

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 22, 2002

**4. ZONING BY-LAW AMENDMENT FILE Z.02.027
YORK CATHOLIC DISTRICT SCHOOL BOARD
PRELIMINARY REPORT**

P.2002.31

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.027 (York Catholic District School Board) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 25, 2002, the Owner submitted an application to amend the Zoning By-law to permit driving range and mini-putt facility uses in the A Agricultural Zone, on a temporary basis (maximum 3 years).

A Site Development Application (File DA.02.025) was also submitted, which shows a gravel parking lot and temporary building at the southeast corner of the site, with access from Rutherford Road.

Background - Analysis and Options

The subject lands are at the northeast corner of Rutherford Road and Islington Avenue, being Part 1 on Reference Plan 65R-14413, in Lot 16, Concession 7, City of Vaughan. The 6.09 ha site has approximately 183m of frontage on Rutherford Road and is currently vacant. The lands are designated "Secondary School" by OPA #600 and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - valleyland (A Agricultural Zone)
- South - Rutherford Road; community centre (A Agricultural Zone)
- East - valleyland (A Agricultural Zone)
- West - Islington Avenue; commercial plaza, residential (C4 Neighbourhood Commercial Zone, RVM1(B) Residential Urban Village Multiple Dwelling Zone One)

On March 28, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Carrying Place, Belvedere Estates, Islington Woods, Sonoma Heights and Wycliffe Ratepayer Associations. 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 have identified the following matters to be reviewed in greater detail:

- Official Plan 600 permits temporary uses in future urban areas, subject to several criteria; the proposed use is considered to conform to the policies of the Official Plan;
- the appropriateness of the proposed temporary driving range and mini-putt facility in this location, is to be determined;

- access to Rutherford Road must be approved by the Region of York;
- the need for a protective barrier/screen between the driving range and Islington Avenue will be examined;
- an exception to the zoning standards will be required to permit the proposed gravel parking lot, rather than the required asphalt finish; and
- any measures related to the protection of the top-of bank along the east property line, will be reviewed by TRCA.

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. The zoning application will be considered together with the required site plan, to determine the appropriate zoning standard exceptions.

Attachments

1. Location Map
2. Site Plan
3. Site Plan Detail

Report prepared by:

