

COMMITTEE OF THE WHOLE JUNE 3, 2002

**ZONING BY-LAW AMENDMENT FILE Z.00.052
DRAFT PLAN OF SUBDIVISION FILE 19T-89053
BATH-VON LIMITED
REPORT #P.2000.61**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.00.052 (Bath-Von Limited) BE APPROVED to rezone the subject lands within Draft Approved Plan of Subdivision 19T-89053 (Revised), and to provide for 1.2 m interior side yards for lots with, and adjacent to a retaining wall.
2. THAT the Ontario Municipal Board be advised that the City supports the proposed revisions to the street and lotting pattern for Draft Approved Plan of Subdivision 19T-89053.
3. THAT the implementing by-law not be enacted until the revised draft plan of subdivision has been approved by the Ontario Municipal Board.

Purpose

On May 24, 2000, the Owner submitted an application to amend the Zoning By-law to rezone Areas 'A' to 'H' (shown on Attachment '1'), as follows:

- 1) Areas 'A1', 'A2' and 'A3' from RV4 Zone to RV3 Zone;
- 2) Area 'B' from RV3(WS) Zone to RV3 Zone;
- 3) Area 'C' from RV4 Zone to RV3 Zone;
- 4) Area 'D' from RV4(WS) Zone to RV3(WS) Zone;
- 5) Area 'E' from RV4 Zone to RV3(WS) Zone;
- 6) Area 'F' from RVM1(B) Zone to RV3 Zone;
- 7) Area 'G' from RVM1(A) Zone to RV4 Zone; and,
- 8) Area 'H' from OS1 Zone (walkway block) to RV3 Zone.

The proposed rezoning would facilitate the relotting of the draft-approved plan of subdivision, with an overall increase in the number of single, semi-detached and townhouse units from 474 to 475. The proposed revisions to the draft plan are subject to approval by the Ontario Municipal Board.

Background - Analysis and Options

The subject lands are located northwest of Bathurst Street and Autumn Hill Boulevard, within Draft Plan of Subdivision 19T-89053 (Revised), in Lot 13, Concession 2, City of Vaughan (Planning Block 10). The surrounding land uses are:

- North - future residential (RV3 Zone), Ner Israel College and Residences
- South - future residential (RV4(WS), OS1 Woodlot and OS2 Zones)
- East - storm water management pond (OS1 Zone); Bathurst Street
- West - future residential (RVM1(A) and RVM1(WS-A) Zones)

On June 12, 2000, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole on July 4, 2000, to receive the Public Hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on July 10, 2000.

Official Plan

The subject lands are designated “*Low Density Residential*” by OPA #600, which provides opportunities for residential uses with a mix of lot sizes and building types. The proposed zoning amendments would conform to the Official Plan.

Zoning

The subject lands are zoned RV4/RV4(WS) Residential Urban Village Zone Four; RVM1(A)/RVM1(WS-A) Residential Urban Village Multiple Zone One; RV3/RV3(WS) Residential Urban Village Zone Three; and, OS1 Open Space Conservation (Woodlot) Zone by By-law 1-88, subject to Exception 9(1063). The proposed rezoning would facilitate the relotting of single and semi-detached residential lots.

Revised Draft Plan

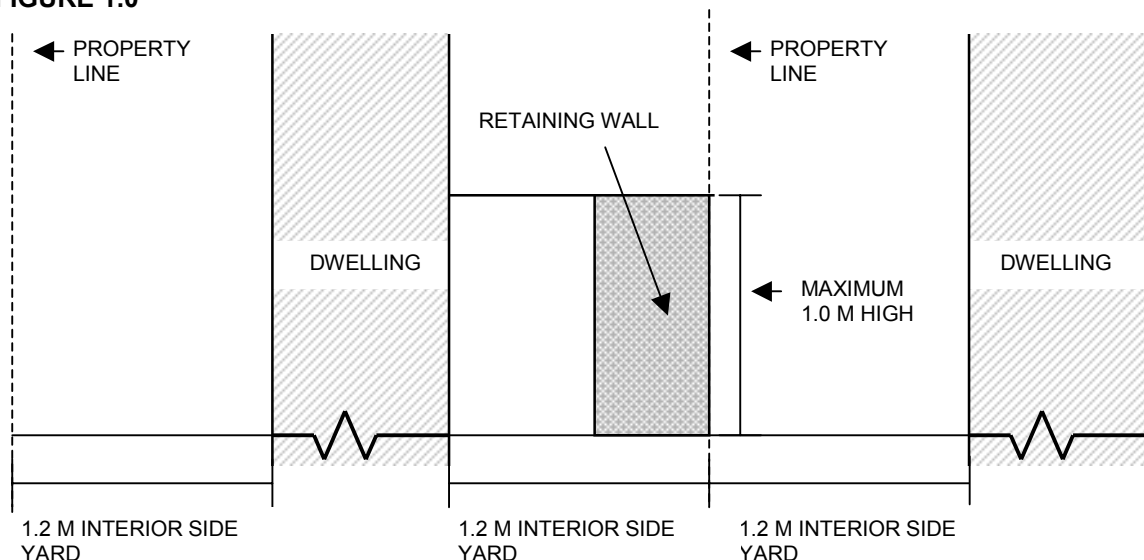
The revised draft plan replaces the two culs-de-sac within Area ‘B’ on Attachment ‘2’, with a crescent as shown on Attachment ‘3’, and also removes the walkway connection from Street ‘P’ to the neighbourhood park. These changes are necessary to address major grading issues that have been identified at the detailed engineering design stage.

