

**3. ZONING BY-LAW AMENDMENT FILE Z.04.021
LINO AND GRACE COLAGIACOMO
PRELIMINARY REPORT**

P.2004.111

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.021 (Lino and Grace Colagiacomo) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone a 0.35 ha parcel from R3 Residential Zone (single-detached dwellings) to RM2 Multiple Residential Zone (block townhouse dwellings).

The Owner has also submitted a corresponding site plan application (File DA.04.022). Through the review process the required exceptions to the zoning standards will be identified based on the final site plan.

Background Analysis and Options

The Owner previously submitted applications to amend the Official Plan (OP.04.007) and Zoning By-law (Z.04.021) to redesignate and rezone the subject lands to permit a 3 storey, 24 unit condominium apartment building at a density of 68 units/ha. The applications were considered by Council at a Public Hearing on June 21, 2004, where a number of residents spoke in opposition to the proposal. The applicant has since revised the proposal to reflect a 12-unit townhouse development, in conformity with the Official Plan, and has withdrawn Official Plan Amendment application File OP.04.007.

The subject lands (see Attachment #1) are located southwest of Woodbridge Avenue and Wallace Street, with 7m frontage on the north side of Memorial Hill Drive (1 Memorial Hill Drive), being Lots 17, 18, 19 and 20 and Part of Lots 15, 16 and 23 on Registered Plan 507, in Lot 7, Concession 7, City of Vaughan. The site slopes upward from Wallace Street to the CP Rail right-of-way. The east portion of the site is developed with a detached dwelling, which is to be demolished. There is a substantial wooded area on the westerly portion of the site which will be maintained.

The subject lands are designated "Residential Medium Density" by OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Area Plan). The "Residential Medium Density" designation permits block townhouse dwellings at a maximum net density of 35 units/ha. The related site plan (see Attachment #2), proposes 12 townhouse units on a 0.35 ha parcel, at a net density of 35 units/net ha, which conforms to the Official Plan. The lands are zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing townhouse complex (RM2 Multiple Residential Zone)
- South - Memorial Hill Drive; Memorial Hill Park (OS2 Open Space Park Zone)
- East - detached dwelling units (R3 Residential Zone)
- West - CP Railway, right-of-way

On November 5, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands and to the Woodbridge Core Ratepayers Association, the Friends of the

Village Group, and to individuals requesting notification. To date, no comments have been received. Any responses received will be addressed in the technical 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 proposed development will be reviewed in accordance with the development criteria outlined in OPA #440 (Woodbridge Core Area Plan) and the Woodbridge Core Urban Design Guidelines with particular attention given to ensuring an appropriate setback from the CP Rail line, the preservation of the woodlot, and that architectural design elements are incorporated into the development and are compatible with surrounding built form, including and that parking and garages not be visible facing Memorial Hill Drive and Wallace Street;
- the current R3 Residential Zone permits single-detached dwellings on minimum 12m lot frontages; as the applicant proposes to rezone the subject lands to RM2 Multiple Residential Zone to permit townhouse units, a zoning amendment is required; the proposed rezoning to RM2 Zone will be reviewed for compatibility with the surrounding built form;
- the site design and unit layout (east Block "B" proposes 7 units), building elevations parking, traffic, woodlot protection, will be reviewed through the zoning amendment and site plan applications, and any exceptions to the RM2 Zone to facilitate the ultimate site development will be identified in a joint technical report to a future Committee of the Whole meeting;
- the proposed development appears to encroach into the woodlot and accordingly, a tree preservation plan detailing the protection of the woodlot must be submitted; the applicant has indicated that the woodlot is currently under private ownership, but given the development applications before Council, opportunity to rezone the remaining woodlot from R3 Residential Zone to OS4 Woodlot Zone would ensure its protection.
- prior to approval of the related site plan, the City and Region of York shall confirm that adequate water and sewage capacity are available and have been allocated for the proposed development;
- the setback of the townhouse blocks and noise attenuation from the railway line will be reviewed; a noise report must be submitted addressing attenuation requirements and shall be approved by the City in consultation with CP Rail.

