

**2. ZONING BY-LAW AMENDMENT FILE Z.08.051
TERWOL DEVELOPMENTS INC. (EAST COMMERCIAL)**

P.2008.44

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.051 (Terwol Developments Inc. [East Commercial]) 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 October 10, 2008, a Notice of Public Meeting was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers' Association. As of October 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 (File Z.08.051) on the subject lands shown on Attachment #1, to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C3 Local Commercial Zone, which permits a bank or financial institution; business and professional office; personal service shop; photography studio; and video store uses within a shopping centre format, and to propose the following additional uses:

- i) club or health centre;
- ii) eating establishment, convenience;
- iii) eating establishment, convenience with a drive-through;
- iv) place of entertainment (e.g., theatre, arena, billiard hall);
- v) service or repair shop; and,
- vi) a drive-through associated with a permitted bank or financial institution.

A preliminary review of the conceptual site plan shown on Attachment #2, has identified the following zoning exceptions to the C3 Local Commercial Zone:

- i) loading is not permitted between a building and a street, whereas 2 loading/refuse areas are located between buildings and the future Fossil Hill Road extension, and 1 loading/refuse area is located between a building and Street "A";
- ii) a maximum gross floor area of 1860 m² is permitted, whereas a gross floor area of 2000m² is proposed;
- iii) a 6 m wide landscaping strip is required abutting a street, whereas a 3 m wide landscaping strip is proposed along Major Mackenzie Drive and Street "A".

The conceptual commercial site plan is shown on Attachment #2, and proposes the following:

- Site Area = 10,711.1 m²
- Major Mackenzie Drive Frontage = 127 m
- Fossil Hill Road (Extension) Frontage = 60 m

- Building A = 350 m² Gross Floor Area (GFA)
- Building B = 600 m² GFA
- Building C = 720 m² GFA
- Building D = 330 m² GFA
- Total = 2000 m² GFA

- Site Coverage = 18.6%

- Parking Spaces Required = 120
(6 parking spaces/100 m² GFA)
- Parking Spaces Provided = 120

Background - Analysis and Options

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, as shown on Attachment #5. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands are identified as "Medium Density" in the approved Block 39 Plan, as shown on Attachment #4. The surrounding land uses are shown on Attachment #1.

On November 24, 2006, the subject lands were draft approved as part of Plan of Subdivision 19T-03V03 (Terwol Developments Inc.) and identified as Block 37 (future residential). The zoning for the subject lands remained as A Agricultural Zone, as the final use of the lands was still being determined at the plan of subdivision stage. The Owner is now proceeding to develop the site with commercial uses, in accordance with the "Medium Density Residential/Commercial" designation and policies.

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 the Regional and City Official Plans, and the Block 39 Plan with respect to conformity and appropriateness of the proposed additional land uses to the applicable policies and requirements;
- ii) the required technical reports for Block 39, including but not limited to, are to be finalized as part of Plan of Subdivision 19T-03V03, and/or revised and/or prepared respecting the master environmental and servicing plan, environmental site assessment, sustainable development report, transportation/transit management and impact assessment report, pedestrian and bicycling report, noise report (i.e., to address loading/refuse areas in proximity of the residential areas), heritage/archaeological report, and urban design and architectural control guidelines, which are to be submitted and approved to the satisfaction of the City and external public agencies;
- iii) the Spine Services Agreement for the roads and servicing infrastructure must be finalized to the satisfaction of the City, and Plan of Subdivision 19T-03V03 must be registered, prior to the finalization of a site plan application for the subject lands;

- iv) the proposed development will require site plan approval, at which time the proposed development will be reviewed with respect to the inclusion of sustainable building and site design features, site access and parking, pedestrian and bicycling connections (i.e., connections to the greenway system along the future extension of Fossil Hill Road and to the transit services along Major Mackenzie Drive and the future extension of Fossil Hill Road), loading areas, landscaping, and screening, along with other site plan issues;
- v) the proposed reduction in the landscaping strips along Major Mackenzie Drive and Street "A" (the latter, which faces the proposed residential dwelling units), the proposed location of the drive-through adjacent to Major Mackenzie Drive, and the proposed location of the loading/refuse areas adjacent to residential areas and along the future extension of Fossil Hill Road and Street "A", will be reviewed with respect to the impact on the streetscape and urban design policies; and,
- vi) the appropriateness of the proposed zoning, additional land uses, and exceptions, will be reviewed within the context of the surrounding existing and planned land uses and the Block 39 Plan.

