

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 4, 2002

**4. ZONING BY-LAW AMENDMENT FILE Z.02.006
VILLATA GARDENS INC.
PRELIMINARY REPORT**

P.2002.18

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.006 (Villata Gardens Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 22, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to permit mixed residential/commercial use. The proposed development is for a 2-storey building containing up to 16 residential units and ground floor commercial space, served by 17 underground and 15 surface parking spaces.

Exceptions to the zoning standards, such as setbacks and parking requirements, will be determined through the site plan application process.

Background - Analysis and Options

The subject lands are on the west side of Islington Avenue, south of Nashville Road, being 10504 Islington Avenue, in Lot 24, Concession 8, City of Vaughan. The 0.18 ha site has 28m of frontage on Islington Avenue and is currently developed with a 2-storey commercial building. The surrounding land uses are:

- North - restaurant (C1 Restricted Commercial Zone)
- South - residential (C1 Restricted Commercial Zone)
- East - Islington Avenue; commercial (C1 Restricted Commercial Zone)
- West - restaurant/banquet hall (C1 Restricted Commercial Zone)

On February 8, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands and the Kleinburg and Area Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

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

- Official Plan Amendment #601 permits mixed commercial/residential use, subject to development criteria
- the development form will need to conform to the urban design policies in the Official Plan, which in particular, provide for a building form situated forward on the lot, creating a street edge
- the requested exceptions to the zoning by-law, particularly to parking requirements, will be reviewed in context of a site plan submission

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments of 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, upon submission and review of the related site plan application. The zoning application will be considered together with the required site plan, to determine the appropriate zone category and zoning standard exceptions.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

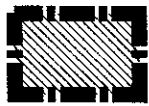
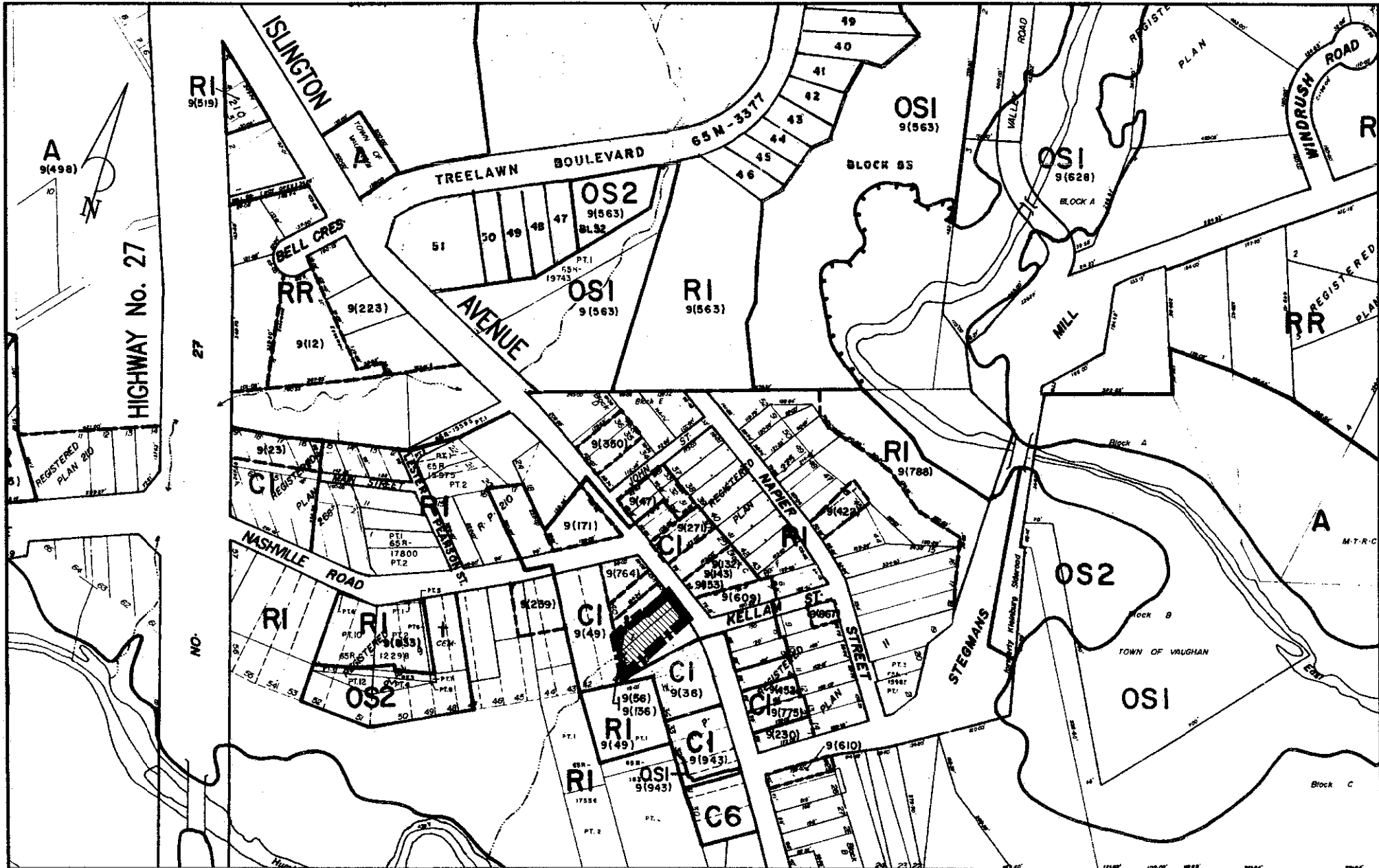
Todd Coles, Planner, ext. 8634
Art Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



