

COMMITTEE OF THE WHOLE JUNE 2, 2003

ZONING BY-LAW AMENDMENT FILE Z.02.056 CLIFF WILCOX REPORT #P.2002.53

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment application Z.02.056 (Cliff Wilcox) BE APPROVED, subject to the following:
 - a) That the implementing zoning by-law:
 - i) rezone the subject lands from A Agricultural Zone to C3 Local Commercial Zone; and,
 - ii) provide any necessary exceptions to implement the approved site plan;
 - b) That prior to the enactment of the zoning by-law, Council shall have approved a site development application for the subject lands.

Purpose

On July 16, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject land from A Agricultural Zone to C3 Local Commercial Zone to permit business and professional offices, including a dental office. A number of exceptions to the zoning standards were also requested.

Background - Analysis and Options

The lands are located on the east side of Weston Road, south of Ashberry Boulevard, in Part of Lot 18, Concession 5, City of Vaughan. The lands are currently vacant. The surrounding land uses are:

- North - vacant, proposed commercial (A Agricultural Zone)
- South - park (A Agricultural Zone)
- East - private school, proposed commercial (A Agricultural Zone)
- West - Weston Road; future residential (A Agricultural Zone)

The lands are designated "Low Density Residential" by OPA #600 and zoned A Agricultural Zone by By-law 1-88.

On July 26, 2002 a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods Ratepayer Association. No response has been received. The recommendation of the Committee of the Whole to receive the Public Hearing of August 19, 2002, and forward a comprehensive report to a future Committee meeting, was ratified by Council on August 26, 2002.

Official Plan

The Vellore Woods Block 32W Block Plan identifies the property as "Local Commercial". The "Local Convenience Commercial" designation permits convenience level shopping and personal services, such as retail stores, personal service shops and offices. The proposed use conforms to the Official Plan.

Zoning By-law

The lands are currently zoned A Agricultural Zone by By-law 1-88. The proposed zoning of C3 Local Commercial Zone will permit a wide range of uses, including: banks/financial institutions, business/professional offices, personal service shops, retail stores and video stores. The proposed zoning would implement the policies of the Official Plan.

Land Transfer

The Owner is currently in the process of a land transfer with the surrounding property owner, Roybridge Holdings Limited. The lands that are the subject of this application will be transferred to Roybridge Holdings Limited (Attachment #3) and be developed under their site development application (DA.02.038 – Roybridge Development Limited). The Owner will acquire a parcel of land from Roybridge Developments Limited, immediately to the south, that is to be created by Consent Application B38/03. The subject zoning application will ultimately benefit Roybridge Developments Limited and the zoning by-law will reflect the zoning approved for the surrounding lands through Zoning Amendment application Z.02.041 (Roybridge Holdings Limited).

Site Plan

The current site plan, as submitted by Roybridge Holdings Limited, identifies these lands as a parking area. Any necessary zoning exceptions will be identified through the review of site development application DA.02.038 (Roybridge Development Limited).

Conclusion

The proposed C3 Local Commercial Zone is appropriate for the development of the subject lands and conforms to the policies of the Official Plan. The implementing by-law will be based on the approval of the related site plan application DA.02.038, under which the lands are to be developed. Should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Location Map
2. Site Plan - DA.02.038 (Roybridge Holdings Limited)
3. Land Transfer Plan

Report prepared by:

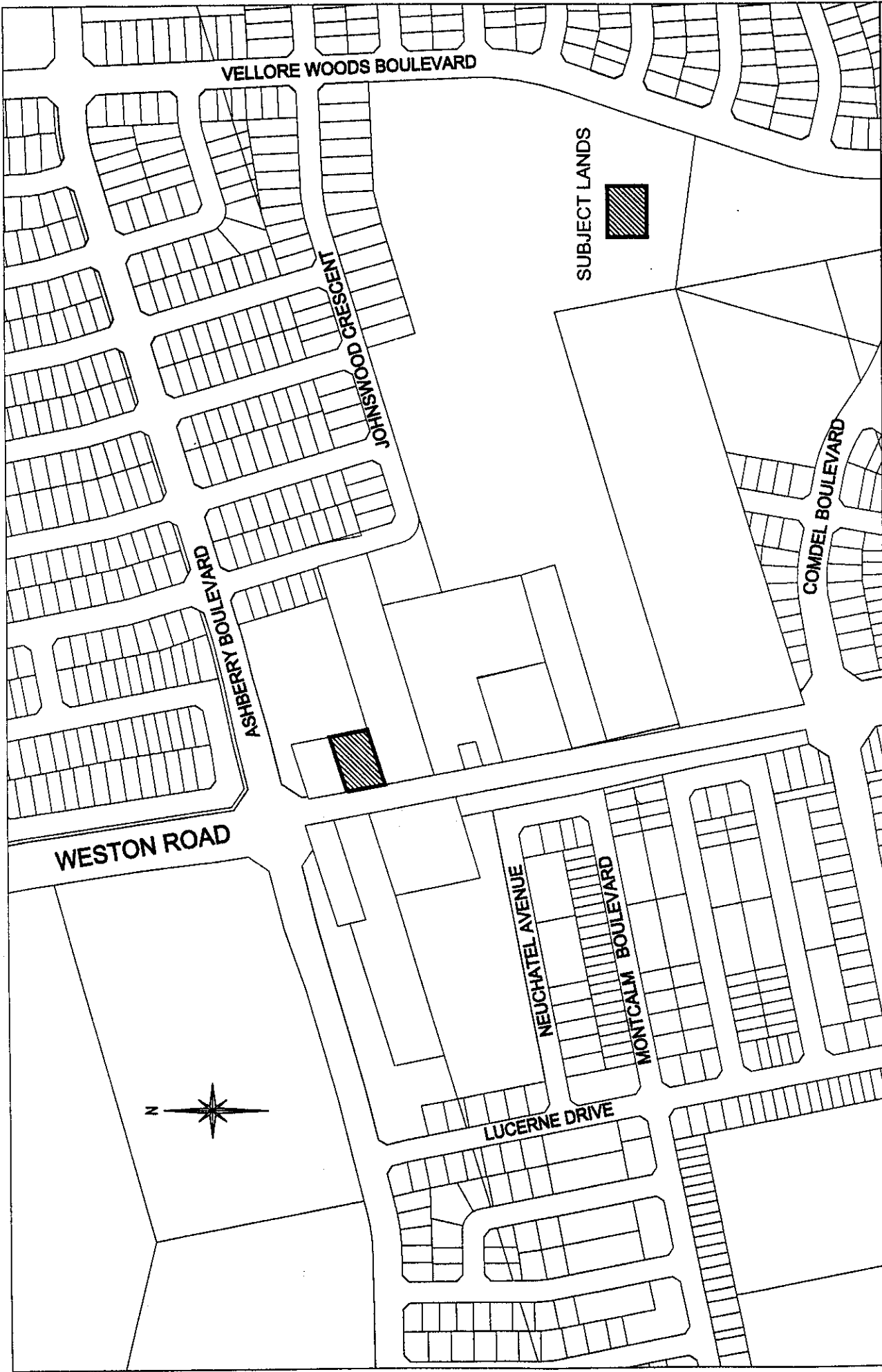
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Lot 18,
Concession 5
APPLICANT:
CLIFF WILCOX

