

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 16, 2003

**1. ZONING BY-LAW AMENDMENT FILE Z.03.028
694419 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2003.45

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.028 (694419 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On March 31, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the northerly portion of the subject lands from R1V Old Village Residential Zone to R2 Residential Zone, and to permit certain exceptions to the R2 Zone standards.

The proposed rezoning would facilitate the severance of the northerly parcel into two detached residential lots, each having 10m frontage on Centre Street. The southerly portion would be retained as one lot fronting on Donna Mae Crescent, under the R1V Zone standards.

Background - Analysis and Options

The subject lands are located on the south side of Centre Street, west of Yonge Street (201 Centre Street), in Part of Lot 30, Concession 1, City of Vaughan. The surrounding land uses are:

- North - Centre Street, residential (R1V Zone)
- South - residential (R1V Zone)
- East - residential (R2 Zone)
- West - residential (R1V Zone)

The subject lands are designated "*Low Density Residential*" by OPA #210 (Thornhill-Vaughan Community Plan) and zoned R1V Old Village Residential Zone by By-law 1-88.

On May 23, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, two responses have been received, stating:

- there should be only one house on the lot, and that two residential lots would devalue the property and the neighbouring properties; and
- this application would not be compatible and would drastically have a negative impact on the quality of life in the neighbourhood as in the event this application is accepted it will set a precedent and lead to others making similar applications.

Any additional comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the "Low Density Residential" designation would permit detached dwellings at a maximum density of 22 units/ha, which would permit 2 lots on the northerly parcel (0.11 ha x 22 units/ha);

- on February 24, 2003, Council adopted OPA #589, which added the following Subsection (q) to Section 2.2.2.4 of OPA #210;

“q) All development in older established residential areas characterized by large lots or by historical, architectural or landscape value, shall be consistent with the overall character of the area.”

OPA #589 has been appealed to the Ontario Municipal Board and is not in effect at this time;

- the zoning application will be reviewed in accordance with the policies of OPA #210 and the intent of OPA #589;
- the R1V Zone permits detached dwellings on lots with minimum 30m frontage; the proposal to rezone the northerly lands to R2 Zone would facilitate the creation of 2 lots, with an exception for minimum 10m frontages on each lot;
- driveway access onto Centre Street must be to the satisfaction of the Vaughan Engineering Department; and
- the proposed lots sizes, building scale and massing, stormwater drainage, and lot coverage and setbacks will be reviewed in context of the existing development in the area.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the application, together with comments 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 Zoning By-law Amendment Application will be reviewed in accordance with the policies of OPA #210 and the intent of OPA #589. The severance of the entire property into north and south parcels under the R1V Zone would conform to the Official Plan. Severance of the northerly parcel into 2 lots will be reviewed in context with lotting pattern in the area and the consent policies of the Official Plan. Driveway access to Centre Street, lot sizes, building scale and massing, stormwater drainage, and lot coverage and setbacks will also be reviewed.

Attachments

1. Location Map
2. Proposed Site Development
3. Proposed Zoning

Report prepared by:

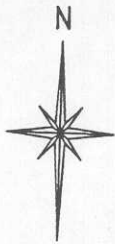
Jason Sheldon, Planner, ext. 8320
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



