

COMMITTEE OF THE WHOLE JUNE 17, 2002

**ZONING BY-LAW AMENDMENT FILE Z.02.030
RELATED PLANS OF SUBDIVISION 19T-96V10 & 19T-97V06
FOREST HILL HOMES (MAPLE) LTD.
REPORT P.2002.35**

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.02.030 (Forest Hill Homes (Maple) Ltd.) BE APPROVED, subject to the implementing zoning by-law:

- i) rezoning the lands to RV4 and RVM1(WS-B) Residential Urban Village Zones in Plan 19T-96V10, and to RV4 and RV4(WS) Residential Urban Village Zones and OS2 Open Space Park Zone in Plan 19T-97V06, to facilitate the proposed reconfiguration of lots; and,
- ii) providing the necessary zoning exceptions to implement the revised draft plans, including exceptions to lot frontage and area for semi-detached lots in the RVM1(WS-B) Residential Urban Village Zone, and the lot frontage and depth for a detached lot in the RVM1(WS-B) Residential Urban Village Zone.

Purpose

On April 12, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands and provide exceptions to the zoning standards, to facilitate modifications to portions of draft approved Plans of Subdivision 19T-96V10 and 19T-97V06. The application proposes an additional 13 units and 6 blocks (to adjoin with the adjacent blocks to create 6 lots), resulting in a total of 118 units on 5.84ha. The proposal for Plan 19T-96V10 intends to reduce the width of both Coast Avenue, a primary road and part of the greenway system, and Seagull Road from 20m to 18m, to accommodate lots with 25m depths.

On May 17, 2001, the Owner submitted a revised proposal for lands within Plan 19T-96V10, to replace 6 semi-detached units with 1 detached unit, 3 townhouse units and 1 lot for either a detached or semi-detached units, to address easement issues on the stub portion of Murray Farm Lane. Further, the proposal would maintain the road allowance width for Coast Avenue at 20m by slightly reducing the depths of lots abutting the school block and reducing Seagull Road to a 17.5m width.

Currently, the subject lands accommodate 61 mixed unit types in Plan 19T-96V10, and 44 detached units in Plan 19T-97V06.

The proposal, as revised, would add 4 units in draft approved Plan 19T-96V10, for a total of 65 units (8 detached, 54 semi-detached and 3 street townhouses). The proposal would also add 9 units to draft approved Plan 19T-97V06, resulting in 53 detached units.

Background - Analysis and Options

The total 5.84ha subject lands are located northwest of Major Mackenzie Drive and Jane Street, in Parts of Lot 24 and 25, Concession 5, City of Vaughan. The surrounding land uses are:

- North - place of worship, vacant park and school blocks (A Agricultural, RV3(WS) Residential Urban Village and OS2 Open Space Park Zones)
- South - residential (RV4(WS), RVM1(A) and RVM1(B) Residential Urban Village Zones)

East - vacant school block (C4/RVM1(A), C4/RVM1(WS-A) and C4 Neighbourhood Commercial and Residential Urban Village Zones)
West - residential, Highway #400 (RVM1(B) Residential Urban Village Zone)

On April 26, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. On May 1, 2002, correspondence was received by a neighbourhood resident, citing concerns with the increased number of units and narrowed road widths, which would result in increased pedestrian and vehicular traffic. On May 13, 2002, correspondence in support was received from the Ahmadiyya Movement In Islam Mosque. This report will deal with the concerns raised. The May 21, 2002 recommendation of Committee of the Whole to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on May 27, 2002.

Site History

On December 3, 1997, the Ontario Municipal Board (OMB) draft approved Plan of Subdivision 19T-96V10 (Venturon Development Corp.) for 1,349 detached, semi-detached and townhouse units. The OMB, on October 27, 1998, amended the draft approval for Phase I of the Plan to replace 42 semi-detached units with 31 detached units, for a new total of 1,338 units, and again on August 10, 1999, for Phase I to allow 637 wide/shallow units (425 detached and 212 semi-detached) for the latest total of 1,353 units.

On December 3, 1997, the Ontario Municipal Board (OMB) draft approved Plan of Subdivision 19T-97V06 (G. & H. Maple Holdings Ltd.) for 44 detached units.

Official Plan

The subject lands are designated by OPA #600, as "Low Density Residential", which permits detached and semi-detached units at a maximum density of 22 units per ha and a maximum block plan density between 16 to 18 units per ha, and "Medium Density Residential/Commercial", which permits detached, semi-detached and street townhouse units at a density between 17 and 60 units per ha, and a maximum block plan density between 25 to 35 units per ha.

