

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 6, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.02.017
MARCELLO & MIRELLA MICELI
PRELIMINARY REPORT**

P.2002.23

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.017 (Marcello & Mirella Miceli) BE RECEIVED, and that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 27, 2002, the Owner submitted an application to amend the Zoning By-law to provide exceptions to the zoning standards to permit an addition to the office building on the subject property. The proposed 2-storey addition exceeds the permitted gross floor area by 530.4 sq.m, and extends outside of the building envelope.

Background - Analysis and Options

The subject lands are located at the southeast corner of Woodbridge Avenue and Kipling Avenue (7945 Kipling Avenue), in Lot 1, Concession 7, City of Vaughan. The irregular-shaped 0.14 hectare site has 16.83 meters of frontage on Kipling Avenue, and 54.39 metres of depth, and is developed with a business and professional office and a shed. The surrounding land uses are:

North - Woodbridge Avenue; commercial (C1 Restricted Commercial Zone)

South - residential (R3 Residential Zone)

East - residential (R3 Residential Zone)

West - Kipling Avenue; commercial (C3 Local Commercial Zone), residential (R3 Residential Zone)

The subject lands are designated "Mixed Use Commercial" by OPA #240, as amended by OPA #440, and are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(990).

On March 15, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Kipling Avenue and Woodbridge Core Ratepayer Associations, and those individuals requesting notification. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff report.

Preliminary Review

Following a preliminary review of the proposed development, Staff have identified the following matters to be reviewed in greater detail:

- the "Mixed Use Commercial" designation of OPA #440 permits the business and professional offices; the proposed development conforms to the Official Plan, subject to development criteria; the proposed development will be reviewed in accordance with these criteria;
- the subject property is a gateway to the Woodbridge Historic Commercial Centre; new development requires special massing and design features commensurate with the gateway function that this areas fulfils;

- the lands are zoned C1 Restricted Commercial by By-law 1-88, subject to Exception 9(990), which permits business and professional office use to a maximum of 400 sq.m gross floor area, and within a defined building envelope; the proposed addition would exceed the permitted gross floor area by 530.4 sq.m, and extend outside the approved building envelope; and
- appropriate buffering, including fencing and landscaping, will be reviewed through the related site development application.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments from the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in context of the development criteria set out in the Official Plan for the "Mixed Use Commercial Area", and the specific policies with respect to this site as the gateway feature to the Woodbridge Historic Commercial Centre. The zoning application will be considered together with the site plan to determine the required exceptions to the zoning standards.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

