

**1. ZONING BY-LAW AMENDMENT FILE Z.03.036
CARLO I CORP.
PRELIMINARY REPORT**

P.2003.72

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.036 (Carlo I Corp.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 24, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the northerly portion of the subject lands to EM1 Prestige Employment Area Zone to permit a 3-storey, 8435.88 m², indoor sports and soccer centre, bocce courts, and health spa, bar, banquet, meeting and office facilities, and 351 surface and underground parking spaces. The following zoning exceptions would be required to permit:

- the banquet hall use within a multi-unit, rather than a single-unit building;
- parking for the sports centre use at 1 space/3 persons in the designed maximum capacity;
- a 1m landscape strip abutting an Open Space Zone, rather than 7.5m;
- a 1m landscape strip abutting Rutherford Road, rather than 9m; and,
- a 1m front yard, rather than 6m.

The southerly portion of the subject lands are proposed to be rezoned to OS1 Open Space Conservation Zone, maintaining the valley and woodlot in a natural state, with an exception to permit outdoor recreational activities, a gazebo and seating area in the open area of the floodplain.

Background - Analysis and Options

The subject lands are located on the south side of Rutherford Road, east of Jane Street (2839 Rutherford Road), in Lot 15, Concession 4, City of Vaughan.

The rectangular-shaped 3.91 ha site has 182.11m frontage on Rutherford Road and a depth of 211m. The site is developed with a one-storey detached dwelling, garage and metal shed, which are to be demolished. The property slopes gently southward to an open area below the floodplain, and towards a treed area that includes a tributary of the West Don River.

The site is designated "Prestige Area", "Employment Area General" and "Stream Corridors" by OPA #450 (Employment Area Plan), and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

North - Rutherford Road; Vaughan Joint Operations Centre (M2 General Industrial Zone)

- South - industrial (EM2 General Employment Area Zone), valley (OS1 Open Space Conservation Zone)
- East - industrial (EM1 Prestige Employment Area Zone and EM2 Zone), valley (OS1 Zone)
- West - valley (OS1 Zone), approved office/industrial (EM1 Zone)

On November 14, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Landing Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the proposed development conforms to the “Prestige Area” and “Employment Area General” designations in the Official Plan, with the lands below the floodplain conforming to the “Stream Corridors” designation; the proposed EM1 and OS1 Zones would implement the Official Plan designations;
- the Toronto and Region Conservation Authority (TRCA) must confirm the developable limits of the property, and the lands to be included in public ownership below the floodplain;
- the appropriateness and feasibility of using the open area within the floodplain for outdoor recreational uses, a gazebo and seating area will be reviewed by the City and TRCA;
- review will be given to the appropriateness of the development, with consideration given to the intensity of the proposal in relation to the developable area, and the potential of impact on the natural features, including the West Don River and woodlot;
- a traffic impact report is to be submitted for review by the City and Region of York, to determine if the surrounding road network can facilitate the expected traffic associated with the development, location of site driveways and road improvements;
- the overall site design and any necessary zoning exceptions will be reviewed to achieve an appropriate site development.

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 or in writing, and be addressed in a comprehensive report to a future Committee of the Whole report. In particular, the appropriateness of the development will be reviewed with consideration to the intensity of the proposal in relation to the developable area, and the potential impact on the West Don River and woodlot. The TRCA will need to confirm the developable limits of the property, and the lands to be included in public ownership below the floodplain. The overall site design and any necessary zoning exceptions will also be reviewed to determine an appropriate site development.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

