

**1.    ZONING BY-LAW AMENDMENT FILE Z.07.056  
ROCCO BUSIELLO**

**P.2008.8**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.056 (Rocco Busiello) 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 addressed when the technical report is completed.

**Communications Plan**

On February 8, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers' Association. As of February 20, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted a Zoning By-law Amendment application on the subject lands shown on Attachment #1, specifically to extend the existing temporary uses, currently permitted by Temporary Use By-law 264-2005, up to a maximum of 3 years. By-law 264-2005 permits the following temporary commercial uses on the subject lands within the A Agricultural Zone:

- Business or professional office;
- Photography studio;
- Service or repair shop; and,
- Retail uses restricted to the sale of patio furniture, office furniture, crafts/pottery and antiques.

By-law 264-2005 specifically prohibits outside storage, and provides for a minimum 9 m wide landscaping strip abutting Major Mackenzie Drive, and a minimum of 44 parking spaces, on the property. By-law 264-2005 will expire on September 26, 2008.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive and west of Weston Road, in Part of Lot 21, Concession 6, known municipally as 4040 Major Mackenzie Drive, City of Vaughan. The subject lands shown on Attachment #2 have frontage of 100.28 m on Major Mackenzie, and an overall site area of 4.30 ha with the temporary commercial uses located on the southerly 1.58 ha of the subject lands. There is an existing commercial building with a floor area of 1,155 m<sup>2</sup> in the easterly portion of the subject lands and an existing residential dwelling unit in the westerly portion, as shown on Attachment #2.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", and "District Park", by OPA #600, as shown on Attachment #3. The subject lands are located in Planning Block 40 South. On April 24, 2006, Council approved the

Block 40 South Plan shown on Attachment #4, subject to conditions. The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(1058 - By-law 264-2005). The surrounding land uses are shown on Attachment #1.

It is noted that Zoning By-law Amendment File Z.07.061 and Draft Plan of Subdivision File 19T-07V06 (Majormack Investments Inc., 4074 MM Inc., and M3DC Capital Corporation) have been submitted on the subject lands and the adjacent lands to the west to facilitate a subdivision consisting of 180 detached, semi-detached and street townhouse units, an elementary school block, and stormwater management pond uses. These applications were considered at the Public Hearing on February 19, 2008, for preliminary discussion.

### **Preliminary Review**

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

- i) OPA #600 provides policies to permit temporary uses within future planning communities subject to conditions such as the temporary uses being less intensive than the planned use, not requiring municipal water and sanitary services, and not conflicting with the planned development and road pattern; the application will be reviewed in the context of the policies of the Official Plan;
- ii) the application will be reviewed in the context and development timeframe of the approved Block 40 South Plan; and,
- iii) the appropriateness of continuing the temporary use for an additional maximum period of 3 years will be reviewed, with respect to the existing surrounding and planned land uses and current development applications.

### **Relationship to Vaughan Vision 2020**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The application has been circulated to the Region of York for review and comment.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with 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 application will be reviewed in the context of the policies of the Official Plan, respecting temporary uses, the existing and planned surrounding land uses, and the duration of the temporary uses in consideration of the development of the Block 40 South Plan.