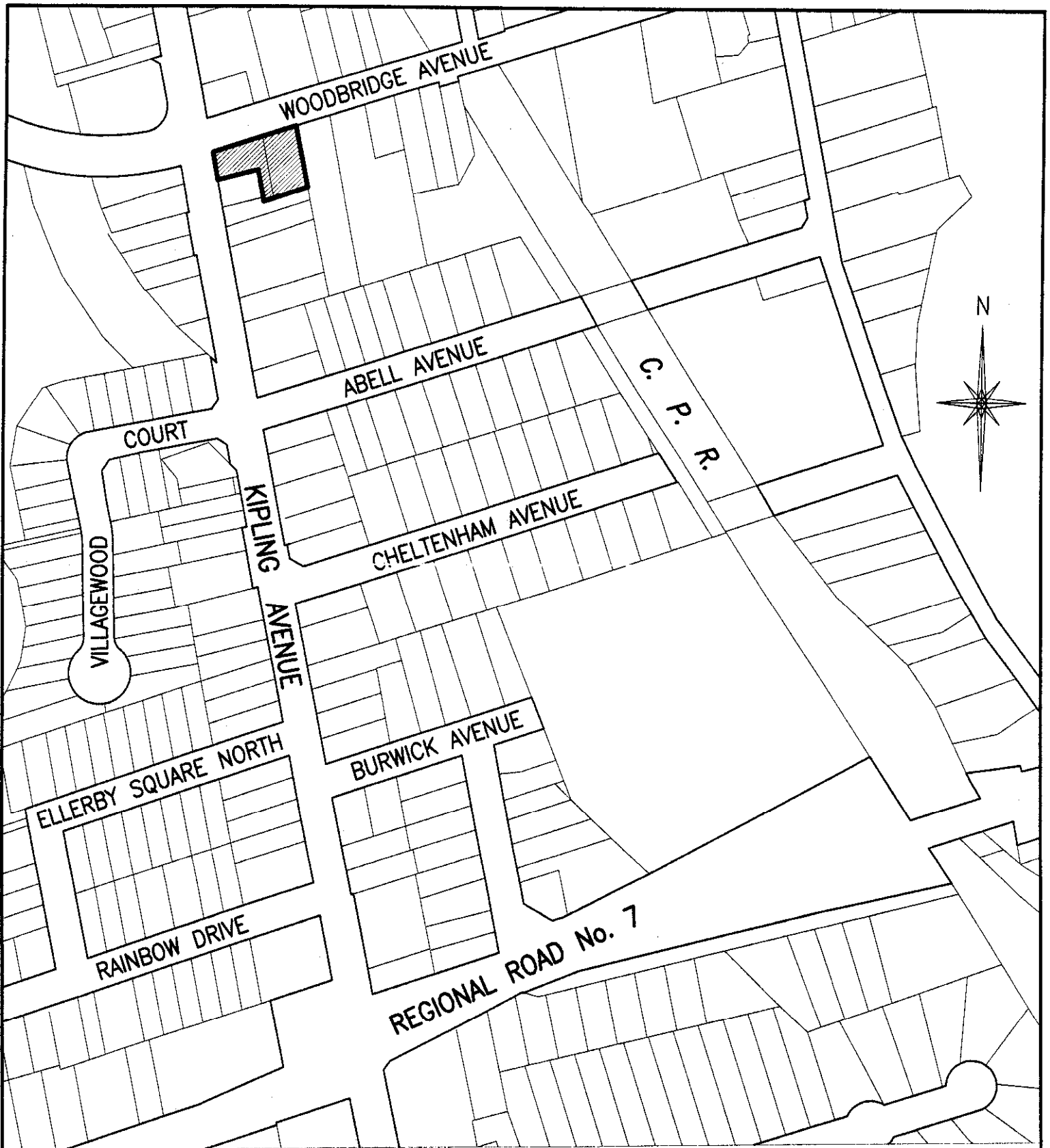
Karen Antonio-Hadcock, Planner 1, ext. 8630
Art Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



