

**2. ZONING BY-LAW AMENDMENT FILE Z.05.010
AHMADIYYA MOVEMENT IN ISLAM ONTARIO INC.
PRELIMINARY REPORT**

P.2005.16

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.05.010 (Ahmadiyya Movement In Islam Ontario Inc.) 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 the Zoning By-law to permit the following site-specific uses in the A Agricultural Zone to facilitate the development of the subject lands, in the manner shown on Attachment #2:

- Staff Housing – twenty-four 3-storey townhouse units (totalling 4,236 m²) for community volunteers who work full-time for the community;
- Guest Residence Compound - 1,858m² building includes residence and offices;
- Staff/Seniors Residence - 7,432m², 4-storey apartment building for seniors within the Ahmadiyya community and some staff;
- Technology, Education and Training Centre – 2,880m², 2-storey building includes lecture halls, technology and media training, media studios and broadcasting facilities;
- Hospitality Hall - 2,229m² building includes dining hall, kitchens, food preparation areas, and offices for hosting community events to accommodate approximately 500 people;
- Community Hall and Office – 11,891m², 2-storey building plus 2-storeys below grade;
- Library - 3,112m², 2-storey building for an Islamic library; and,
- Mosque - a 1,904m² expansion to the existing mosque.

Total gross floor area proposed - 32,542m²

Background - Analysis and Options

The 9.75 ha subject lands shown on Attachment #1 is located on the west side of Jane Street through to Highway #400, south of Teston Road, in Part of Lot 25, Concession 5, City of Vaughan. The subject lands have frontage of 101.73m on Jane Street and a depth of 947.94m. The site is currently developed with an 1816.3m² mosque and a 493m² office building as shown on Attachment #2.

The subject lands are designated “Low Density Residential” by OPA #600, and zoned A Agricultural Zone by By-Law 1-88. The surrounding land uses are:

- North - residential (RV4 Residential Urban Village Zone Four; RVM1(B) Residential Urban Village Multiple Dwelling Zone One); park (OS2 Open Space Park Zone)
- South- residential (RV4 and RV4 (WS) Residential Urban Village Zone Four); future elementary school (RV3 Residential Urban Village Zone Three); park (OS2 Open Space Park Zone); future high school (C4/RVM1(WS-A) Neighbourhood Commercial Zone/Residential Urban Village Multiple Dwelling Zone One; C4 Neighbourhood Commercial Zone)
- West - Highway #400

East - Jane Street; residential (R4 Residential Zone), Proposed Plan of Subdivision 19T-02V11 (Humberview Estates Ltd.) (RR Rural Residential Zone)

On March 25, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands and to the Columbus Trail Resident's Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed 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 appropriateness of the zoning amendment application to permit the proposed institutional and residential uses will be reviewed in the context of the Official Plan policies, built form, compatibility with adjacent land uses and urban design; the "Low Density Residential" designation and Institutional Use and Place of Worship policies permit places of worship, institutional uses such as religious institutions, community facilities, schools, and residential uses such as detached, semi-detached, duplex/triplex/fourplex dwelling units, stacked townhouses limited to 3-storeys, and other housing forms;
- the A Agricultural Zone permits uses such as a church, community centre, and an institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds, but not including an Institutional Care Facility (ie. grouphome); the A Agricultural Zone does not permit the proposed townhouse units, seniors apartment building, guest residence compound, the technology, education and media training centre, hospitality hall, and library; exceptions to the uses permitted in the A Agricultural Zone are required; a site development application will be required to identify the zoning exceptions that would be required to implement the proposed plan, and to amend the existing site plan agreement (File DA.34.88);
- the Owner has submitted a traffic study which is under review; other studies to be submitted include a land use justification report, master environmental servicing plan, parking study, noise study, and urban design guidelines;
- the Owner of the subject lands was not a participant in the Block 33 East Block Plan process, and may be required to enter into a cost-sharing agreement to reimburse the Block 33 East Owners for front-ending the cost and/or constructing services/facilities in Block 33 East;
- the proposed site plan shows parking spaces on the southern edge of a City-owned park (Fazia Mahdi Park), which must be removed; new access from the residential area to the north into the subject lands is proposed from Ahmadiyya Avenue and Mosque Gate; and
- the overall plan will be reviewed to ensure that appropriate pedestrian connections are provided within the proposed development, and in relation to the overall Columbus Trail community.

