

COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 19, 2005

1. **OFFICIAL PLAN AMENDMENT FILE OP.05.016
ZONING BY-LAW AMENDMENT FILE Z.05.029
STEELES MEMORIAL CHAPEL
PRELIMINARY REPORT**

P.2005.51

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.016 and Z.05.029 (Steeles Memorial Chapel) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be determined when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan (OPA #210 - Thornhill Community Plan) and Zoning By-law (1-88) to redesignate and rezone the rear portion (1,428.44 m²) of the subject lands as shown an Attachment #1, from "General Commercial" to "Low Density Residential" and C1 Restricted Commercial Zone to R4 Residential Zone, respectively. The proposed redesignation and rezoning would facilitate the future severance of 4 lots each having 10.66m frontage on the south side of Royal Palm Drive and a depth of 33.5m, to facilitate single detached dwellings as shown on Attachment #2. The portion of the property fronting onto Steeles Avenue West to a depth of 152.5m will continue to be used by the existing funeral home.

Background - Analysis and Options

The 0.778 ha site shown on Attachment #1 is located on the north side of Steeles Avenue West through to Royal Palm Drive (350 Steeles Avenue West), in Part of Lot 26, Concession 1, City of Vaughan.

The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), which permits commercial uses, retail stores, leasing and exchanging of goods and services, restaurants, banks and business and professional offices; an Official Plan Amendment to redesignate the northerly 33.5m of the property to "Low Density Residential" is required to permit residential uses. The lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(106), which permits a funeral home with a caretaker's residence and sets out provisions for landscaping/buffering, parking and other general development requirements. The surrounding land uses are:

- North - Royal Palm Drive; residential (R3 Residential Zone)
- South - Steeles Avenue West; residential (City of Toronto)
- West - commercial (C1 Restricted Commercial Zone)
- East - residential on Sylvester Court (R4 Residential Zone), and commercial on Steeles Avenue West (C1 Restricted Commercial Zone)

On August 26, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Residents' Association. To date, no responses 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.

Previous Application History

On June 28, 1999, Vaughan Council refused applications to amend the Official Plan (OP.98.030) and Zoning By-law (Z.98.127), and for Site Development approval (DA.98.105) to facilitate a similar proposal as the subject applications, to redesignate and rezone the rear 30.6m to permit 4 residential lots each having 10.66m frontage.

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the lands are subject to OPA #264, as approved by the Ontario Municipal Board (OMB) on July 27, 1995, which redesignated the rear 41 m of the subject lands and the adjacent lands as far west as Payson Avenue, from "Low Density Residential" to "General Commercial", and included a provision for a 6m wide landscaped berm and fencing along the south side of Royal Palm Drive;
- the maximum permitted net density in the "Low Density Residential" designation is 22 units/ha; the proposed density is 28 units/ha (4 units / 0.1428 ha), and will be reviewed in light of compatibility with lot sizes on Royal Palm Drive and the surrounding area, and in consideration of OPA #264 and the related OMB decision;
- the proposed lotting will be reviewed for consistency with the residential lots on Sylvester Court to the east (zoned R4) and on the north side of Royal Palm Drive (zoned R3);
- if the proposed applications are approved an application for land severance will be required to create the proposed residential lots;
- review will be given to identify any zoning exceptions for the funeral home that may be required as a result of the proposed severance of the rear 33.5m of the property; and the existing site plan for the funeral home may require amendment as a result of the proposed severance;
- the site has access to storm and sanitary sewers and municipal water on Royal Palm Drive, however, no service connections are in place for the proposed lots; review will be given to determine if there is sufficient servicing capacity available to allocate to the subject lands; and
- all necessary studies including, but not limited to, stormwater management and noise, must be submitted for review and approval by the City; the noise report is to address fencing and landscaping requirements between the commercial and residential uses.

Relationship to Vaughan Vision 2007

The applicability of the applications 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 applications, 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, consideration will be given to the appropriateness of the redesignation and rezoning of

the rear 33.5m of the property from commercial to residential to facilitate 4 lots for single detached dwellings. The applications will be reviewed in light of the proposed built form including the existing development and lotting pattern landscaping, fencing and noise attenuation between the residential and commercial land uses in the vicinity, and context of the development policies in OPA #210 and amending OPA #264, as approved by the OMB.

