

**2. ZONING BY-LAW AMENDMENT FILE Z.04.060
1599732 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2004.110

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.060 (1599732 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88 to rezone a 0.762 ha portion of the overall 4.28 ha subject lands (Attachment #1) from A Agricultural Zone to C7 Service Commercial Zone. The rezoning would facilitate the severance of the property, and the future development of a gas bar with a car wash.

Background - Analysis and Options

The 4.287 ha vacant property is located at the northeast corner of Weston Road and Major Mackenzie Drive, in Lot 21, Concession 5, City of Vaughan.

The subject lands are designated "Village Core" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan) (see Attachment #2), the latter which is subject to two outstanding appeals, and is currently not in effect. This designation is intended to permit a broad range of retail functions and uses catering primarily to the needs of Vellore residents. Gas bars and car washes are permitted at the intersections of Major Mackenzie Drive and the primary roads at the outside edges of the "Village Core", such as Starling Boulevard. The proposed uses would conform to the Official Plan, upon OPA #650 coming into effect.

The subject lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - farmland, residential/future District Centre (A Agricultural Zone)
- South- Major Mackenzie Drive; vacant/future commercial (A Agricultural Zone)
- East - residential/future District Centre (A Agricultural Zone)
- West - Weston Road; farmland, residential/future District Centre (A Agricultural Zone)

On November 5th, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents' Association, Vellore Woods Ratepayers Association, Columbus Trail Residents' Association and the Millwood Woodend 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 has identified the following matters to be reviewed in greater detail:

- the proposed severance will fragment land ownership within the "Village Core" and consequently a Development Concept Report (Section 8.2 of OPA #650) is required, to

demonstrate the manner in which the severed parcel could be developed, and integration with the retained and adjacent lands;

- OPA #650 (Vellore Village District Centre Plan) is subject to two outstanding appeals; the disposition of this zoning application cannot be determined until the Official Plan is in effect;
- a formal site plan application should be submitted to evaluate the appropriateness of the rezoning from "A" Zone to "C7" Zone to facilitate the proposed severance of the lands and development of a gas bar and car wash; any zoning exceptions to facilitate the severance and an appropriate site layout, building elevations, parking and on-site circulation, driveway access, landscaping, and urban design treatment will be identified in the technical report to a future Committee of the Whole meeting.

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 proposed zoning amendment application will be reviewed for conformity with the Official Plan policies.

Attachments

1. Location Map
2. Vellore Village District Centre Plan (OPA #650)

Report prepared by:

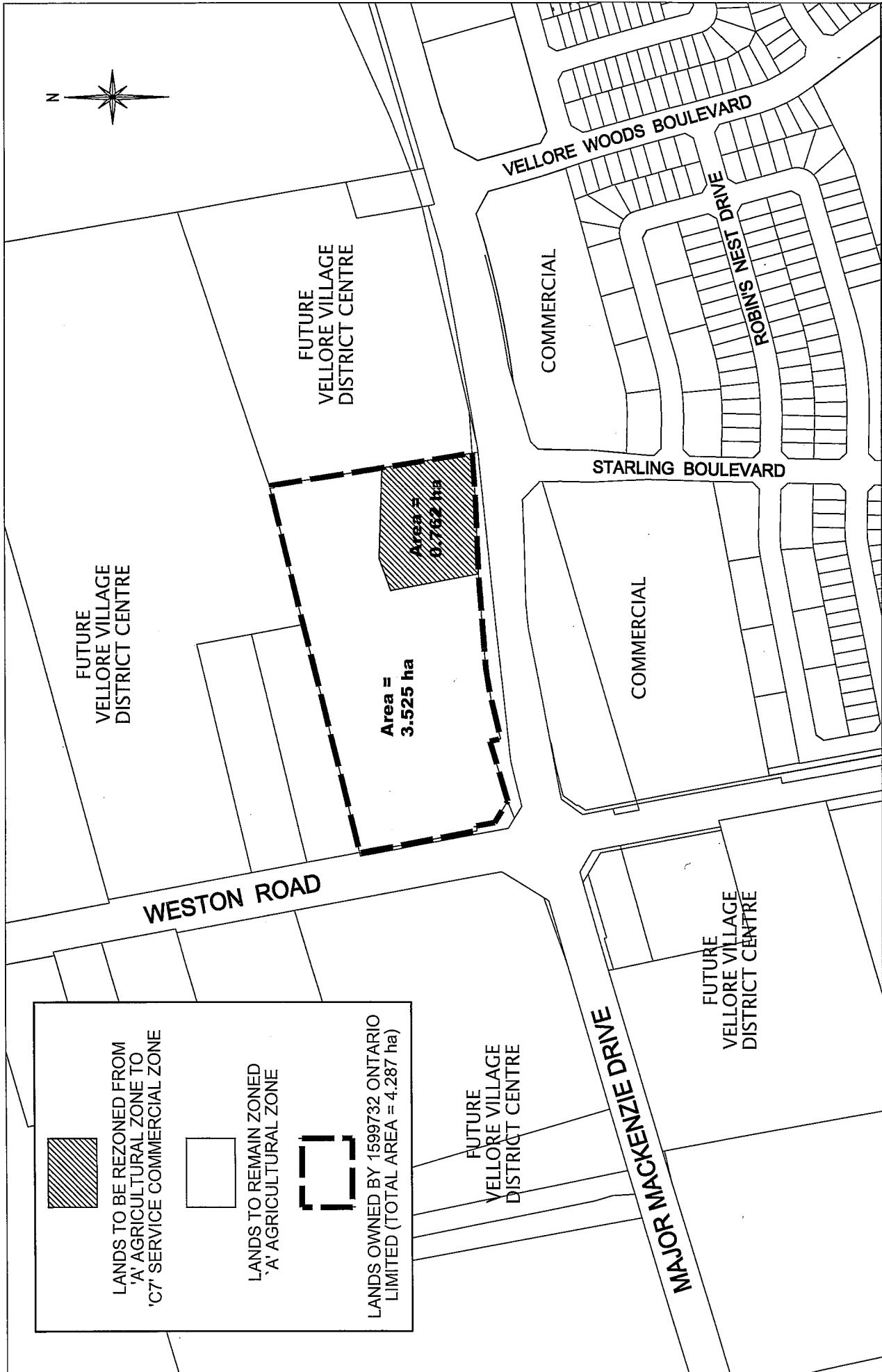
Todd Coles, Planner, ext. 8634
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Respectfully submitted,


JOHN ZIPAY
Commissioner of Planning


MARCO RAMUNNO
Director of Development Planning

/LG




 LANDS TO BE REZONED FROM 'A' AGRICULTURAL ZONE TO 'C7' SERVICE COMMERCIAL ZONE


 LANDS TO REMAIN ZONED 'A' AGRICULTURAL ZONE


 LANDS OWNED BY 1599732 ONTARIO LIMITED (TOTAL AREA = 4.287 ha)

Location Map

Lot 21,
 Concession 5
 APPLICANT:
 1599732 ONTARIO LIMITED
N:\DFT\1 ATTACHMENTS\Z\z.04.060



