

**ZONING BY-LAW AMENDMENT FILE Z.01.008 (REVISED)  
MATTHEW GABRIELE & MICHELA TONIETTO  
REPORT #P.2001.20**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning Amendment Application Z.01.008 (Matthew Gabriele and Michela Tonietto) BE APPROVED, and that the implementing by-law permit:

- a) setbacks from the OS1 Open Space Conservation Zone of 5m for Lots 1 through 4, and 7.5m for Lots 5 and 6, including in-ground pools; and
- b) an increase in lot coverage from 35% to 40% for single storey dwellings.

**Purpose**

On June 23, 2003, Council approved an application to amend the Zoning By-law (File Z.01.008) to rezone the subject lands to R1 Residential and OS1 Open Space Zones, to permit a draft plan of subdivision (File 19T-01V02) on a 3.20 ha parcel. The plan contains 11 residential lots and a 1.44 ha open space block. The owner has requested exceptions to the R1 Residential Zone requirements prior to the adoption of the implementing By-law.

**Background - Analysis and Options**

The 3.20 ha site is located on the north side of Old Major Mackenzie Drive, west of Islington Avenue (5750 and 5728 Old Major Mackenzie Drive) in Lot 21, Concession 8, City of Vaughan.

The subject lands are designated "Serviced Residential" and "Regional Road 27 Valley Corridor Study Area Open Space" by OPA 601 (Kleinburg Nashville Community Plan), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88.

The surrounding land uses are:

- North - Humber River valleylands (OS1 Open Space Conservation Zone)
- South - Old Major Mackenzie Drive; draft approved plan 19T-98V04 (R1 Residential Zone)
- West - Humber River valley (OS1 Open Space Conservation Zone), Regional Road 27
- East - residential (R1 Residential Zone)

**Planning Considerations**

**Setback**

During the review of the draft plan and zoning amendment applications for the subject lands, the Toronto and Region Conservation Authority required that a 10m structural setback be established from the proposed OS1 Open Space Conservation Zone to Lots 1 through 4. Since Council's approval of the zoning application, the applicant has requested that the 10m structural setback be reduced to 1.5m. The TRCA did not support such a significant reduction, however, by letter dated December 12, 2003, consented to 5m and 7.5 setbacks, including in-ground pools, for Lots 1-6. Based on the review and approval by the Conservation Authority, staff has no objection to the revised setbacks.

## Coverage

The applicant has also requested that the R1 Residential Zone standards be amended to permit an increase in the required lot coverage from 35% to 40%.

The plan of subdivision was draft approved by Council, subject to the Serviced Residential Policies of OPA 601 (Kleinburg-Nashville Community Plan). The surrounding residential lots are zoned R1 Residential Zone with some site-specific exemptions to the R1 Zone standards. In particular, the site-specific by-laws allow for a lot coverage of 40% when the structure is single storey. Staff consider this additional exception for 40% lot coverage for a single storey structure for the subject lands to be appropriate and consistent with the surrounding lot standards.

## **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council in Section 4.7 of Vaughan Vision 2007 by implementing the policies of the Official Plan.

## **Conclusion**

Subsequent to Council's approval of the zoning amendment application, the applicant has requested revisions to the R1 Zone standards, prior to the enactment of the implementing zoning by-law. The site specific exceptions would allow 40% lot coverage for bungalows, and rear yard setbacks of 5m for Lots 1-4 and 7.5m for Lots 5 and 6, including pools. Staff consider the above revisions to be appropriate development and compatible with the surrounding community. Should Council concur, the recommendation of this report can be adopted.

## **Attachments**

1. Location Map
2. Draft Plan

## **Report prepared by:**

Karen Antonio-Hadcock, Senior Planner, Environmental ext. 8630

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

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# Location Map

Part Lot 21,  
Concession 8

APPLICANT:  
MATHEW GABRIELE &  
MICHELA TONETTO

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# City of Vaughan

Community Planning Department

# Attachment

# 1

FILE No.:  
Z.01.008 &  
19T - 01V02

June 11, 2003



**SCHEDULE OF LAND USE**  
Single Detached Residential Units = 11

Land Use	Area
Single Detached Residential (lots 1-11)	1.46± ha
Open Space (Block 12)	1.44± ha
Proposed Road (138.6 lin.m)	0.50± ha
<b>TOTAL</b>	<b>3.20± ha</b>

