

**2. ZONING BY-LAW AMENDMENT FILE Z.03.019
 JUDITH HOLZMAN
 PRELIMINARY REPORT**

P.2003.26

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.019 (Judith Holzman) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 7, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to an appropriate commercial category to permit a law office. The existing dwelling is proposed to be converted to accommodate the office use.

The Owner has also submitted a related site plan application (File DA.03.010). Through the review process, the required exceptions to the zoning standard will be identified.

Background - Analysis and Options

The 0.1 ha site is located on the north side of Major Mackenzie Drive, east of Keele Street, being Lot 53 on Registered Plan 72 (2126 Major Mackenzie Drive), in Part of Lot 21, Concession 3, City of Vaughan.

The site is designated "Office Commercial" by OPA #350 (Maple Community Plan), subject to site specific policies, and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North – residential (R2 Residential Zone)
- South – Major Mackenzie Drive; Civic Centre (A Agricultural Zone)
- East – residential (R2 Residential Zone)
- West – residential (R2 Residential Zone)

On March 14, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Gates of Maple 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.

An application to amend the Official Plan had also been submitted and the Notice of Public Hearing made reference to both an official plan and zoning by-law amendment. However, it has since been determined that the applicable "Office Commercial" policies can be implemented through the zoning and site plan applications and as such, an amendment to the official plan is not required.

Preliminary Review

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

- the Official Plan requires that lands designated "Office Commercial" proceed on a comprehensive basis with abutting lands to achieve proper access, internal traffic

circulation and adequate parking, and that direct access to Major Mackenzie Drive be at a signalized intersection;

- the subject property has direct access to Major Mackenzie Drive, opposite the signalized access to the Civic Centre; the application will be considered in context of abutting properties and the potential for future integration for access and driveway purposes;
- the current R2 Residential Zone permits only detached dwellings; a zoning amendment is required to permit the proposed law office; and
- review of the site plan application may identify additional zoning by-law exceptions which may be required, i.e setbacks and landscaping abutting a residential zone.

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 meeting. In particular, Staff will review the use of the subject lands for a law office in context of the Official Plan policies for "Office Commercial" development, and the potential for future integration with abutting properties.

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



Attachment

1

FILE No.:
OP.03.011, Z.03.019
& DA.03.010

March 12, 2003

City of
Vaughan

Community Planning Department

Location Map

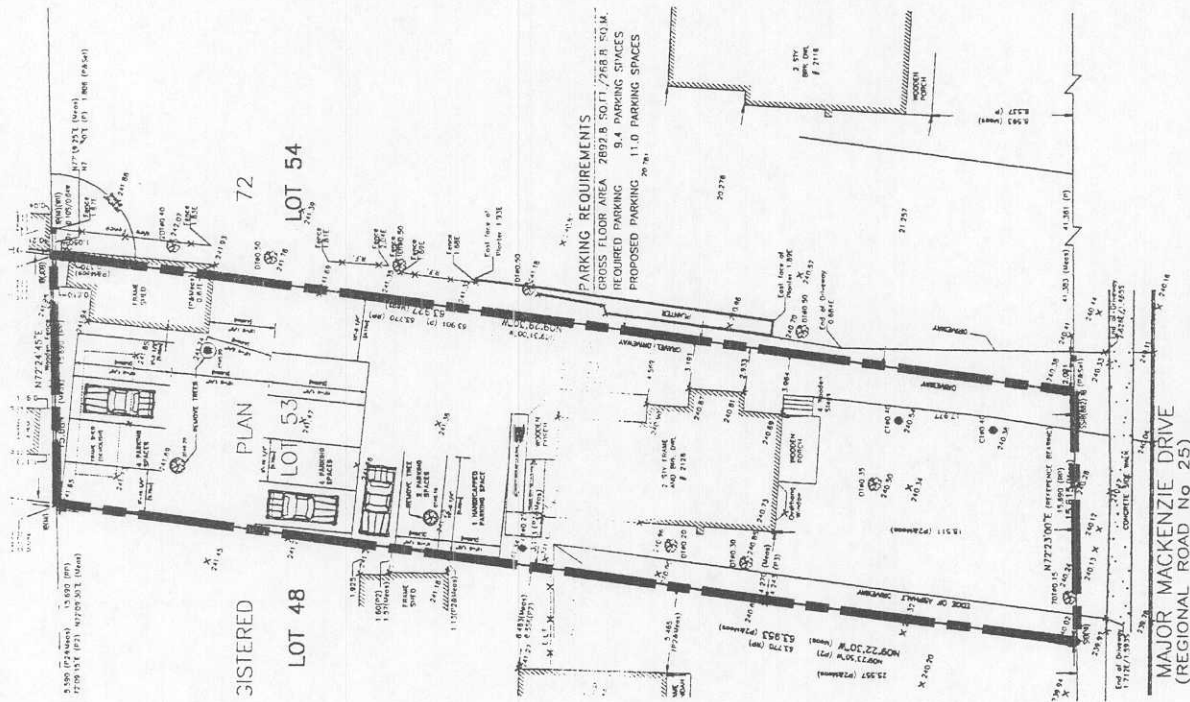
Part of Lot 21,
Concession 3

APPLICANT:
JUDITH HOLZMAN

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Not to Scale



SUBJECT LANDS

Site Plan

Part of Lot 21,
Concession 3

APPLICANT:
JUDITH HOLZMAN



Community Planning Department

Attachment

2

FILE No.:
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& DA.03.010

March 12, 2003