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 issues, but not limited to, will be considered in the technical review of the application, together with comments from 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, consideration will be given to the appropriateness of the rezoning of the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone to facilitate townhouse development. Review will also be given to the related Site Plan application with regard to the site layout and

architectural building design to ensure compatibility and the appropriate interpretation of the townhouses with the adjacent neighbourhood.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

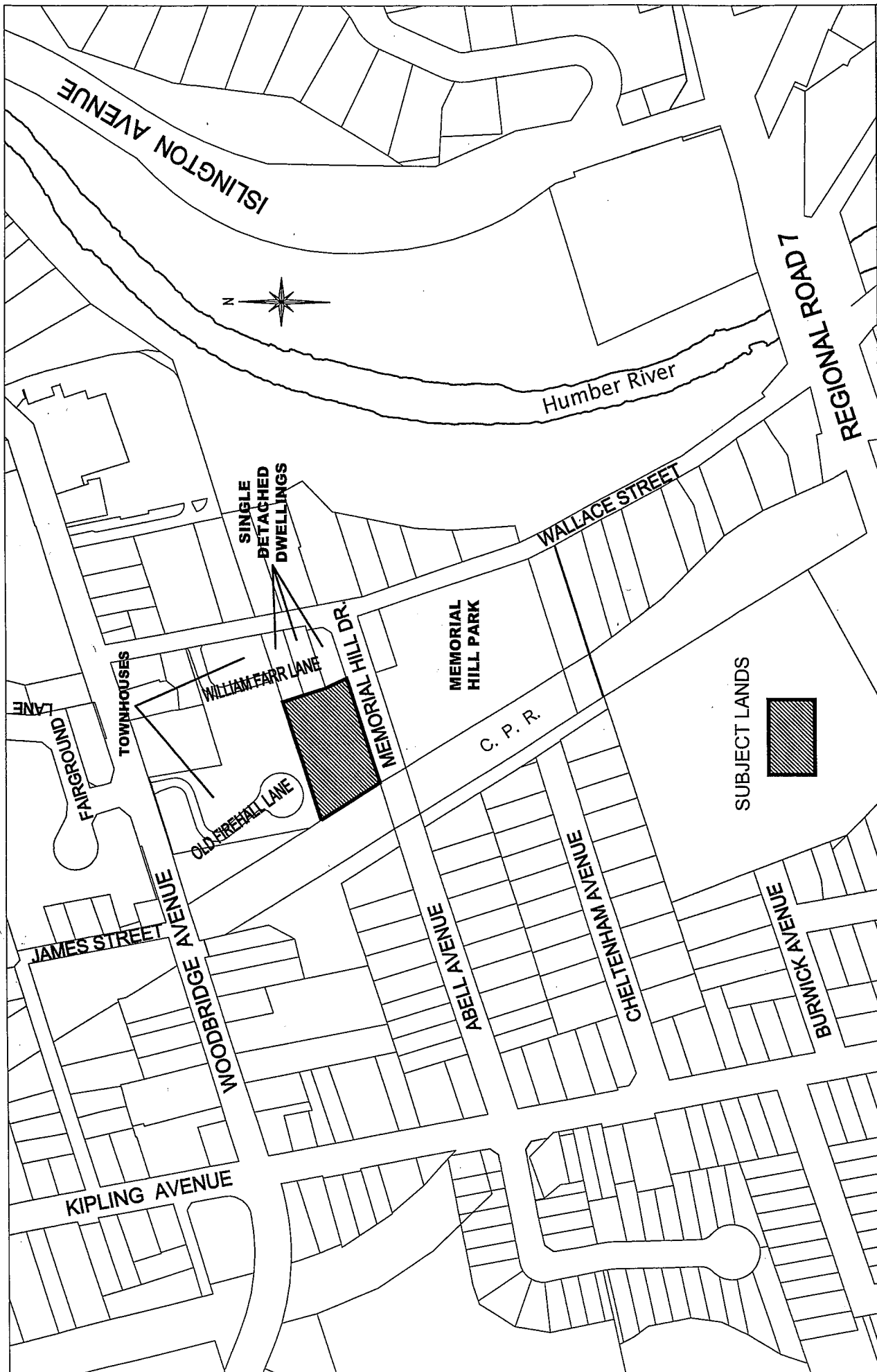
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 7,
Concession 7

