Ratepayers Association. On February 12, 2001, Council received the Public Hearing and recommended, in part, "that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole."

One letter was received from a neighbour to the east of the subject lands requesting a privacy fence between.

Official Plan

The lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan), which permits "minor commercial uses which predominantly serve a local convenience retail and minor service role", including;

- local convenience commercial
- personal service shops
- professional and business offices
- single detached residential dwellings
- bed and breakfast operations
- parks and open space

The proposed use conforms to the policies of the Official Plan.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. The application proposes that the lands be rezoned to C3 Local Commercial Zone, which permits the following uses with no open storage:

- bank or financial institution
- business or professional office
- personal service shop
- photography studio
- retail store
- video store

Only the front portion of the lands, which is designated "Core Area", should be rezoned to C3 Local Commercial Zone, as shown on Attachment #2, thereby implementing the Official Plan. The rear portion of the lands, which is designated "Suburban Residential" and not required for the use, should remain A Agricultural Zone.

The following exceptions to the zoning standards will be required to recognize the existing building:

	<u>Required</u>	<u>Existing</u>
minimum front yard	11 m	6.8 m
minimum interior side yard (west side)	9 m	6.4 m
parking areas and driveways	asphalt	gravel

Exceptions for the rear portion of the lands remaining in the A Agricultural Zone lands will be required for minimum lot area and frontage. This is a result of rezoning only the front portion of the property, which is designated "Core Area" in the Official Plan.

Site Plan

There is a church on the site, which is proposed to be converted to a business office. A total of 10 parking spaces are being provided at the rear of the building, with access from a driveway along the east side of the building. The parking area and driveway are gravel.

There is a soccer field on the rear portion of the site, which will continue to be used by the City.

Access

The existing driveway is 3.79 m wide, whereas the By-law requires 7.5 m. Further review by the Engineering Department will be required prior to finalization of the site plan.

Access is to be from Nashville Road, and is subject to the approval of the Region of York Transportation and Works Department.

Servicing

The site will be serviced by municipal water and private septic system. The septic system will be reviewed by the Building Standards Department at the building permit stage.

Landscaping

The existing landscaping, which includes mature trees, is to be preserved. Additional landscaping will be required along Nashville Road and a cost estimate must be provided. If garbage storage is to be outside of the building, it must be screened from view. Prior to the registration of the site plan agreement, the Department of Urban Design must be satisfied with the Landscaping Plan.

A privacy fence adjacent to the residential uses on both sides of the property will be required by the Engineering Department.

Elevations

The elevations of the church are to remain unchanged. The front of the building features the main entrance and 3 large windows. The rear elevation has a door, 4 windows and a chimney. Both side elevations feature 8 windows.

Conclusion

The proposed zoning amendment has been reviewed in accordance with the policies of the Official Plan and found to conform. The proposed renovation of the church for a business office represents good planning and maintains the character of the property. To implement the Official Plan designation, only the front portion of the property, which is proposed for commercial use, should be rezoned to C3 Local Convenience Commercial Zone, with the rear portion maintaining the A Agricultural Zone.

Staff can support the application, subject to conditions. Should Committee concur, the "Recommendation" can be adopted