SUBJECT LANDS

Location Map

Part Lot 30,
Concession 1

APPLICANT:
694419 ONTARIO LIMITED

N:\OFT\1 ATTACHMENTS\Z\z.03.028



Community Planning Department

Attachment

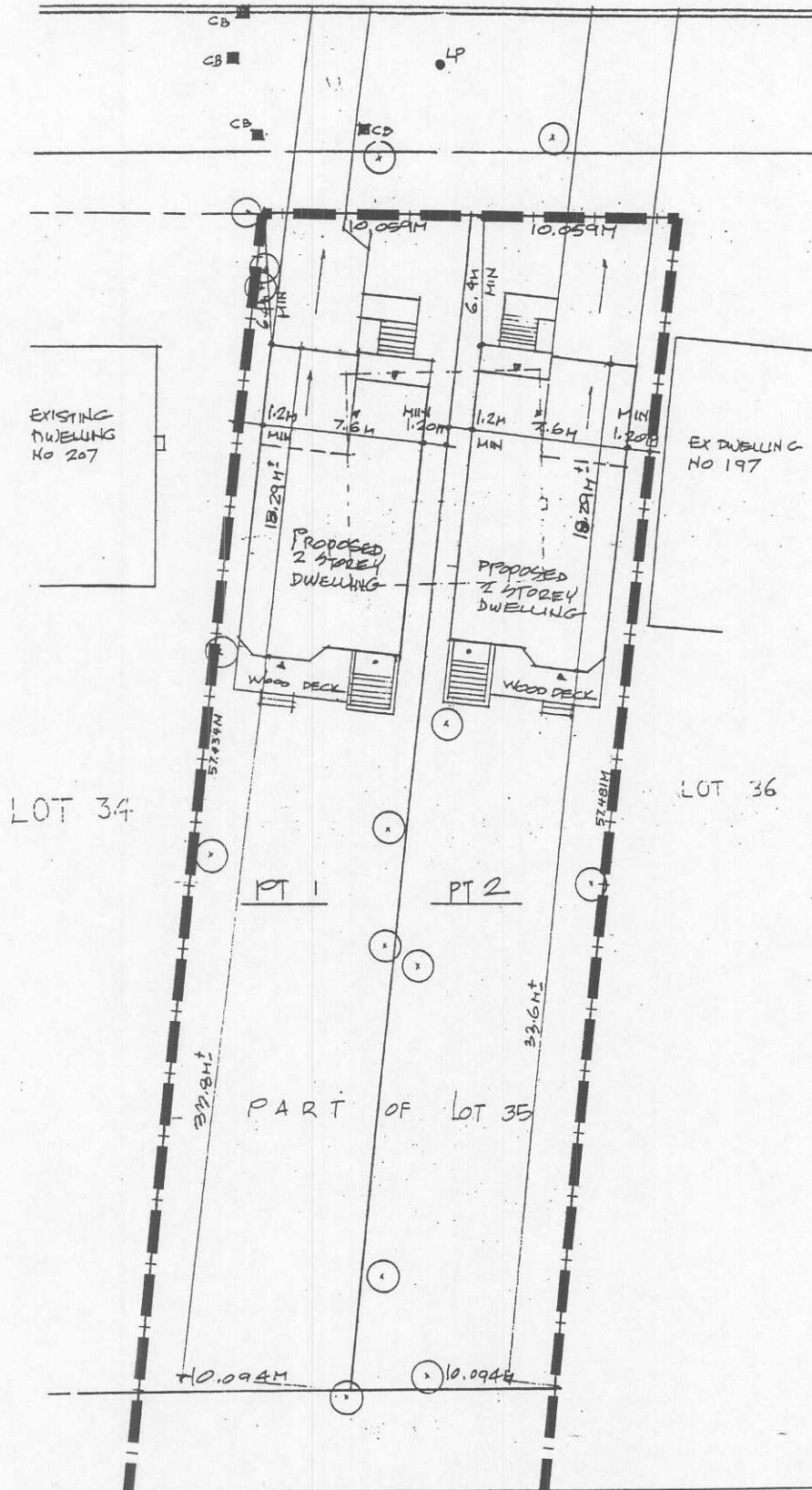
FILE No.:
Z.03.028

June 4, 2003

Not to Scale

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Centre Street



SUBJECT LANDS

Proposed Site Development



Attachment

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June 4, 2003

Not to Scale

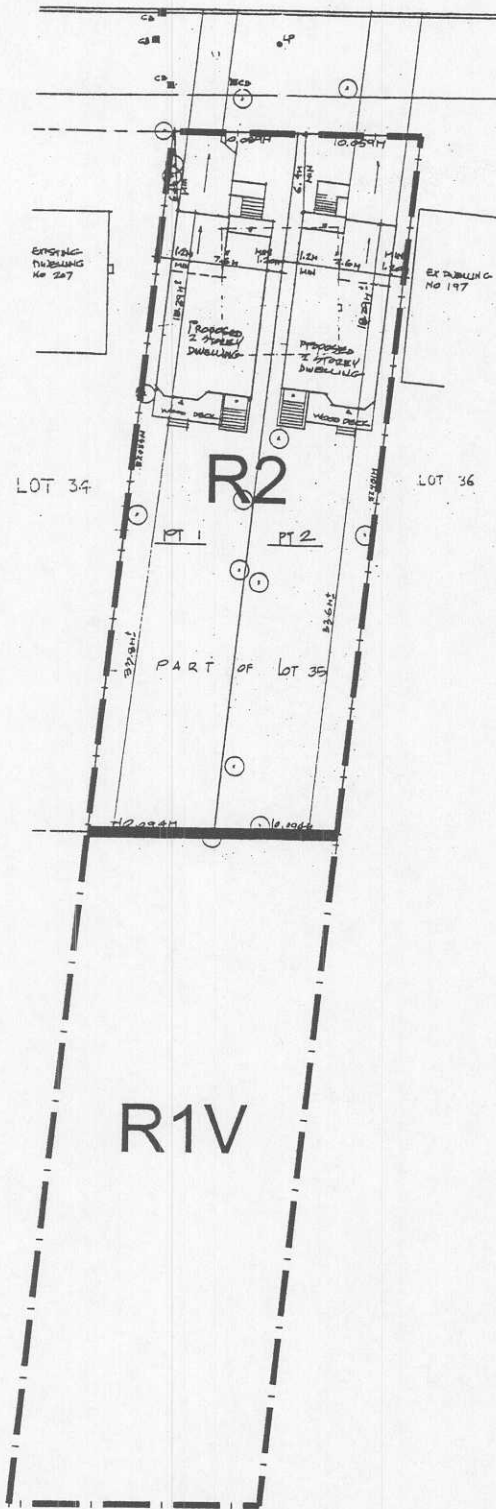
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APPLICANT:
694419 ONTARIO LTD.

Part Lot 30,
Concession 1

Community Planning Department

Centre Street



Donna Mae Crescent

SUBJECT LANDS

Proposed Zoning

Part Lot 30,
Concession 1

APPLICANT:
694419 ONTARIO LTD.



Community Planning Department

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FILE No.:
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June 4, 2003

Not to Scale

3