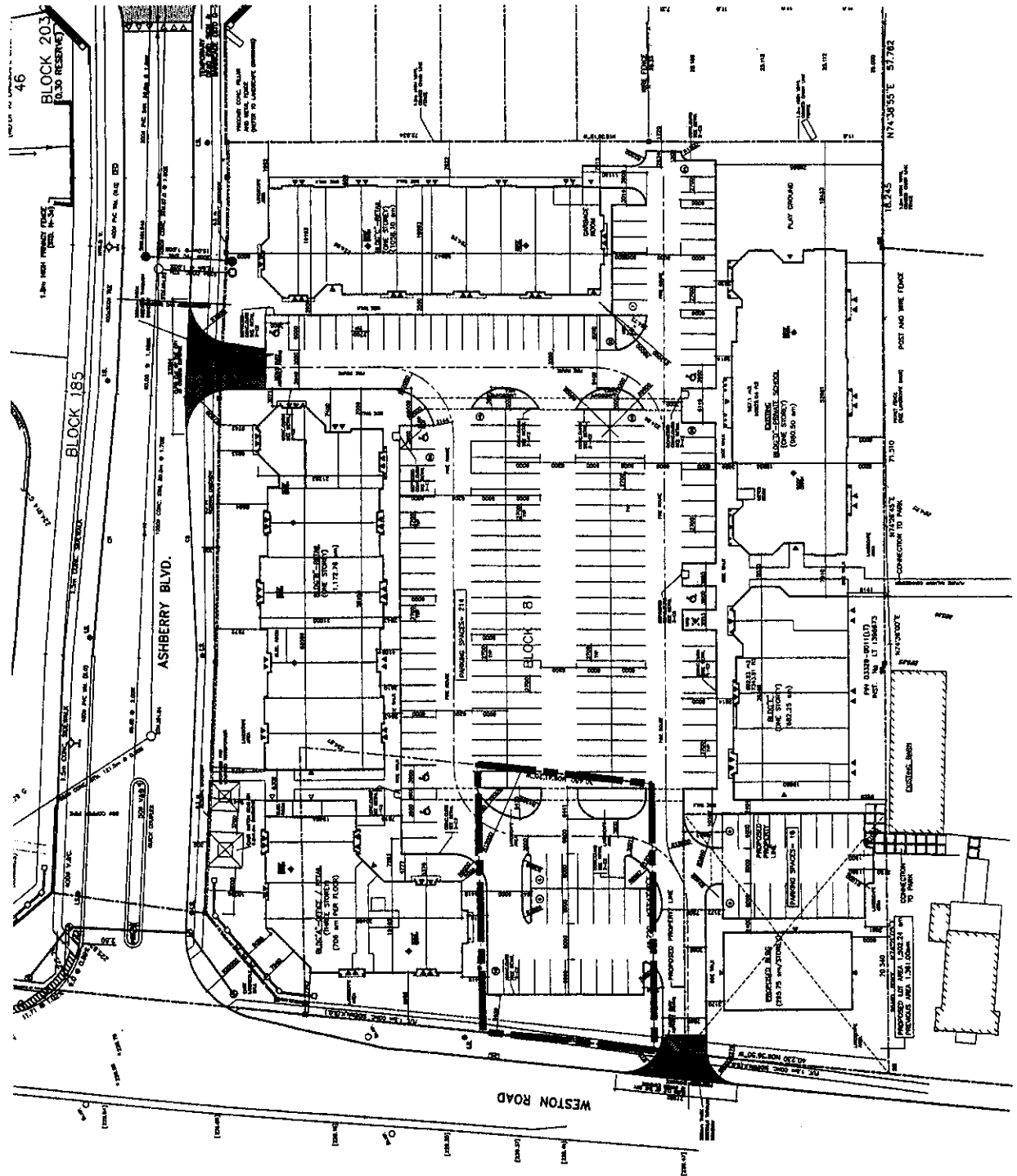


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Attachment

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FILE No.:
Z.02.056
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May 13, 2003



SUBJECT LANDS
Z.02.056
(Cliff Wilcox)

