

**2. ZONING BY-LAW AMENDMENT FILE Z.03.091
CITY OF VAUGHAN
PRELIMINARY REPORT**

P.2004.53

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.091 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 3, 2003, the City of Vaughan initiated an amendment to By-law 1-88 to rezone the subject lands to C4 Neighbourhood Commercial Zone and the appropriate Residential Zone(s) to implement the Official Plan designations.

Background - Analysis and Options

The 7.25 ha property is located on the southwest corner of Teston Road and Keele Street, in Part of Lot 25, Concession 4, City of Vaughan.

The lands are designated "Medium Density Residential" and "Neighbourhood Commercial Area" by OPA 350 (Maple Community Plan), and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Teston Road; vacant (A Agricultural Zone)
- South - Region of York Reservoir, vacant (A Agricultural and C4-H Neighbourhood Commercial Zones)
- East - Keele Street; industrial (M1 Restricted Industrial Zone)
- West - residential, reservoir (R4 and R5 Single Family Detached Dwelling/Semi Detached Dwelling Zones and A Agricultural Zone)

On February 27, 2004, 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 responses have been received. Any comments 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Medium Density Residential Area" designation provides a transition area between the existing low density residential area to the west and the designated neighbourhood commercial area along Keele Street;
- the "Medium Density Residential Area" designation permits on-street townhouses and block townhouses at a net density between 30 and 60 units/ha, with an average net density of 45 units/ha on a neighbourhood basis; the corresponding zone categories are the RM1 Street Townhouse Dwelling Zone and the RM2 Block Townhouse Dwelling Zone;

- Staff will review the development potential of the lands based on the RM1 and/or RM2 Zone standards, in relation to the existing residential development and road patterns to the west;
- the “Neighbourhood Commercial” designation permits uses such as supermarkets, retail stores, restaurants, business and professional offices, banks and financial institutions and personal service establishments; the corresponding zone category is C4 Neighbourhood Commercial Zone; a holding zone may be required pending approval of a site plan application; and
- water and sewer servicing capacity for the development of the lands is not currently available.

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-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the development potential of the residential portion will be considered in context of the residential lotting and street pattern to the west, and the commercial portion may require a holding zone category.

Attachments

1. Location Map
2. Official Plan Designation Map

Report prepared by:

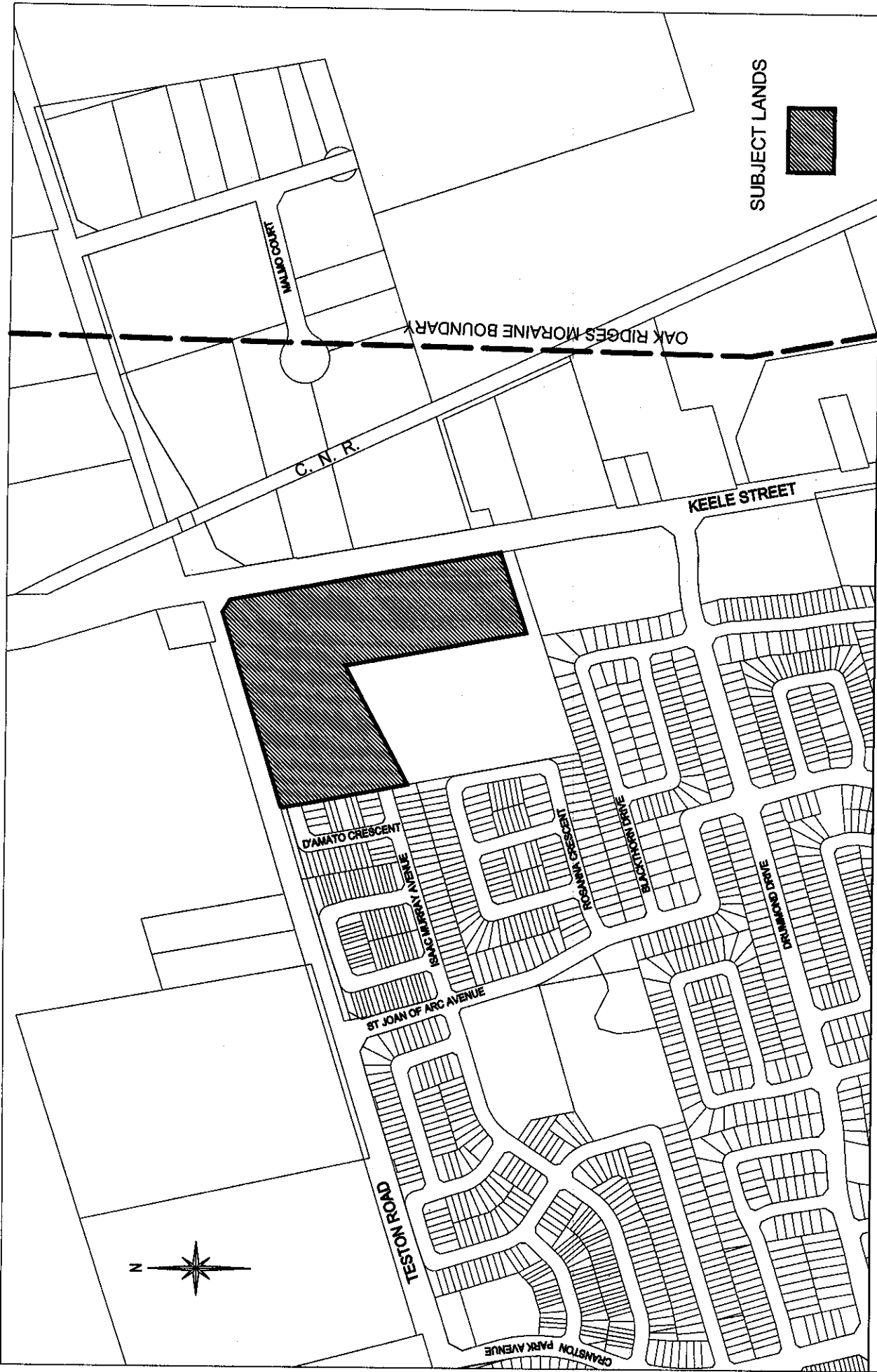
Carmela Marrelli, Planner, ext. 8791
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



