

**1. OFFICIAL PLAN AMENDMENT FILE OP.04.006
ZONING BY-LAW AMENDMENT FILE Z.04.012
TEMPLE KOL AMI
PRELIMINARY REPORT**

P.2004.67

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.006 and Z.04.012 (Temple Kol Ami) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 31, 2004, the Owner submitted an application to amend the Official Plan to expand the permitted commercial uses to include an eating establishment and a drive-through facility related to a bank or financial institution.

The Owner has also submitted an application to amend the Zoning By-law to:

- a) rezone the southerly portion of the lands from A Agricultural Zone to C3 Local Commercial Zone;
- b) permit medium density residential and eating establishment uses (convenience and take out), and a drive-through facility related to a bank or financial institution, within the C3 Zone; and,
- c) provide exceptions to the zone standards to implement the site development.

Background - Analysis and Options

The subject lands are located on the northeast corner of Dufferin Street and Summeridge Drive, being 8777 Dufferin Street (Planning Block 10), in Part of Lot 12, Concession 2, City of Vaughan.

The subject lands are designated "Medium Density Residential/Commercial" by OPA 600. The lands are zoned A Agricultural Zone, with the exception of a narrow strip across the southerly lot line, which is zoned RVM2 Residential Urban Village Multiple Dwelling Zone by By-law 1-88, subject to Exception 9(1063). The surrounding land uses are:

- North - cemetery and church, Toronto Reservoir (A Agricultural Zone)
- South - Summeridge Drive; future commercial (C4-H Neighbourhood Commercial Zone)
- East - future residential (RVM1(WS-A) Zone)
- West - Dufferin Street; vacant and commercial (C4 and C7 Zones)

On April 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive 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/Commercial*” designation permits, in part, a wide range of residential uses and small-scale retail and office commercial uses, provided such uses face on a primary street or arterial road; an Official Plan Amendment is required to permit the proposed eating establishment (convenience and take out) use;
- the lands are zoned primarily A Agricultural Zone by By-law 1-88 with a narrow strip of RVM1(WS-A) Zone, subject to Exception 9(1063); an amendment to the Zoning By-law is required to:
 - rezone the southerly half of the lands to C3 Local Commercial Zone, which would permit a bank or financial institution, business or professional office, personal service shop, photography studio, retail store, and video store;
 - permit medium density residential and eating establishment uses (convenience and take out), and a drive-through facility related to a bank or financial institution, within the C3 Zone; and,
 - provide exceptions to both the A Agricultural and C3 Zone standards to implement the proposed site development;
- the rezoning would allow the development of the southerly portion of the lands for commercial/residential uses, while maintaining the Agricultural Zone on the northerly portion for an institutional use (Temple Kol Ami); a Consent Application to the Committee of Adjustment would be required to sever the property into two parcels coinciding with the zoning line;
- the proposed eating establishment and drive-through uses will be reviewed in greater detail with respect to site function (i.e. vehicle and pedestrian circulation, stacking lane requirements, landscaping, parking demands, etc.), and compatibility with the adjacent residential neighbourhood (i.e. headlights, idling vehicles, noise, odour, building lighting, etc.), to determine the appropriateness of these uses on the site;
- the site has road frontage on Dufferin Street and Summeridge Drive and abuts a residential zone to the east; the site will need to be sensitively designed to address the streetscape, and ensure compatibility and minimal impact to adjacent residential development;
- the overall development will be reviewed through the site plan process with respect to appropriate setbacks and landscape buffers, building heights, vehicle access and parking, and traffic; any required exceptions to the zone standards will be determined at that time;
- there is a significant amount of trees on the site, and a tree inventory and preservation plan is required;
- comments from the Region of York will be required to address the Dufferin Street and Summeridge Drive access points, and any necessary road widenings;
- the conceptual site plan shows vehicle access by a driveway connection to Summeridge Drive, adjacent to the east lot line, serving both the commercial/residential use and institutional uses; the shared driveway and required cross easements will be reviewed to ensure proper function; and
- a parking assessment was submitted in support of the subject applications; a traffic impact assessment may also be required.

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 compatibility, appropriateness and sensitivity of the proposed uses will be reviewed in greater detail with respect to the surrounding land uses. Also, the overall development will be reviewed with respect to appropriate setbacks and landscape buffers, building heights, vehicle access and parking, and traffic, and any necessary zoning exceptions will be identified in the technical report.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Location Map

Part of Lot 12,
Concession 2

APPLICANT:
TEMPLE KOL AMI



Community Planning Department

Attachment 1

FILE No.:
OP.04.006
& Z.04.012

April 22, 2004

**MAINTAIN A
AGRICULTURAL ZONE**

RIGHT IN/
RIGHT OUT
ACCESS

TEMPLE
KOL AMI
PHASE 2
SOCIAL HALL

TEMPLE KOL AMI
PHASE 1
SYNAGOGUE AND
SCHOOL

EXIST.
HOUSE

PROPOSED
PROPERTY
LINE

FINAL BOUNDARY
LINE TO BE
DETERMINED
BASED ON FINAL
SITE PLAN.

**REZONE FROM
A TO C3 ZONE**

DUFFERIN STREET

RETAIL
1,375 m²

EATING ESTABL.
TAV/CONV./
TAKEOUT
185 m²

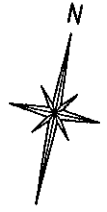
RETAIL
300 m²

-138 PARKING
SPACES REQ'D:

FOR RETAIL:
1675m²/100*6
=101 SPACES,
FOR EATING
ESTABLISHMENT
CONVENIENCE:
185m²/100*20
=37 SPACES

SUMMERIDGE DRIVE

SUBJECT LANDS



Not to Scale

Conceptual Site Plan

Part of Lot 12,
Concession 2
APPLICANT:
TEMPLE KOL AMI



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