

**2. OFFICIAL PLAN AMENDMENT FILE OP.04.015
ZONING BY-LAW AMENDMENT FILE Z.04.040
DRAFT PLAN OF SUBDIVISION FILE 19T-04V10
PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT CORPORATION
PRELIMINARY REPORT**

P.2004.88

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-02V11, OP.04.015 and Z.04.040 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 8, 2004, the Owner submitted applications to amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision to permit the redevelopment of the residual lands (approx. 2.262 ha) that will occur north of the existing Teston Road and south of the proposed re-alignment of Teston Road.

The proposal includes 30 semi-detached and 6 townhouse units as well as re-designating a portion of the lands to Local Convenience Commercial with an exception to permit a service station/gas-bar with drive-through, car wash and a convenience eating establishment with take-out.

Background - Analysis and Options

The site is located on the northwest corner of Jane Street & Teston Road (Post Re-alignment), Part of Lot 26, Concession 5, City of Vaughan

The site is designated "Planned Road Re-alignment" and "Low Density Residential" by OPA 600 and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant land (A Agricultural Zone)
- South - residential (RVM1(B) Residential Zone)
- East - Jane Street; residential (A Agricultural Zone)
- West - vacant land (A Agricultural Zone)

On August 13, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail Ratepayers Association. To date, no comments have been received. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits a maximum density of 22 units per net residential hectare, whereas the proposed subdivision yields a density of approximately 27.48 units per net residential ha; density of the development will need to be reviewed for conformity;

- the application proposes to rezone the subject property to an RS1 Residential Semi-Detached Zone, a RT1 Residential Townhouse Zone, a C3 Local Convenience Zone and an OS1 Open Space Conservation Zone;
- further site-specific exceptions are requested for the lot frontage and lot area of the RS1 Residential Semi-Detached Zone; an amendment to the Official Plan is required for the additional uses of an automobile gas bar, car wash and eating establishment; the appropriateness of these uses in the context of the surrounding land uses will be evaluated;
- a Phase 1 Environmental Site Assessment is required by the Engineering Department for review and approval prior to Council's consideration of this application;
- the subject development will require formal allocation of sewage and water capacity by Council prior to approval of the zoning by-law and related draft plan of subdivision;
- enhanced elevations will be required for the dwelling units that abut the proposed Teston Road re-alignment; and the landscaping requirements along the Teston Road re-alignment will need to be reviewed.

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 application, 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 appropriateness and impact of adding the commercial uses to the site will be reviewed.

