

COMMITTEE OF THE WHOLE JUNE 17, 2002

ZONING BY-LAW AMENDMENT FILE Z.00.081
GIUSEPPE MORELLI

Recommendation

The Commissioner of Planning recommends:

THAT Council provide direction to Staff with respect to attendance at the Ontario Municipal Board in regard to the applicant's appeal of Zoning Application Z.00.081.

Purpose

On August 11, 2000, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands from A Agricultural Zone to C5 Community Commercial Zone to facilitate a shopping center use.

Background - Analysis and Options

The subject lands are located on the southwest corner of Dufferin Street and Rutherford Road, in Part of Lot 15, Concession 3, City of Vaughan (Planning Block 17), being part of the Carrville District Centre area. The surrounding land uses are:

- North – Rutherford Road; future Carrville District Centre (Planning Block 18)
- South – residential (RVM1(A)/RVM1(WS-A) Zone)
- East – Dufferin Street; future Carrville District Centre (Planning Block 10)
- West – Forest Run Boulevard; residential (RV4 and RVM1(B) Zones)

Official Plan

The subject lands are designated "*District Centre*" by OPA #600, which provides opportunities for community scale retail and commercial facilities, along with more intense residential forms of development.

The "*District Centre*" policies require that prior to any development, a tertiary plan in the form of an Official Plan Amendment be submitted to and adopted by Council. The tertiary plan is to be prepared in pursuit of the following objectives:

- C to assist in defining a vision for the District Centre;
- C to provide Council and the public with a fuller understanding of the nature of the proposed development;
- C to provide a basis for the preparation of implementing draft plans of subdivision, zoning by-law amendments and site plan agreements;
- C to provide for a variety of housing opportunities;
- C to encourage a mix of uses while ensuring that land use and development forms within the District Centre are compatible;
- C to ensure that compatibility is maintained between the District Centre development and uses in adjacent designations;
- C to create a functional, pedestrian friendly District Centre;
- C to ensure that opportunities for future intensification or redevelopment are not compromised; and,
- C to create an attractive focus for the District Centre area.

In support of the above, City Staff was in a position to conduct the Carrville District Centre Study in succession with the Vellore Village District Centre Study. On May 17, 2001, the Province initiated a review of the Oak Ridges Moraine, effectively suspending further planning approvals for a 6-month period, including the Carrville District Centre Study. On April 22, 2002, the Province released the Oak Ridges Moraine Conservation Plan, which states that all municipal decisions on planning and development applications that commenced as of November 17, 2001, are required to conform to the Plan.

Work on the Vellore District Centre Study has continued, and will be completed late in 2002. At that time, a report is to proceed to Committee of the Whole to resume the Carrville District Centre Study. To satisfy the policy requirements of OPA #600, an Official Plan Amendment will be prepared, which will describe the planning and urban design framework to guide the comprehensive development of the subject property and surrounding properties.

Conclusion

Staff has reviewed the rezoning application in light of the policies of OPA #600, and are the opinion that the proposal to rezone the subject lands from A Agricultural Zone to C5 Community Commercial Zone would not conform to the Official Plan. The application is premature, and should be held in abeyance until such time as the Carrville District Centre Study is complete and the lands are appropriately designated, and compliance with the policies of the Oak Ridges Moraine Conservation Plan can be ensured.

It is anticipated that the Ontario Municipal Board hearing will be scheduled during the summer, and direction is requested with respect to attendance at the hearing.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

