

**9. ZONING BY-LAW AMENDMENT FILE Z.03.041
 DRAFT PLAN OF SUBDIVISION FILE 19T-89024
 536609 ONTARIO LIMITED ET AL
 PRELIMINARY REPORT**

P.2003.64

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.03.041 (536609 Ontario Limited et al) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 6, 2003, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands and to revise Draft Plan of Subdivision 19T-89024 to permit larger residential lots. The result will be 141 fewer residential lots than approved within the draft plan.

Background - Analysis and Options

The lands are located northwest of Weston Road and Rutherford Road, in Lots 17 and 18, Concession 6, City of Vaughan. The lands are currently vacant and part of Draft Plan of Subdivision 19T-89024. The surrounding land uses are:

- North - draft approved residential (A Agricultural Zone)
- South - draft approved residential (RVM1(WS-B) Residential Urban Village Multiple Dwelling Zone One, RV3 Residential Urban Village Zone Three)
- East - residential (RV2(WS) Residential Urban Village Zone Two, RV3(WS) Residential Urban Village Zone Three, RV4(WS) Residential Urban Village Zone Four, RVM1(A) Residential Urban Village Multiple Dwelling Zone One)
- West - draft approved residential (RV3 Residential Urban Village Zone Three, RV3(WS) Residential Urban Village Zone Three)

The lands are designated "Low Density Residential" by OPA #600. The lands are zoned RVM1(A), RVM1(WS-A) Residential Urban Village Multiple Zone One, RV2(WS) Residential Urban Village Zone Two (Wide Shallow), RV3, RV3(WS) Residential Urban Village Zone Three, RVA, RV4(WS) Residential Urban Village Zone Four and OS2 Open Space Park Zone by By-law 1-88, subject to Exception 9(1024).

Preliminary Review

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

- Official Plan Amendment #600 designates the lands "Low Density Residential", which permits detached, semi-detached and street townhouse development; the proposed zoning amendment conforms to the Official Plan;
- the proposed zoning categories will implement the revised lotting plan; and
- a number of exceptions to setback requirements have been requested and will be reviewed in context of the revised plan.

Conclusion

The above 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 be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Revised Draft Plan of Subdivision
3. Proposed Zoning

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

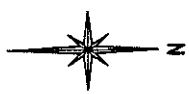
JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lots 17 & 18
Concession 6

APPLICANT:
536609 ONTARIO LIMITED et al.