### **Attachments**

1. Location Map
2. Site Plan
3. OPA #600 – Schedule “B” Vellore Urban Village 1
4. Block 40 South Block Plan

**Report prepared by:**

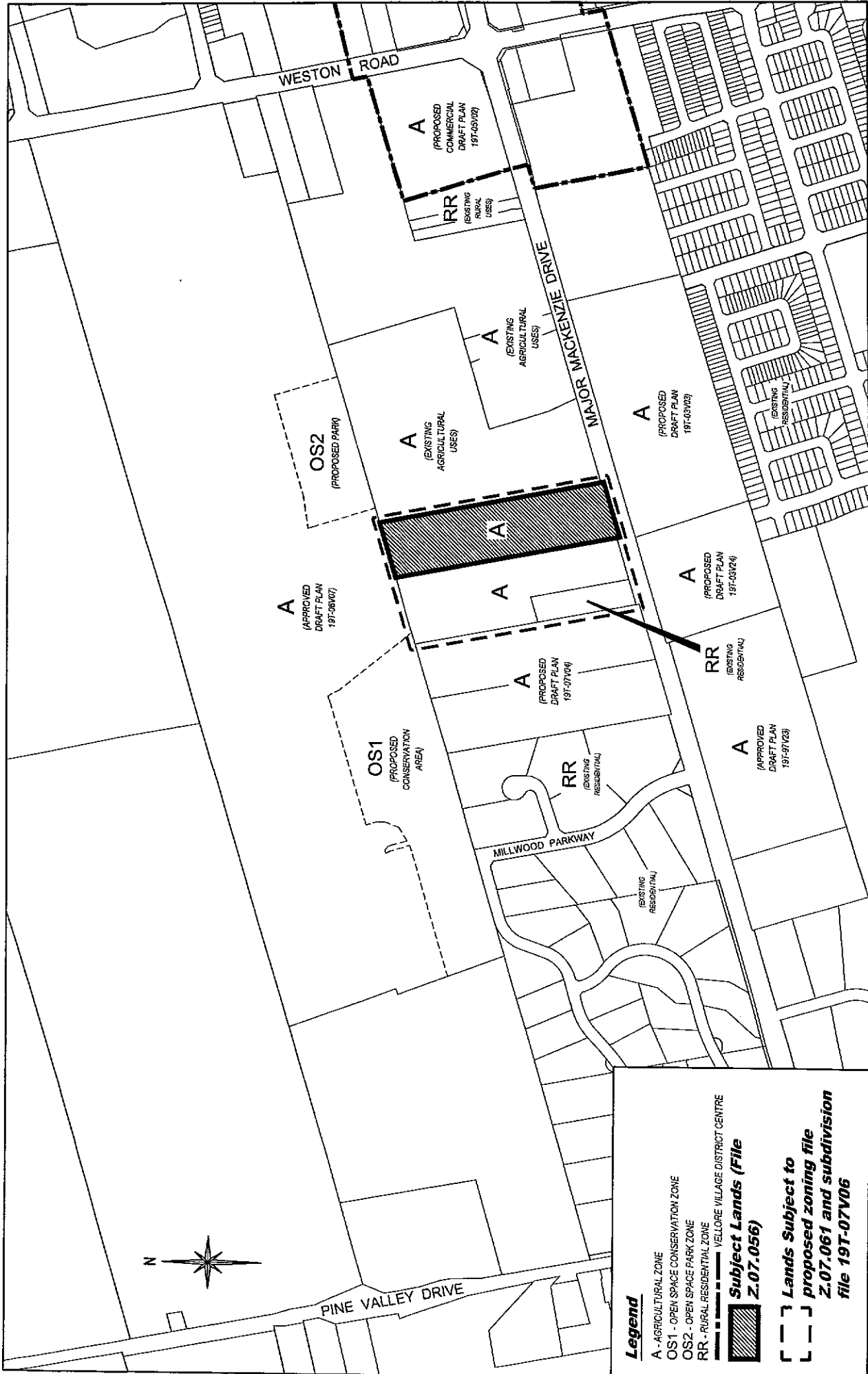
Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Manager of Development Planning