The subject lands were originally approved by OPA #400 for detached, semi-detached and street townhouse units at densities of 12 to 24 units per ha and an average block plan density of 16 units per ha for "Low Density Residential" lands, and at a minimum between 17 to 60 units per ha, and a maximum block plan density between 25 to 30 units per ha for "Medium Density Residential/Commercial" lands.

The subject 2.84ha lands within Plan 19T-96V10 are designated "Medium Density Residential/Commercial". With the proposed units, the density would be approximately 23 units per ha. The subject 3.0ha lands within Plan 19T-97V06 are designated "Low Density Residential" and with the proposed units, the density would be 18 units per ha. The additional units are within the permitted use and density requirements of the Official Plan, and therefore, the proposal conforms to the Official Plan.

Zoning

The lands are zoned RV4, RV4(WS), RVM1(B) and RVM1(WS-A) Residential Urban Village Zones by By-law 1-88, subject to Exception Paragraph 9(1003). The revised proposal for Plan 19T-96V10 provides 8 detached units (14m, 9m and 10.7m frontages and 25m depths), and 54 semi-detached and 3 street townhouse units (7m frontages and 25m depths). The revised Plan 19T-97V06 provides 11 detached units (10.7m frontages and 30m depths) and 42 detached units (10.7m frontages and 25m depths). The proposed amended zoning is required to facilitate modifications to the lotting and housing types in the Plans of Subdivision.

The Residential Urban Village Zones proposed for the subject residential lands would be as follows:

- RV4 permits frontages of 9.75m, areas of 292m² and depths of 30m for detached units;
- RV4(WS) permits frontages of 12.0m, areas of 282m² and depths of 23.5m for detached units; the requirements may need to be reduced to 10.7m frontages and 252.4m² areas where the maximum interior garage width is equal to or less than 50% of the lot frontage;
- RVM1(WS-A) permits frontages of 7.0m, areas of 164m² and depths of 23.5m for street townhouse units;
- RVM1(WS-B) permits frontages of 10.7m, areas of 251m² and depths of 23.5m for detached units; and
- RVM1(WS-B) permits frontages from 8.4m to 9.25m, areas of 197m² and depths of 23.5m for semi-detached units;

Proposed Zoning Exceptions

The revised proposal requires exceptions for a detached unit in the RVM1(WS-B) Zone in Plan 19T-96V10 to allow 12m frontage. This exception is required as the flankage lot cannot accommodate semi-detached units.

Exceptions are required for the semi-detached lots in the RVM1(WS-B) Zone in Plan 19T-96V10 to have 7m frontages and 175m² areas. The same zoning required for the currently approved street townhouse lots with 7m frontages and 164 m² areas will also accommodate the proposed semi-detached units.

An exception to the RVM1(WS-B) Zone is required to provide for the conversion of a semi-detached lot to a detached lot, where the lands are currently approved as the stub end of Murray Farm Lane leading to the block which was recently acquired for a secondary school site. This land may be subject to a servicing easement that cannot be built upon, thereby precluding completion of the street frontage with another 2 semi-detached units. Alternative servicing arrangements have been made for the school block. However, pending disposition of this easement, the flexibility to permit a lot for either one detached or semi-detached units is desirable.

In Plan 19T-97V06, lands previously approved for an east-west road allowance between the northerly extensions of John Deisman Boulevard and Boom Road are to be converted to an open space buffer. These lands are to be rezoned to OS2 Open Space Park Zone.

Staff can support the proposed rezoning and exceptions to implement the proposed revisions to the lot layout and unit types of the original draft approved plans.

Red-Line Revisions

The revised application proposes one street block with 3 street townhouse units in Plan 19T-96V10, which are flanked by lots for semi-detached units, all with 7m frontages, 168m² areas and 24m depths. The 3 isolated townhouses are the only townhouses in the plan.

Staff would prefer the original application for 6 semi-detached units with 7m frontages, consistent with the surrounding semi-detached units.

In Plan 19T-97V06, the proposal provides for 3 detached lots facing Highway 400. The configuration of these lots is to be revised to 2 lots fronting north onto Mainland Crescent, consistent with other lots on that frontage and avoiding rear lots backing onto side lots.

The red-line revisions result in an additional 11 units (totalling 116 units), with Plan 19T-96V10 providing 8 detached and 56 semi-detached units, and Plan 19T-97V06 providing 52 detached units and 6 detached part lots.

Circulation Comments

The Urban Design Department has no objections, provided that a pedestrian connection is provided in the open space buffer on the former road allowance between John Deisman Boulevard and Boom Road.

The Engineering Department has advised that there are no objections, provided the street pattern and road allowance width remain as originally draft approved in Plans 19T-96V10 and 19T-97V06, and sewage and watermain capacity for the additional units is allocated.