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Paul Robinson, Senior Planner, ext. 8410
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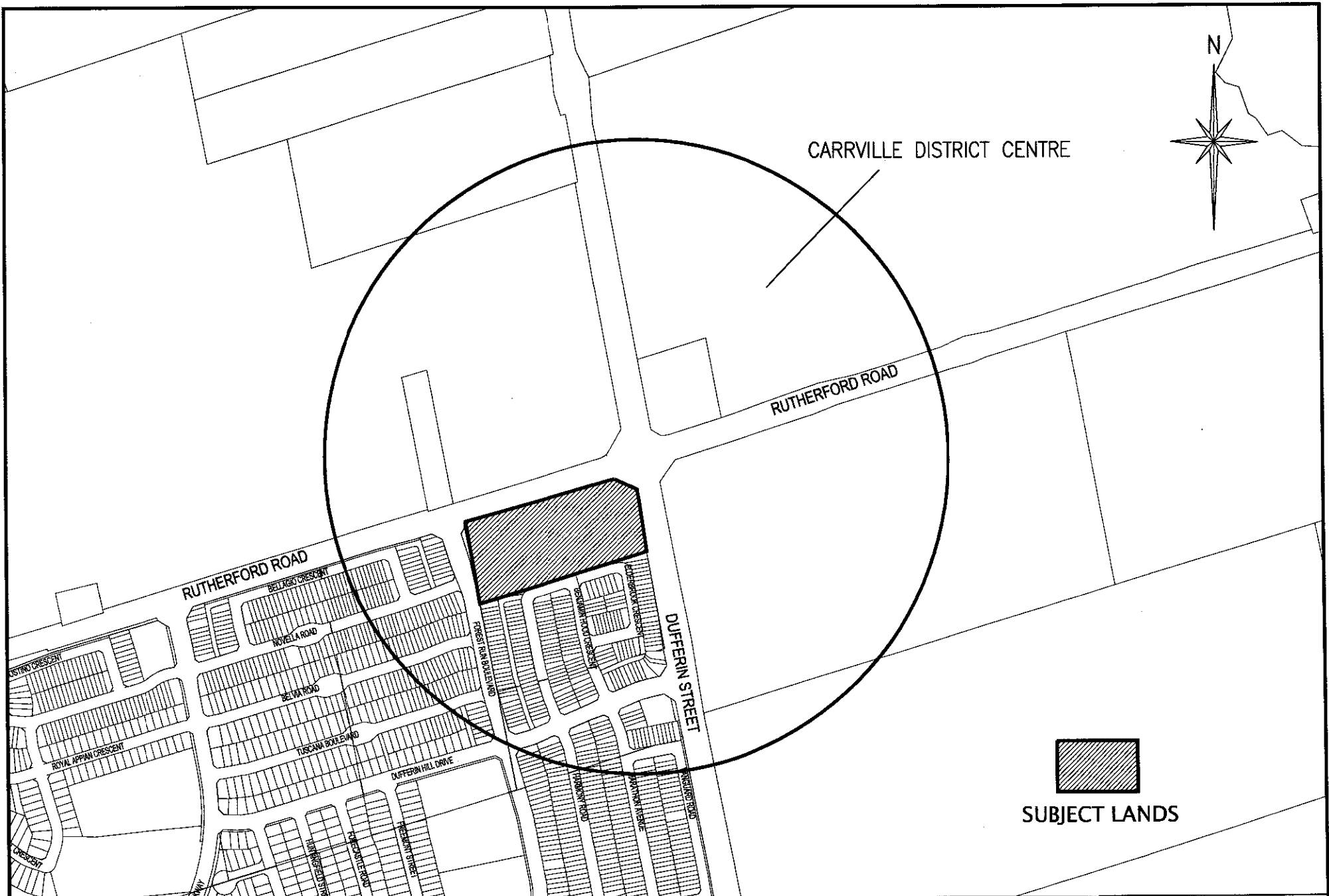
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP

FILE #:

Z.00.081

REPORT #:

LOCATION:
PART OF LOT 15,
CONCESSION 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