/LG



**Legend**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- VELLORE VILLAGE DISTRICT CENTRE

**Subject Lands (File Z.07.056)**

**Lands Subject to Z.07.061 and subdivision file 19T-07V06**

# Location Map

Part of Lot 21,  
Concession 6  
**APPLICANT:**  
**ROCCO BUSIELLO**

N:\DRAFT\ ATTACHMENTS\Z.07.056.dwg



*The City Above Toronto*

Development Planning Department

# Attachment 1

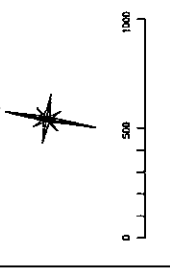
FILE No.:  
Z.07.056

Not to Scale

January 23, 2007



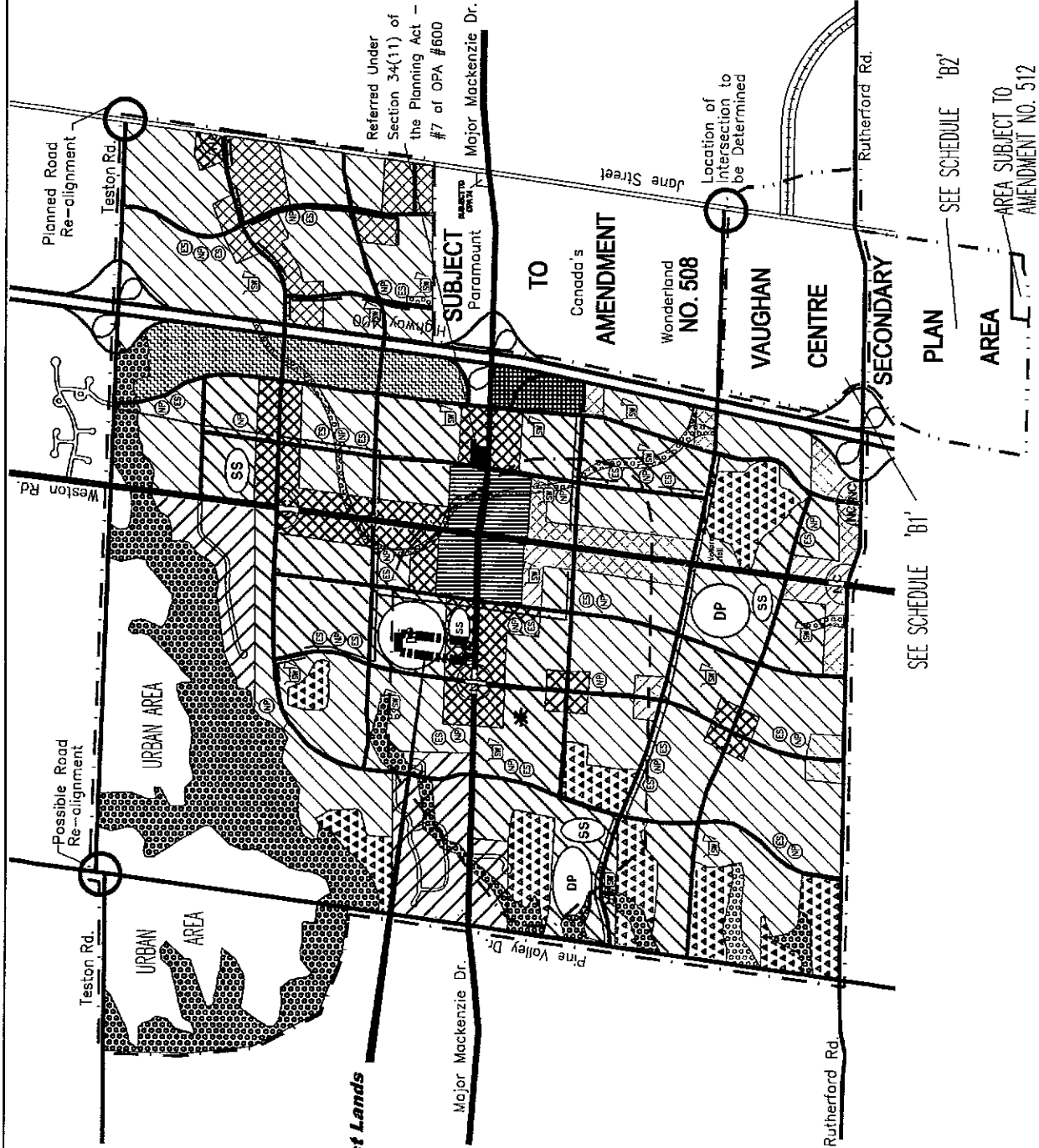
**VELLORE URBAN VILLAGE 1**



**LEGEND**

(S)	Elementary School
(SS)	Secondary School
(P)	Neighbourhood Park
(DP)	District Park
(M)	Neighbourhood Commercial Can.
(L)	Lands Subject to Vellore - Urban Village Area #1
(LD)	Low Density Residential
(MD)	Medium Density Residential/Commercial
(V)	Vellore Village Centre
(ER)	Estate Residential
(U)	Urban Area
(H)	High Performance Employment Area
(VLD)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TW)	Tableland Woodlots
(GC)	General Commercial
(SM)	Storm Water Management
(VC)	Vaughan Centre
(DA)	Basic Diagonal Assessment Area (Pleaser Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT #600