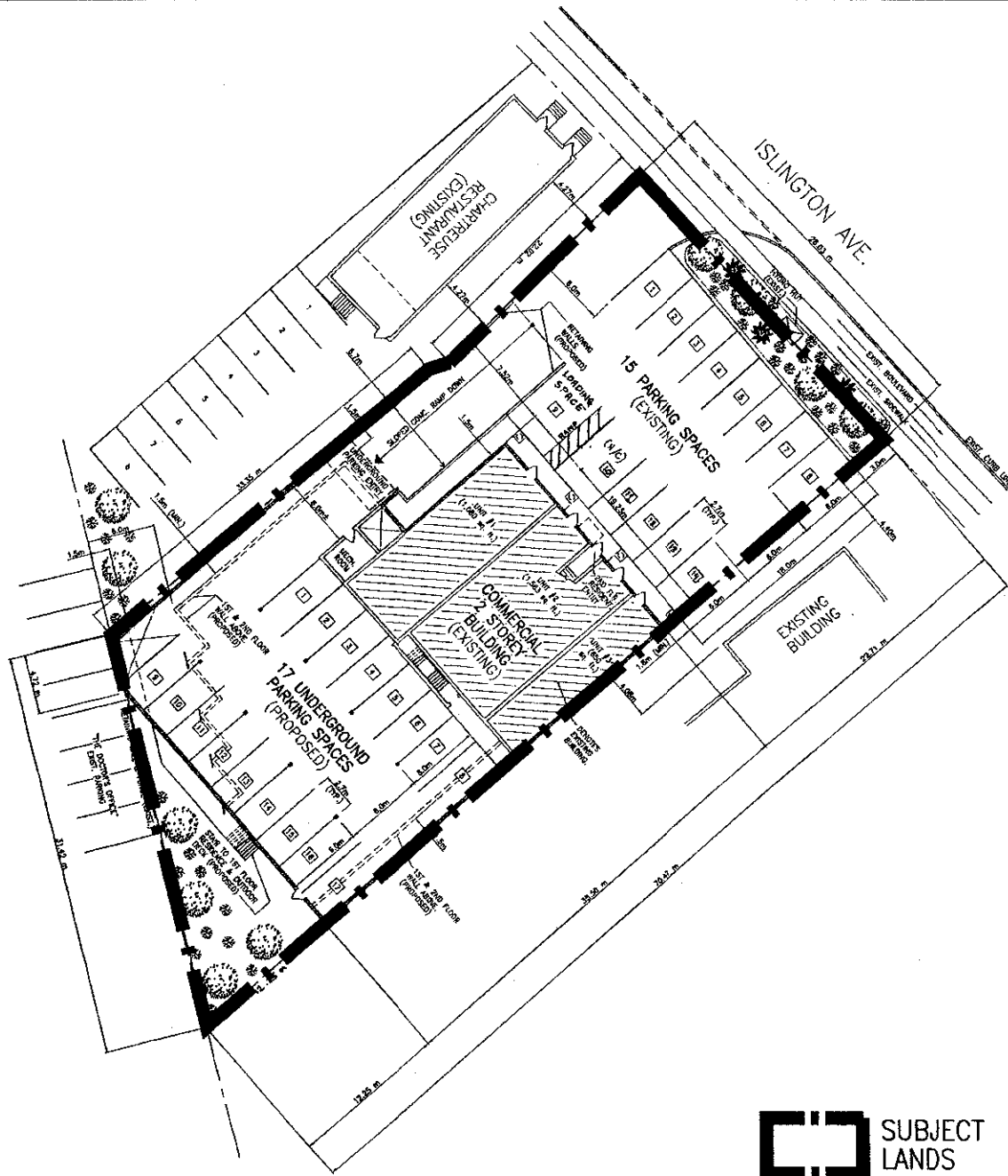
**SUBJECT
LANDS**

**ATTACHMENT '1'
LOCATION MAP**

FILE #: Z.02.006	REPORT #: LOCATION: PART OF LOT 24, CONCESSION 8
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**CITY OF VAUGHAN
PLANNING DEPARTMENT**

APPLICANT: VILLATA GARDENS INCORPORATED	DATE: 01/29/2002
	SCALE: NOT TO SCALE

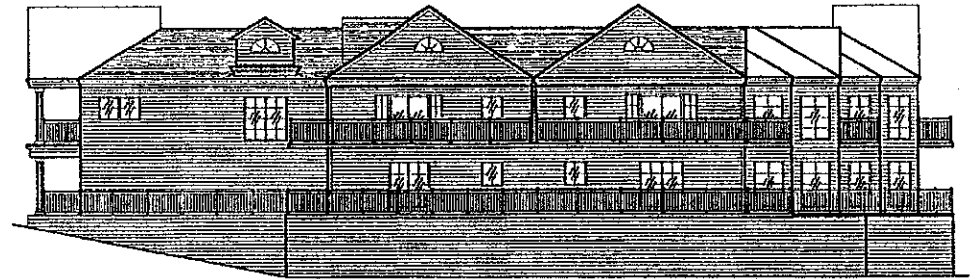


ATTACHMENT '2'
PRELIMINARY SITE PLAN

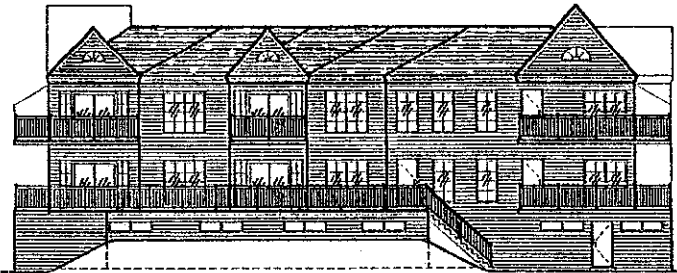
