

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 18, 2003

**1. ZONING BY-LAW AMENDMENT FILE Z.03.049
MARIO TEDESCO
PRELIMINARY REPORT**

P.2003.50

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.049 (Mario Tedesco), BE RECEIVED and that any issues identified be addressed in a comprehensive report to the Committee of the Whole.

Purpose

On July 4, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to EM1 Prestige Employment Area Zone, and permit an eating establishment use within the existing detached dwelling with 25 parking spaces at grade.

Background - Analysis and Options

The subject lands are located northwest of Steeles Avenue and Islington Avenue, being Lot 23, Registered Plan 9691 (7034 Islington Avenue), in Lot 1, Concession 7, City of Vaughan. The property is relatively flat and regular in shape, with 30.0m frontage on Islington Avenue, and developed with a detached dwelling.

The lands are designated "Prestige Area" by OPA #450, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - dwellings, church and golf course (A Agricultural Zone and PB1 Parkway Belt Zone)
- South - service station, Steeles Avenue (C6 Zone)
- East - Islington Avenue; commercial plaza (C7 Zone)
- West - valleylands (PB1 Parkway Belt Zone, Open Space Conservation Area Zone)

On July 25, 2003, a notice of public hearing was mailed to all property owners within 120m of the subject site, and to the ratepayers association. To date, there have been no responses. Any responses received will be addressed in the technical report to Committee of the Whole.

Preliminary Review

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

- Official Plan Amendment #450 designates the lands "Prestige Area", which permits a wide range of industrial, office, business and civic uses with no outside storage; the proposed use conforms to the Official Plan;
- the lands are zoned A Agricultural Zone by By-law 1-88, which does not permit an eating establishment use; the proposal is to rezone the subject land to EM1 Prestige Employment Area Zone, with exceptions to permit an eating establishment (with accessory uses) within the existing detached dwelling;
- the subject lands are located within a 500m radius of a former landfill site, therefore, an Environmental Site Assessment report must be prepared and submitted to the City for review and approval;

- the proposed use will be reviewed with respect to compatibility and appropriateness with the surrounding area and adjacent uses;
- access, parking, and traffic circulation will be reviewed at the site plan stage;
- Islington Avenue is to be widened and improved with a railway grade separation; any upgrades to the existing access to Islington Avenue must be approved by the Region of York; and
- Toronto Conservation Authority comments and conditions will be required.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to future Committee of the Whole meeting. The application will be reviewed in accordance with the policies of the Official Plan and the Zoning By-law, the environmental assessment, and with respect to site and access improvements and compatibility with abutting uses.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

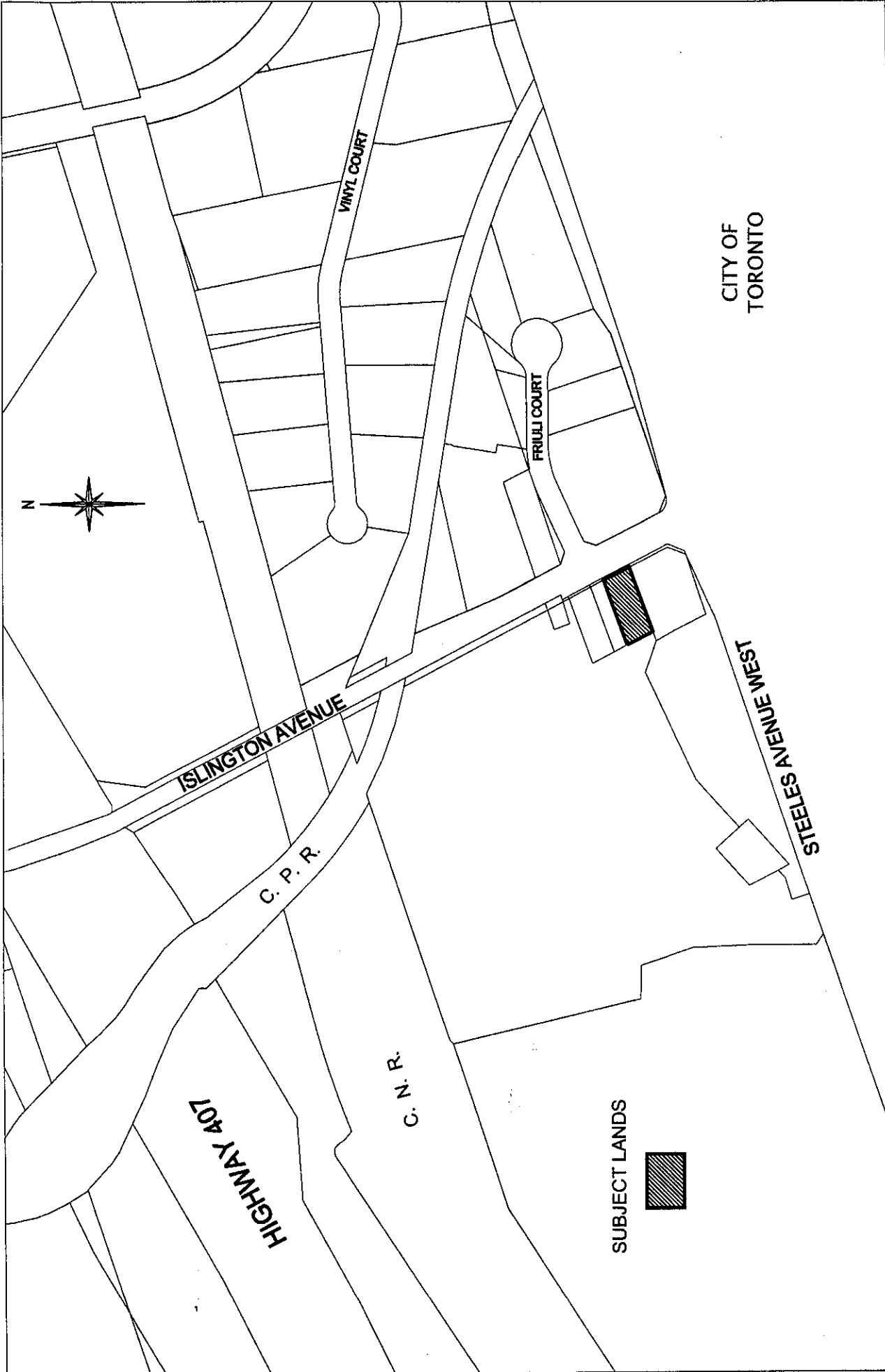
Eugene Fera, Planner, ext. 8064
Art Tikiryán, Senior Planner. Ext. 8212