Development Planning Department









Attachment 1

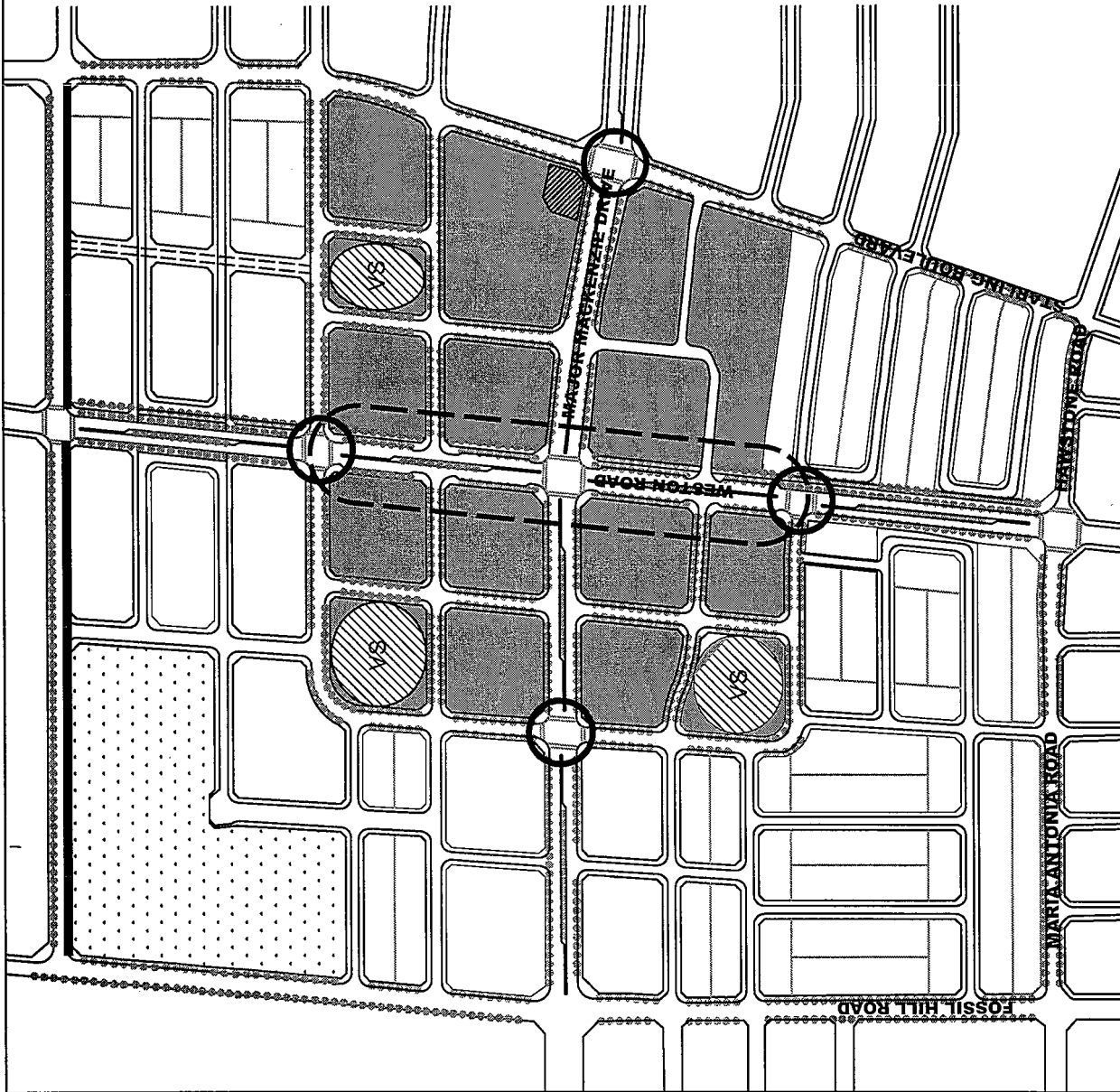
FILE No.:
 Z.04.060
 Not to Scale
 October 27, 2004



LOCATION OF LANDS TO BE REZONED
FROM 'A' AGRICULTURAL ZONE
TO 'C7' SERVICE COMMERCIAL ZONE

LEGEND

-  LOW - RISE RESIDENTIAL
-  VILLAGE CORE
-  VILLAGE SQUARE
-  STORM WATER MANAGEMENT POND
-  MAIN STREET RETAIL
-  GATEWAY
-  GREENWAY
-  9m PEDESTRIAN WALKWAY



**Vellore Village District
Centre Plan**

Lot 21,
Concession 5

APPLICANT:
1599732 ONTARIO LIMITED

N:\DFT\1 ATTACHMENTS\Z\04.060



Development Planning Department

Attachment 2

FILE No.:
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Not to Scale

October 27, 2004