GIUSEPPE MORELLI

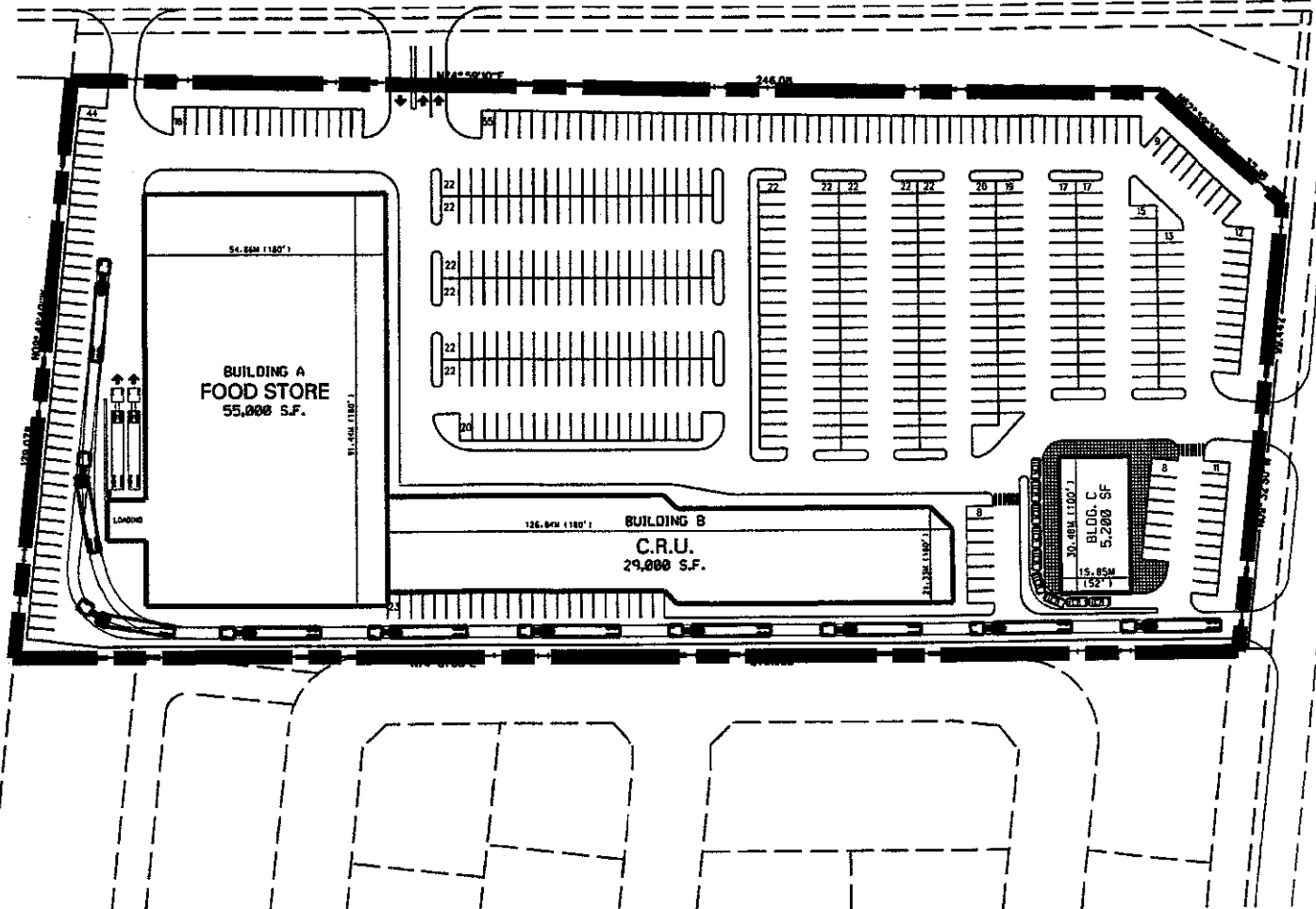
DATE: 06/11/2002

SCALE: NOT TO SCALE



RUTHERFORD ROAD

BUFFERIN STREET



SUMMARY STATISTICS:	
GROSS SITE AREA	3.80 ha 8.89 ac
BUILDING MEAS:	
GROSS BUILDING FLOOR AREA	5000.5 m ²
Building A	2584.1 m ²
Building B	2900.0 m ²
Building C	483.1 m ²
Total Building Area	5967.2 m ²
PROPOSED EDGING: 300X	
LOT COVERAGE RATIO:	23%
PARKING REQUIRED:	
Retail/Postoffice	Restaurant
6 spaces/100 m ² G.F.A.	18 spaces/100 m ² G.F.A.
488 spaces	77 spaces
TOTAL PARKING REQUIRED:	565 spaces
TOTAL PARKING PROVIDED:	549 spaces



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN

FILE #:	REPORT #:	DATE:	06/11/2002
Z.00.081	LOCATION:	APPLICANT:	SCALE: NOT TO SCALE
PART OF LOT 15, CONCESSION 3	CITY OF VAUGHAN PLANNING DEPARTMENT	GIUSEPPE MORELLI	