Attachments

1. Location Map
2. Site Plan
3. Proposed Zone Schedule

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Community Planning

/LG



Attachment
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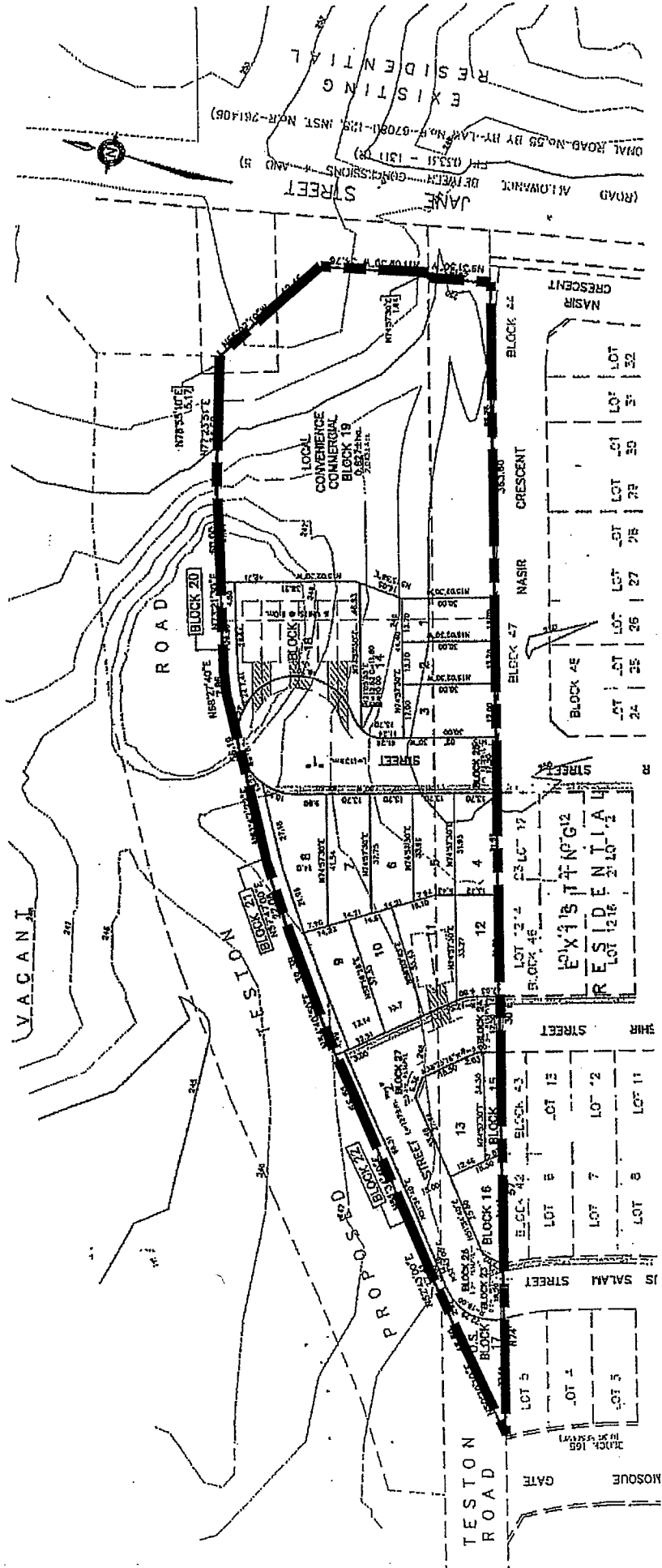
FILE No.:
 Z.04.040,
 OP.04.015,
 & 19T - 04V10
 July 27, 2004

City of
Vaughan

Community Planning Department

Location Map

Part of Lot 26,
 Concession 5
 APPLICANT:
 PIANORA HOLDINGS CORP.
 C/O SOLMAR DEVELOPMENT CORPORATION



SUBJECT LANDS



Not to Scale

Site Plan

Part of Lot 26,
Concession 5

APPLICANT:
PIANORA HOLDINGS CORP.
C/O SOLIMAR DEVELOPMENT CORPORATION



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Attachment 2

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LEGEND

— SUBJECT LANDS

VACANT



TESTON ROAD

PROPOSED

STREET

C3
9(XXXX)

RT1

RS1
9(XXXX)

OS1

TESTON ROAD

GATE

BLOCK 165
(200 RESERVE)

LOT 3

LOT 4

LOT 5

ABDUS SALAM STREET

BLOCK 42

LOT 6

LOT 7

LOT 8

LOT 13

LOT 12

LOT 11

BLOCK 43

BASHIR STREET

LOT 12 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

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LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

BLOCK 48

TAHIR STREET

CRESCENT

NASIR

BLOCK 47

CRESCENT

NASIR

BLOCK 44

CRESCENT

NASIR

ALLOWANCE

BETWEEN CONCESSIONS 4 AND 5

JANE STREET

(YORK REGIONAL ROAD No.55 BY BY-LAW No.9-67080-128, INST. No.R-261406)

Not to Scale

Proposed Zone Schedule

Part of Lot 26,
Concession 5

APPLICANT:
PIANORA HOLDINGS CORP.
C/O SOLMAR DEVELOPMENT CORPORATION



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Attachment 3

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