Attachments

1. Location Map
2. Site Plan/Proposed Zoning
3. Elevations - North and South
3. Elevations - East
4. Elevations - West

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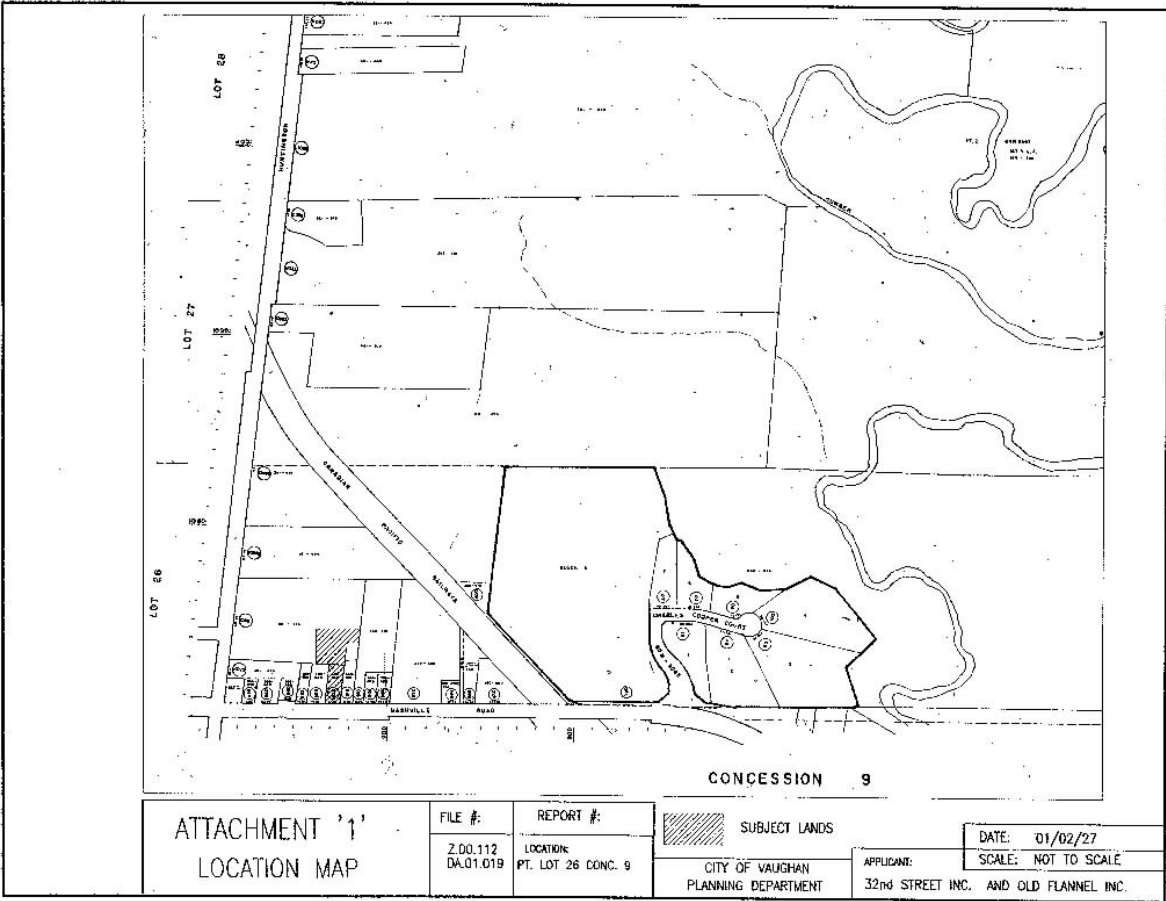
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR
Director of Community Planning

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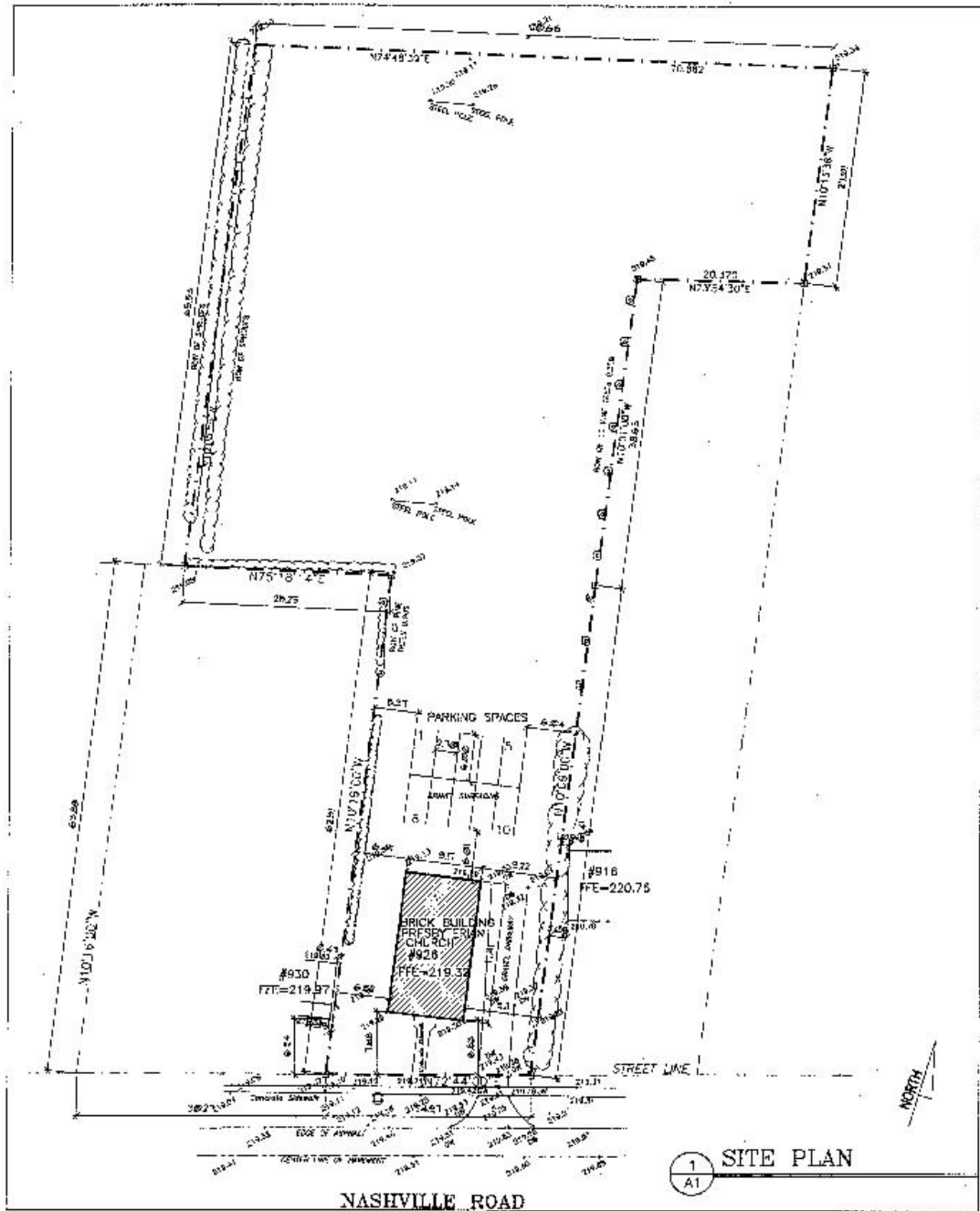
ATTACHMENT '1'
LOCATION MAP