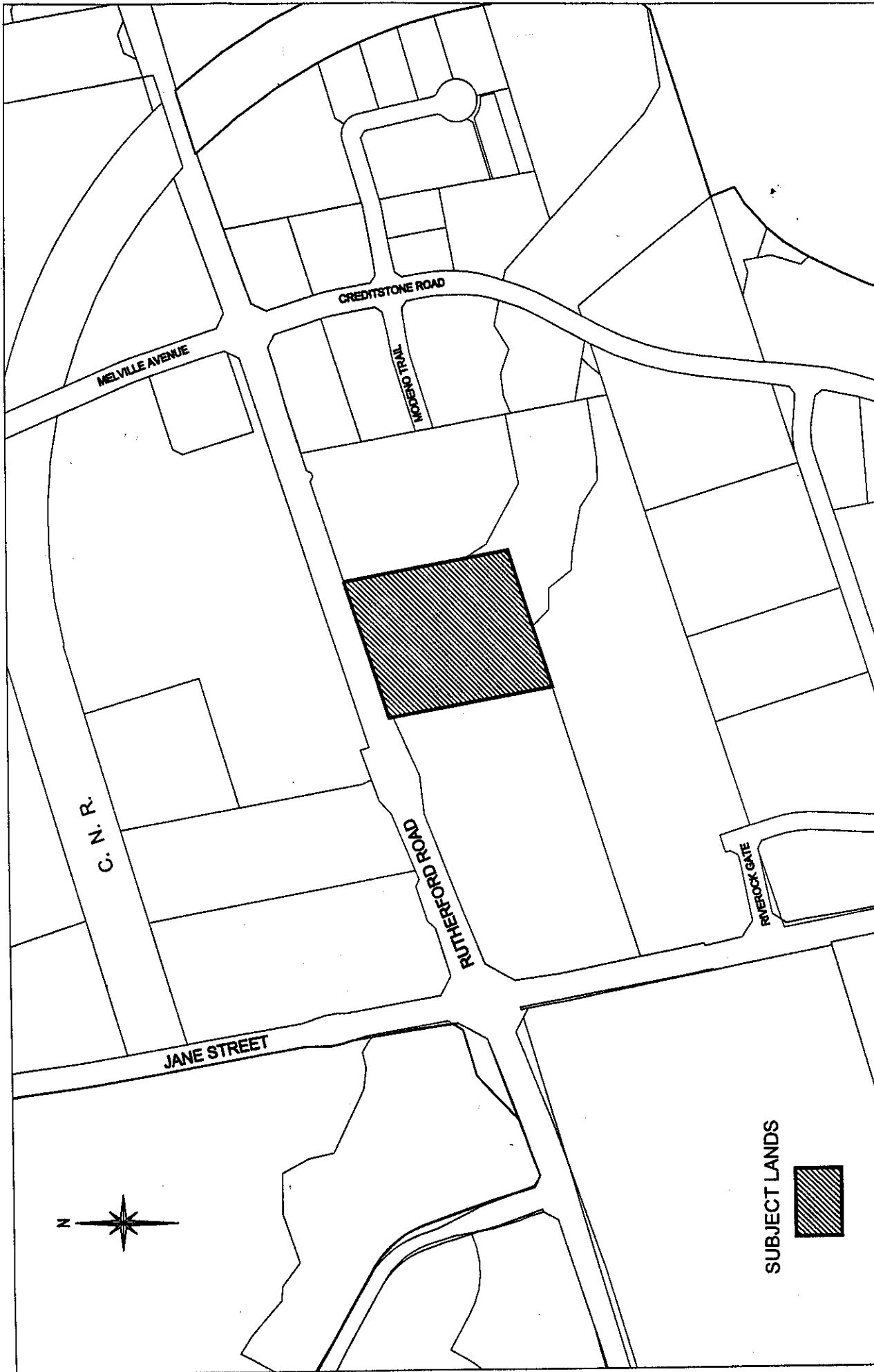
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Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Attachment **1**