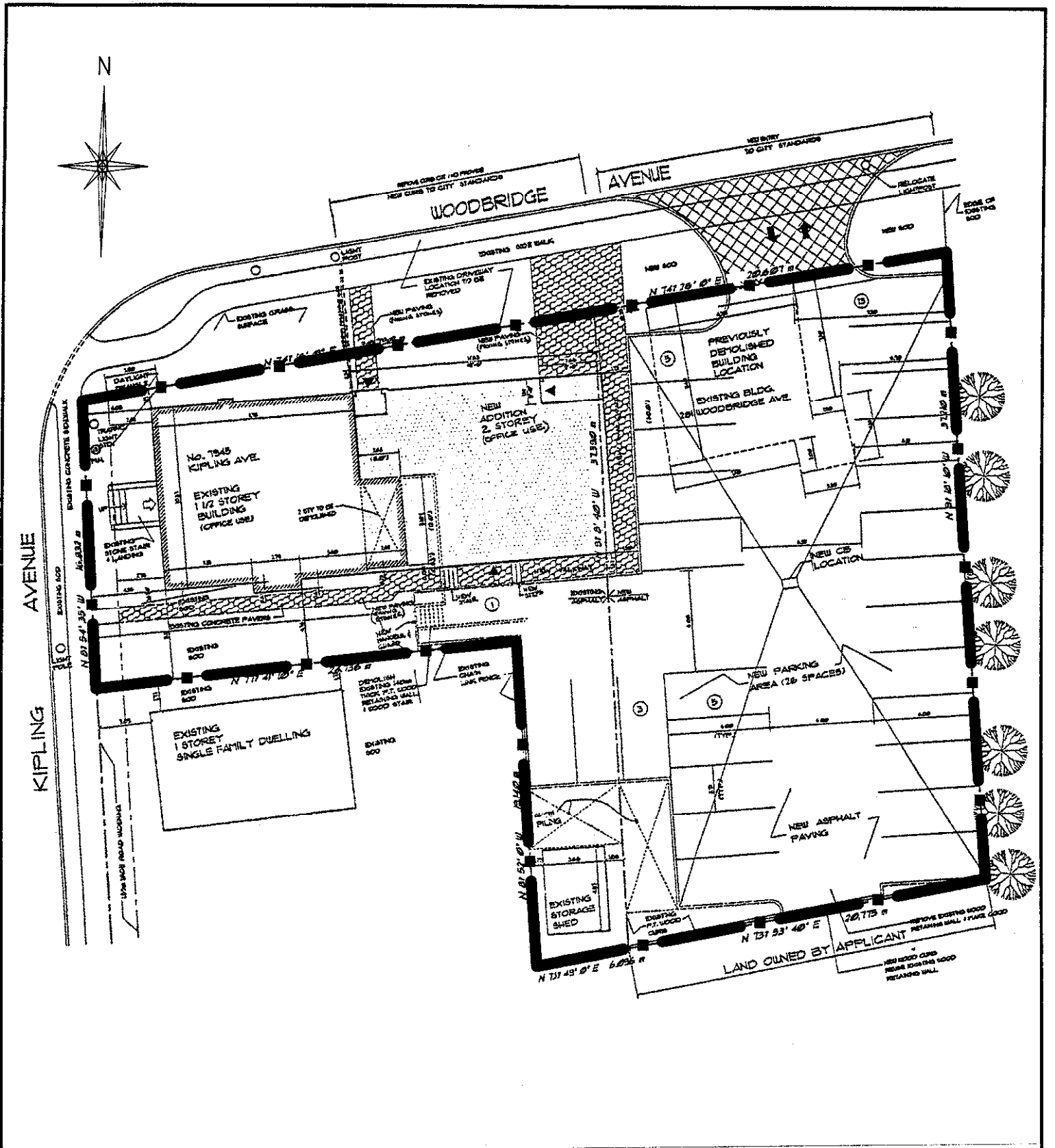
SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.02.017	PART OF LOT 1, CON. 7

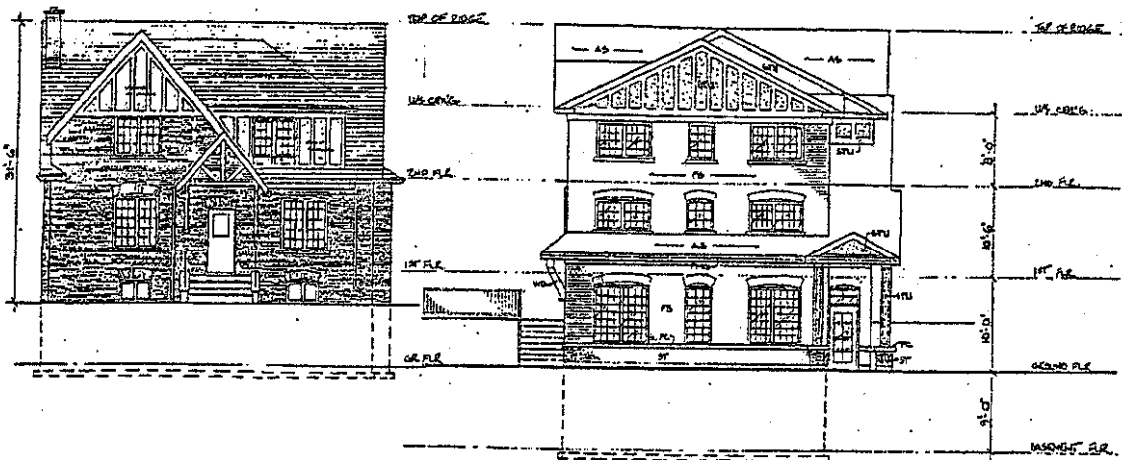
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	03/05/2002
APPLICANT:	MARCELLO & MIRELLA MICELI
SCALE:	NOT TO SCALE



