

**7. ZONING BY-LAW AMENDMENT FILE Z.04.026
ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
PRELIMINARY REPORT**

P.2004.81

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.04.026 (Islamic Shia Ithna-Asheri Jamaat of Toronto) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 20, 2004, the Owner submitted a Zoning By-law Amendment application to rezone a 0.4ha portion of the entire site (identified on Attachment '2') to A Agricultural Zone to permit a private driveway use in conjunction with the existing institutional use.

A related application to amend the approved site plan agreement (File DA.00.124) has been submitted to add a private driveway along the northern limit of the amendment area.

Background - Analysis and Options

The lands are located south of Rutherford Road, west of Bathurst Street (9000 Bathurst Street), in Part of Lot 14, Concession 2, City of Vaughan. The entire landholding comprises 11.4ha with 65.2m frontage on Bathurst Street and a depth of 494.5m, and is developed with a community centre, school and a residential dwelling.

The lands are designated "Low Density Residential" by OPA 600, and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - institutional (Toronto Waldorf School and Hesperus Fellowship); valleylands (OS1 Zone)
- South - future residential (RVM2 Zone)
- East - valley lands (OS1 Zone); Bathurst Street
- West - residential (RV4 Zone)

On June 11, 2001, Council approved a site plan for a 14,282m² private multi-purpose institutional facility, including a community centre and place of worship for the Islamic community, on the 11.42ha site. An amendment to the approved site plan agreement (File DA.00.124) is required on the 0.4ha portion of the property.

On May 31, 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 staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the lands are designated "Low Density Residential" by OPA 600, and further identified as an Institutional Use Campus on the Block 10 Plan;

- the subject area is zoned OS1 Open Space Conservation Zone, which does not permit structures (including roads and driveways); a zoning by-law amendment to rezone the lands to A Agricultural Zone is required to permit the private driveway;
- the subject OS1 Open Space Conservation Zone lands are no longer required for stormwater management purposes, as the lands are in the process of being connected to municipal services; and,
- the proposed driveway is subject to approval by the Engineering Department and the Toronto and Region Conservation Authority.

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 application, 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.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM

Location Map

Part of Lot 14,
Concession 2

APPLICANT:
ISLAMIC SHIA ITHNA-ASHERI
JAMAAT OF TORONTO

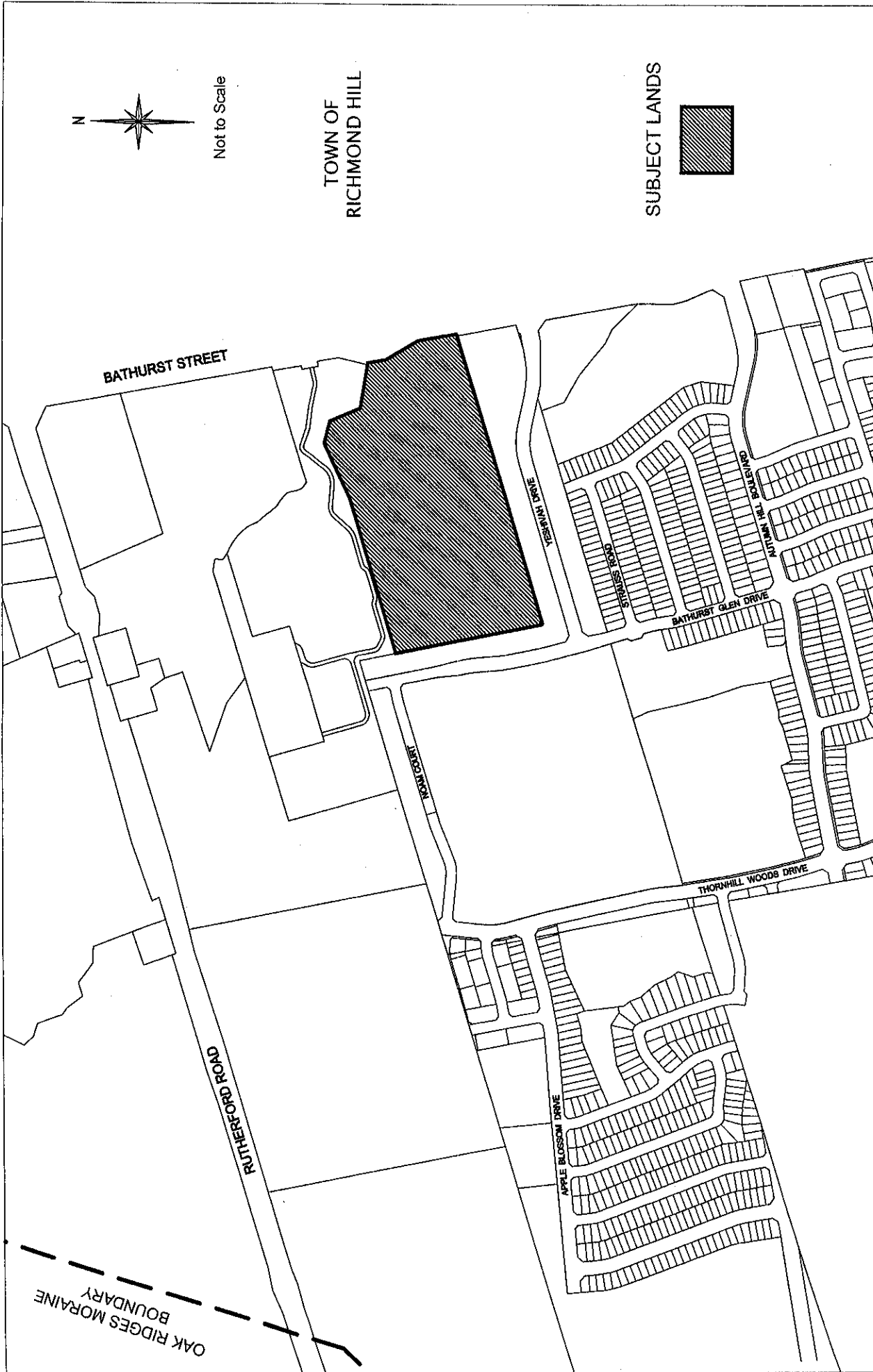


Community Planning Department

Attachment

1

FILE No.:
Z.04.026
RELATED FILE:
DA.00.124
May 26, 2004



Not to Scale

TOWN OF
RICHMOND HILL

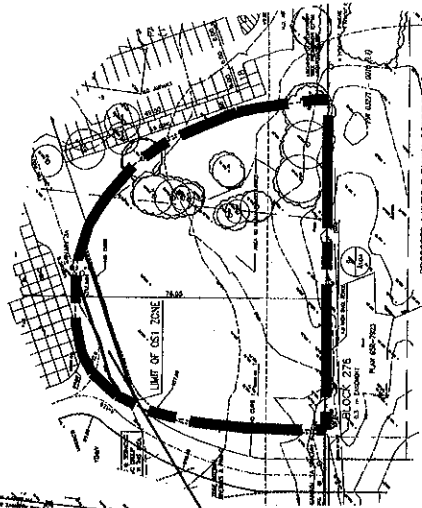
SUBJECT LANDS





Not to Scale

DETAIL 'A'
0.4 hectares



PROPOSED
DRIVEWAY

SEE DETAIL 'A'

SUBJECT LANDS



Site Plan

Part of Lot 14,
Concession 2

APPLICANT:
ISLAMIC SHIA ITHNA-ASHERI
JAMAAT OF TORONTO

City of Vaughan

Community Planning Department

Attachment 2

FILE No.:
Z.04.026
RELATED FILE:
DA.00.124
May 26, 2004