Conclusion

The proposed amendment to the Zoning By-law has been reviewed in accordance with the policies of the Official Plan and has been found to conform to the permitted uses and density.

Staff can support the proposed rezoning and exceptions to implement the revised draft plans, as the original general lot layout and road is maintained. Should Committee concur, Zoning By-law Amendment Application Z.02.030 (Forest Hill Homes (Maple) Ltd.) can be approved, with the adoption of the "Recommendation" of this report.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision
3. Proposed Revised Plan
4. Proposed Red-line Revised Plan

Report prepared by:

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Respectfully submitted,

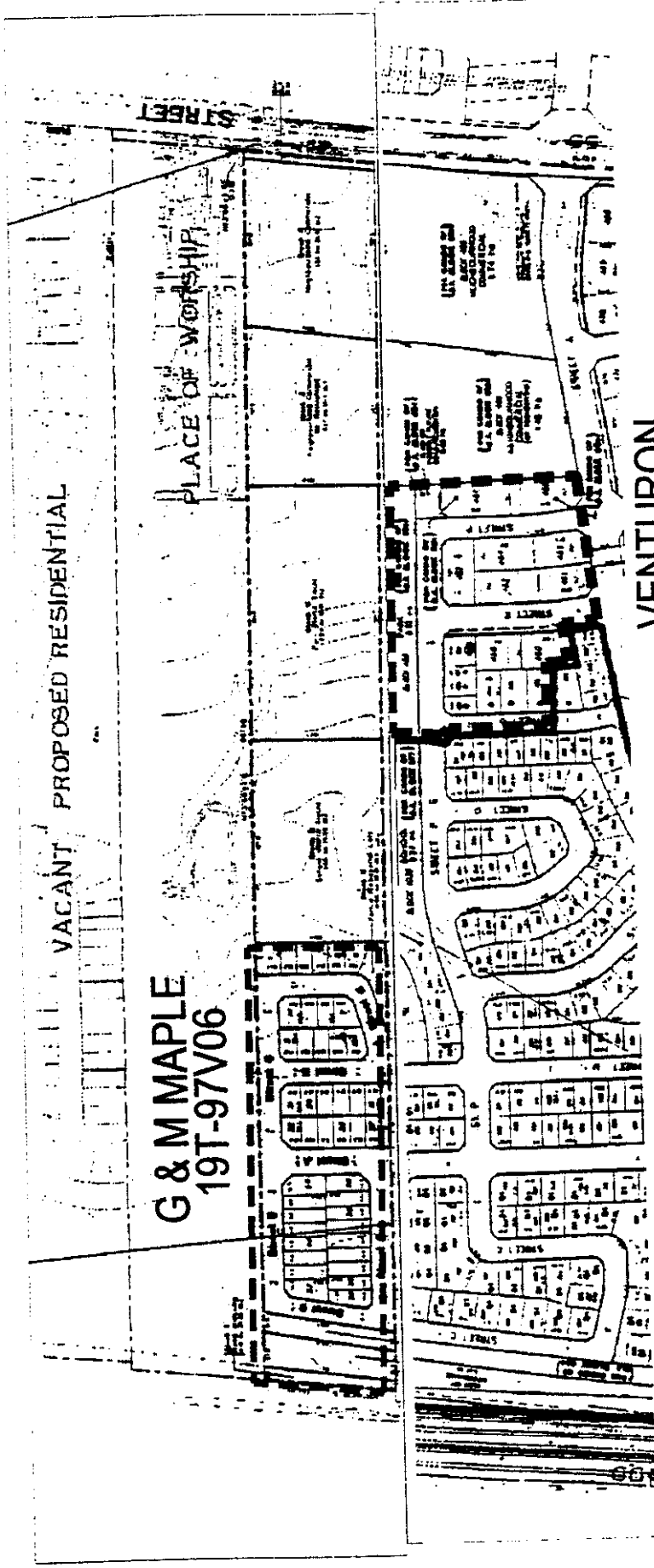
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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<p>ATTACHMENT '1' LOCATION MAP</p>		<p>FILE #:</p> <p>Z.02.030</p>	<p>REPORT #:</p> <p>LOCATION: PART OF LOT 25, CONCESSION 5</p>	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: FOREST HILL HOMES (MAPLE) LTD.</p>	<p>DATE: 04/22/2002</p>
		<p>SCALE: NOT TO SCALE</p>				



