

**5. ZONING BY-LAW AMENDMENT FILE Z.04.068
 CESIRA D'AVERSA
 PRELIMINARY REPORT**

P.2005.5

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.068 (Cesira D'Aversa) 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 the 1.137 ha subject lands (Attachment #1) from A Agricultural Zone to RM2 Multiple Residential Zone (0.467 ha) and C4 Neighbourhood Commercial Zone (0.670 ha). The proposed rezoning will facilitate a severance of the lands into two parts to permit future townhouse residential and commercial developments (Attachment #2).

Background - Analysis and Options

The 1.137 ha property is located on the north side of Rutherford Road, between Weston Road and Highway #400, municipally known as 3660 Rutherford Road, in Part of Lot 16, Concession 5, City of Vaughan. The property has 60.5 m of frontage on Rutherford Road, with a depth of 190m, and is currently developed with a residential dwelling.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, with a "Neighbourhood Commercial" overlay designation. This designation is intended to permit a mix of residential and commercial uses, with a variety of lot sizes and building types. The proposed uses conform to the Official Plan.

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

- North - Hawkview Boulevard; residential (RV4(WS) Residential Urban Village Zone Four)
- South -Rutherford Road; residential (RR Rural Residential Zone)
- East - future commercial (A Agricultural Zone)
- West - residential (RVM1(WS-B) Residential Zone), commercial (C4 Zone), stormwater management pond (OS1 Open Space Conservation Zone)

On December 23, 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, and the Weston Downs 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 residential density of 45 units/ha will be reviewed in the context of the Official Plan. The minimum net residential density in the "Medium Density Residential/Commercial" designation is 17 units/ha, and the maximum is 40 units/ha;

- the proposed building form, character and scale will be reviewed in the context of the "Medium Density Residential/Commercial" policies, which provide for primarily residential uses with limited commercial uses at grade level along transit routes;
- a site plan application will be required to implement the proposal, and to review the appropriateness of the site layout, access, parking, landscaping, engineering, and building elevations, in the context of the site and the existing and future surrounding land uses;
- the integration of the proposed commercial land uses with the commercial lands to the immediate west and east must be reviewed. The integration of the proposed residential uses with the future abutting commercial lands to the east must be assessed;
- the status of the proposed north-south road along the west side of the subject lands must be determined;
- the appropriateness of the proposed C4 Neighbourhood Commercial Zone and RM2 Multiple Residential Zone (block townhouses) and potential zoning exceptions, will be reviewed; and,
- the application of a Holding Provision pending site plan approval and servicing allocation will 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 proposed zoning amendment application will be reviewed for conformity with the Official Plan policies, and to determine the appropriateness of the proposal.

