

**8. OFFICIAL PLAN AMENDMENT FILE OP.03.005
ZONING BY-LAW AMENDMENT FILE Z.02.082
TINA ROMANO & PAOLA ROMANO
PRELIMINARY REPORT**

P.2003.15

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.005 and Z.02.082 (Tina Romano & Paola Romano) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 16, 2002, the Owner submitted application to amend the Zoning By-law and on January 22, 2003, the Owner submitted application to amend the Official Plan to re-designate and rezone the subject lands to facilitate the severance of one residential lot from the subject property. The resulting two lots would have lot areas of 4674m² and 6000m².

Background - Analysis and Options

The site is located northeast of Major Mackenzie Drive and Pine Valley Drive, being Lot 5 on Plan M-1540 (116 Millwood Parkway), in Part of Lot 21, Concession 6, City of Vaughan.

The site is designated "Estate Residential" by OPA #600 and zoned RR Rural Residential Zone by By-law 1-88m, as amended by Exception 9(62). The surrounding land uses are:

- North - Millwood Parkway; vacant (Agricultural Zone)
- South - residential, (RR Rural Residential Zone)
- East - residential, (RR Rural Residential Zone)
- West - residential, (RR Rural Residential Zone)

On January 24, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers Association. Comments have been received from the Ratepayers expressing the following concerns:

- the large lot sizes (approx. 2.5 acres) along this section of Millwood contribute to the unique character of the neighbourhood and existing integrity of the subdivision;
- approval of this application would set a precedent for other severance applications, further eroding the makeup of the neighbourhood;
- environmental concerns; the subject property will require a septic system in close proximity to the natural watercourse, which runs along the south property limit.

Any additional responses 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the “Estate Residential” policies of Official Plan Amendment #600 recognize this specific estate residential plan within Vellore Urban Village 1; the OPA stipulates that any development within this area will be subject to the “Estate Residential policies, and will require an amendment to the Official Plan;
- the Official Plan sets out Estate Residential Design Criteria that requires a minimum lot size of 6000m²; the sizes of the two proposed lots are 6000m² and 4674m²;
- the Official Plan requires that each lot be serviced by private well and sewage system; verification is required that the two lots could support the required septic systems;
- the original estate draft plan was designed in conformity with the Official Plan provision to provide varying sized lots to suit the topography, vegetation cover and servicing constraints; the proposed severance of the lot will be considered in light of the natural environment, which includes a water course and pond along the south boundary of the lots, as a portion of an open space system within the subdivision; and
- consideration will be given to the proposed lots in context of the compatibility with the lotting within the broader estate subdivision, the potential to create a precedence for further severance proposals, and any prematurity pending urban development of the surrounding lands.

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. In particular, Staff will review the appropriateness and compatibility of redesignating and rezoning the subject lands to permit an additional lot.

Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Site Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