FILE #:
2.00.112
DA.01.019

REPORT #:
LOCATION:
PT. LOT 26 CONC. 9

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 01/02/27
SCALE: NOT TO SCALE
APPLICANT:
32nd STREET INC. AND OLD FLANNEL INC.



1 SITE PLAN
A1

ATTACHMENT '2'
SITE PLAN

FILE #	REPORT #
2.00.112 DA.01.019	LOCATION: PT. LOT 28 CONC. 8

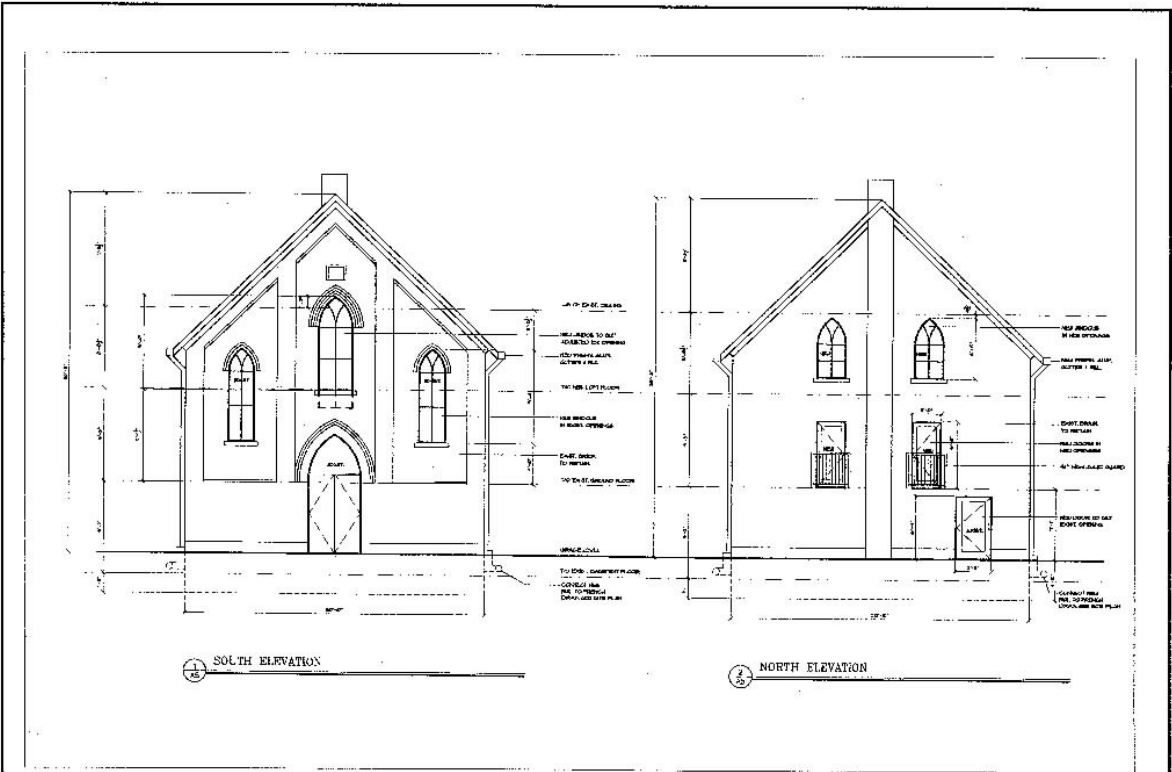
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