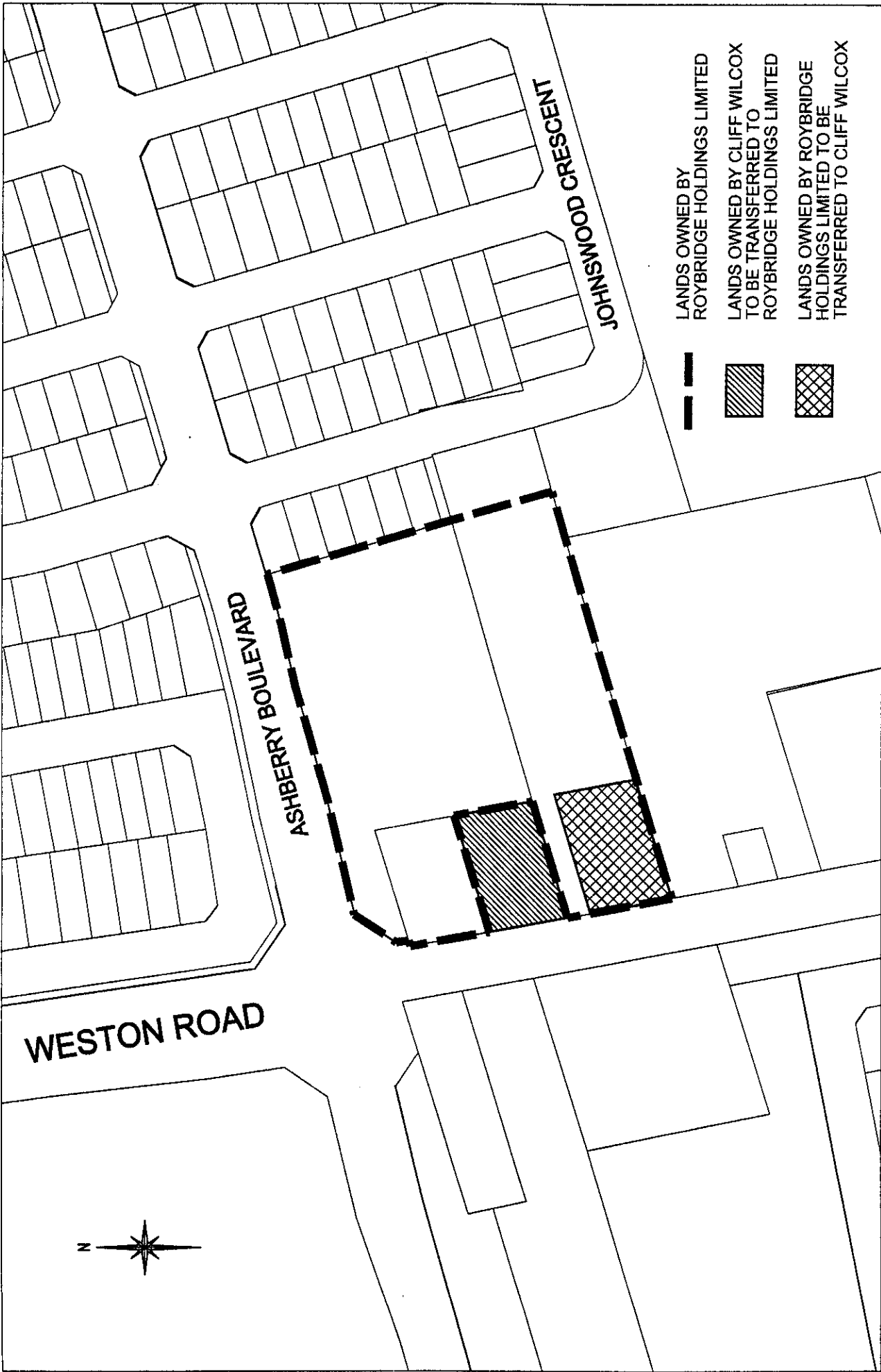


Attachment 2

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City of
Vaughan
Community Planning Department

Site Plan
Lot 18,
Concession 5
APPLICANT:
CLIFF WILCOX



- - - - - LANDS OWNED BY ROYBRIDGE HOLDINGS LIMITED
 ▨ LANDS OWNED BY CLIFF WILCOX TO BE TRANSFERRED TO ROYBRIDGE HOLDINGS LIMITED
 ▩ LANDS OWNED BY ROYBRIDGE HOLDINGS LIMITED TO BE TRANSFERRED TO CLIFF WILCOX

Land Transfer Plan

Lot 18,
 Concession 5
 APPLICANT:
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Attachment 3

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