

**4. ZONING BY-LAW AMENDMENT FILE Z.02.056
 CLIFF WILCOX
 PRELIMINARY REPORT**

P.2002.53

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.056 (Cliff Wilcox) BE RECEIVED and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 16, 2002, the owner submitted an application to amend the Zoning By-law to rezone the subject lands to C3 Local Commercial Zone to permit business and professional offices, including a dental office.

The following exceptions to the C3 Local Commercial Zone standards are also proposed:

- a minimum front yard of 4.5 m, whereas 11m is required;
- minimum side and rear yards of 0m, whereas 9m is required; and
- a minimum 4.5m landscape strip abutting Weston Road, whereas 6m is required.

Background - Analysis and Options

The subject lands are located southeast of Ashberry Boulevard and Weston Road, (9575 Weston Road), in Part of Lot 18, Concession 5, City of Vaughan. The 0.14 ha site is rectangular in shape and is surrounded by lands subject to Zoning Application Z.02.041 and Site Plan Applications DA.02.035 and DA.02.038 (Roybridge Holdings Limited).

The lands are designated "Low Density Residential" by OPA #600, and identified as "Local Commercial" by the approved Block 32 West Plan. The lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant/proposed commercial (A Agricultural Zone)
- South - vacant/proposed commercial (A Agricultural Zone)
- East - vacant/proposed commercial (A Agricultural Zone)
- West - Weston Road; vacant/proposed residential (A Agricultural Zone)

On July 26, 2002 a notice of public hearing was circulated to all property owners within 120 m of the subject lands, and to the Vellore Woods Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

- the "Local Convenience Commercial" designation provides convenience level shopping and personal services, including retail stores, personal service shops, offices and similar uses; the proposal is considered to conform to the Official Plan;
- any access on Weston Road will require approval from the Region of York and the City of Vaughan;

- a site plan application should be submitted to evaluate the proposed development and to determine the required zoning exceptions to be included in the zoning by-law; and
- other issues to be evaluated include urban design considerations, mutual consents for parking and access with the abutting landowner, and a landscape/streetscape plan.

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.

The proposed rezoning conforms to the Official Plan and is considered compatible with the proposed surrounding uses. The proposed zoning exceptions will be addressed, together with the required site plan application, in a future technical report.

Attachments

1. Location Map

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: CLIFF WILCOX	DATE: 07/19/2002
Z.02.056	Part Lot 18, Con. 5			SCALE: NOT TO SCALE