Not to Scale

SUBJECT LANDS



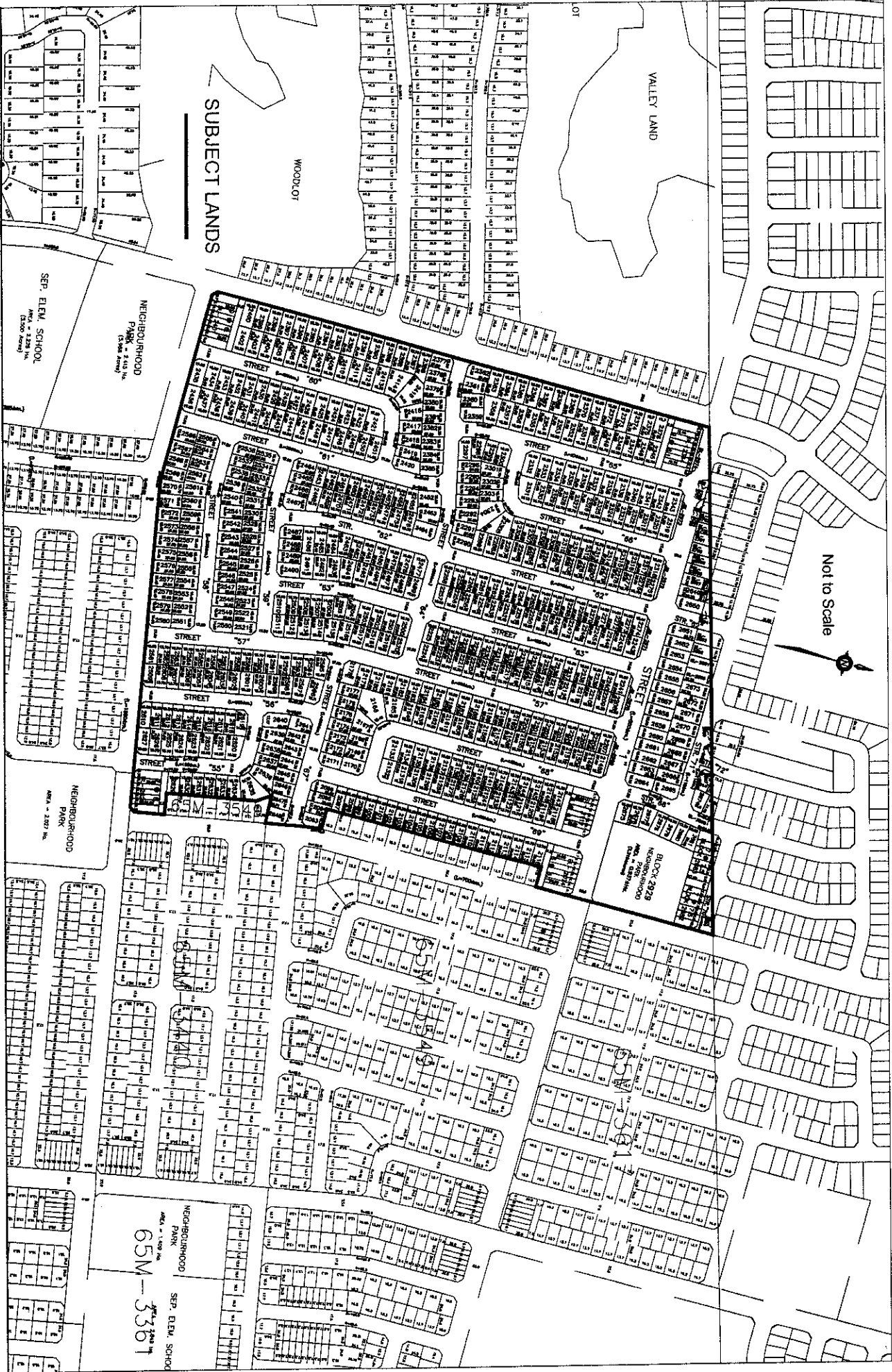
Community Planning Department

Attachment

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July 3, 2003





Revised Draft Plan of Subdivision

Lots 17 & 18
Concession 6

APPLICANT:
536609 ONTARIO LIMITED et al.

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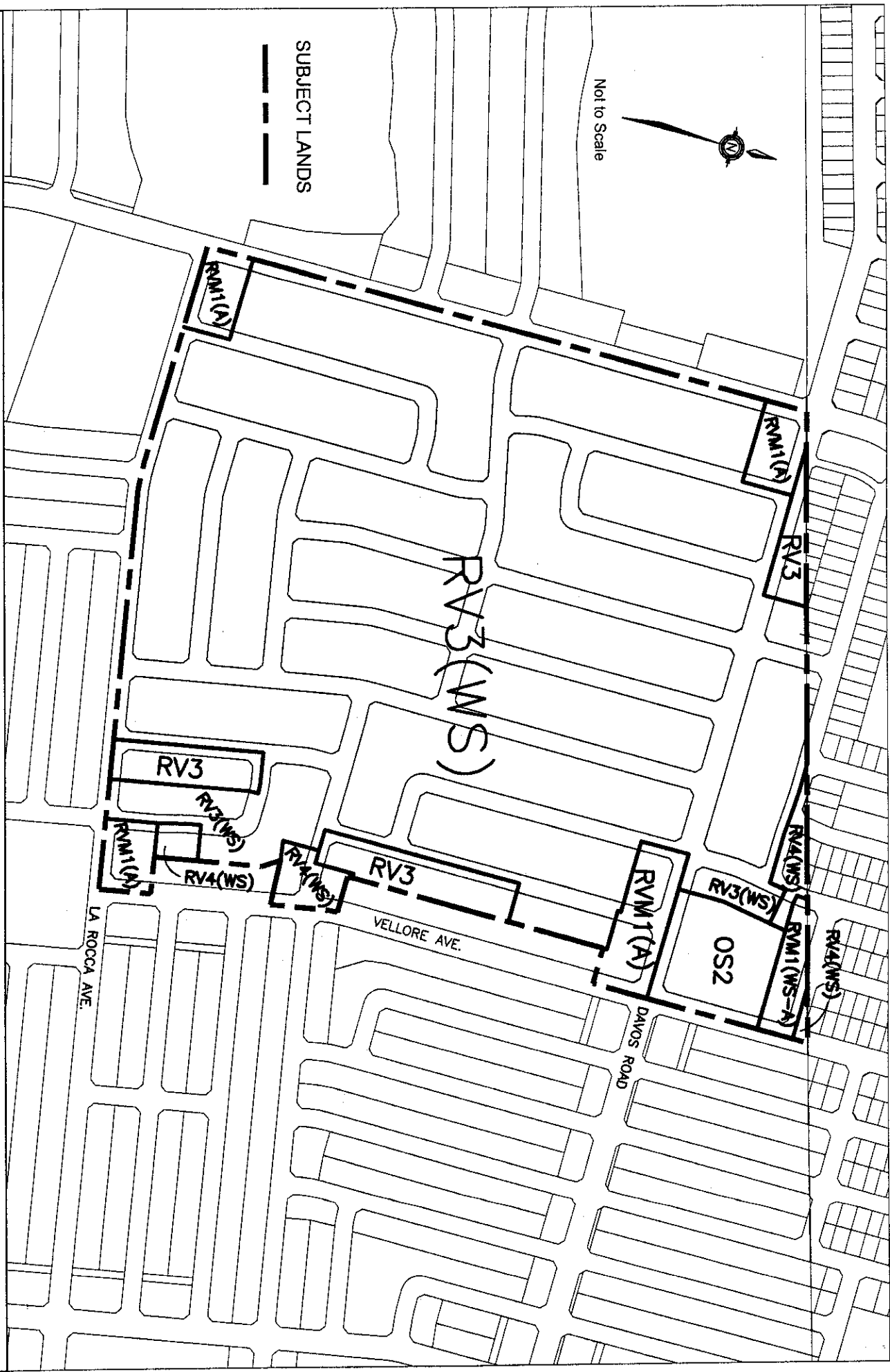
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SUBJECT LANDS
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Proposed Zoning

Lots 17 & 18
Concession 6

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