Location Map

Part of Lot 21,
Concession 6

APPLICANT:
TINA & PAOLA ROMANO

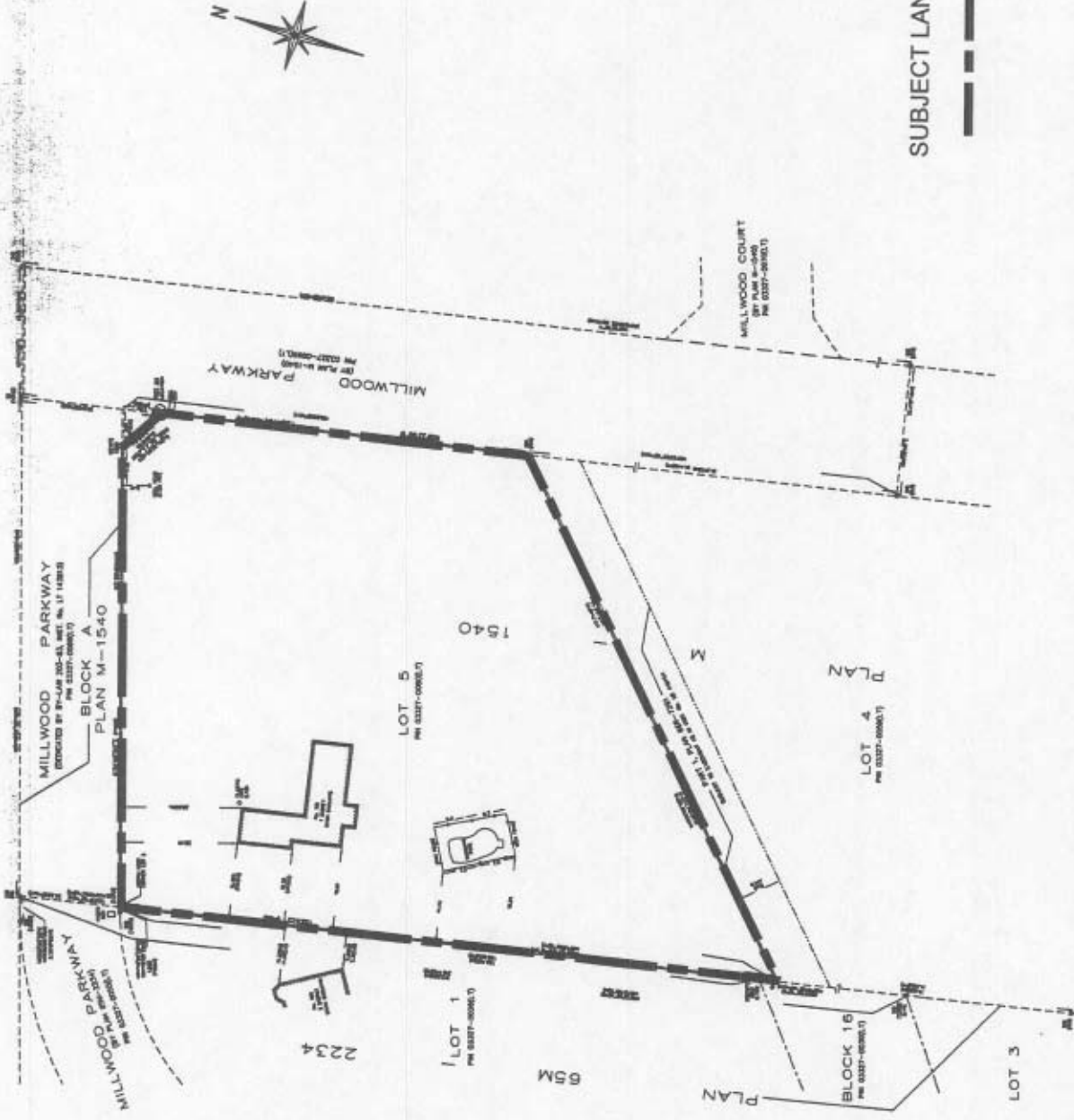
City of Vaughan

Community Planning Department

Attachment

1

FILE No.:
Z.02.082 &
OP.03.005
January 3, 2003
Not to scale



Existing Site Plan

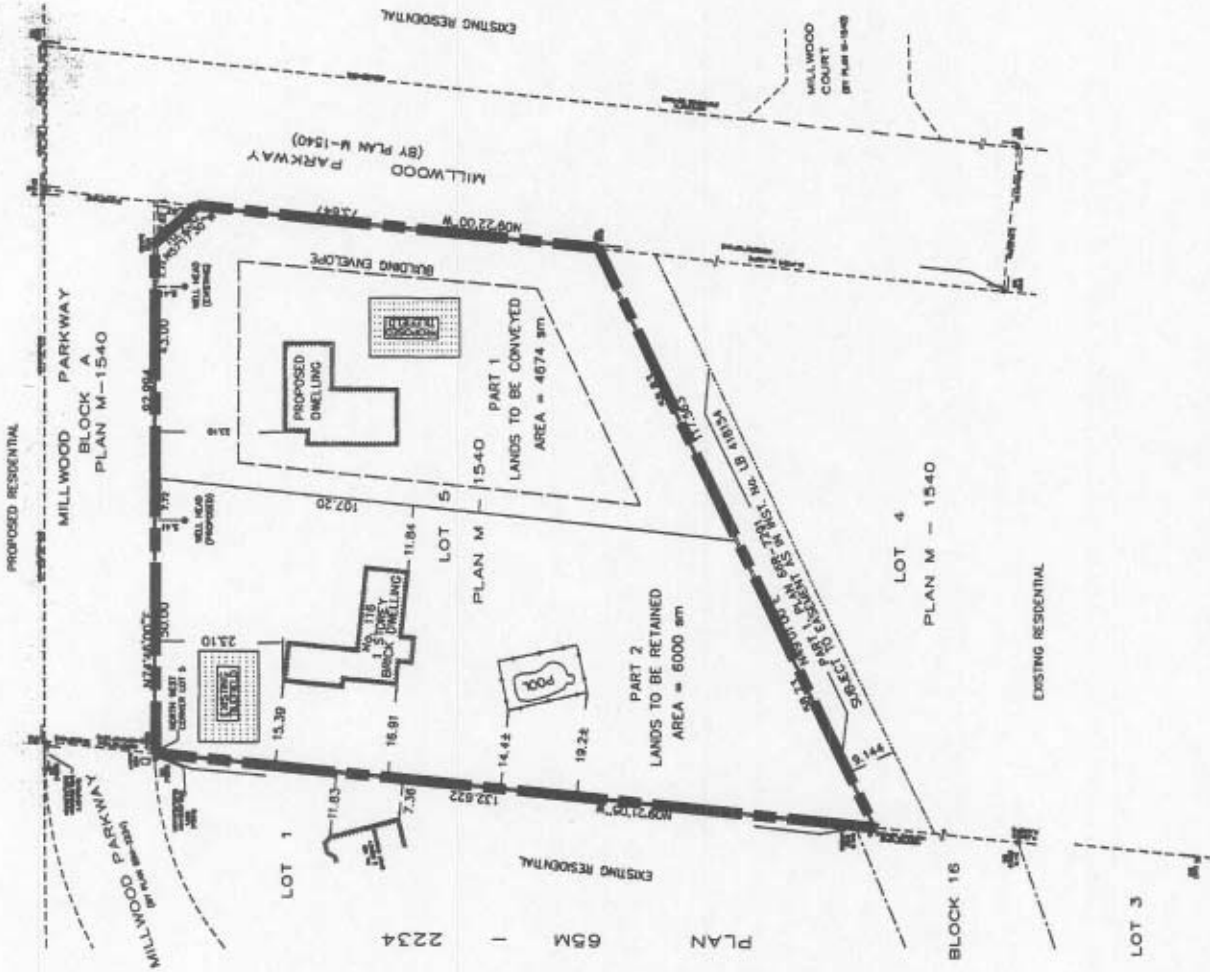
Part of Lot 21,
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Community Planning Department

Attachment 2

FILE No.:
Z.02.082
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Not to scale



SUBJECT LANDS
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Proposed Site Plan

Part of Lot 21,
 Concession 6
 APPLICANT:
 TINA & PAOLO ROMANO



Community Planning Department

Attachment 3

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