

**5.    ZONING BY-LAW AMENDMENT FILE Z.04.003  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V02  
RAMP DEVELOPMENTS LIMITED  
PRELIMINARY REPORT**

**P.2004.48**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.003 and 19T-04V02 (Ramp Developments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On January 20, 2004, the Owner submitted applications to amend the Zoning By-law to permit exceptions to the R4 Residential Zone, and for a Draft Plan of Subdivision. The proposed development will consist of 20 detached residential lots with minimum 11 m frontages, on a 1.23 ha site.

**Background - Analysis and Options**

The site is located east of Vaughan Boulevard, between Katerina Avenue and Centre Street, being Part of Lots 33 to 37, Registered Plan 3541, in Lot 6, Concession 2, City of Vaughan. The irregular-shaped 1.23 ha site has road frontage of 12.95 m on Vaughan Boulevard and 65.9 m on Katerina Avenue, with a north/south depth of 105.5 m and an average east/west depth of 111.6m. The site is developed with a 2-storey residential dwelling fronting on Vaughan Boulevard, which is to be retained, and 5 sheds on the remainder of the site that are to be demolished.

The site is designated "Low Density Residential" by OPA 210 (Thornhill-Vaughan Community Plan) and zoned R4 Residential Zone by By-law 1-88, subject to Exception 9(641). The surrounding land uses are:

- North - MacArthur Drive, Katerina Avenue; residential (R4 Residential Zone)
- South - commercial (C1 Restricted Commercial Zone), residential (R3 Residential Zone)
- East - commercial (C1 Restricted Commercial Zone), residential (R4 Residential Zone)
- West - residential (R4 and R3 Residential Zones); Vaughan Boulevard

On February 6, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen Ratepayers Association. To date, no comments have been received. Any 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits detached dwellings, at a density not exceeding 22 units per hectare (maximum 27 units); the proposal for 20 lots would conform to the Official Plan;

- the subject lands are zoned R4 Residential Zone, subject to site-specific Exception 9(641); the proposed lotting pattern would require exceptions to the zoning standards contained in Schedule "T-61" to Exception 9(641), including but not limited to: minimum lot frontage (from 12 m to 11m); minimum lot area (from 436 m<sup>2</sup> to 385 m<sup>2</sup>), and; maximum lot coverage (from 30% to 40%);
- the draft plan proposes 19 new lots and 1 existing lot, for a total of 20 detached lots, ranging in frontage between 11 m to 12.95 m, and in depth from 35.6 m to 47.4 m;
- consideration will be given to the ability of the servicing capacity and transportation network to accommodate the additional 19 units; and,
- the compatibility of the proposed residential lotting pattern and zoning exceptions with the surrounding area, will be reviewed.

### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the applications, 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 proposed infill development will be reviewed to ensure compatibility with the existing residential lots in the surrounding area, and with regard to servicing and transportation capacity.

### **Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision

### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



**Location Map**

Part Lot 6,  
Concession 2  
APPLICANT:  
RAMP DEVELOPMENT LIMITED  
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Community Planning Department

**Attachment**

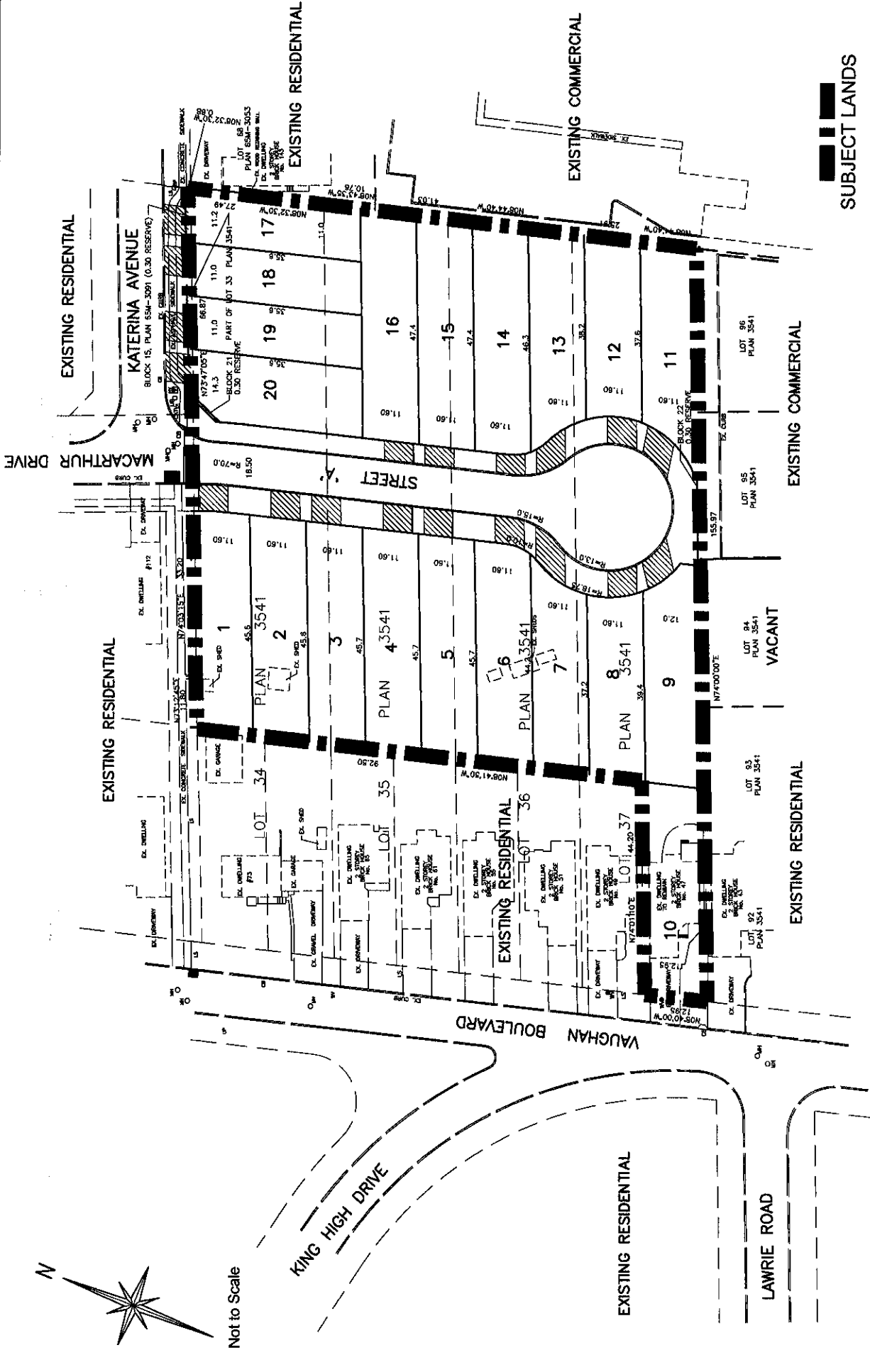
FILE No.:  
19T-04V02 &  
Z.04.003

February 4, 2004





Not to Scale



**SUBJECT LANDS**

# Draft Plan of Subdivision

APPLICANT:  
RAMP DEVELOPMENT LIMITED

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Community Planning Department

Part Lot 6,  
Concession 2

# Attachment

# 2

FILE No.:  
19T-04V02 &  
Z.04.003

February 4, 2004