FILE #: Z.02.006	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE: 01/29/2002
	LOCATION: PART OF LOT 24, CONCESSION B		VILLATA GARDENS INCORPORATED	SCALE: NOT TO SCALE



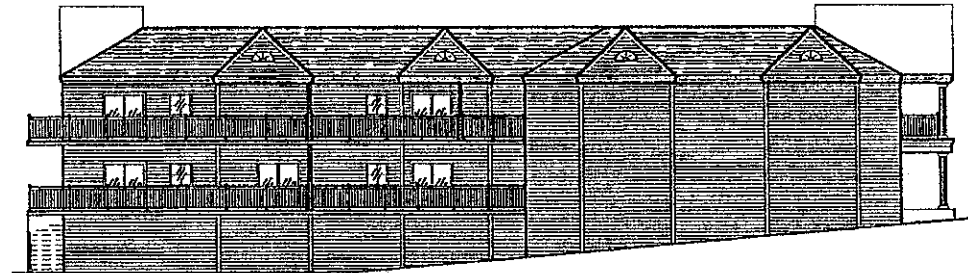
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ATTACHMENT '3'
ELEVATIONS

FILE #:

Z.02.006

REPORT #:

LOCATION:
PART OF LOT 24,
CONCESSION B

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

VILLATA GARDENS INCORPORATED

DATE: 01/29/2002

SCALE: NOT TO SCALE