

**2. ZONING BY-LAW AMENDMENT FILE Z.07.059
SCEPTRE DEVELOPMENTS INC.**

P.2008.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.059 (Sceptre Developments Inc.) 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 Kleinburg and Area Ratepayers Association. As of February 20, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.07.058) on the subject lands shown on Attachment #1, to amend the site-specific exceptions that currently restrict the site to a garage and bodyshop and retail monument shop, and replace with the following site-specific uses within the C2 General Commercial Zone that will facilitate local convenience commercial, personal service shop, and business or professional office type uses in accordance with the "Nashville Core Area" policies of the Official Plan: convenience retail store, café, video store, bank or financial institution, personal service shop, business or professional office, and photography studio. To facilitate the proposed commercial redevelopment and building addition as shown on Attachments #2, #3, and #4, the following zoning exceptions are required:

- 12.6m front yard setback, whereas 15m is required;
- 10.5m rear yard setback, whereas 15m is required;
- 3.29m interior side yard setback (west), whereas 6m is required;
- 38.71m lot depth, whereas 60m is required;
- 3.29m minimum setback to Residential (west), whereas 9m is required;
- 9 parking spaces are provided, whereas 23 spaces are required;
- 2.6m by 5.2m minimum parking space size is provided, whereas 2.7m by 6m is required;
- 4.6m by 5.2m minimum handicapped parking space size is provided, whereas 3.9m by 6m is required;
- 3m one way aisle width is provided, whereas 5.4m is required;
- 4m wide aisle width is provided for the angled parking with an angle between 60 and 90 degrees, whereas 6m is required;
- 4.5m minimum driveway width is provided at the lot line, whereas 5.4m is required;
- 0.29m (west), 1m (north), 0.52m (east) and 0.5m (south) landscape strip widths are provided, whereas a 2.4m wide landscape strip is required abutting Residential and a 6m width abutting a street.

Background - Analysis and Options

The subject lands are located on the north side of Nashville Road, east of Huntington Road, and municipally known as 950 Nashville Road, City of Vaughan, as shown on Attachment #1. The 0.118 ha site has 30.5m frontage on Nashville Road and a depth of 38.71m, and is developed with a one-storey, 188.83m² building.

The subject lands are designated "Nashville Core Area" by OPA #601, as amended by OPA #633, and zoned C2 General Commercial Zone by By-law 1-88 and subject to Exceptions 9(385) and 9(166). The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) the application will be reviewed in the context of OPA #601, OPA #633, and the Kleinburg-Nashville Heritage Conservation District Plan, with respect to applicable development, urban design and heritage policies and requirements;
- ii) the Official Plan policies state that all development within the Nashville Core Area for commercial or mixed use development shall be supported by the following information:
 - a) a planning justification report outlining in detail how the proposed development conforms with the policies of this Official Plan and in particular the policies respecting Urban Design and Core Areas, and the Kleinburg-Nashville Heritage Conservation District Study and Plan;
 - b) a preliminary site plan including:
 - 1. preliminary building architectural elevations;
 - 2. relationship to adjacent buildings;
 - 3. relationship of the proposed development to the street;
 - 4. facilities for public sidewalks and pedestrian amenities along the street or to adjacent parks or open space areas;
 - 5. a traffic and parking report establishing the requirements of the proposed development and the adequacy of the proposed facility;
 - 6. a vegetation report identifying any mature vegetation on site and how it is to be protected and integrated into the proposed development; and
 - 7. a preliminary report, prepared by a qualified heritage architect with respect to architectural design features and consistency with adjacent development.

The Owner has submitted the preliminary site plan and architectural building elevations, and will be required to submit and/or demonstrate the items not addressed above by providing additional information for review by City Departments.

- iii) the proposed uses as well as the proposed building redesign and addition will be evaluated to ensure its compatibility with the existing built and planned historical character of Nashville and the surrounding development;

- iv) the preliminary site plan will be reviewed in the context of the requirements of the zoning by-law; and
- v) the subject lands are located within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act; all proposed changes and additions to the building exterior and property require review by Heritage Vaughan and approval of a Heritage Permit application in addition to any other City permits/approvals.

Relationship to Vaughan Vision 2020

The applicability of this application to the Vaughan Vision 2020 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. Any issues will be addressed when the technical report is considered.

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 Kleinburg-Nashville Official Plan, and compatibility and appropriateness of the proposed building form and land uses with adjacent surrounding development and within the context of the Nashville Core Area. The application will also be reviewed in the context of the Kleinburg-Nashville Heritage Conservation District Plan, and the requirements of the Zoning By-law.