The walkway connection from Street ‘P’ to the neighbourhood park (Area ‘H’ on Attachment ‘2’) was inadvertently zoned OS1 Woodlot Zone, rather than RV3 Zone. However, the walkway connection is not viable due to the severe grades in this portion of the subdivision. Therefore, the walkway connection to Street ‘P’ can be removed and rezoned to RV3 Zone for addition to the rear of the adjacent residential lots. The neighbourhood park is otherwise accessible from both the area west of Street ‘P’ on Autumn Hill Boulevard, and south of Street ‘P’ on Bathurst Glen Drive.

Retaining Walls

As a result of the realignment of the road pattern and lots, retaining walls will be required on certain lots within Phase 1 and Phase 2, to be confirmed through the final review of the subdivision drawings. It is recommended that those lots requiring a retaining wall, maintain a minimum 1.2 m side yard, without the usual reductions permitted on one side. Also, the side yard on a lot abutting the side yard with a retaining wall, should also maintain a minimum 1.2 m side yard. See Figure 1.0 below:

FIGURE 1.0



The Engineering Department supports the above-noted measures, which would ensure proper construction and enable maintenance of the retaining walls and drainage swales, as well as accommodating appropriate access to the rear yards for homeowners.

Re-lotting

The rezoning of Areas 'B', 'C', 'D', 'E', 'F' and 'G' shown on Attachment '3', would facilitate the coordination of part lots within the subject and adjacent plans of subdivision. Staff has reviewed the lotting patterns, particularly with the adjacent subdivision (19T-89037 West) to the west and south, and is satisfied that the proposed changes would facilitate proper lotting. The proposed street and lotting pattern will require approval of the revised draft plan from the Ontario Municipal Board.

The rezoning of Areas 'A1', 'A2', and 'A3' shown on Attachment '3', from RV4 Zone to RV3 Zone, is a result of detailed engineering design, and will facilitate larger lot frontages, consistent with the surrounding residential lots.

The proposed rezoning would add one lot to the total residential unit count for the draft plan, while maintaining mostly single and semi-detached dwelling units. Staff is satisfied there is no impact on the approved housing mix or density calculations.

The Engineering Department requested the Owner to update the Traffic Management Plan for the Thornhill Woods Community (Planning Block 10) to address the proposed relotting and construction of the crescent. The updated Traffic Management Plan prepared by iTrans Consulting, dated February 20, 2002, was submitted and reviewed by Engineering Staff, to their satisfaction.

Conclusion

Staff has reviewed the application in light of the policies of the Official Plan and Zoning By-law and can support the proposed zoning amendment to permit the relotting of the draft-approved plan of subdivision. The revisions to the draft plan of subdivision will result in an overall increase in the number of single, semi-detached and townhouse units from 474 to 475, and the redesign of two cul-de-sacs with a crescent road pattern. The proposed changes are necessary to ensure proper subdivision design and to address specific grading issues affecting the subdivision.

The implementing by-law should provide for a minimum 1.2 m side yards for lots requiring retaining walls, as well as 1.2 m side yards for lots that abut a side yard with a retaining wall. This will ensure proper construction and maintenance of the retaining walls and drainage swales, while maintaining appropriate access to the rear yards for homeowners.

The proposed street and lotting pattern will require approval of the revised draft plan by the Ontario Municipal Board.