32nd STREET INC. AND OLD FLANNEL INC.

DATE: 01/02/27

SCALE: NOT TO SCALE



1 SOUTH ELEVATION

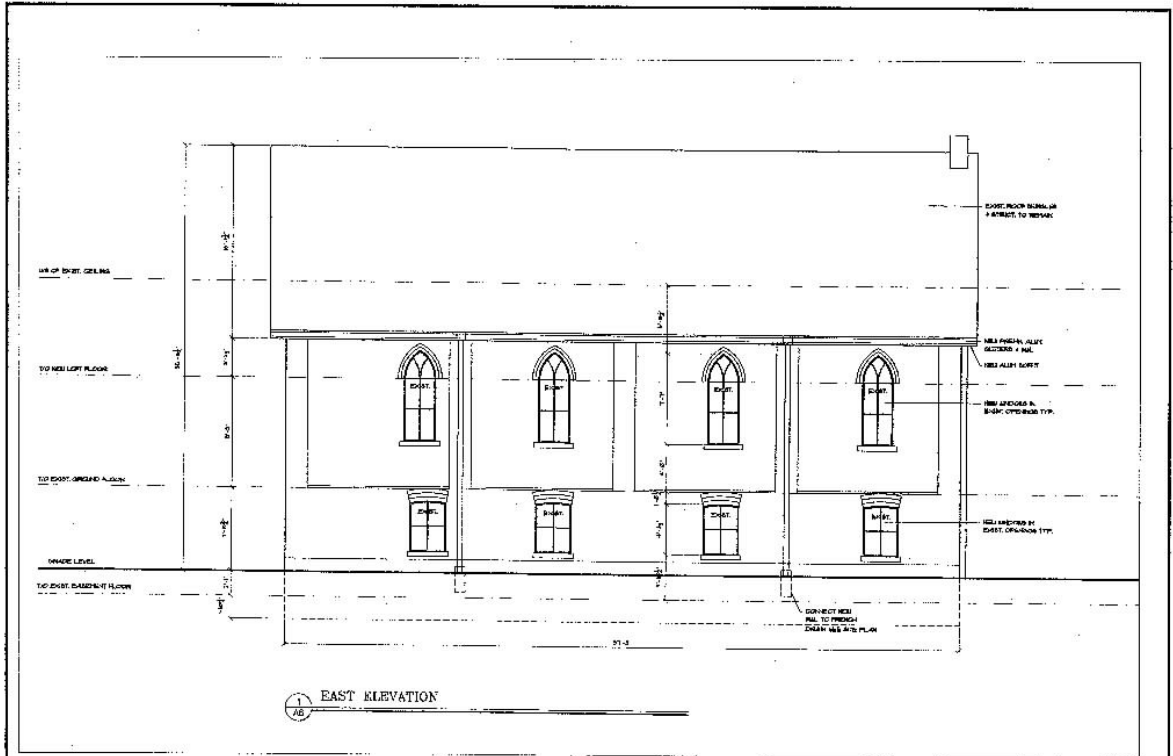
2 NORTH ELEVATION

ATTACHMENT '3'
ELEVATIONS

FILE #:	REPORT #:
Z.00.112 DA.01.019	LOCATION: PT. LOT 26 CONC. 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/02/27
SCALE:	NOT TO SCALE
APPLICANT:	32nd STREET INC. AND OLD FLANNEL INC.