Attachments

1. Location Map
2. Preliminary Site Plan
3. Elevations (South and North)
4. Elevations (West and East)

Report prepared by:

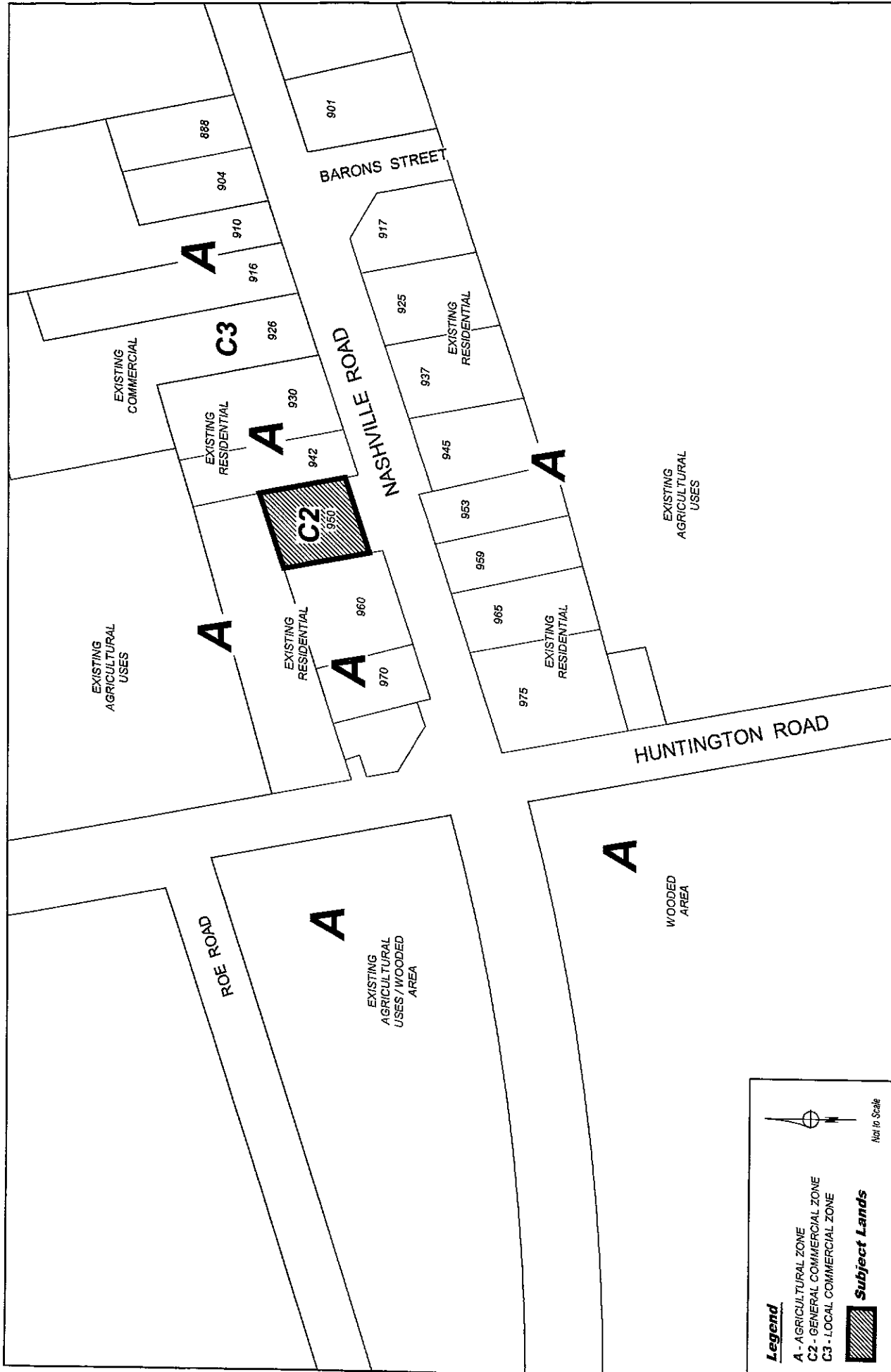
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

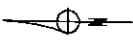
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Legend

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE

Subject Lands



Not to Scale

Location Map

Part of Lot 26,
Concession 9

APPLICANT:
SCEPTRE DEVELOPMENTS INC.