Therefore, Staff recommends approval of Zoning Amendment Application Z.00.052. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Current Zoning
3. Proposed Zoning

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

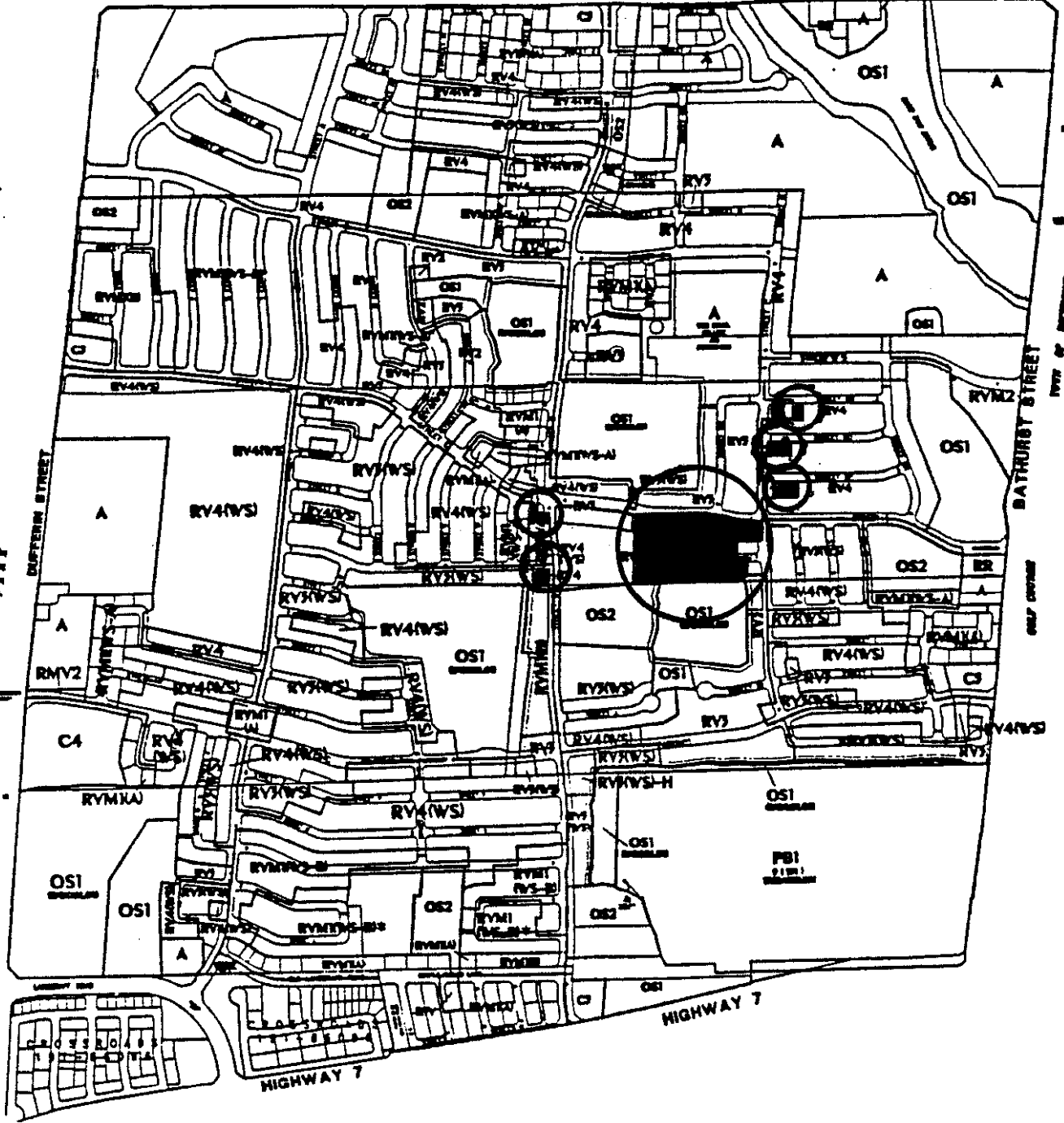
JOANNE R. ARBOUR
Director of Community Planning

