

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 3, 2002**

**4. ZONING BY-LAW AMENDMENT FILE Z.02.058  
JOHN WALLACE BEATON  
PRELIMINARY REPORT**

**P.2002.57**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.058 (John Wallace Beaton) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On August 6, 2002, the Owner submitted an application to amend the Zoning By-law to amend the current R1 Zone restrictions to permit an additional residential lot. The Owner intends to donate this lot to the City of Vaughan for woodlot purposes.

**Background - Analysis and Options**

On June 26, 2000, Council approved Zoning By-law Amendment File Z.00.013 to rezone the subject lands from A Agricultural Zone to R1 Residential Zone. This rezoning facilitated the severance of a 1400m<sup>2</sup> residential lot with 22m of frontage on Clarence Street from the remaining lot with 160m frontage. The remaining parcel is the subject of the current application.

The subject lands are located on the east side of Clarence Street, south of Rutherford Road, (737 Clarence Street), being Block 121 on Plan 65M-2023, in Lot 12, Concession 7, City of Vaughan. The 8046m<sup>2</sup> property, with 192.26m frontage on Clarence Street, is developed at the north end with a detached dwelling, and remaining portion primarily tree-covered. The easterly and southerly portions of the lot appear to be within the valley corridor. The surrounding land uses are:

- North - residential (R1 Residential Zone)
- South - Board of Trade Golf Club (OS2 Open Space Park Zone)
- East - Board of Trade Golf Club (OS2 Open Space Park Zone)
- West - Clarence Street; residential (R1 Residential Zone)

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan). The lands are zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(1090), which requires a minimum area of 6600m<sup>2</sup> and frontage of 160m, permitting one dwelling unit on the entire property.

On August 9, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Wycliffe Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- C the subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) which permits detached residential use; OPA #240 also prohibits development within the valleyland areas regulated by the TRCA.

- C notwithstanding the basic R1 Zone standards of 18m frontage and 540m<sup>2</sup> area, an exception applying to the subject lands requires a minimum lot area of 6600m<sup>2</sup> and minimum lot frontage of 160m; this exception was implemented at the time of the previous zoning application in 2000, to ensure that any future proposal on the subject property could be thoroughly reviewed in terms of compatibility, access and woodlot preservation;
- C the proposal is to exempt the minimum lot requirements to permit 2 building lots on the lands shown as Part 1 and 2 on the attached schedule;
- C the tree assessment study will provide a basis to determine if all or part of the woodlot should be protected with an Open Space Zone, or if there is opportunity for a portion of the property to be zoned to permit an additional residence on the property; and
- C the applicant has submitted a concept plan (attached) showing a proposed building envelope on the tableland portion of the woodlot; it would appear from the Flood Plain and Fill Regulation line map provided by TRCA in the review of the previous 2000 zoning application, that most of the woodlot is within the fill regulation area.

### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments of 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. In particular, the appropriateness of zoning valleyland and wooded area for a residential lot will be considered in accordance with the policies of the Official Plan and the Conservation Authority.

### **Attachments**

1. Location Map
2. Site Plan
3. Concept Plan

### **Report prepared by:**

Todd Coles, Planner, ext. 8634  
Art Tikiryan, Senior Planner, ext. 8212  
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



SUBJECT LANDS

<p>ATTACHMENT '1' LOCATION MAP</p>	FILE #:	REPORT #:	DATE: 08/06/2002
	Z.02.058	LOCATION: PART OF LOT 12, CON. 7	SCALE: NOT TO SCALE
<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>		APPLICANT:	JOHN WALLACE BEATON

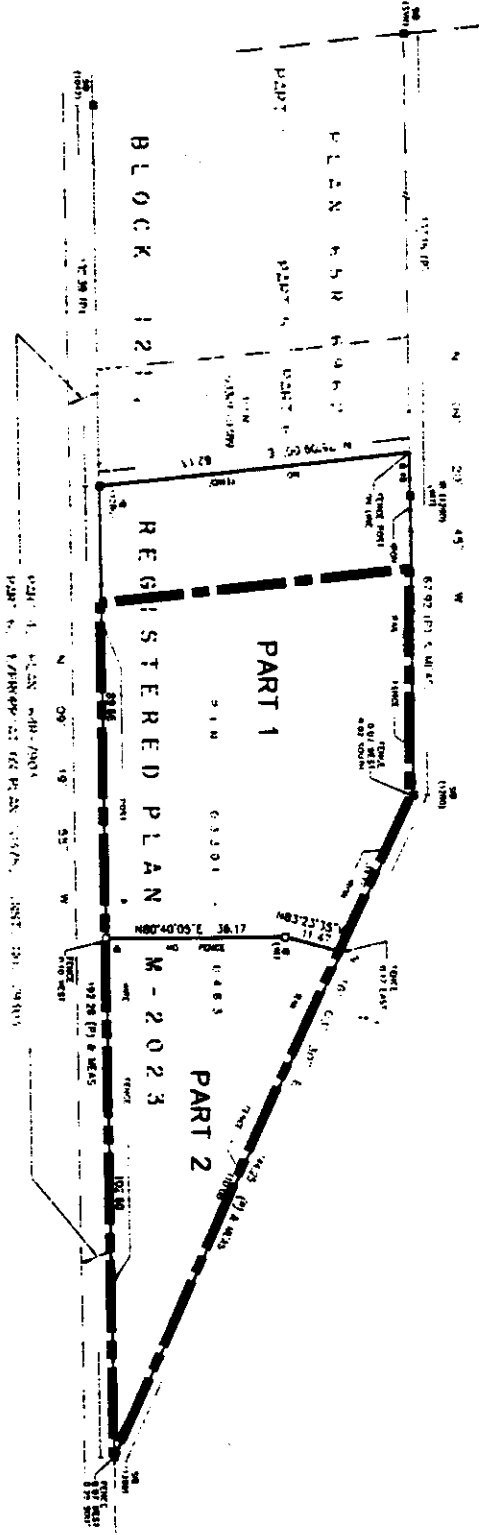


CLARENCE STREET (FORMERLY PELING STREET)