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. 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 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 applicable Official Plan policies, the Block 39 Plan requirements, appropriateness of the proposed zoning and exceptions, and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Consolidated Applications (Terwol Developments Inc.)
4. Block 39 Plan
5. OPA #600 – Schedule "B" - Vellore Urban Village 1

Report prepared by:

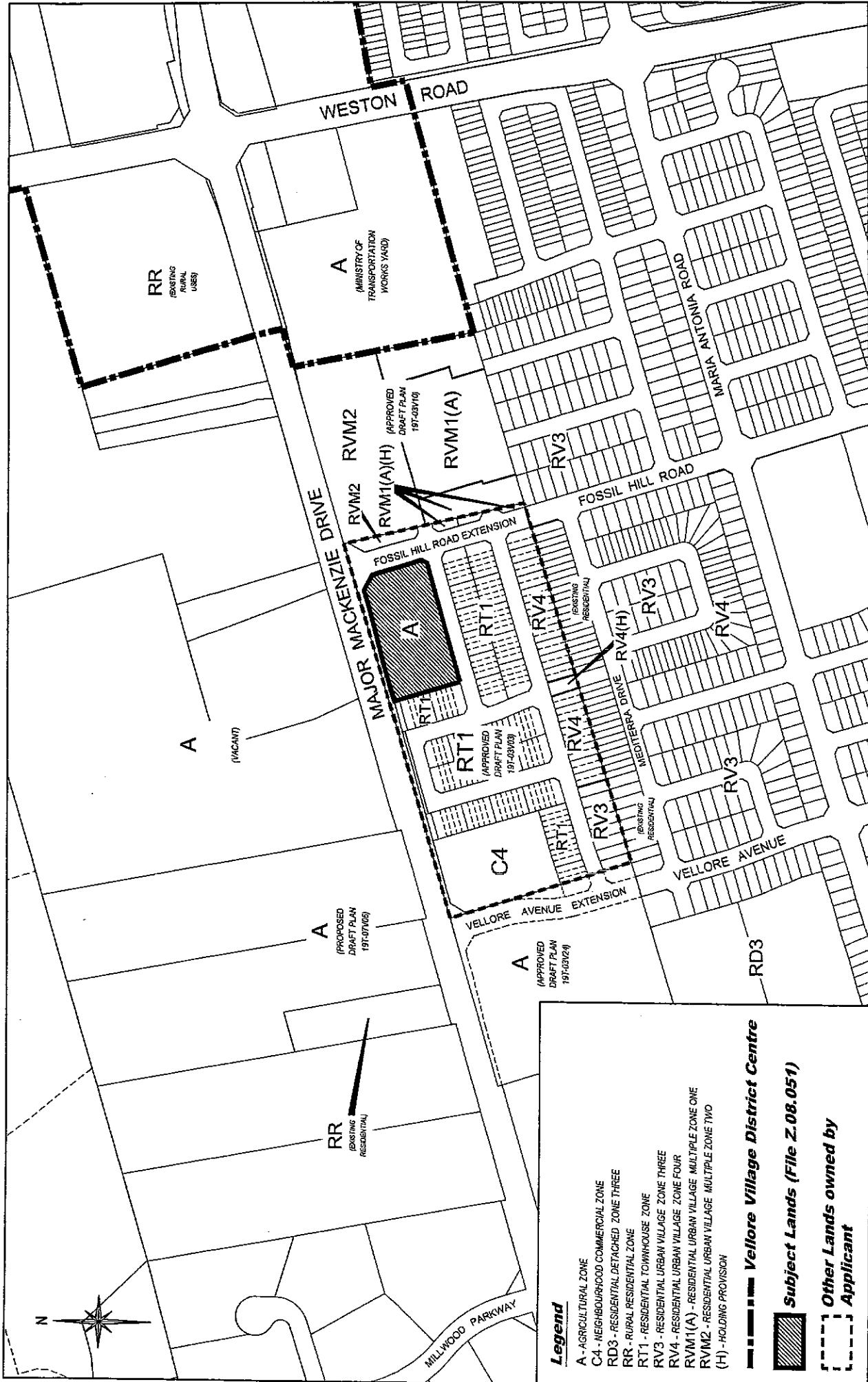
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RR - RURAL RESIDENTIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE TWO
- (H) - HOLDING PROVISION