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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the Official Plan policies, built form, intensity of use, compatibility with adjacent development, urban design, and the area context.

Attachments

1. Location Map
2. Site Plan (Proposed)

Report prepared by:

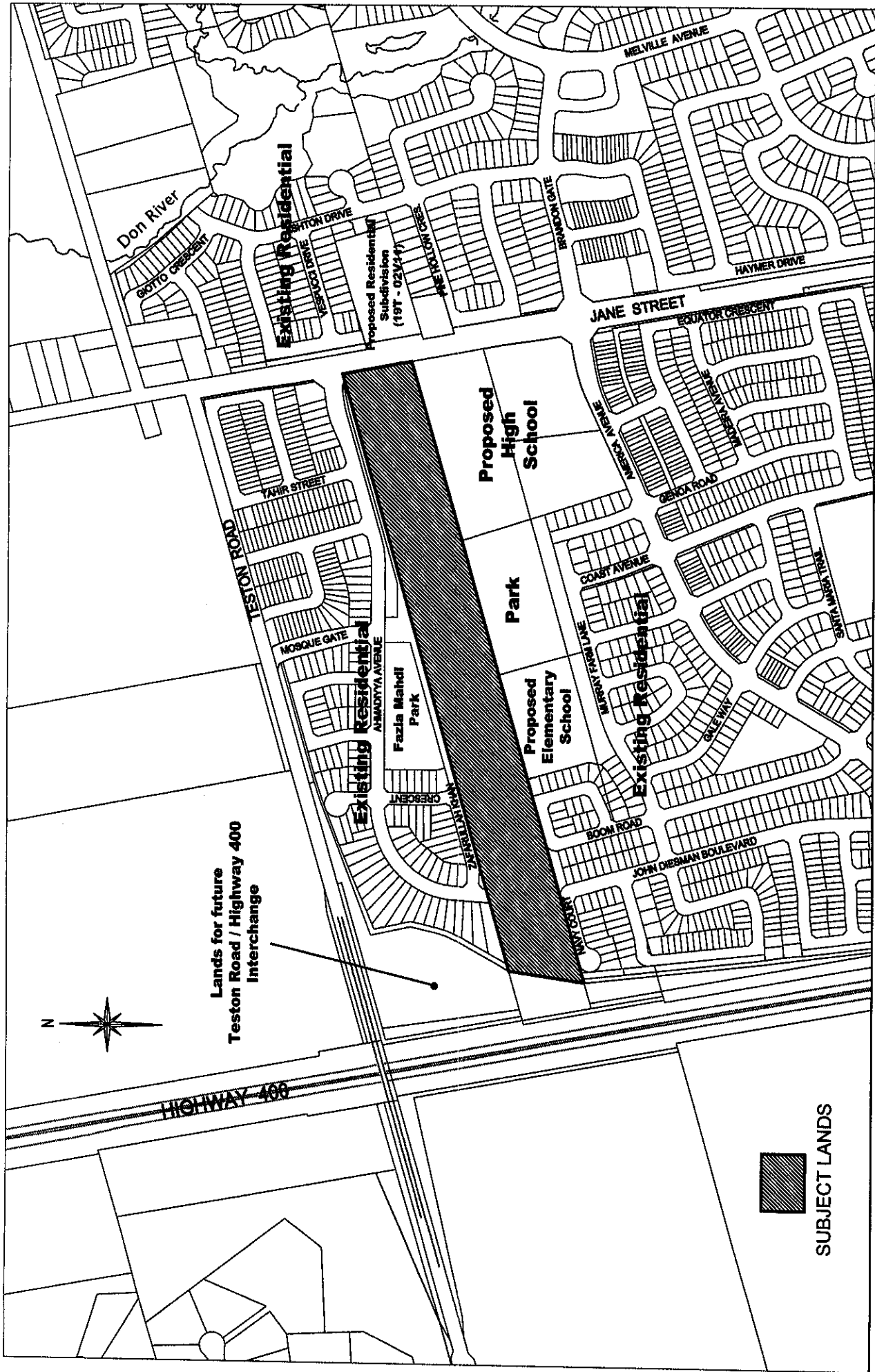
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Lands for future
Teston Road / Highway 400
Interchange

Location Map

Part of Lot 25,
Concession 5
APPLICANT:
AHMADIYYA MOVEMENT IN
ISLAM ONTARIO INC.

