

**3. ZONING BY-LAW AMENDMENT FILE Z.03.064
CARMELA GRECO
PRELIMINARY REPORT**

P.2004.46

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.064 (Carmela Greco) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 28, 2003, the owner submitted an application to amend the Zoning By-law to rezone the subject lands to an appropriate residential zone category to permit the development of two, 2½-storey buildings with a total of 18 residential apartment units.

Background - Analysis and Options

The 0.4485 ha property is located on the west side of Islington Avenue, south of Nashville Road, being Parts 4 and 5 on Plan 65R-22136 (10384 Islington Avenue), in Lot 23, Concession 8, City of Vaughan. The lands are currently vacant. The surrounding land uses are:

- North - detached residential (R1 Residential Zone)
- South - detached residential (R1V Old Village Residential Zone)
- East - Islington Avenue; McMichael Gallery (R1 Residential Zone)
- West - valley land (R1 Residential Zone, OS1 Open Space Conservation Zone)

The lands are designated "Core Area" by OPA 601 (Kleinburg-Nashville Community Plan) and zoned R1 Residential Zone by By-law 1-88.

On February 6, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area Ratepayers Association. No comments have been received to date. 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 have identified the following matters to be reviewed in greater detail:

- the "Core Area" designation permits multiple family dwellings (i.e. group dwellings), provided at least two such dwellings are located on the same lot;
- the Official Plan requires that group dwellings be designed with the character and scale of a single residential building; the proposal will be reviewed to ensure conformity with the Official Plan;
- review will be given to compatibility of the proposed development with the surrounding land uses;
- site-specific zoning will be required for the proposed development, based on an approved site plan;

- prior to approval, servicing capacity must be identified and allocated to the proposed development; and
- the top-of-bank and appropriate setback must be identified by the TRCA.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, 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, the scale and massing will be reviewed to ensure conformity with the Official Plan.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

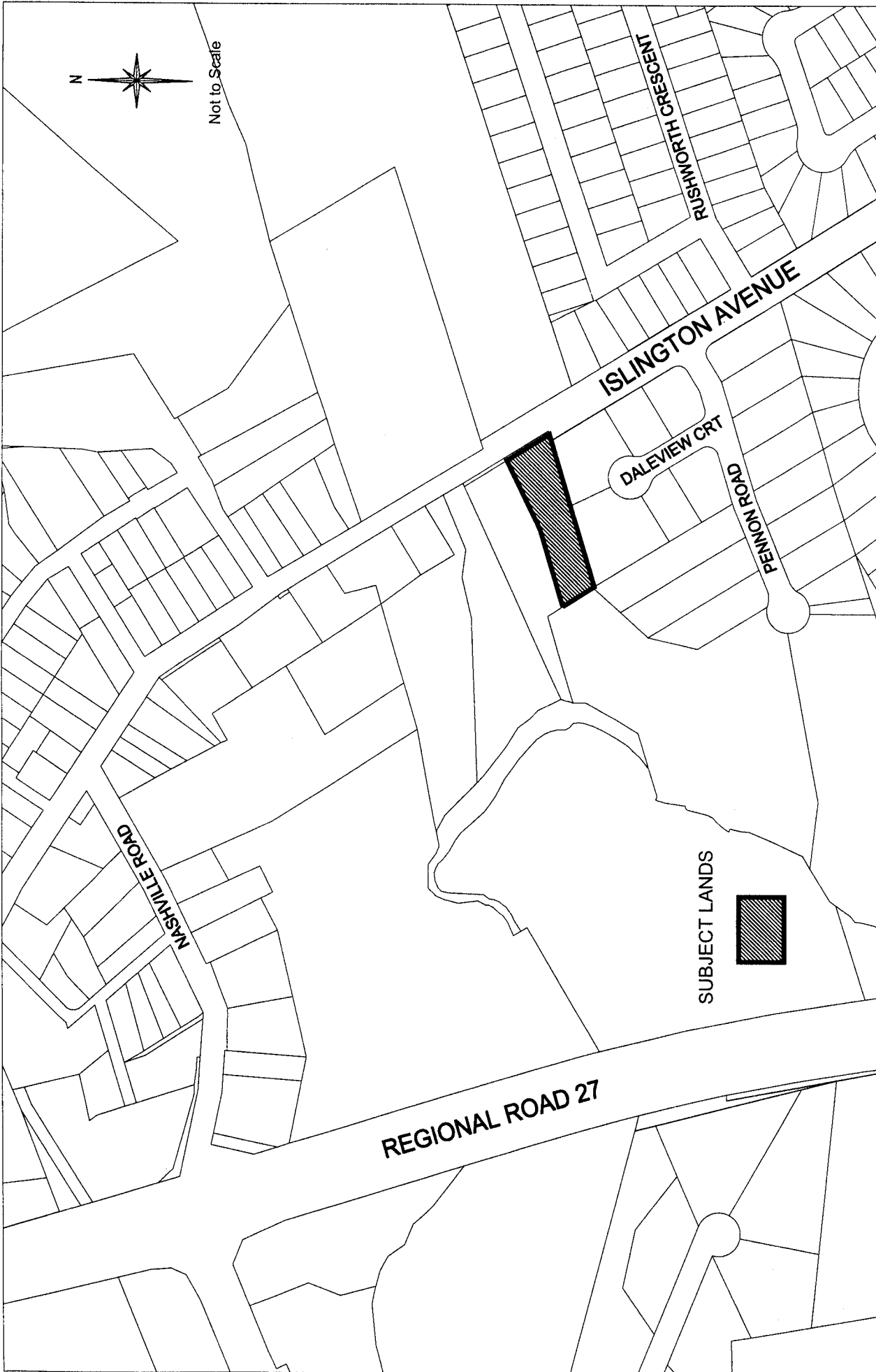
Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Location Map