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BLOCK 17

RUTHERFORD ROAD



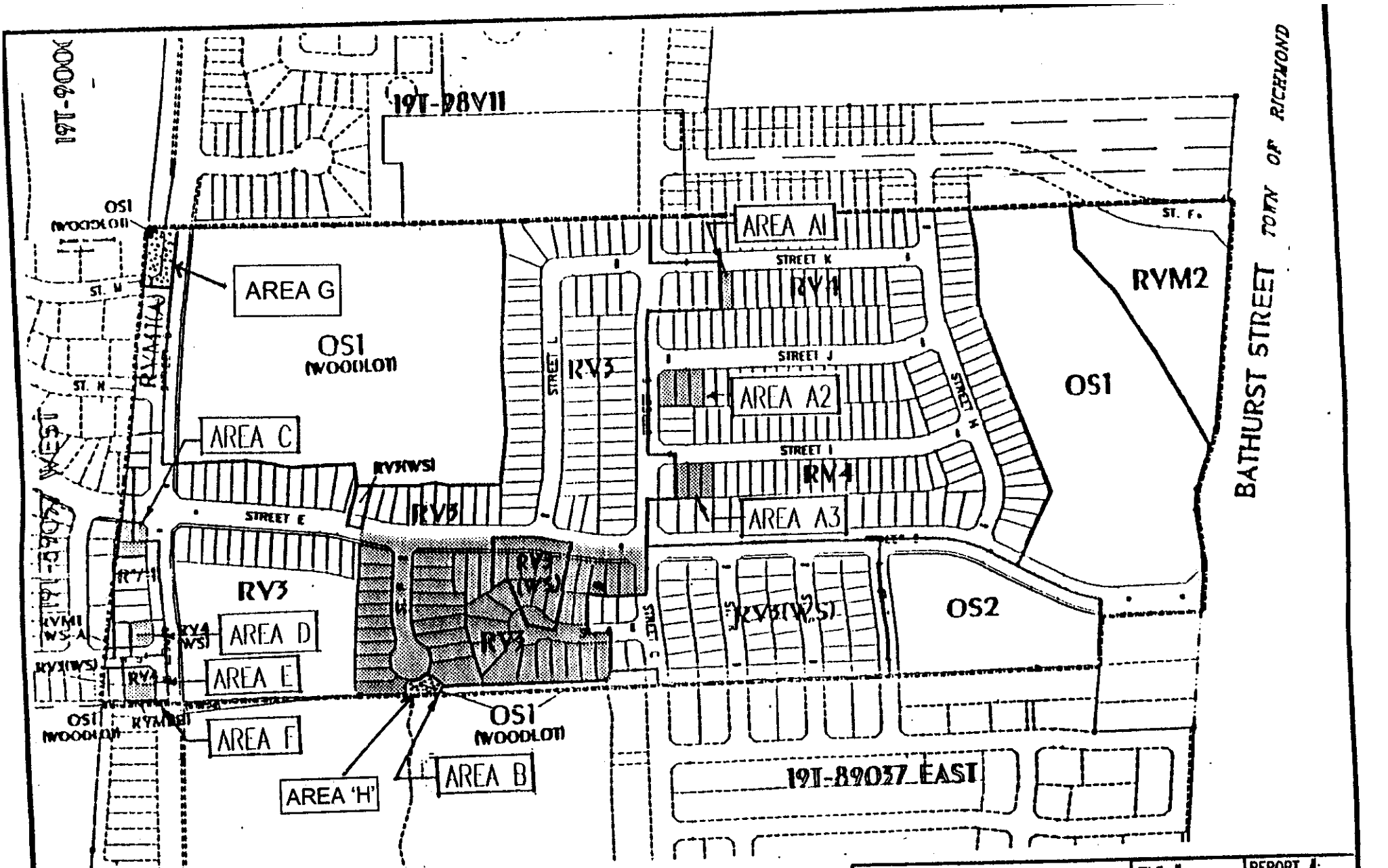
SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP

FILE #: Z.00.052	REPORT #:
DATE: 00/05/26	LOCATION: PT. LT.13, CONC.2
NOT TO SCALE	

APPLICATION:
BATH-VON LIMITED

CITY OF VAUGHAN PLANNING DEPARTMENT



SUBJECT LANDS

APPLICATION:
BATH-VON LIMITED

ATTACHMENT '2'
CURRENT ZONING
CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #: Z.00.052	REPORT #:
DATE: 00/05/26	LOCATION: PT. LT.13, CONC.2
NOT TO SCALE	

BATHURST STREET TOWN OF RICHMOND

19T-900X

19T-28V11

19T-89037 EAST

AREA G

AREA A1

AREA C

AREA A2

AREA D

AREA A3

AREA E

AREA F

AREA 'H'

AREA B

OS1 (WOODLOT)

OS1

OS1 (WOODLOT)

OS2

RYM2

RV3

STREET L

STREET E

STREET C

STREET K

STREET J

STREET I

ST. W

ST. M

ST. W

ST. N

ST. F.