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The City Above Toronto

Development Planning Department

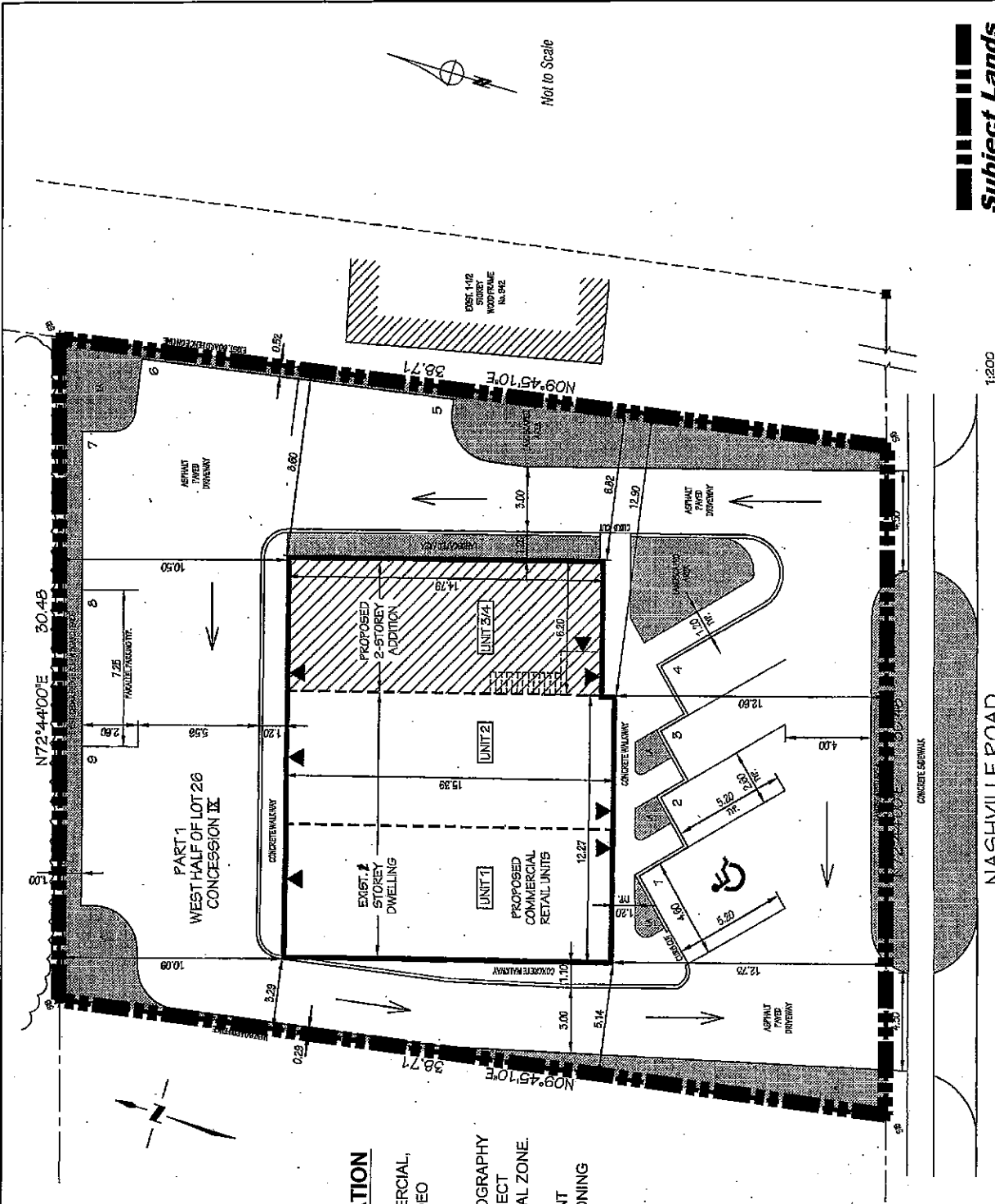
Attachment 1

FILE No.: Z.07.059

January 02, 2008

ZONING AMENDMENT APPLICATION

- PERMIT LOCAL CONVENIENCE COMMERCIAL, (ie: CONVENIENCE RETAIL STORE, CAFE, VIDEO STORE, BANK OR FINANCIAL INSTITUTION), PERSONAL SERVICE SHOP & BUSINESS / PROFESSIONAL OFFICES (INCLUDING PHOTOGRAPHY STUDIO) AS PERMITTED USES ON THE SUBJECT LANDS WITHIN THE C2 GENERAL COMMERCIAL ZONE.
- PERMIT THE PROPOSED DEVELOPMENT WITH NINE (9) PARKING SPACES & OTHER ZONING EXCEPTIONS AS REQUIRED.



Subject Lands

Preliminary Site Plan

Part of Lot 26,
Concession 9

APPLICANT:
SCEPTRE DEVELOPMENTS INC.