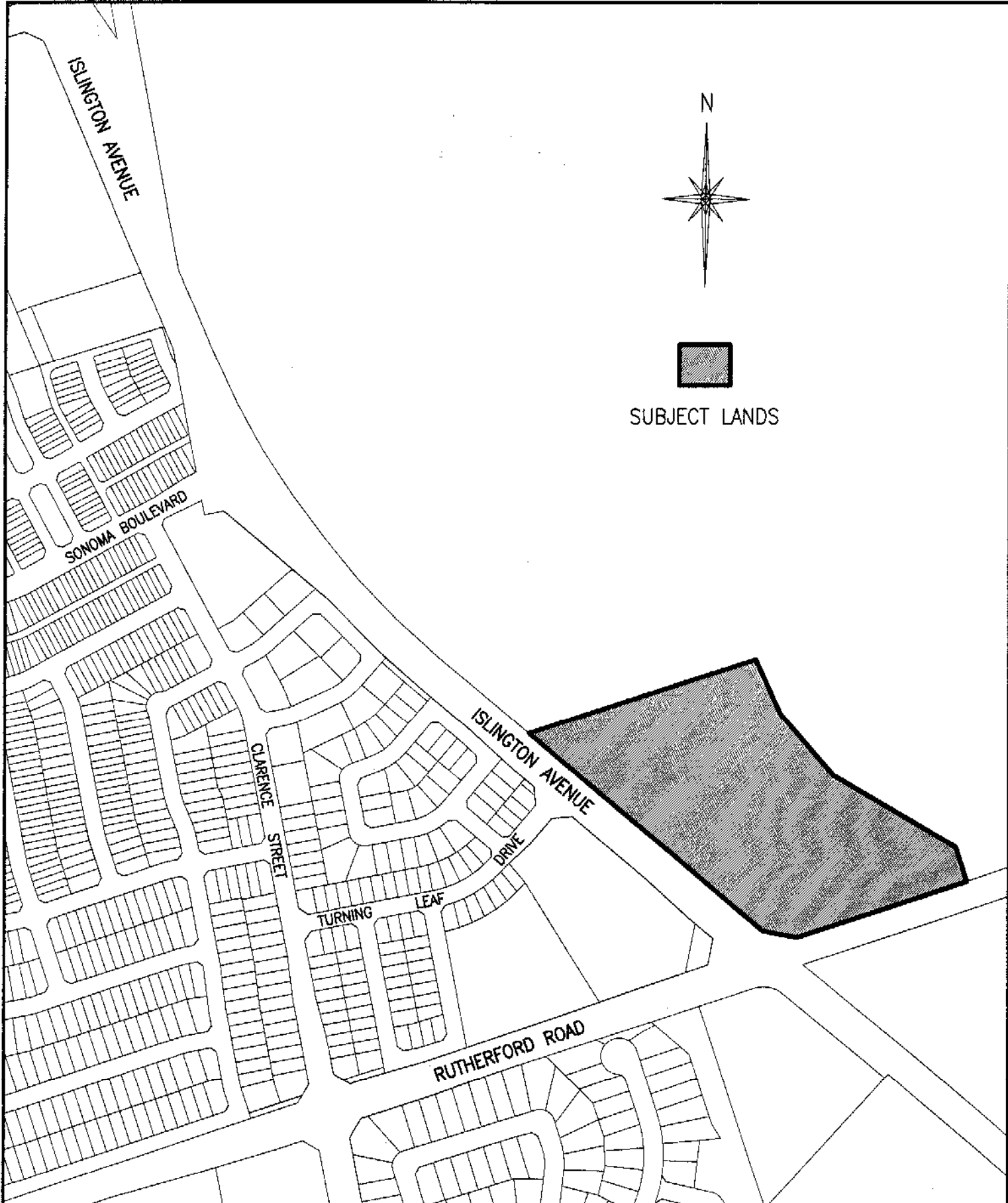
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