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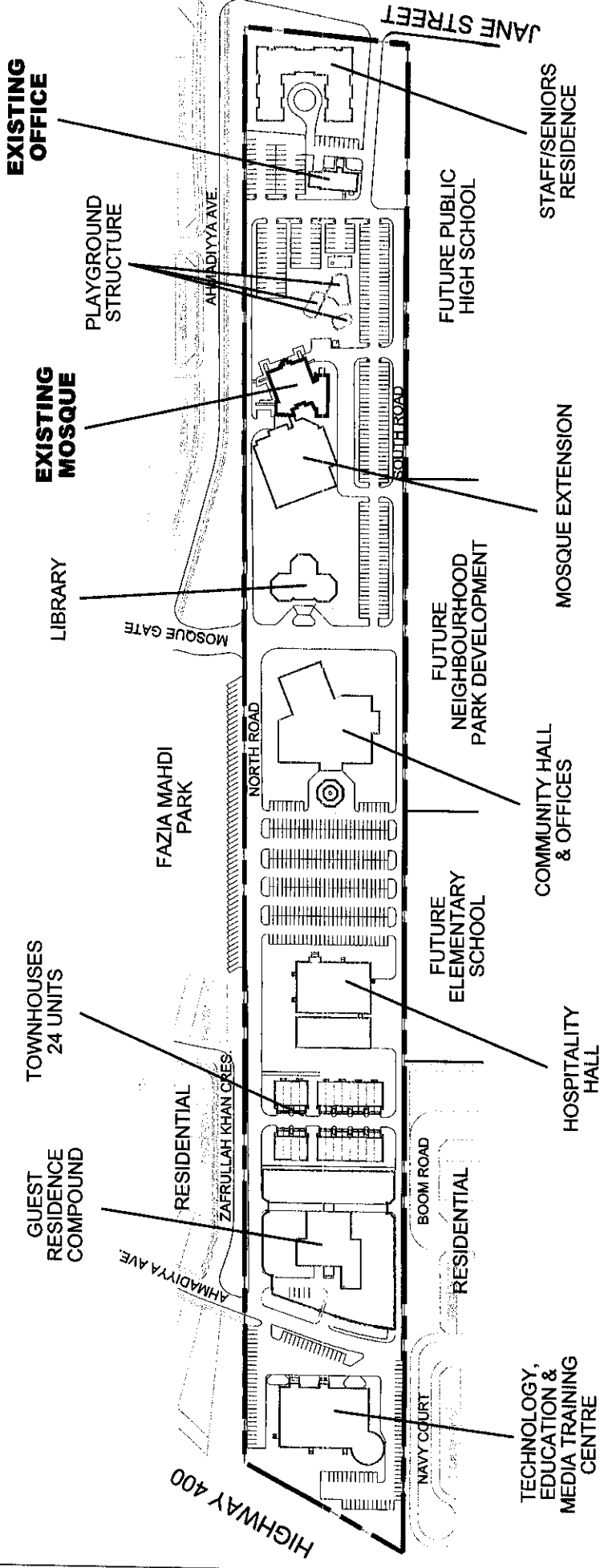
City of Vaughan

Development Planning Department

Attachment

FILE No.:
Z.05.010
Not to Scale
April 4, 2005





SUBJECT LANDS

Site Plan (Proposed)

Part of Lot 25,
Concession 5
APPLICANT:
AHMADIYYA MOVEMENT IN
ISLAM ONTARIO INC.
N:\A\PT\1 ATTACHMENTS\2-05.010



Development Planning Department

Attachment 2
FILE No.:
Z.05.010
Not to Scale
April 7, 2005