Attachments

1. Location Map
2. Proposed Severance and Rezoning

Report prepared by:

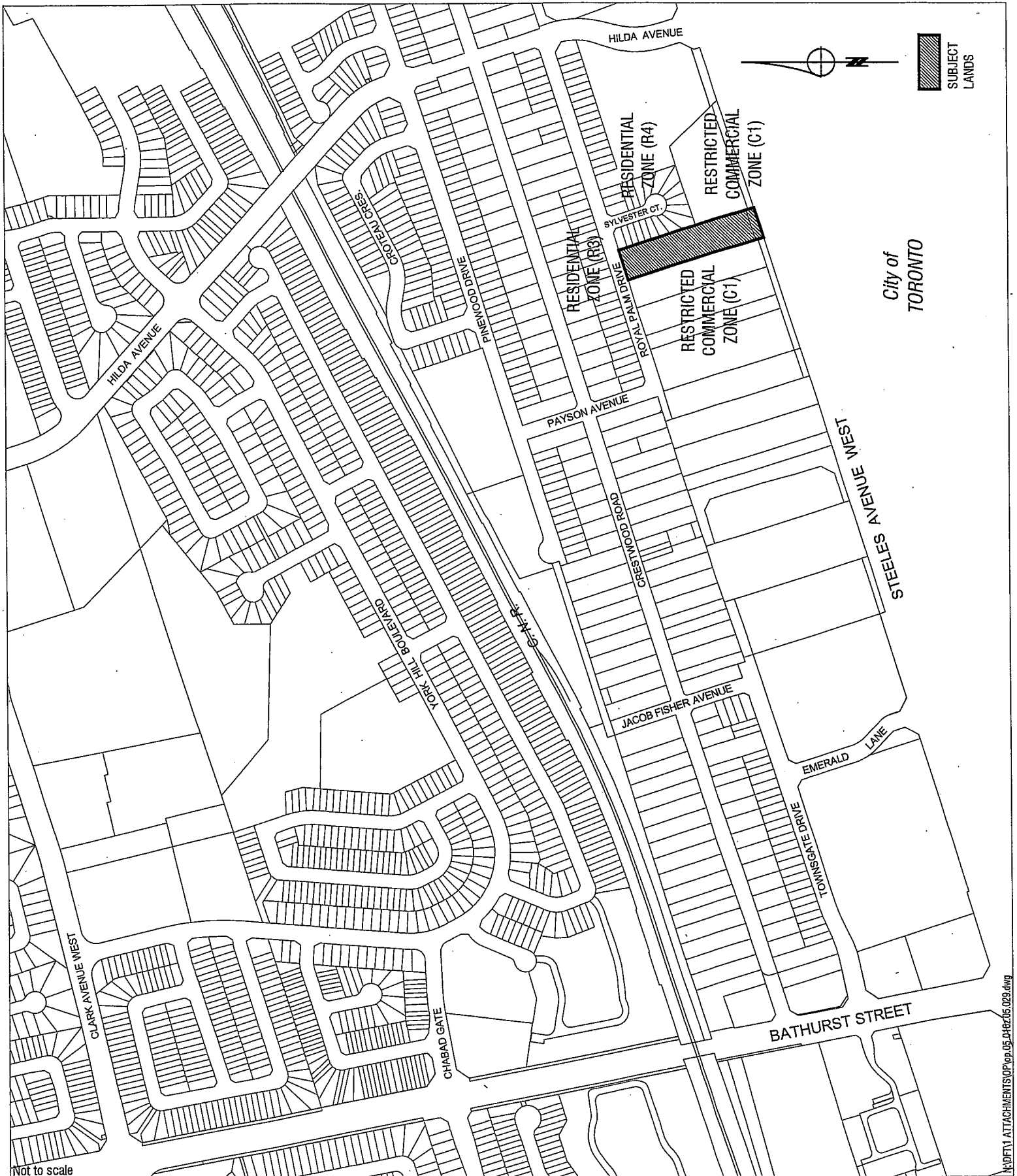
Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Location:
Part Lot 26, Concession 1