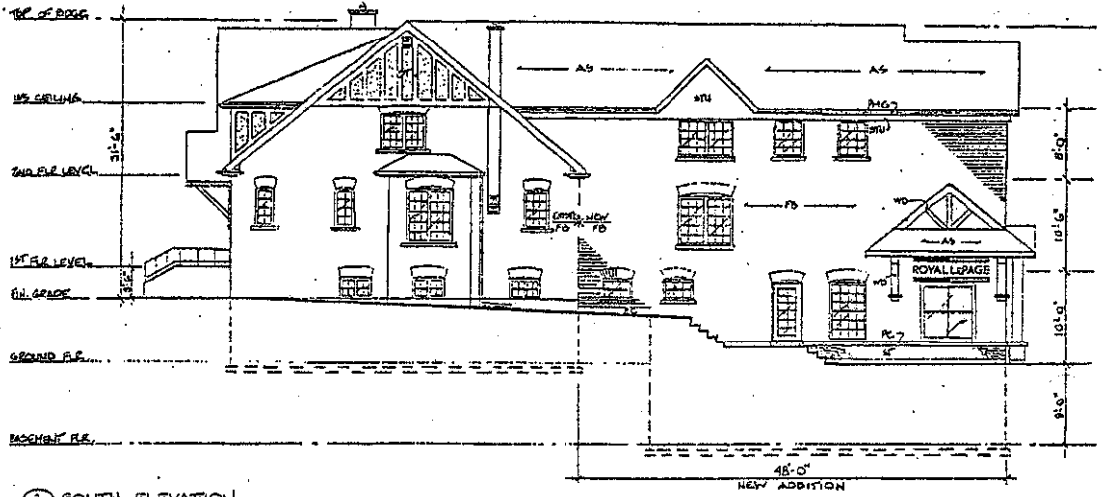
SUBJECT LANDS

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE:
	Z.02.017	LOCATION: PART OF LOT 1, CON. 7	03/05/2002
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	SCALE: NOT TO SCALE
		MARCELLO & MIRELLA MICELI	

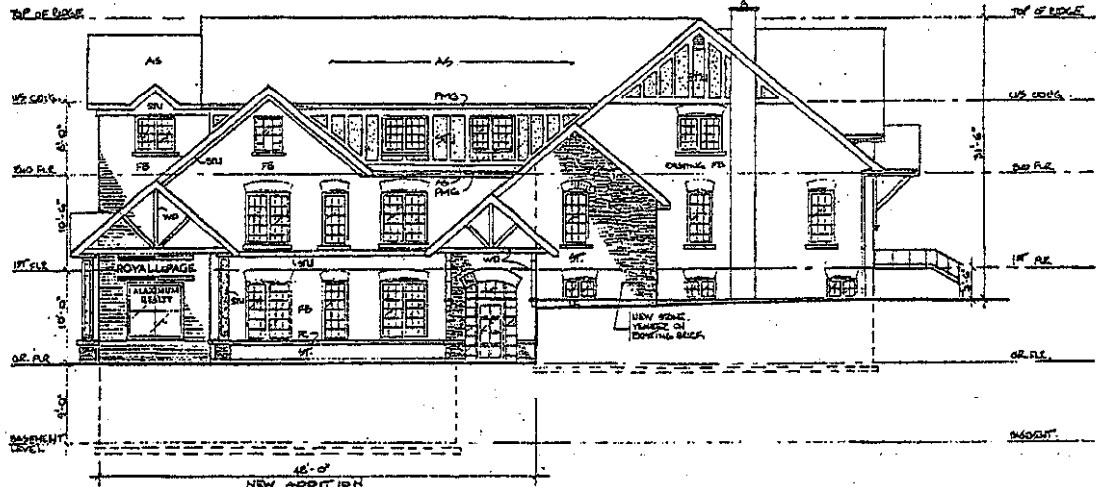


1 WEST ELEVATION (KIPLING AVE)
A2 (NO CHANGE)

2 EAST ELEVATION (PARKING LOT)
A7



3 SOUTH ELEVATION
A2



4 NORTH ELEVATION (WOODBIDGE AVENUE)
A2

SUBJECT LANDS

ATTACHMENT '3' ELEVATIONS	FILE #:	REPORT #:	DATE: 03/05/2002
	Z.02.017	LOCATION: PART OF LOT 1, CON. 7	APPLICANT: MARCELLO & MIRELLA MICELI
		CITY OF VAUGHAN PLANNING DEPARTMENT	SCALE: NOT TO SCALE