

**2.    ZONING BY-LAW AMENDMENT FILE Z.04.069  
ANTONIO, ORIENDA & IRMA CARANCI  
PRELIMINARY REPORT**

**P.2005.2**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.069 (Antonio, Orienda & Irma Caranci) 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 permit the necessary exceptions to the R1 Residential Zone to facilitate the following:

- the severance of the subject lands shown on Attachment #2 into two residential lots having areas of 4674.4m<sup>2</sup> (north) and 5247.42m<sup>2</sup> (south);
- the maintenance of a residential dwelling on the northerly lot; and
- the maintenance of a residential dwelling and proposed additions on the southerly lot.

A concept site plan is shown on Attachment #2.

**Background - Analysis and Options**

The subject lands (see attachment #1) are located on the west side of Dufferin Street, south of Athabasca Drive, and north of Teston Road, (11,000 Dufferin Street), in Part of Lot 27, Concession 3, City of Vaughan.

The rectangular-shaped lot has an area of 9921.82m<sup>2</sup> and 101.43m frontage on Dufferin Street, and a lot depth of 99.6m. The site is currently developed with an existing two-storey dwelling. Should the zoning application be approved, a portion of the dwelling (greenhouse) through which the future severance line is proposed will be demolished, resulting in a dwelling on each lot as shown on Attachment #2. Additions are proposed to the dwelling on the southerly lot.

The site is designated "Executive Residential" by OPA #332, and zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(1107-A). The subject lands are also designated "Settlement Area" by the Oak Ridges Moraine Conservation Plan, and subject to OPA #604. The surrounding land uses are as follows:

- North - residential (R1 Residential Zone)
- South - vacant land; proposed residential/Draft Plan of Subdivision 19T-03V11 (A Agricultural Zone)
- East - Dufferin Street; Cemetary (OS2 Open Space Park Zone)
- West - future residential (R1 Residential Zone)

On December 23, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maplewood Ravines 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 proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are located within the Oak Ridges Moraine Area and will be reviewed in the context of the requirements of the Oak Ridges Moraine Conservation Plan and the policies in OPA #604;
- the application will be reviewed to assess conformity with the City's severance policies in the Official Plan; and
- the application will be reviewed in the context of the existing and future land use, topography, and lotting and road pattern for the subject and surrounding lands, with particular attention to the easterly extension of Mapledown Way (currently terminates in a temporary cul-de-sac) through the subject property, and connecting with the proposed road pattern in the southerly Draft Plan of Subdivision 19T-03V11.

### 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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Official Plan policies, the Oak Ridges Moraine Conservation Plan with particular attention to be given to the future intended lotting and road pattern for the subject and surrounding lands.

### Attachments

1. Location Map
2. Site Plan

### Report prepared by:

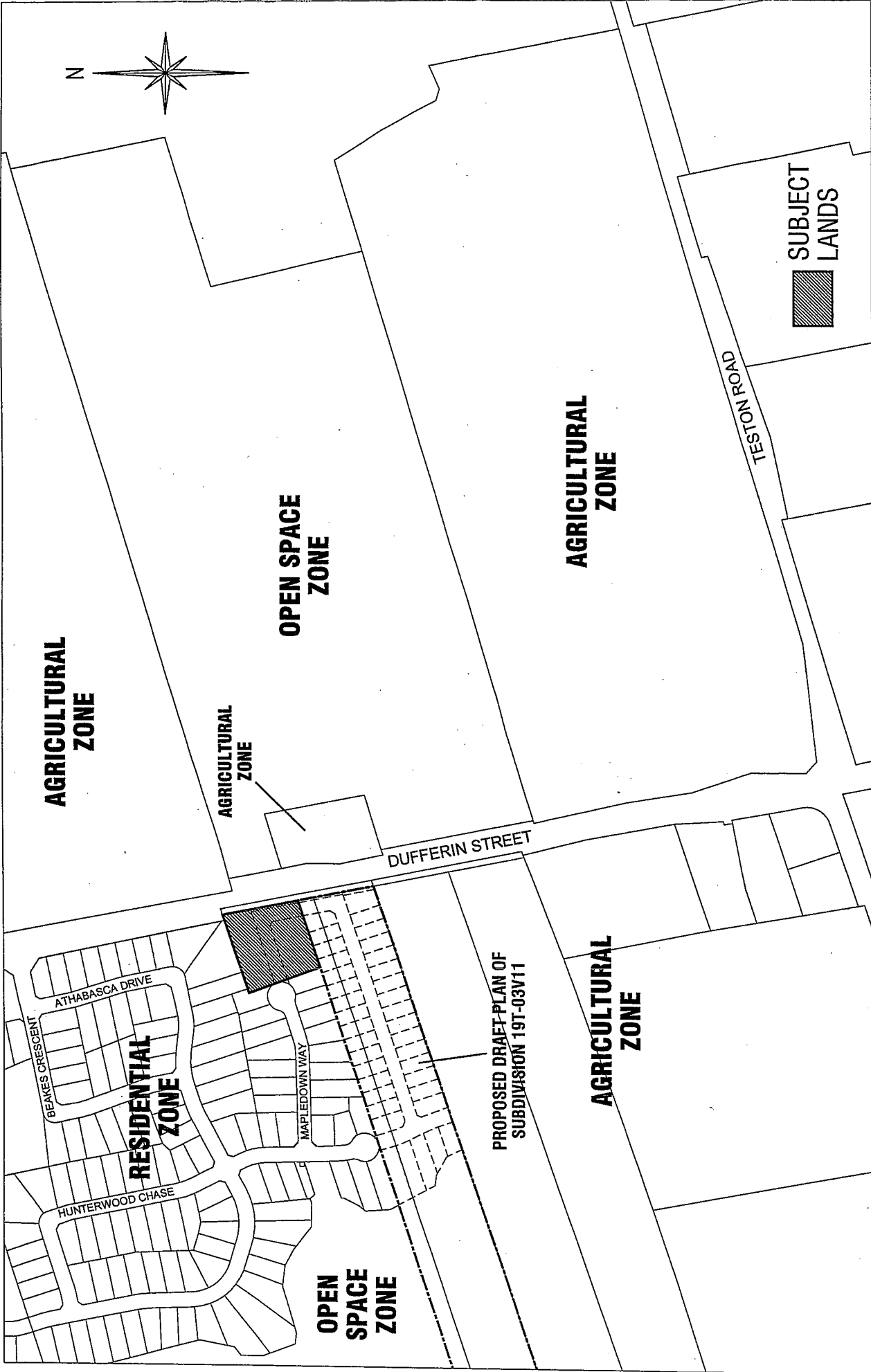
Margaret Holyday, Planner, ext. 8216  
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Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