**Attachment 3**

FILE No.: Z.07.056  
 Not to Scale  
 January 23, 2007



**OPA 600 - Schedule 'B' Vellore Urban Village 1**

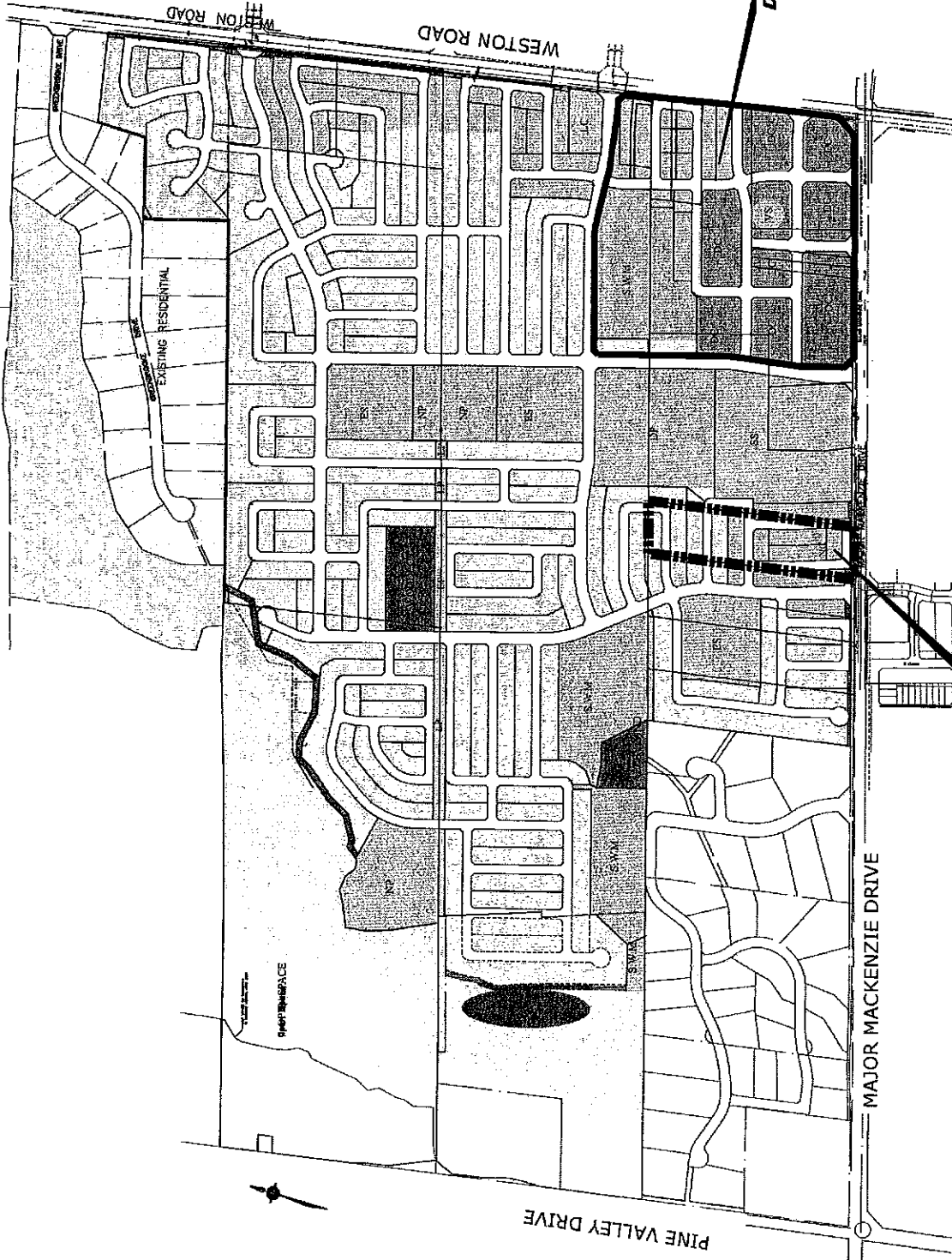
Development Planning Department

APPLICANT: ROCCO BUSIELLO  
 Part of Lot 21, Concession 6

\\BPT\1 ATTACHMENTS\Z.07.056.dwg

**LEGEND**

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
- ES - ELEMENTARY SCHOOL
- SS - SECONDARY SCHOOL
- DP - DISTRICT PARK
- NP - NEIGHBOURHOOD PARK
- LP - LINEAR PARK
- VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS



**Block 40 South  
Block Plan**

APPLICANT:  
ROCCO BUSIELLO  
Part of Lot 21,  
Concession 6

N:\DFT\ATTACHMENTS\Z\z.07.056.dwg



*The City Above Toronto*

Development Planning Department

**Attachment 4**

FILE No.:  
Z.07.056

Not to Scale

February 8, 2008