Applicant:
STEELES MEMORIAL CHAPEL

City of Vaughan
The City Above Toronto

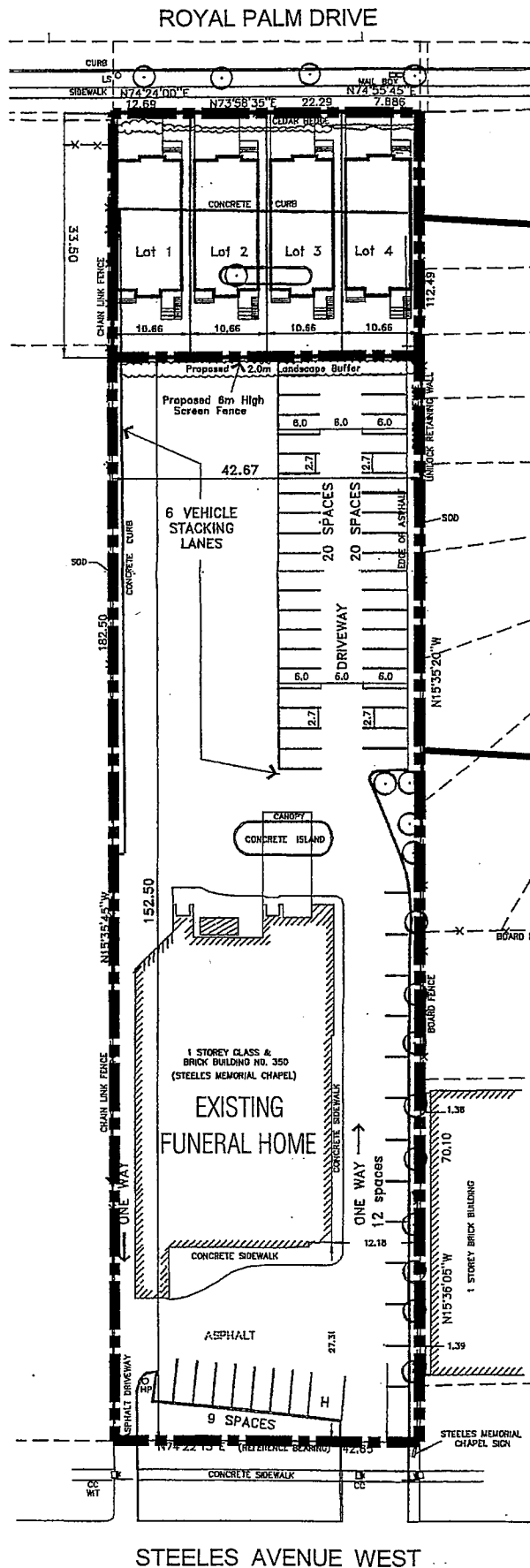
Development Planning Department

Attachment

File:
OP.05.016 & Z.05.029

Date:
September 2, 2005

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BLOCK A

LANDS TO BE SEVERED AND TO BE REDESIGNATED FROM GENERAL COMMERCIAL TO LOW DENSITY RESIDENTIAL AND REZONED FROM COMMERCIAL (C1) TO RESIDENTIAL (R4), RESPECTIVELY, TO PERMIT 4 RESIDENTIAL LOTS (10.66m x 33.5m) FOR SINGLE DETACHED DWELLINGS.

BLOCK B

LANDS TO BE RETAINED FOR FUNERAL HOME AND TO MAINTAIN COMMERCIAL (C1) ZONE.

Not to scale

Proposed Severance & Rezoning

Applicant:
STEELES MEMORIAL CHAPEL

Location:
Part Lot 26, Concession 1

City of Vaughan
The City Above Toronto

Development Planning Department

Attachment

File:
OP.05.016 & Z.05.029

Date:
September 7, 2005

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