Attachments

1. Location Map
2. Preliminary Site Plan

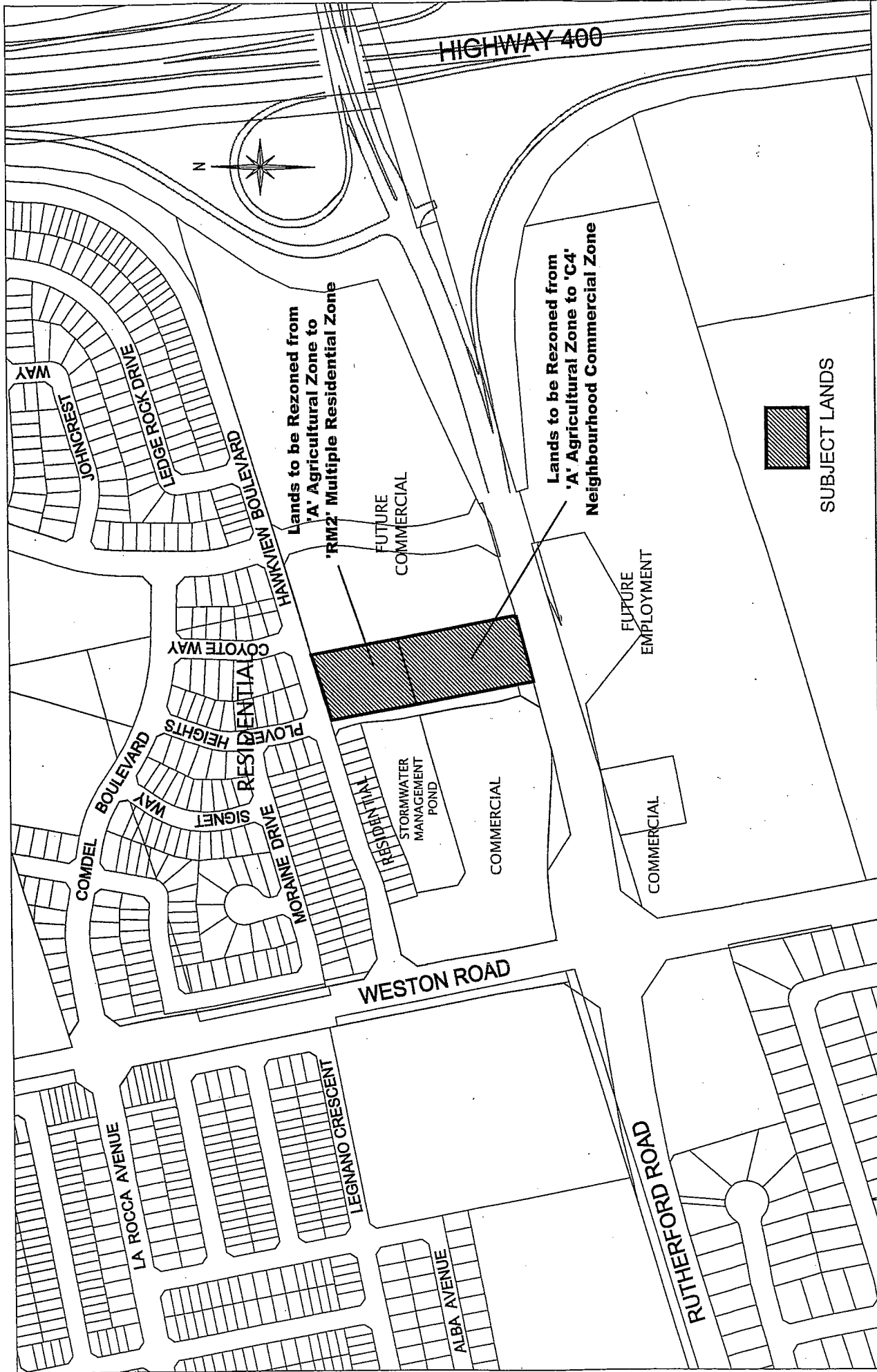
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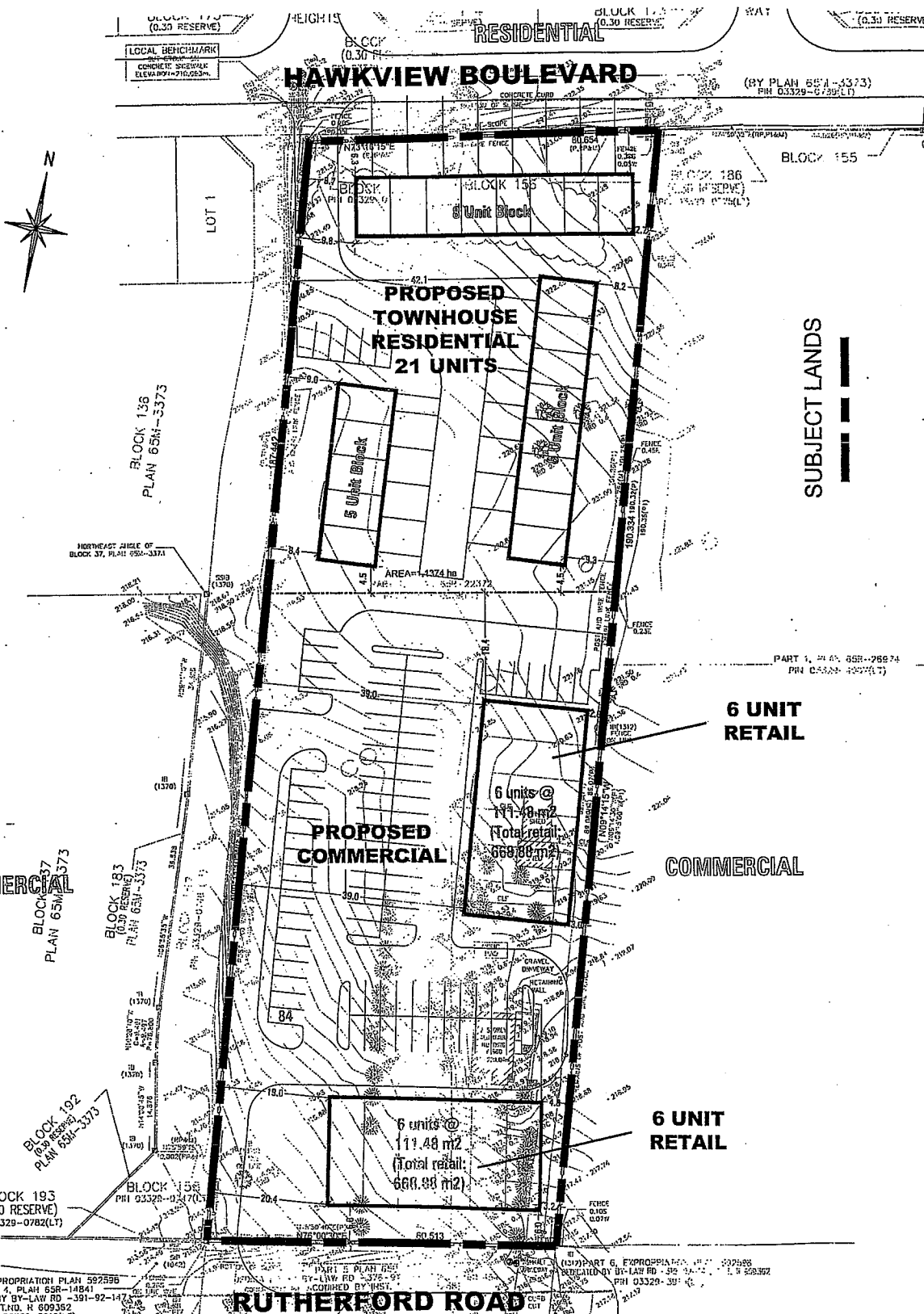
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

JOHN ZIPAY
 Commissioner of Planning
 /CM

MARCO RAMUNNO
 Director of Development Planning





FILE No:
Z-04-068
Not to Scale
December 2, 2004



Development Planning Department

Preliminary Site Plan

Part of Lot 16,
Concession 5
APPLICANT:
CESIRA D'AVERSA

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