DATE: 05/16/2002
SCALE: NOT TO SCALE

APPLICANT:
CITY OF VAUGHAN
PLANNING DEPARTMENT

REPORT #:
LOCATION:
PART OF LOT 25,
CONCESSION 5

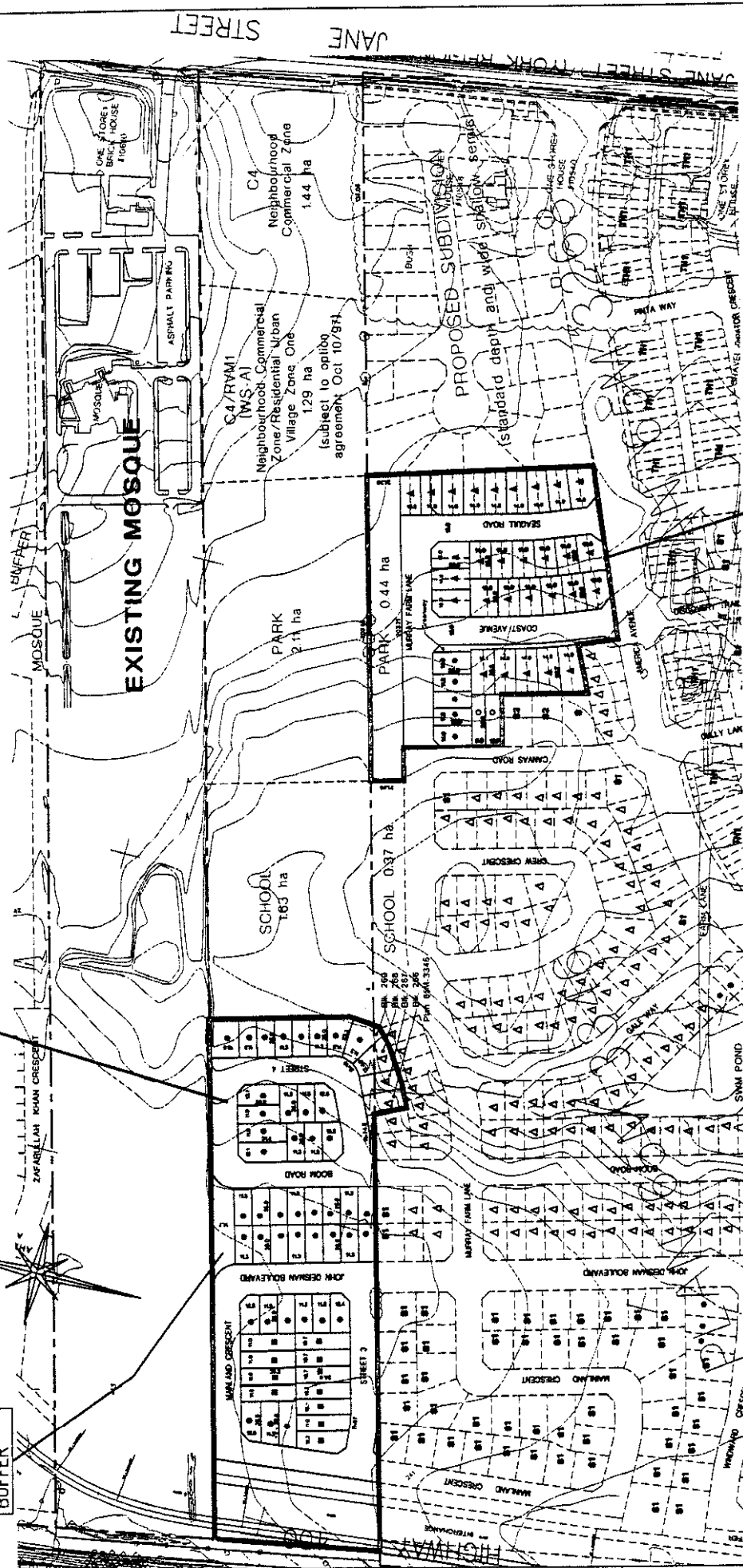
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ATTACHMENT '2'
APPROVED DRAFT PLANS
19T-96V10 & 19T-97V06

FOREST HILL HOMES (MAPLE) LTD.