(LOCAL DISTRICT OF THORN HILLS)

PIN 00301-000

(BY PLAN 174-80)



PART 1 OF LOT 12 CONVEYANCE

PIN 01301-003



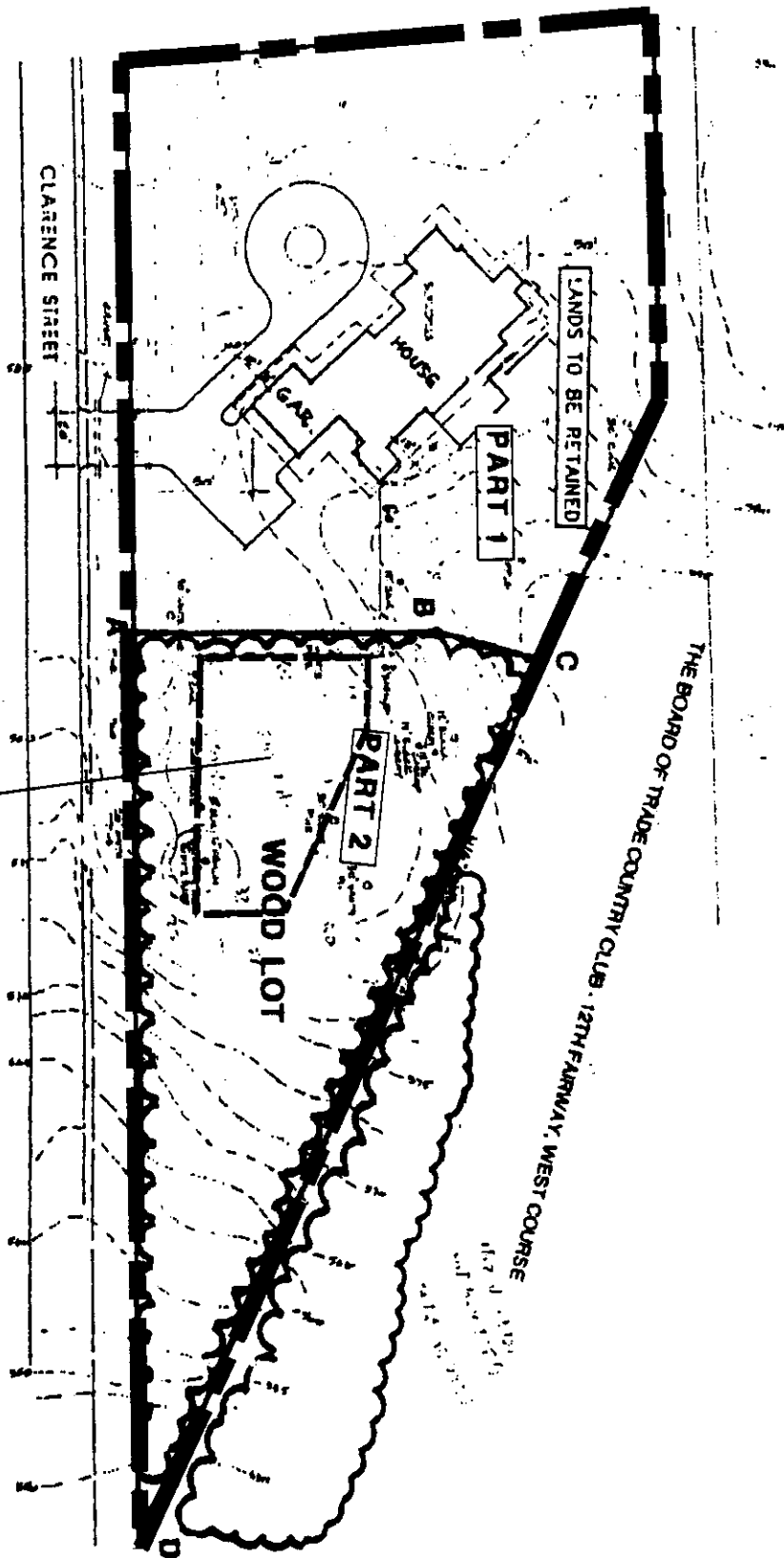
SUBJECT LANDS

ATTACHMENT '2'  
SITE PLAN

FILE #:	REPORT #:
Z.02.058	LOCATION: PART OF LOT 12, CON. 7

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:	DATE: 08/06/2002
JOHN WALLACE BEATON	SCALE: NOT TO SCALE



SUBJECT LANDS

ATTACHMENT '3'  
CONCEPT PLAN

FILE #:

Z.02.058

REPORT #:

LOCATION:  
PART OF LOT  
12, CON. 7

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:

JOHN WALLACE BEATON

DATE: 08/06/2002

SCALE: NOT TO SCALE