

**8. ZONING AMENDMENT FILE Z.03.065
BETHRIDGE DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2003.79

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.065 BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On September 5, 2003 the Owner submitted an application to amend the Zoning By-Law to add Business and Professional Office uses to a maximum of 3,500 ft² on the lands described as Parcel "A", and to add C3 Local Commercial uses to lands described as Parcel "B", including a drive-thru associated with a bank or financial institution.

A related Site Plan Application was submitted proposing a private elementary school for Building "A", commercial/retail uses for Building "B", and a day nursery and nun's residence for Building "C".

Background - Analysis and Options

The site is located at the southwest corner of Sonoma Boulevard and Islington Avenue, being Block 129 and Part of Block 157 on Registered Plan 65M-3413, in Lot 17, Concession 7, City of Vaughan. The site is currently undeveloped.

The site is designated "Medium Density Residential/Commercial" by OPA 600 and zoned RV3 (H) Residential Urban Village Zone Three under By-Law 1-88, subject to Exceptions 9(988) and 9(1052). The surrounding land uses are:

- North - street townhouses (RVM1 (A) Residential Urban Village Multiple Dwelling Zone)
- East - Islington Avenue; Kortright Centre for Conservation (OS1 Open Space Conservation Zone)
- South - street townhouses (RVM1 (A) Zone)
- West - street townhouses (RVM1 (A) Zone), single and semi-detached units (RV4 Residential Urban Village Zone Four)

On November 14, 2003 a notice of public hearing was circulated to all property owners within a 120m of the subject lands and the Sonoma Heights Ratepayers' Association. To date, no comments have been received. Any responses will be addressed in the technical review 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 "Medium Density Residential Commercial" designation would permit a mix of residential, and limited commercial uses at grade level along transit routes to encourage pedestrian movement; small-scale retail and office commercial uses are permitted

provided that such uses face on a primary street or arterial road; the proposed development confirms to the Official Plan;

- the site is subject to site specific zoning exceptions 9(988) and 9(1052), which restrict the site to the following uses; church, public library, police station/fire hall, day nursery/day care center, community center, seniors residence/home for the aged, and park; a zoning amendment is required to permit the commercial uses proposed for Parcels A & C;
- the appropriateness of the proposed commercial uses on the property will be reviewed for compatibility with the existing and planned uses in the surrounding area; and
- comments from the Region of York will be required to address access and any necessary road widenings, as part of the site plan review.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with any 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. In particular, the appropriateness and compatibility of the proposed uses will be reviewed in the context of the existing and future uses in the area.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

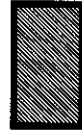
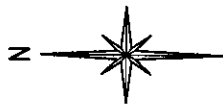
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



SUBJECT LANDS

Location Map

Part of Lot 17,
Concession 7

APPLICANT:
BETHRIDGE DEVELOPMENTS INC.

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City of
Vaughan

Community Planning Department

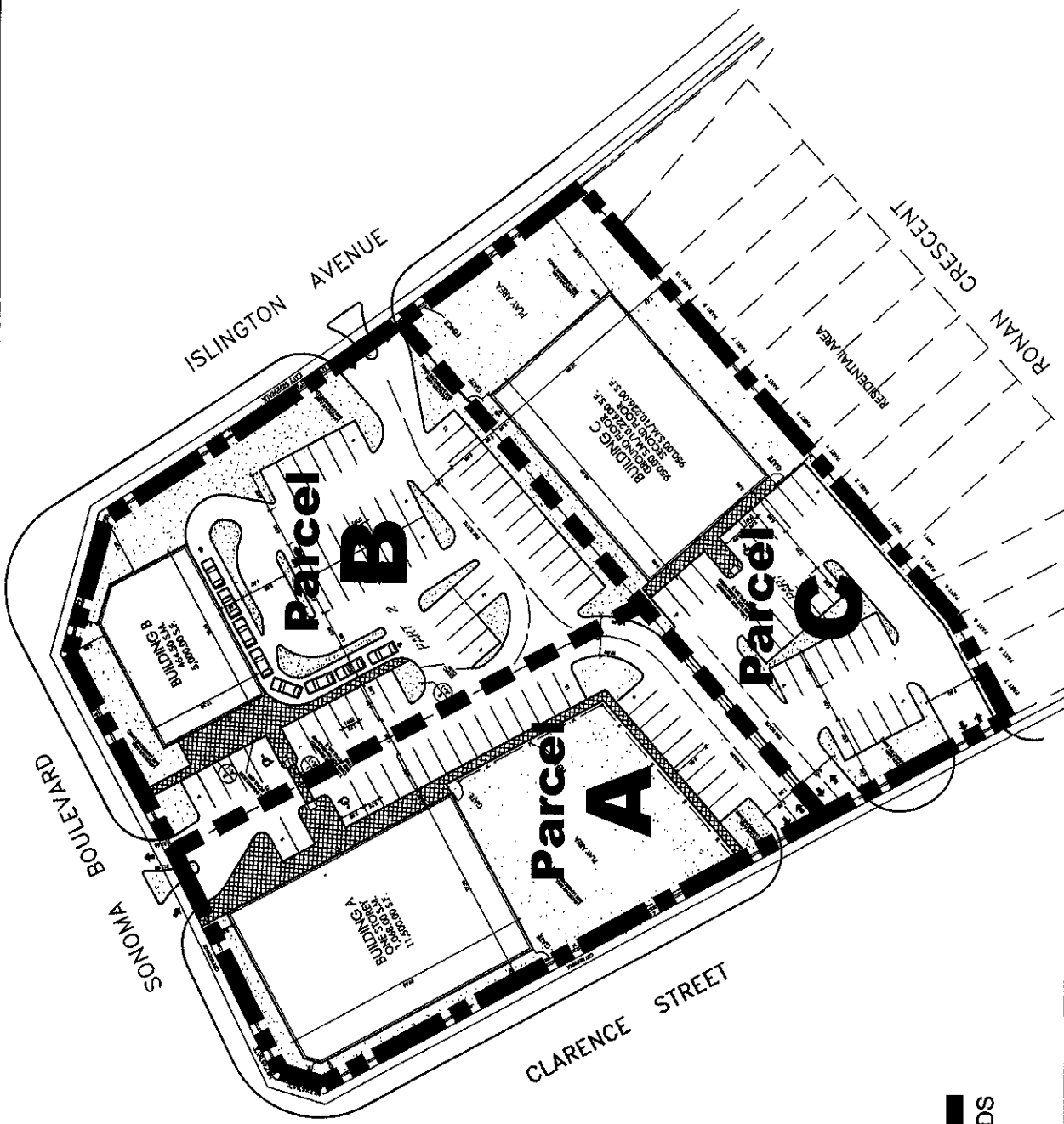
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Not to Scale

September 19, 2003





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SUBJECT LANDS

Site Plan

Part of Lot 17,
Concession 7

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Attachment

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