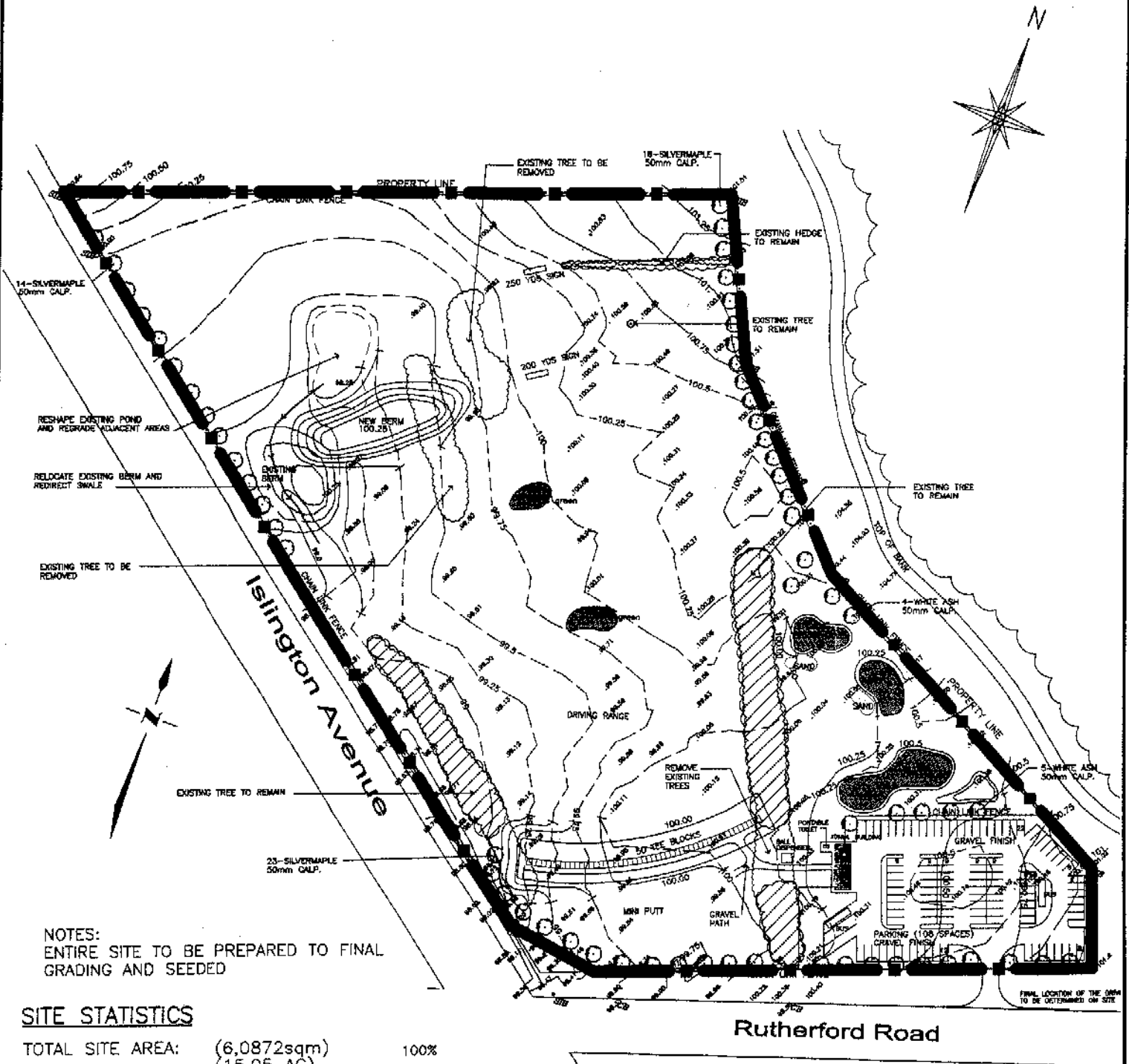


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SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #: DA.02.025 Z.02.027	REPORT #: LOCATION: PART OF LOT 16, CON. 7	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 03/26/2002	APPLICANT: YORK CATHOLIC DISTRICT SCHOOL BOARD	SCALE: NOT TO SCALE
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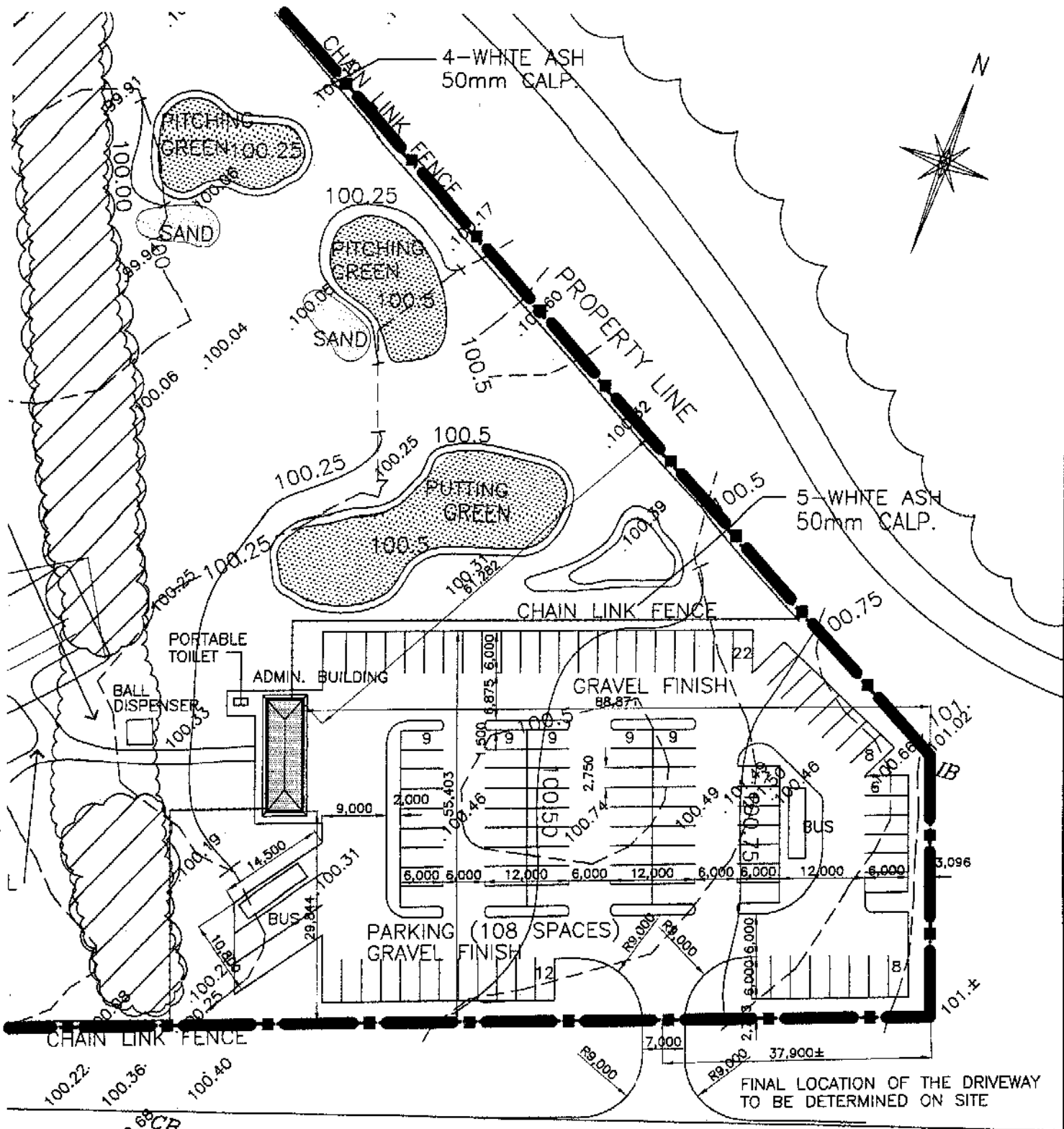
NOTES:
 ENTIRE SITE TO BE PREPARED TO FINAL
 GRADING AND SEEDED

SITE STATISTICS

TOTAL SITE AREA:	(6,0872sqm) (15.05 AC)	100%
BUILDING	TEMPORARY BUILDING 4.9mX16.2m=79.38 sqm (848 sqft)	0.13%
GRAVEL PARKING	4206 sqm	6.9%
LANDSCAPED AREA	56586.62 sqm	92.97%
PARKING PROVIDED	108 PARKING STALLS 4 PARKING FOR BUS	

SUBJECT LANDS

ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 03/26/2002
	DA.02.025 Z.02.027	LOCATION: PART OF LOT 16, CON. 7	APPLICANT: YORK CATHOLIC DISTRICT SCHOOL BOARD
CITY OF VAUGHAN PLANNING DEPARTMENT			SCALE: NOT TO SCALE



Rutherford Road

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SUBJECT LANDS

ATTACHMENT '3' SITE PLAN DETAIL	FILE #:	REPORT #:	DATE: 03/26/2002
	DA.02.025 Z.02.027	LOCATION: PART OF LOT 16, CON. 7	APPLICANT: YORK CATHOLIC DISTRICT SCHOOL BOARD
CITY OF VAUGHAN PLANNING DEPARTMENT		SCALE: NOT TO SCALE	