Lot 23,
Concession 8
APPLICANT:
CARMELO GRECO



Community Planning Department

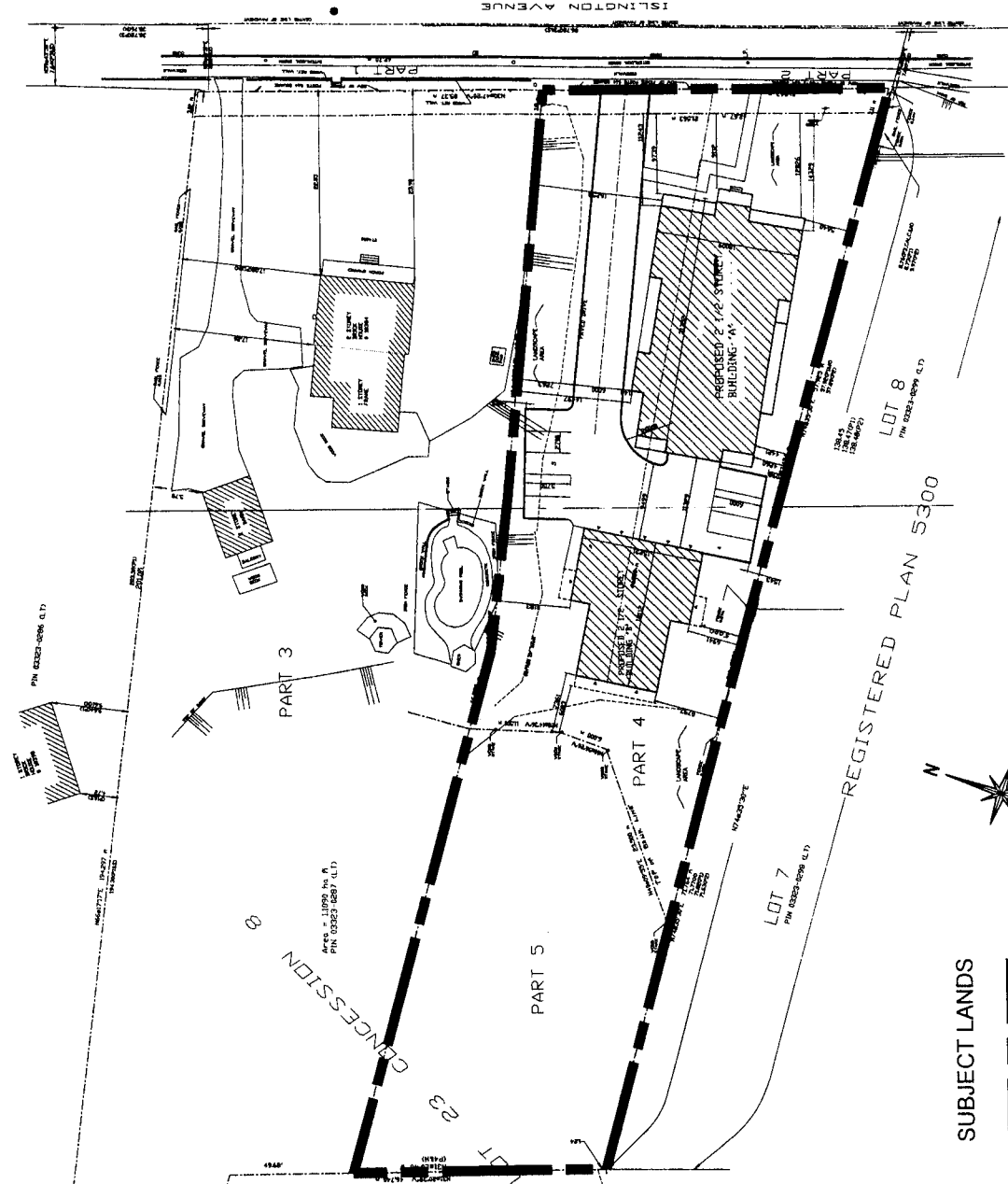
Attachment

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FILE No.:
DA.03.055
RELATED FILE:
Z.03.064

September 18, 2003

Not to Scale



INFORMATION ON THIS DRAWING
 TAKEN FROM PLAN OF SURVEY OF
 PART OF LOT 23
 CONCESSION 8 OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK
 BY VLADIMIR KRCHAK L.T.E. O.L.S.
 DATED OCT. 15, 1999
 BENCHMARK No. 54-5 ELEV. 219.114m

SITE STATISTICS

LOT AREA:	48,280 S.F.	4,485 m ²
(Parts 4 & 5)	1.11 ac	.4485 ha
Building "A":		
Ground Floor Footprint:	5,151.7 S.F.	478.6 m ²
Ground Floor Living Area:	478.6 m ²	478.6 m ²
Second Floor Area:	5,151.7 S.F.	478.6 m ²
Loft Floor Area:	5,252.8 S.F.	487.9 m ²
Total Bldg. "A" Floor Area:	15,555.9 S.F.	1,445.1 m²
Building "B":		
Ground Floor Footprint:	2,499.4 S.F.	232.2 m ²
Ground Floor Living Area:	1,500.2 S.F.	139.2 m ²
Second Floor Area:	2,499.4 S.F.	232.2 m ²
Loft Floor Area:	1,500.0 S.F.	139.3 m ²
Total Bldg. "B" Floor Area:	5,498.6 S.F.	510.8 m²
Total Gross Floor Area:	21,055.5 S.F.	1,955.9 m²
No. of Residential Units:	Building "A": 14	
	Building "B": 4	
	Total units 18	
Building Coverage:	15.8%	
F.S.I.:	436	
Paved Area:	624.1 m ² - 13.2%	
Landscaped Area:	3,395.1 m ² - 71.0%	
Parking Required:	18 units @ 1.75	31.50 spaces
Parking Provided:	Underground Pkg:	18
	Garage Pkg:	5
	Surface Pkg:	2
	Total Parking Spaces	31