**SUBJECT LANDS**

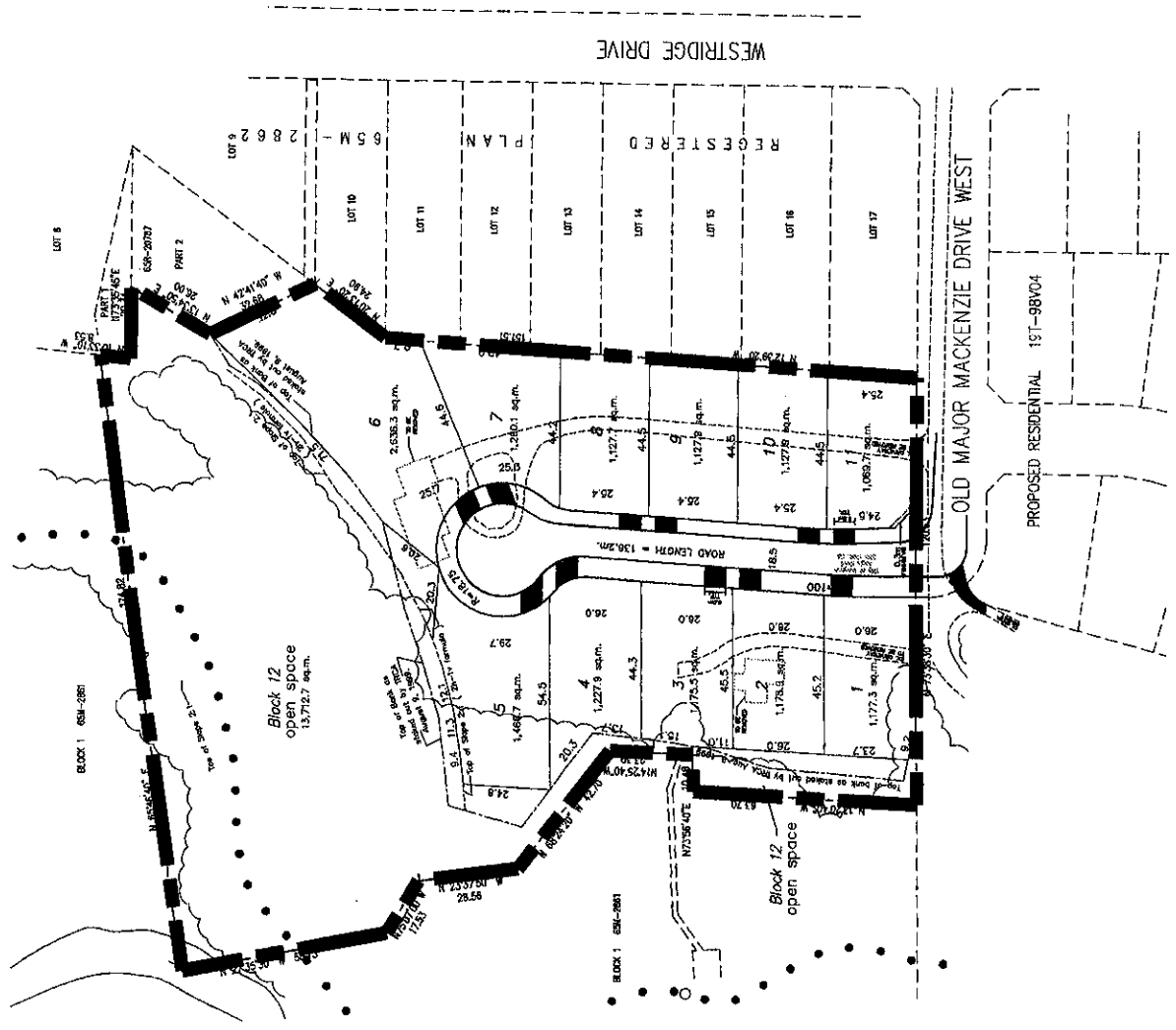
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Not to Scale

**Attachment 2**

FILE No.:  
Z.01-008 &  
19T-01V02

June 11, 2003



**City of Vaughan**

Community Planning Department

**Site Plan**

Part Lot 21,  
Concession 8

APPLICANT:  
**MATHEW GABRIELE &  
MICHELA TONETTO**

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