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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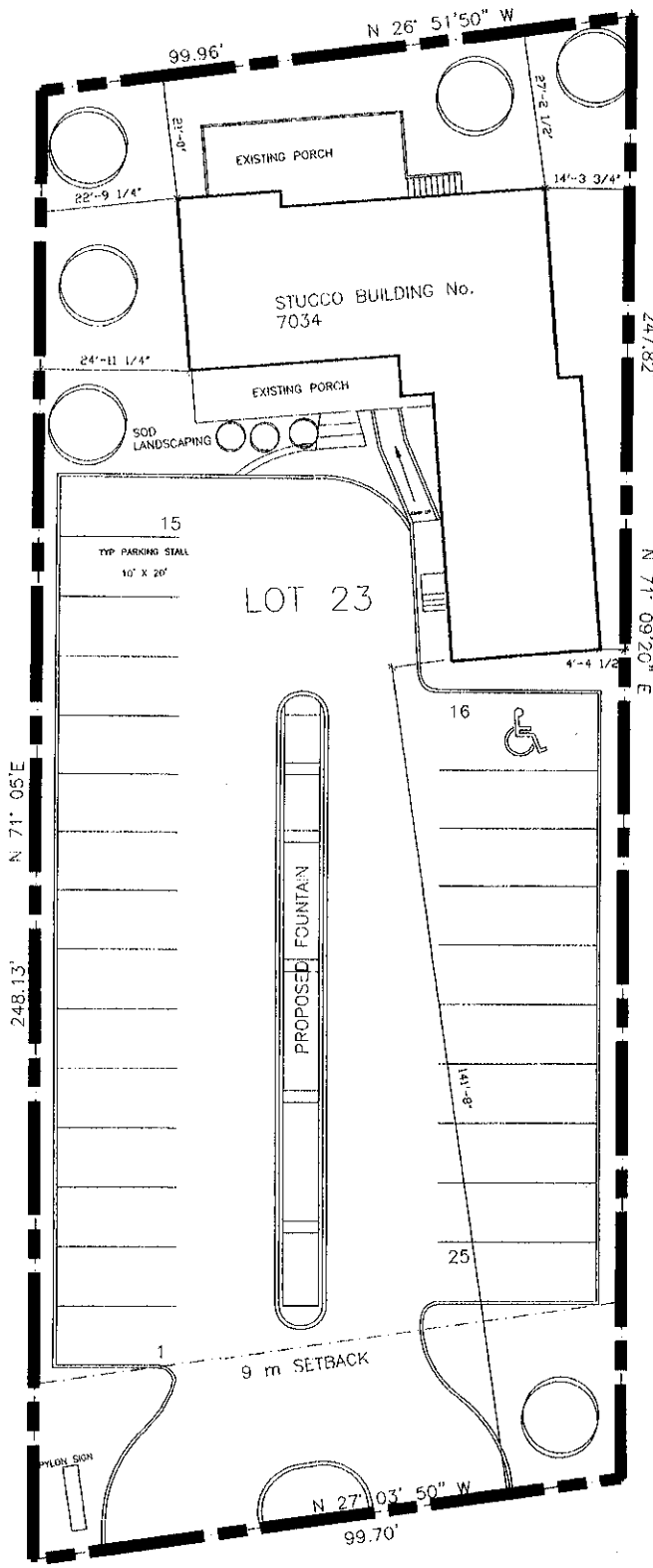
CITY OF TORONTO

Attachment 1
 FILE No.: Z.03.049
 Not to Scale
 July 16, 2003

City of **Vaughan**
 Community Planning Department

Location Map
 Part of Lot 1,
 Concession 7
 APPLICANT:
 MARIO TEDESCO

H:\UFTV ATTACHMENTS\Z.03.049



PARKING SPACES REQUIRED 1.0 SPACES/4 PERSONS
 // PERSONS 100/4 = 25 SPACES REQUIRED
 PARKING SPACES PROVIDED 25
 HANDICAPPED SPACES 1

LOT AREA 24,509 sq. ft.
 FOOTPRINT (GFA) 279m2 (3003ft2)

SUBJECT LANDS



PART 2
 ISLINGTON AVENUE NORTH

Site Plan

Part of Lot 1,
 Concession 7

APPLICANT:
 MARIO TEDESCO



Community Planning Department

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