

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 18, 2005

**6. ZONING BY-LAW AMENDMENT FILE Z.05.006
LAMBERTON MEADOWS ESTATES CORP.
PRELIMINARY REPORT**

P.2005.20

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.006 (Lamberton Meadows Estates Corp.) BE RECEIVED; and, that any issues identified be addressed by staff in a comprehensive report to a future Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-Law to permit a public garage use for the care and repair of motor vehicles in the EM1 Prestige Employment Area Zone, together with the required site-specific zoning exceptions to facilitate the proposed development, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Rutherford Road, on the west side of Creditstone Road (1600 Creditstone Road), in Part of Lot 15, Concession 4, City of Vaughan. The triangular-shaped, 0.17ha lot has 8m frontage on Creditstone Road, and is vacant. The applicant has provided a conceptual site plan site (Attachment #2), which shows a 263.15m² single-storey building, with five drive-in doors and two man doors on the east elevation. A landscaped area surrounds the remainder of the building and is also located on the south side of the property line. A retaining wall is shown adjacent to the northerly property line. The site plan proposes ten parking spaces, including one space for disabled persons.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) which permits employment uses that require outside storage or which would be undertaken outdoors, including processing, warehousing and storage operations. The proposal would conform to the Official Plan. The site is zoned EM1 Prestige Employment Area Zone, which does not permit the proposed Public Garage use, or outside storage. The surrounding land uses are:

- North - open space valley (OS1 Open Space Conservation Zone)
- South - open space valley/storm and (OS1 Open Space Conservation Zone)
- East - Creditstone Road; valley, storm pond (OS1 Open Space Conservation Zone)
- West - employment area (EM2 General Employment Area Zone)

On March 24, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the appropriateness, intensity and compatibility of the proposed Public Garage use with the existing employment and open space uses in the surrounding area will be reviewed, in light of the limited lot size and irregular lot configuration, and location adjacent to a tributary of the Don River;

- review will be given to identifying any required zoning exceptions to facilitate the proposed site development;
- comments and approvals will be required from the Toronto and Region Conservation Authority (TRCA) with respect to ensuring the development is located outside the established Regional Flood Plain; flood-proofing of the site and building; appropriateness or need and/or design of the retaining wall with regard to slope stability and grading; drainage; and appropriate landscaping species adjacent to the valley;
- the subject lands are considered to be an internal lot and the proposed site development would be processed through the Building Standards Department – Simple Site Plan Process, should Council approve the proposed zoning amendment application to facilitate a Public Garage use.

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 the comments from 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 of adding the proposed Public Garage use in the EM1 Prestige Employment Area Zone, and identifying and addressing any constraints to developing the site will be reviewed, together with comments to be obtained from the Toronto and Region Conservation Authority, with respect to development adjacent to the Don River Valley System.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

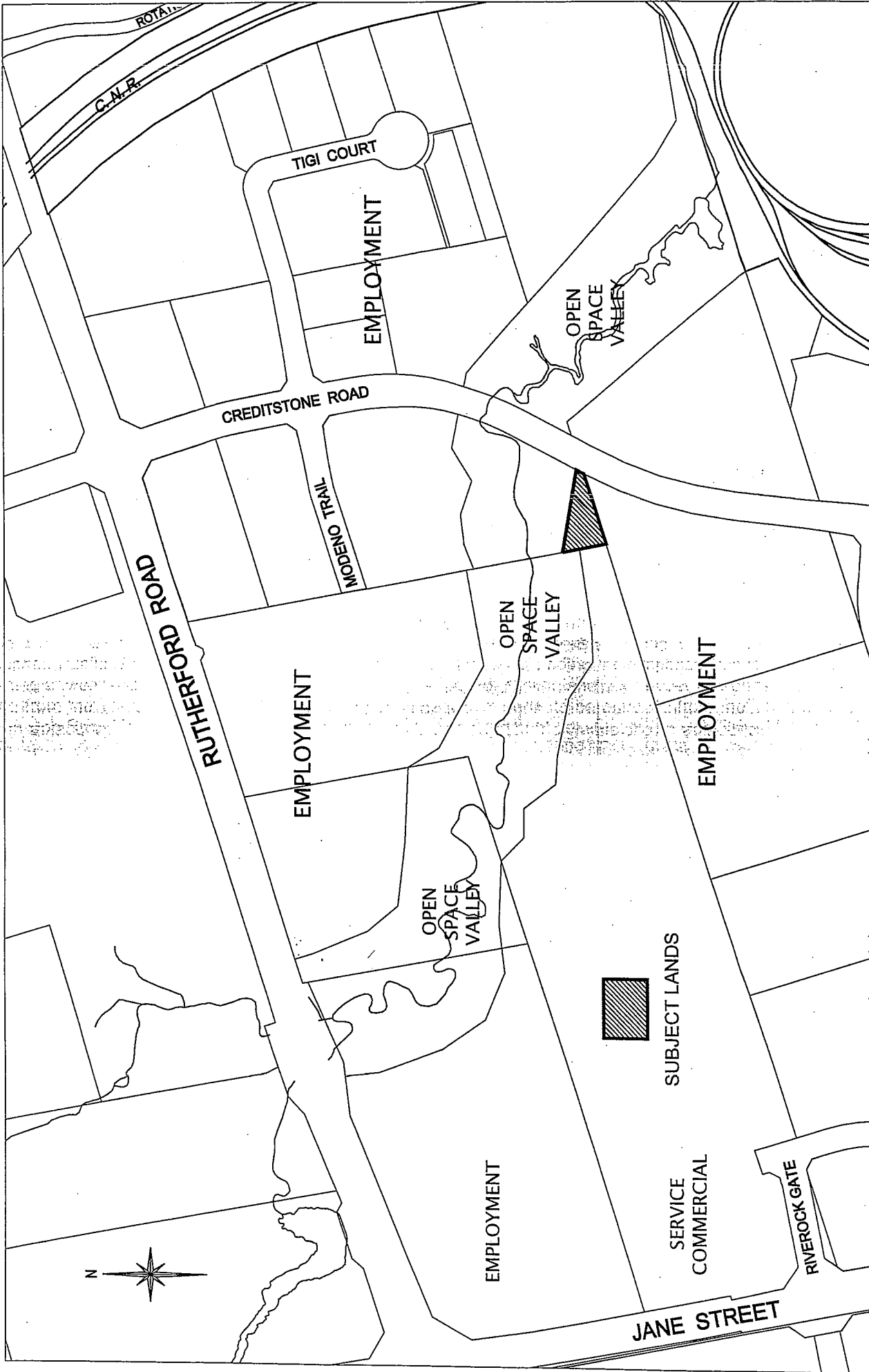
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 15,
Concession 4
 APPLICANT:
 LAMBERTON MEADOWS
 ESTATES CORP.
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Development Planning Department

Attachment 1

FILE No.:
 Z.05.006
 Not to Scale
 April 5, 2005

Attachment 2

FILE No.:
Z.05.006

Not to Scale
April 5, 2005

City of Vaughan Development Planning Department

Conceptual Site Plan

Part of Lot 15,
Concession 4

APPLICANT:
LAMBERTON MEADOWS
ESTATES CORP.

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