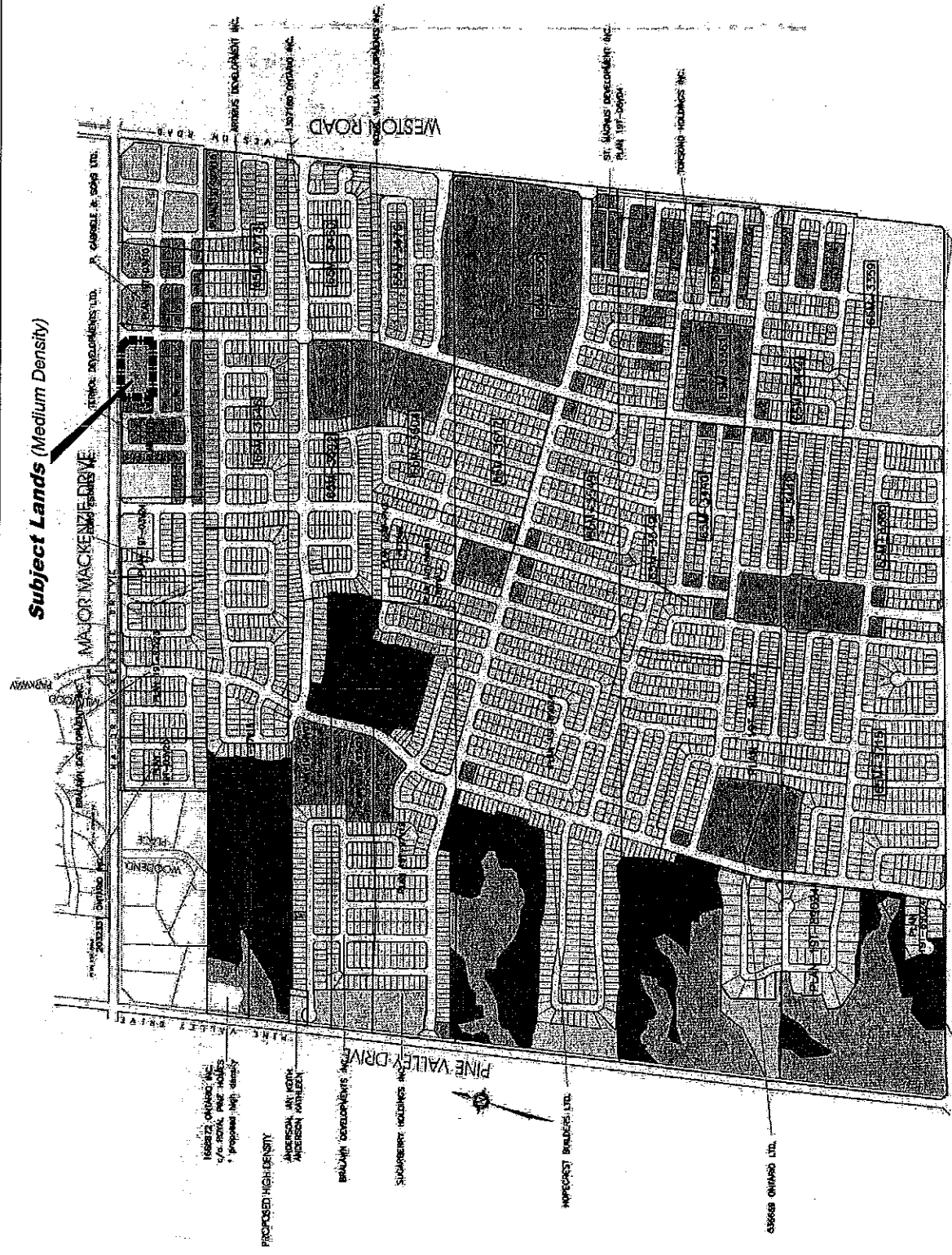
--- Vellore Village District Centre

■ Subject Lands (File Z.08.051)

□ Other Lands owned by Applicant

Subject Lands (Medium Density)

LEGEND	
[Pattern]	SINGLE DETACHED
[Pattern]	SEMI DETACHED
[Pattern]	STREET TOWNHOUSE
[Pattern]	MEDIUM DENSITY
[Pattern]	VELLORE DISTRICT CENTRE
[Pattern]	COMMERCIAL
[Pattern]	SCHOOL & CHURCH
[Pattern]	VALLEY LAND
[Pattern]	S.W.M.
[Pattern]	GREENWAY
[Pattern]	PARK
[Pattern]	BUFFER
[Pattern]	TABLELAND WOODLOT



Block 39 Plan

Part of Lot 20,
Concession 6
APPLICANT: TERWOL DEVELOPMENTS
INC. - EAST COMMERCIAL