APPLICANT:
LINO & GRACE COLAGIACOMO



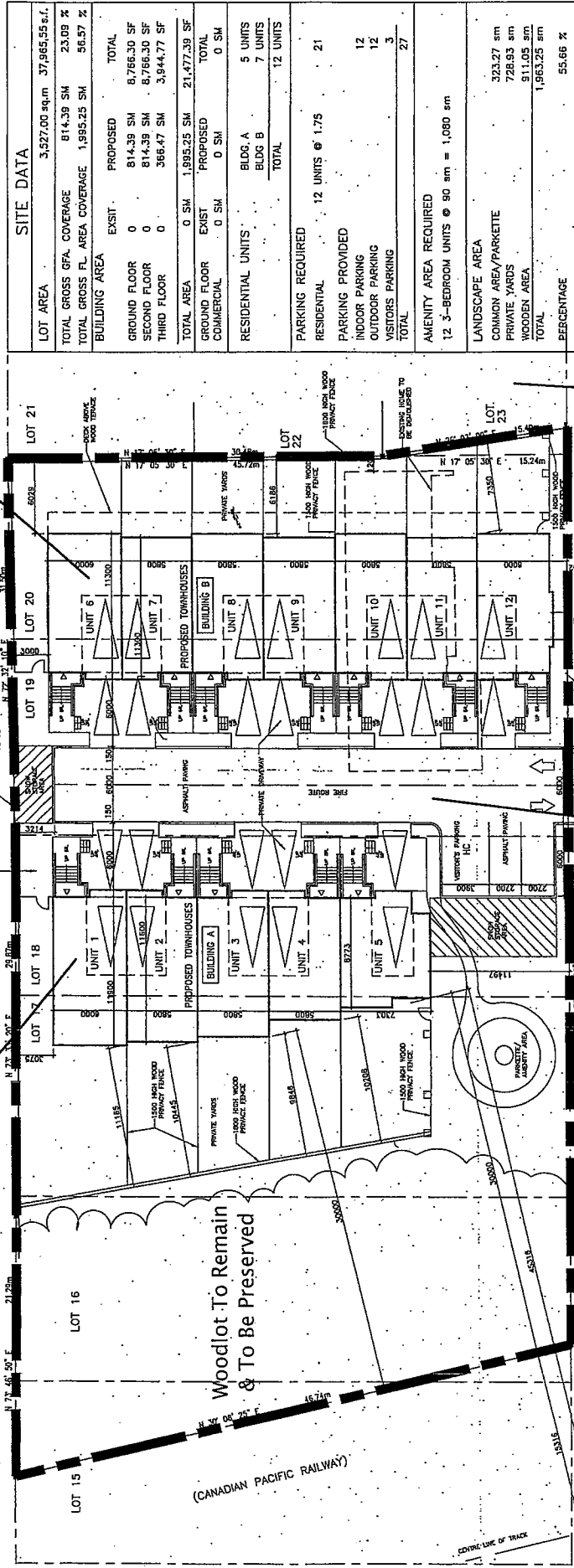
Existing Townhouses

Building 'A'

YORK REGION CONDOMINIUM PLAN 848

Building 'B'

LOT 7, CONCESSION 7



Memorial Hill Park

Existing Detached Homes

Subject Lands to be

Rezoned from R3 Residential Zone (Single Detached Dwellings)
to RM2 Multiple Residential Zone (Townhouse Dwellings)

SUBJECT LANDS

Site Plan

Part of Lot 7,
Concession 7

APPLICANT:
LINO & GRACE COLAGIACOMO

City of
Vaughan

Development Planning Department

Attachment

FILE No's:
Z.04.021 & DA.04.022

Not to Scale

October 22, 2004

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