

**2. ZONING BY-LAW AMENDMENT FILE Z.11.028
LANGSTAFF GOSPEL HALL AND ALBERT AND MARGARET CLINGEN
WARD 4**

P.2011.38

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.028 (Langstaff Gospel Hall ET AL) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 21, 2011
- b) Circulation Area: 150 m and to the Thornhill Woods Community Association
- c) Comments Received as of November 1, 2011: None

Purpose

The Langstaff Gospel Hall and Albert and Margaret Clingen have jointly submitted Zoning By-law Amendment File Z.11.028 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 in the manner shown on Attachment #3, as follows:

- a) Part 1 from R1 Residential Zone, subject to Exception 9(1124B) to A Agricultural Zone, subject to Exception 9(1124A);
- b) Part 2 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to A Agricultural Zone, Exception 9(1124A); and,
- c) Part 3 from RV3(WS) Residential Urban Village Zone Three, subject to Exception 9(1063) to R1 Residential Zone, subject to Exception 9(1124B);

The application will facilitate the severance of a 423.3m² parcel of land as shown on Attachment #3 from 1300 Langstaff Road (Clingen property) to be conveyed and consolidated with 1350 Langstaff Road (Langstaff Gospel Hall), to permit the use of the severed lands for the Langstaff Gospel Hall and implement a consistent zone category (R1 Residential Zone and A Agricultural Zone) on 1300 and 1350 Langstaff Road, respectively. No new development is proposed. To date, an application for Consent to Sever the lands has not been filed with the Committee of Adjustment.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 1300 and 1350 Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ "Low Density Residential" by OPA #600; and, "Low Rise Residential" by the new City of Vaughan Official Plan 2010, which was approved Vaughan Council on September 7, 2010 (and modified on September 27, 2011) and is pending approval from the Region of York. ▪ The application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone, subject to Exception 9(1124A) (Langstaff Gospel Hall, 1350 Langstaff Road) by Zoning By-law 1-88; ▪ R1 Residential Zone, subject to Exception 9(1124B) and RV3(W) Residential Urban Village Zone Three, subject to Exception 9(1063) (Clingen property, 1300 Langstaff Road) by Zoning By-law 1-88. ▪ The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable and City Official Plan policies.
b.	Appropriateness of Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed rezoning for the subject lands will be reviewed in consideration of the requirements of Zoning By-law 1-88, as amended, and in the context of compatibility with other uses on the site and the surrounding land use context, recognizing that the proposed rezoning is for a lot consolidation and no new development is proposed.
c.	Proposed Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The required amendments to Zoning By-law 1-88 including changes to existing site-specific Exceptions 9(1063), 9(1124A) and 9(1124B) and corresponding exception schedules will be reviewed.

Relationship to Vaughan Vision 2020/Strategic Plan

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 preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Plan
2. Location Plan
3. Proposed Zoning and Severance Plan

Report prepared by:

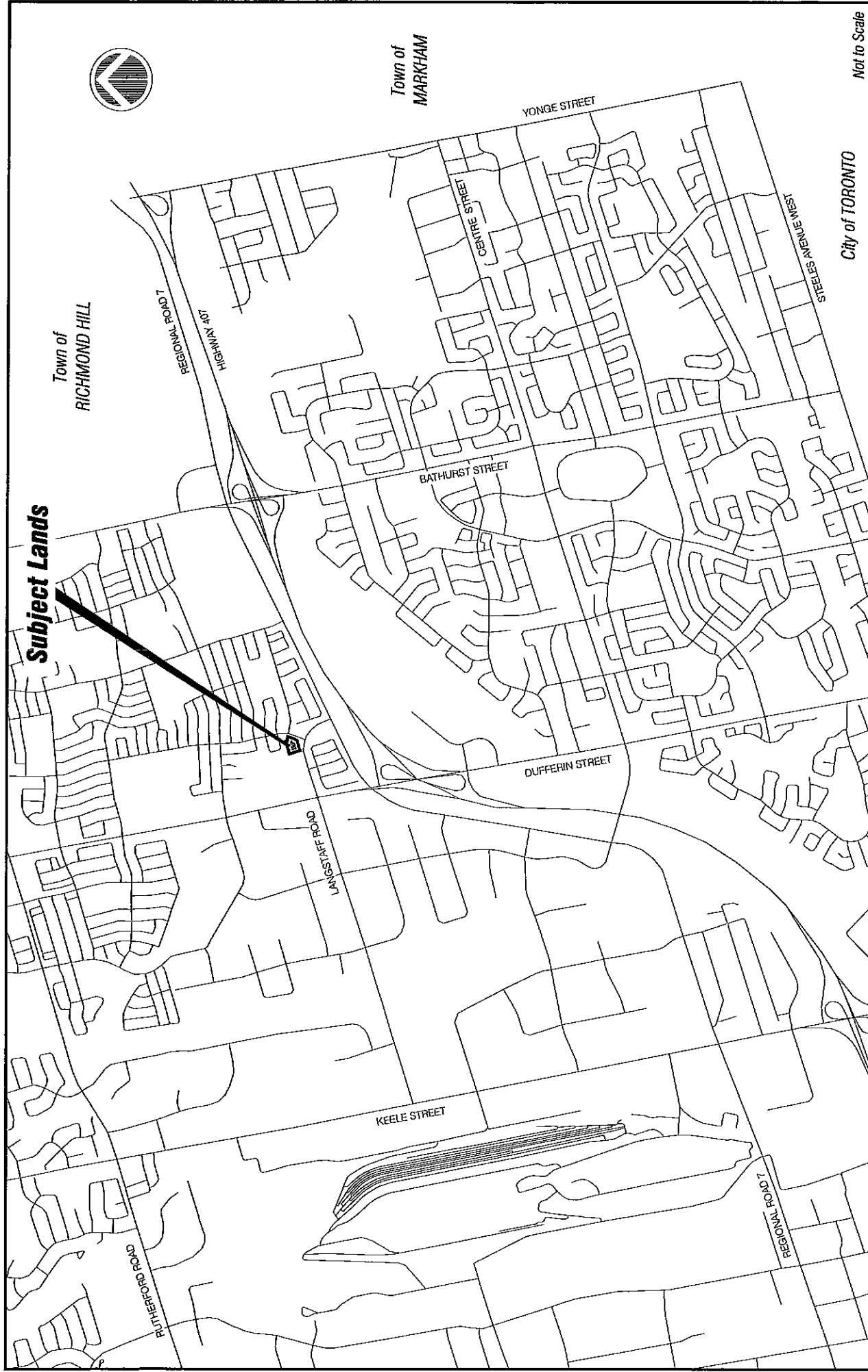
Laura Janotta, Planner, ext. 8634
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:

Part of Lot 11, Concession 2

APPLICANT:

Langstaff Gospel Hall & Albert & Margaret Clingen

N:\DFT\1 ATTACHMENTS\2\z:11.028.dwg



Attachment

FILE:
Z:11.028

DATE:
October 19, 2011

Not to Scale

City of TORONTO

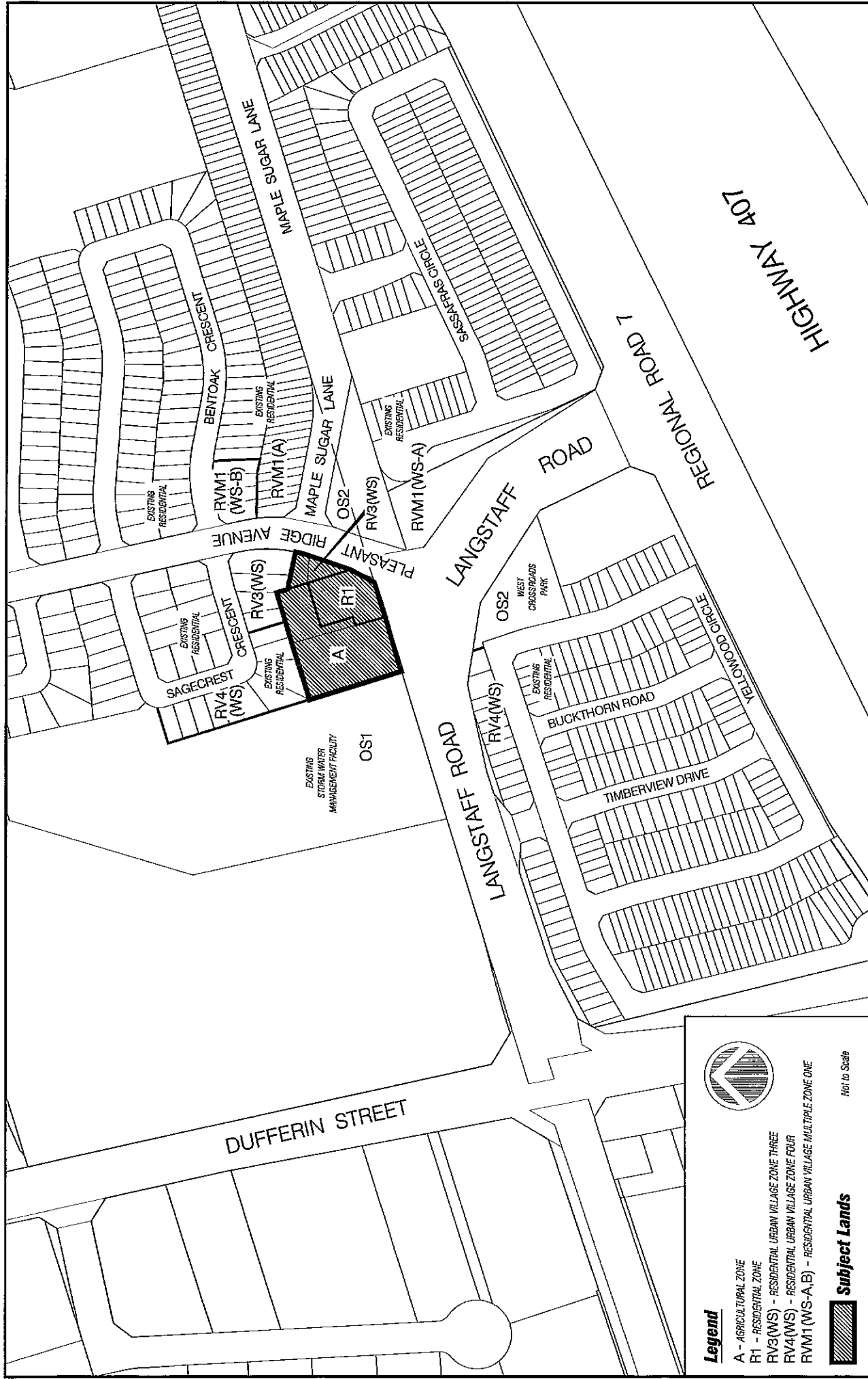
Town of
MARKHAM

Town of
RICHMOND HILL



Subject Lands

1



Location Map

LOCATION:

Part of Lot 11, Concession 2

APPLICANT:

Langstaff Gospel Hall & Albert & Margaret Clingen

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Attachment

FILE:
Z.11.028

DATE:
October 19, 2011

2