SUBJECT LANDS



Location Map

Part of Lot 25,
Concession 4

APPLICANT:
CITY OF VAUGHAN

N:\DFT\1 ATTACHMENTS\2\03.091

City of Vaughan

Community Planning Department

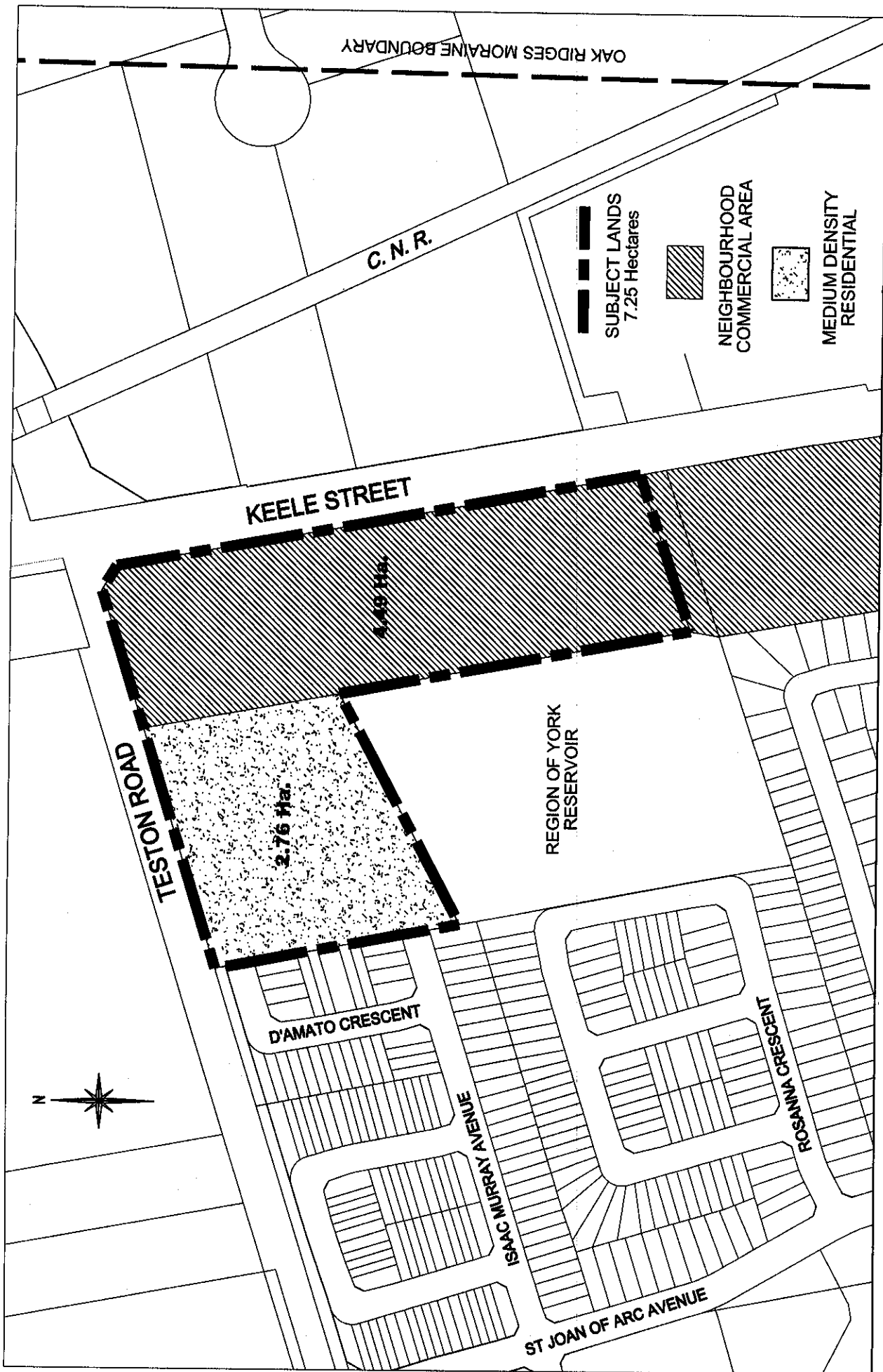
Attachment

FILE No.:
Z.03.091

Not to Scale

December 9, 2003





**Official Plan #350
Amendment Designations**

APPLICANT:
CITY OF VAUGHAN

Part of Lot 25,
Concession 4



Community Planning Department

Attachment 2

FILE No.:
Z.03.091

Not to Scale

December 9, 2003