FILE No.:
Z.03.036
Not to Scale
November 10, 2003

CITY OF **Vaughan**

Community Planning Department

Location Map

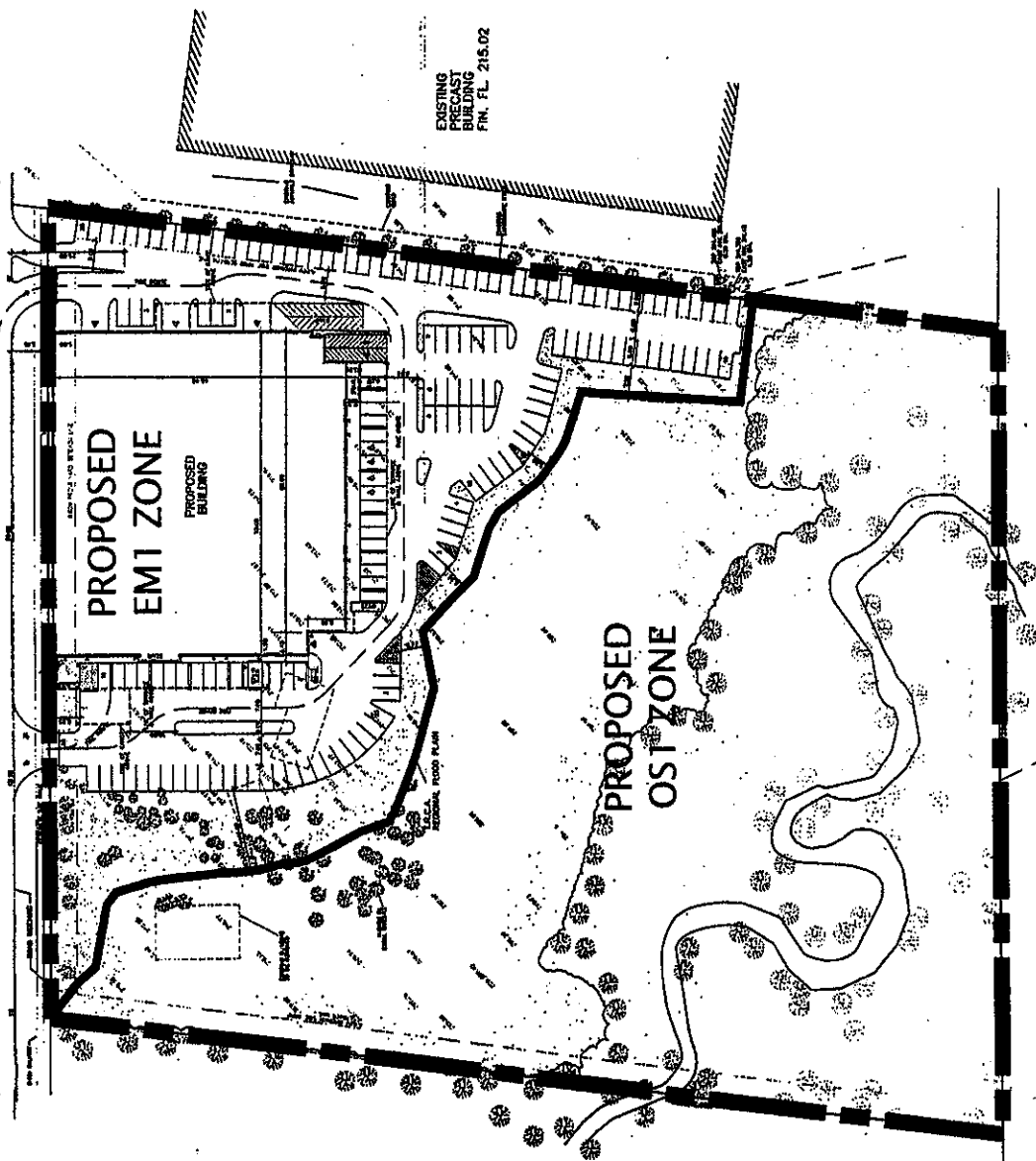
Lot 15,
Concession 4
APPLICANT:
CARLO I CORP.

SUBJECT LANDS





RUTHERFORD ROAD



SITE DEVELOPMENT

ZONING	EM1
LOT AREA =	21,025.00 SQ. FT. (482.87 AC.)
(INCL. OPEN SPACE)	45,919.00 SQ. FT.
BUILDING AREA	
GRAND FL. SPORTS CENTER	4,508.46 SQ. FT.
ADDITIONAL PART OF SECOND FL. (200,000)	48,403.33 SQ. FT.
PART OF GRAND FL.	1,363.30 SQ. FT.
PART OF SECOND FLOOR	1,562.00 SQ. FT.
TRUCK FLOOR OFFICE AND GARAGE/HALL	14,967.30 SQ. FT.
TOTAL GROSS FL. AREA	68,764.39 SQ. FT.
GRAND FLOOR AREA	5,871.76 SQ. FT.
TOTAL IMPROVEMENTS	31,794.33 SQ. FT.
PARKING AREA (170 SPACES)	6,008.50 SQ. FT.
LOT COVERAGE	
GRAND FL. AREA	21,528
GRAND FL. AREA/2.2X	
PARKING	
PROPOSED IMPROVEMENTS	148 SPACES
EXISTING IMPROVEMENTS	148 SPACES
TOTAL IMPROVEMENTS	296 SPACES
PROPOSED IMPROVEMENTS	148 SPACES
EXISTING IMPROVEMENTS	148 SPACES
TOTAL IMPROVEMENTS	296 SPACES

SUBJECT LANDS



REVISED OCT. 31/03

Site Plan

Lot 15,
Concession 4
APPLICANT:
CARLO I CORP.



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Attachment 2

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