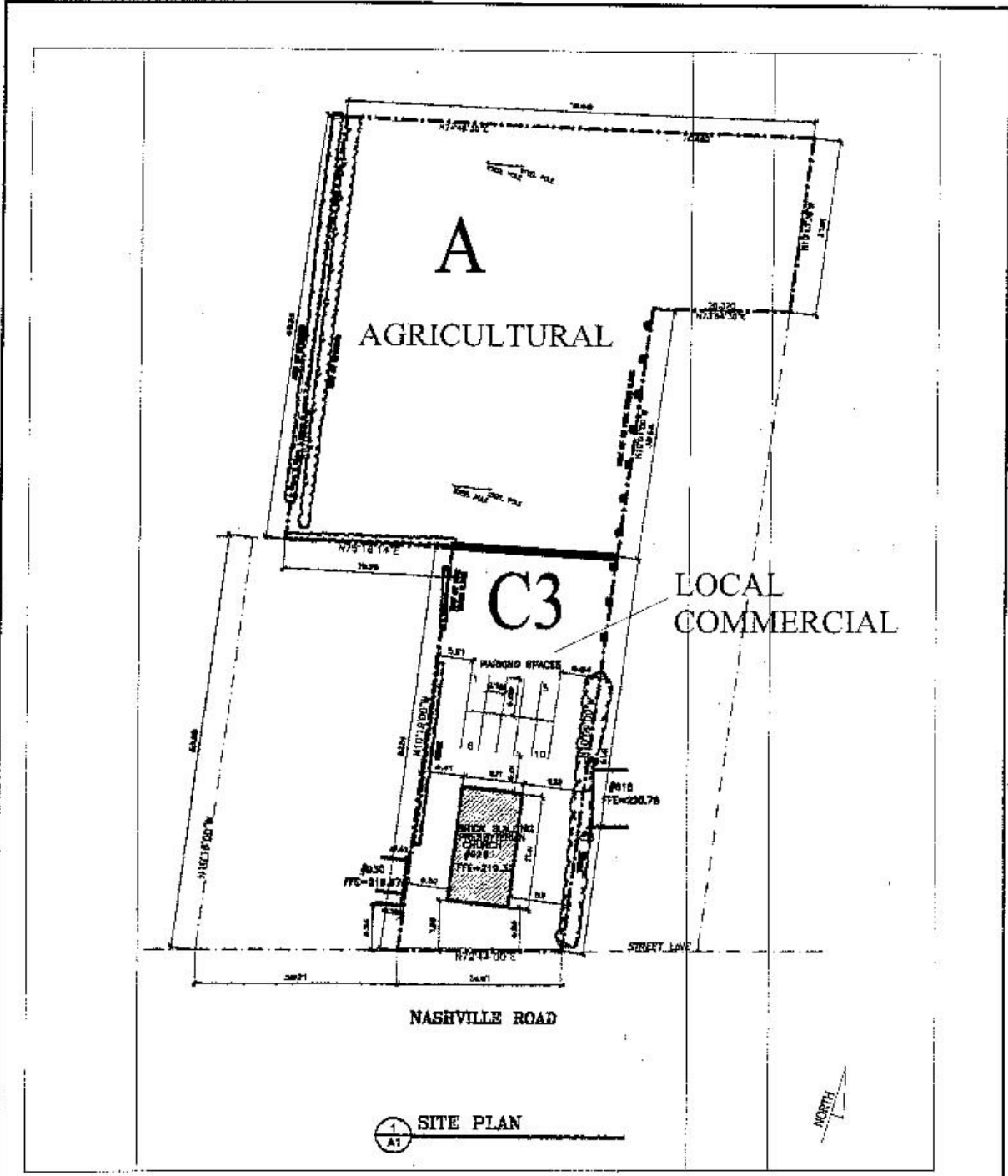


ATTACHMENT '4' ELEVATIONS	FILE #:	REPORT #:	DATE:
	Z.00.112 DA.01.019	LOCATION: PT. LOT 26 CONC. 9	01/02/27
	CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE
			APPLICANT: 32nd STREET INC. AND OLD FLANNEL INC.



WEST ELEVATION
A-A

ATTACHMENT '5' ELEVATIONS	FILE #:	REPORT #:	DATE:	01/02/27
	2.00.112 DA-01.019	LOCATION: PT. LOT 26 CONC. 9	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: 32nd STREET INC. AND OLD FLANNEL INC.
			SCALE:	NOT TO SCALE



ATTACHMENT '6' PROPOSED ZONING	FILE #:	REPORT #:	DATE: 01/02/27
	Z.00.112 DA.01.019	LOCATION: PT. LOT 26 CONC. 9	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 32nd STREET INC. AND OLD FLANNEL INC.	

