

COUNCIL

JUNE 28, 2004

**ZONING BY-LAW AMENDMENT FILE Z.04.031
LIFTING OF HOLDING ZONE
COLGERA SERVICES INC.**

Recommendation

The Commissioner of Planning and the Commissioner of Engineering and Public Works recommends:

1. That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.02.084 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 32 residential units following the execution of a site plan agreement to the satisfaction of the City.”

2. THAT a by-law be enacted to lift the “H” Holding Zone from the lands subject to File Z.04.031 (Colgera Services Inc) shown on Attachment #1.

Proposal

On June 8, 2004, the Owner submitted a zoning amendment application to lift the “H” – Holding Zone provision from the zoning on the subject lands to facilitate the development of a mixed-use commercial/residential development.

Background

The lands subject to this application are located on the west side of Jane Street, south of Major Mackenzie Drive, in Lot 19, Concession 4, City of Vaughan, and shown on Attachment #1.

The applications propose a mixed-use commercial/residential development consisting of four buildings with approximately 3,881m² of commercial uses on the ground floor and 32 residential units on the second floor. On June 9, 2003, Council considered and refused the applications to amend the Official Plan and Zoning By-law. The applicant subsequently appealed the Official Plan, Zoning Applications, and the site plan application to the Ontario Municipal Board (OMB). On May 28, 2004, the OMB issued a decision (Order No. 0972) approving the applicant’s development applications, including an implementing official plan and zoning by-law amendments. The zoning by-law places an “H” – Holding Zone on the property pending the allocation of servicing by Council for the residential component of the development. The surrounding land uses are:

- North - Avro Road, vacant commercial land (C2-General Commercial Zone)
- South - vacant commercial site, proposed site plan under file DA.02.046 C2-General Commercial Zone)
- East - Residential (RVM1(B) Residential Urban Village Multiple Dwelling Zone)
- West - Jane Street, Paramount Canada’s Wonderland

Official Plan and Zoning

The subject lands are designated "General Commercial" by OPA #350 (Maple Community Plan), as amended by the OMB to permit residential uses on the subject lands. The subject lands are zoned "C2 – General Commercial Zone" by By-law 1-88, as amended by the OMB to facilitate the proposed mixed-use commercial/residential development.

Engineering Department

The Engineering Department has advised that on April 13, 2004 the Region of York confirmed the availability of additional interim sewage servicing capacity for 2,800 persons equivalent in the Maple Collector Service Area. On September 8, 2003 Council reserved 102 persons equivalent from this anticipated additional capacity to the Maple Collector for infill development applications within the Maple Service Area, which may be allocated in conjunction with draft plan or site plan approval.

The subject development application DA.02.084 is an infill development within the Maple Service Area and has received official plan, zoning and site plan approval by the Ontario Municipal Board on May 28, 2004. Proceeding to allocate capacity to this development application would reduce the remaining available reserved population within the Maple Service Area from 102 persons to 38 persons equivalent.

Servicing allocation capacity is therefore available for the subject development and may be allocated at Council's discretion by adopting the resolution in the Recommendation section of this item.

Relationship To Vaughan Vision

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

Staff is satisfied that servicing capacity is available for the subject lands and therefore, the requirement for lifting the "H" – Holding Zone can be satisfied. Should Council concur, the "Recommendation" can be adopted.

Attachments

1. Location Map

Report prepared by:

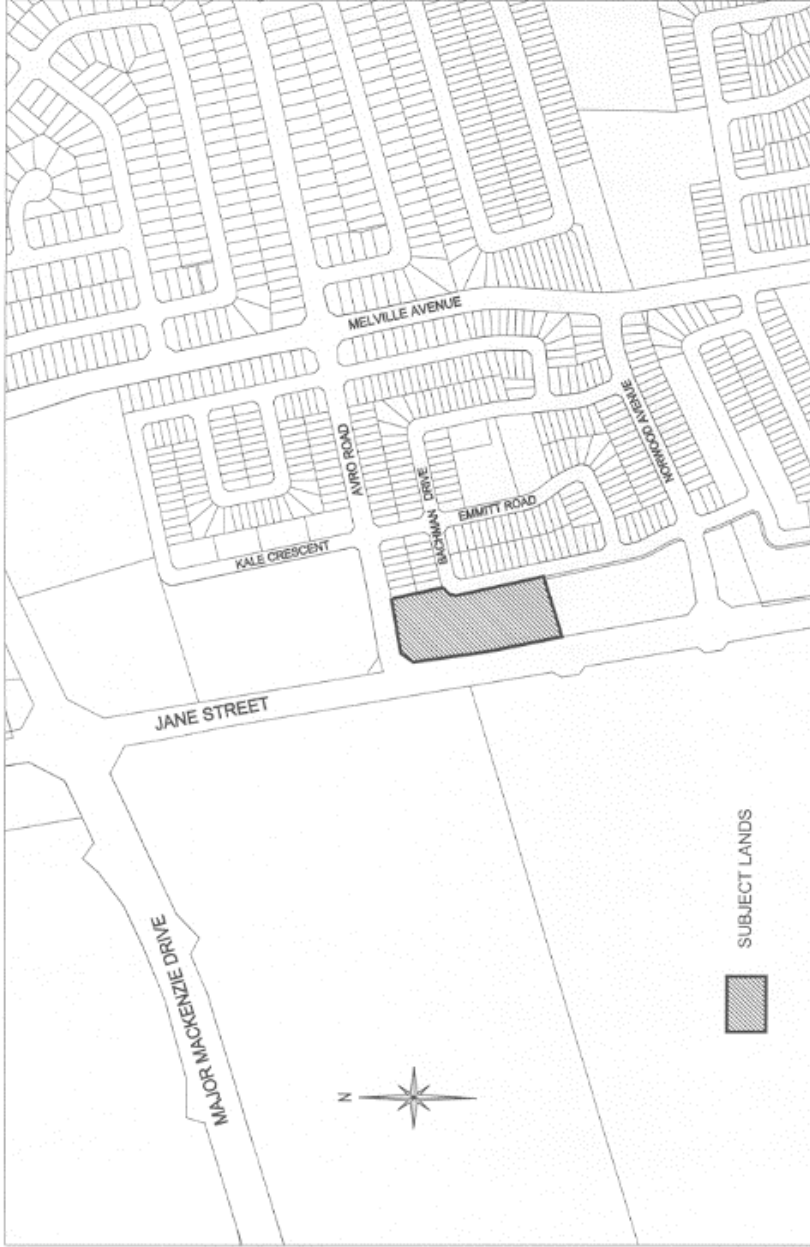
Mauro Peverini, Planner ext. 8407
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

BILL ROBINSON
Commissioner of Engineering & Public Works

MP/cm



Location Map

Lot 19,
Concession 4
APPLICANT:
COLGEM SERVICES INC.

CITY OF
Vaughan

Community Planning Department

Attachment

1
FILE NO.:
Z.04.031
Not to Scale
June 28, 2004

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