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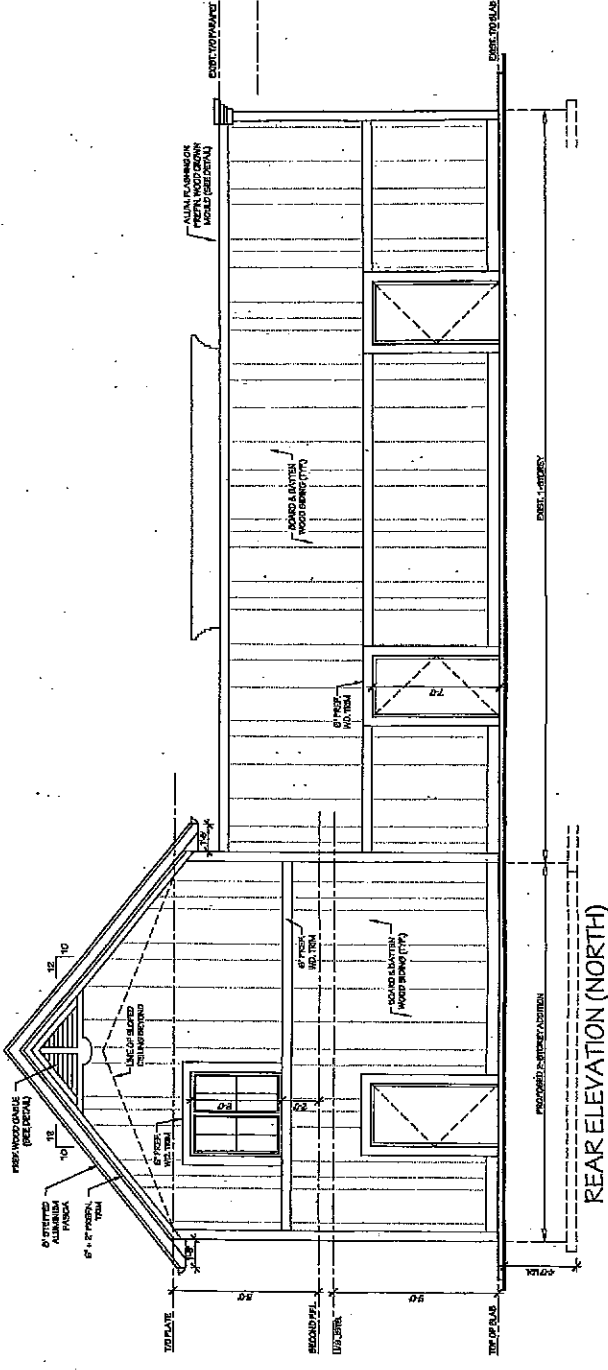
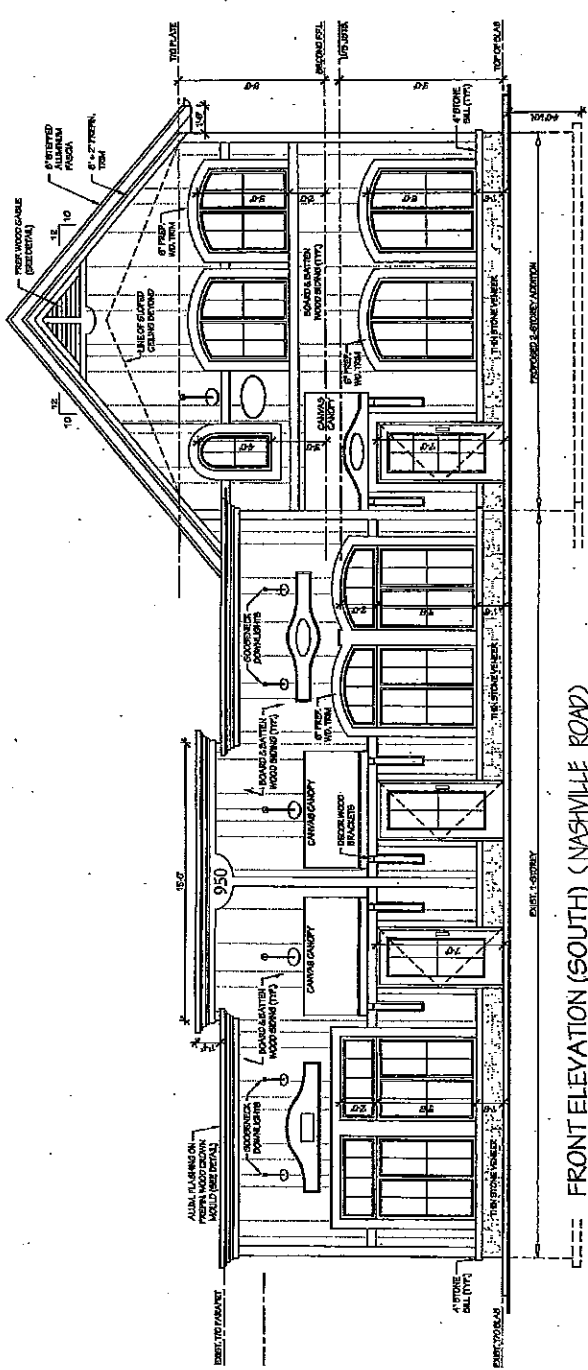
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Attachment 2

FILE No.: Z.07.059

January 02, 2008



Elevations (South & North)

Part of Lot 26,
Concession 9

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Development Planning Department