The City Above Toronto

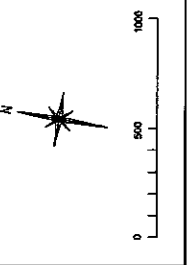
Development Planning Department

Attachment 4

FILE No.:
Z-08.051
Not to Scale
September 18, 2008

N:\DFT\1 ATTACHMENTS\Z-08.051.dwg

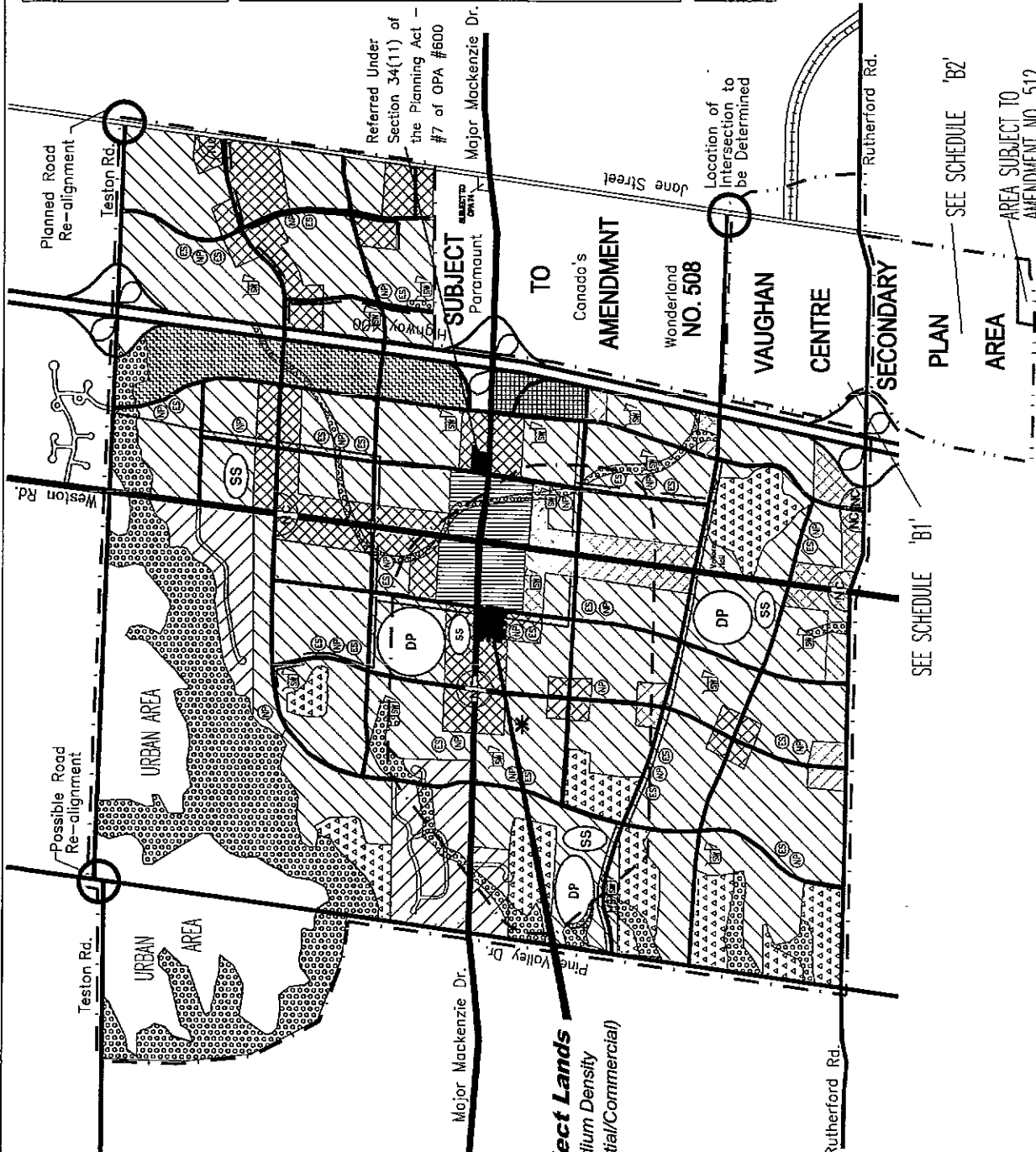
VELLORE URBAN VILLAGE 1



LEGEND

(ES)	Elementary School
(SS)	Secondary School
(NP)	Neighbourhood Park
(DP)	District Park
(NC)	Neighbourhood Commercial Cn.
(L)	Lands Subject to Vellore - Urban Village Area #1
(LR)	Low Density Residential
(MD)	Medium Density Residential/Commercial
(VVC)	Vellore Village Centre
(ER)	Estate Residential
(U)	Urban Area
(HPE)	High Performance Employment Area
(VL)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TLW)	Tableland Woodlots
(GC)	General Commercial
(SWM)	Storm Water Management
(VOC)	Vaughan Centre
(WDA)	Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT #600



Subject Lands
(Medium Density Residential/Commercial)

Attachment 5

FILE No.: Z.08.051
Not to Scale
September 18, 2008



The City Above Toronto

Development Planning Department

OPA 600 - Schedule 'B' Vellore Urban Village 1

APPLICANT: TERWOL DEVELOPMENTS INC. - EAST COMMERCIAL
Part of Lot 20, Concession 6
N:\DFT\1 ATTACHMENTS\Z.08.051.dwg