G & H MAPLE
HOLDINGS LIMITED
PLAN 19T-97V06

PROPOSED
LANDSCAPE
BUFFER

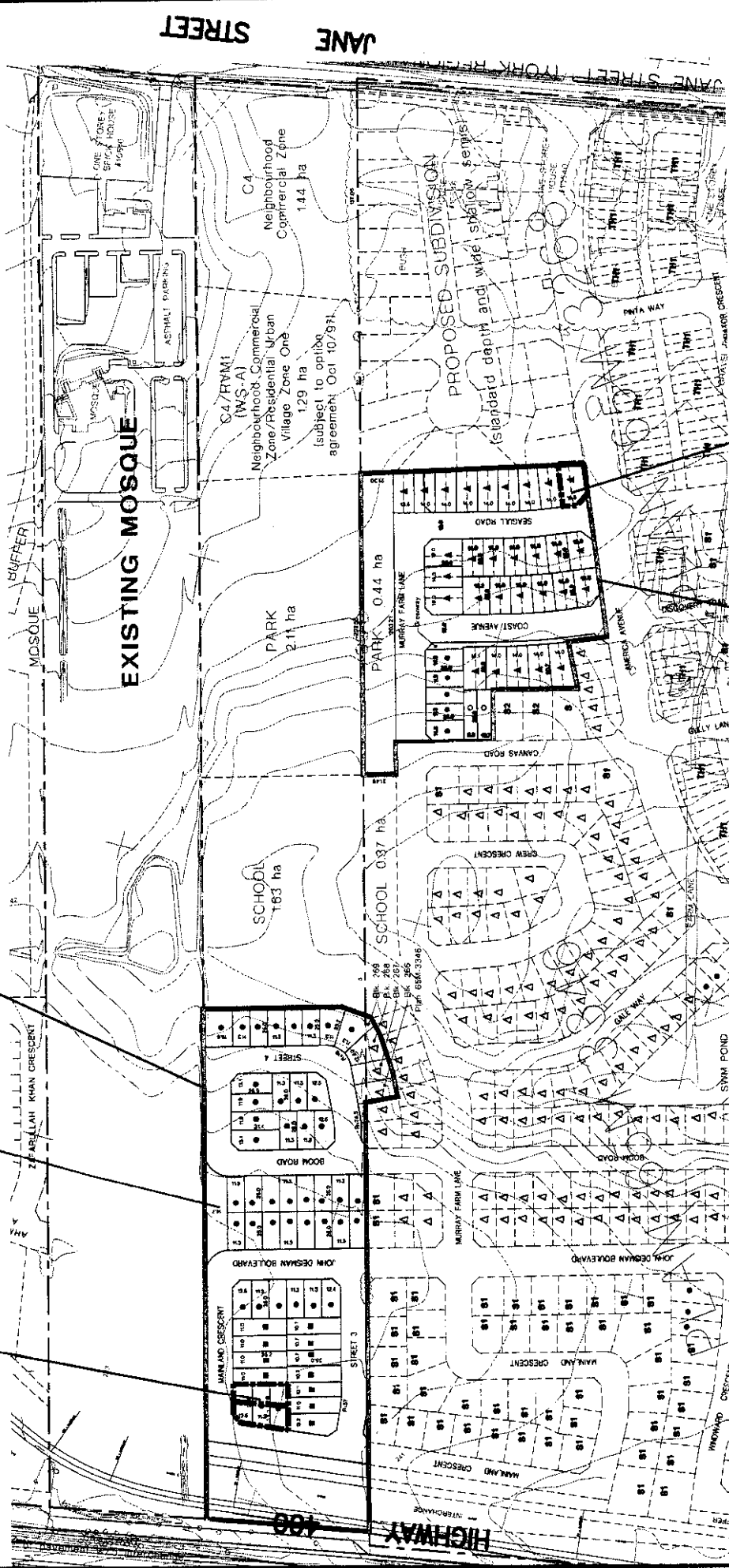


VENTURON
PLAN 19T-96V10

<p>ATTACHMENT '3' PROPOSED REVISED PLANS</p>		FILE #:	REPORT #:	DATE:
		Z.02.030	LOCATION: PART OF LOT 25, CONCESSION 5	04/22/2002
<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>		APPLICANT:		SCALE:
		FOREST HILL HOMES (MAPLE) LTD.		NOT TO SCALE

G & H MAPLE
HOLDINGS LIMITED
PLAN 19T-97V06

RED-LINE REVISED TO PERMIT
2 LOTS INSTEAD OF 3 FOR
SINGLE DETACHED UNITS



VENTURON
PLAN 19T-96V10

RED-LINE REVISION TO PERMIT 1 LOT
FOR A SINGLE DETACHED UNIT INSTEAD
OF 2 SEMI-DETACHED UNITS

<p>ATTACHMENT '4' PROPOSED RED-LINE REVISED PLANS</p>		<p>FILE #: Z.02.030</p>	<p>REPORT #: LOCATION: PART OF LOT 25, CONCESSION 5</p>	<p>APPLICANT: CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>DATE: 05/30/2002 SCALE: NOT TO SCALE</p>
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FOREST HILL HOMES (MAPLE) LTD.