# Location Map

Part Lot 27,  
Concession 3  
 APPLICANT:  
 ANTONIO, ORIENDA & IRMA CARANCI  
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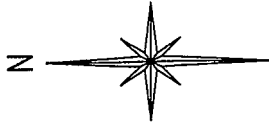
Development Planning Department

# Attachment 1

FILE No.:  
Z.04.069

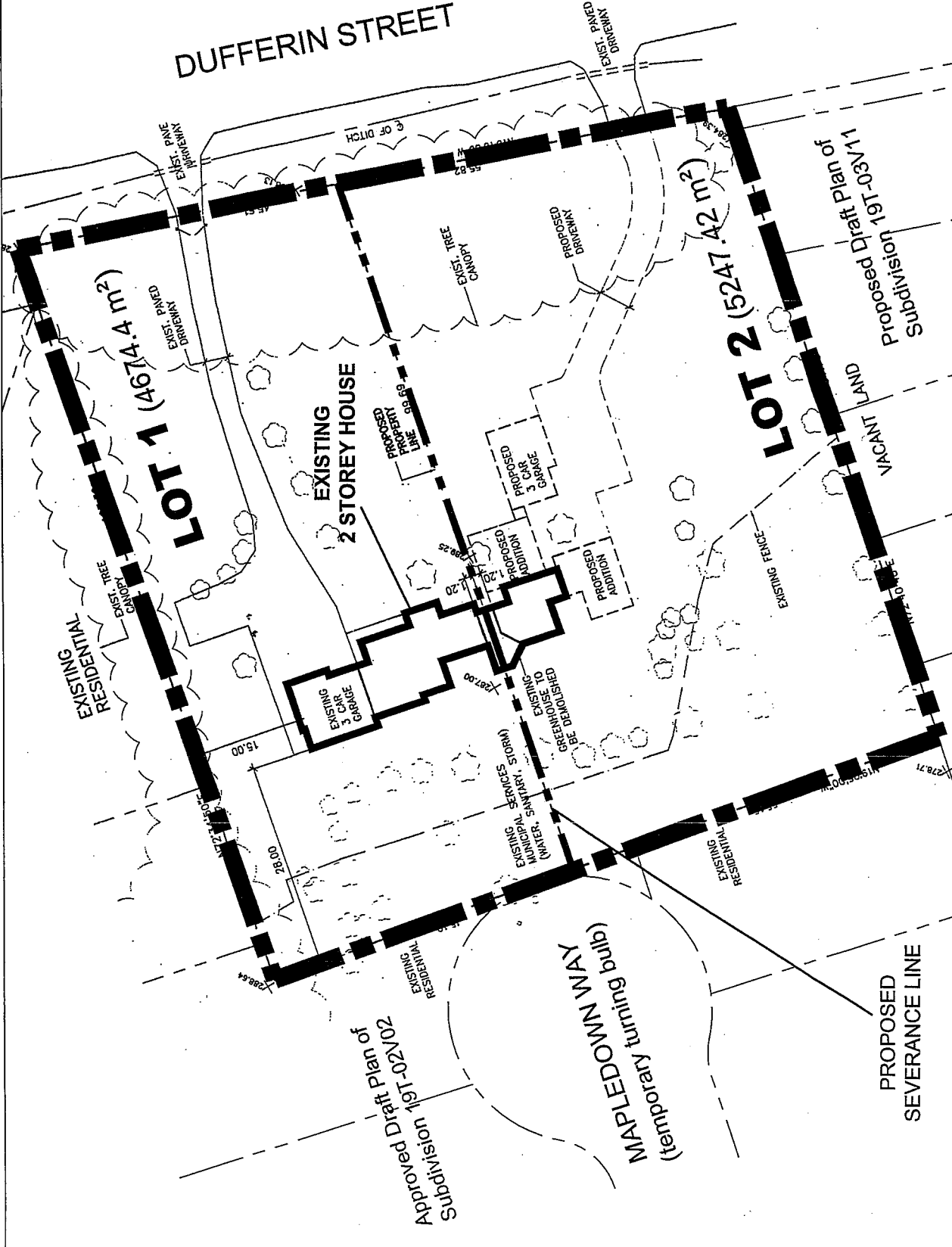
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December 8, 2004



DUFFERIN STREET

SUBJECT LANDS



LOT 1 (4674.4 m<sup>2</sup>)

EXISTING 2 STOREY HOUSE

LOT 2 (5247.42 m<sup>2</sup>)

MARLEDOWN WAY  
(Temporary turning path)

PROPOSED SEVERANCE LINE

# Attachment 2

FILE No.: Z.04.069

Not to Scale

December 8, 2004

## City of Vaughan

Development Planning Department

### Site Plan

Part Lot 27, Concession 3

APPLICANT: ANTONIO, ORIENDA & IRMA CARANCI

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