WEST

OS1 (WOODLOT)

RYM2

STREET E

RYMWS

RV3

RV3

RV3

RV3

RV3

RM4

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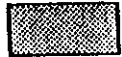
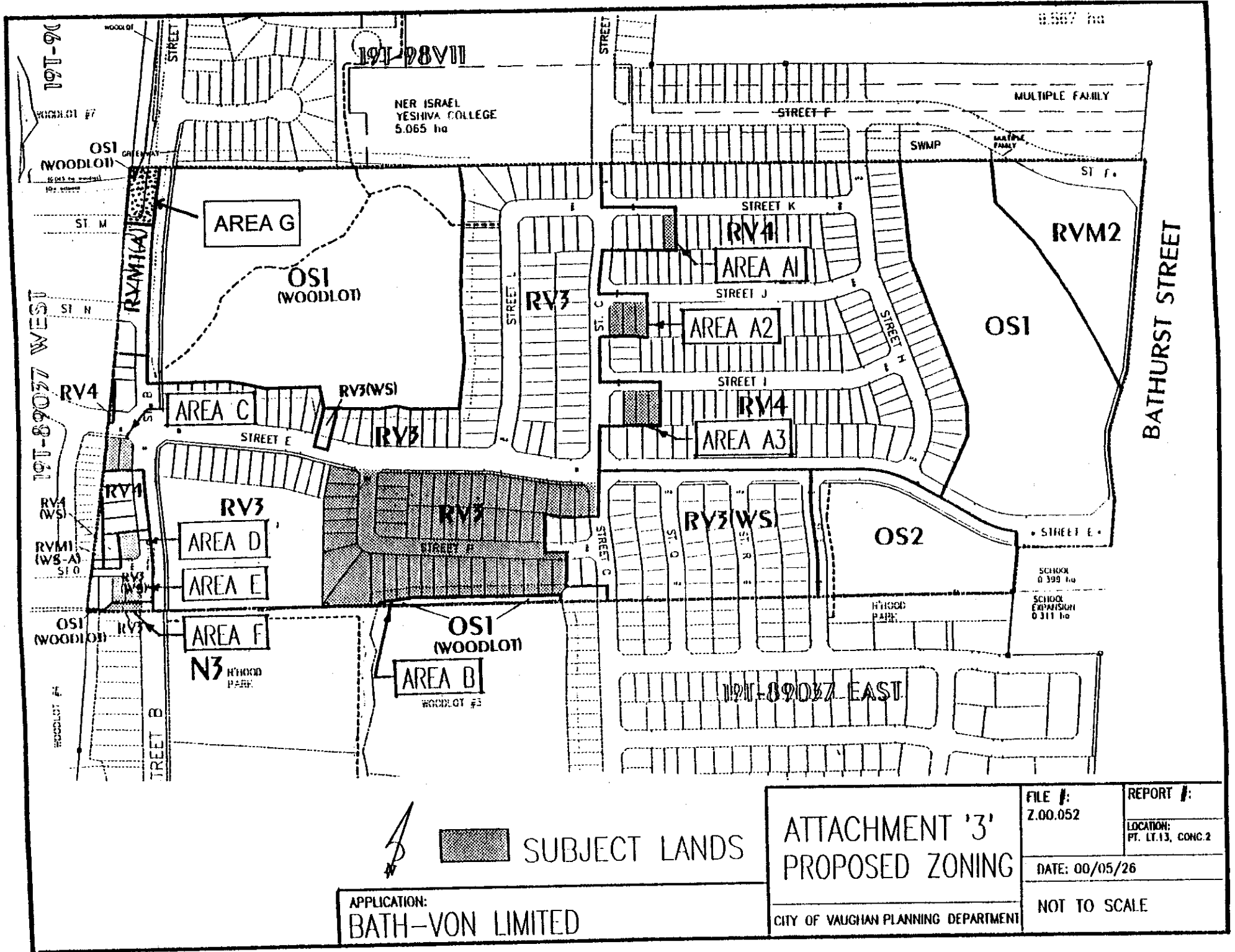
RV3

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SUBJECT LANDS

ATTACHMENT '3'
PROPOSED ZONING

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