

1. **ZONING BY-LAW AMENDMENT FILE Z.04.074** **P.2005.8**
NER-ISRAEL - JOSEPH (JT) TANENBAUM YESHIVAH COLLEGE OF TORONTO
PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.074 (Ner-Israel - Joseph (JT) Tanenbaum Yeshiva College of Toronto) 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 portion of the subject lands ($\pm 299.3 \text{ m}^2$) shown on Attachments #1 and #2 from A Agricultural Zone to RVM1(B) Residential Urban Village Multiple Dwelling Zone One to facilitate a severance for the creation of one residential lot. The retained lands (5.35 ha) will continue to be used by the Ner Israel College under the A agricultural Zone.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southwest of Bathurst Glen Drive and Apple Blossom Drive, within Approved Draft Plan of Subdivision 19T-98V11 in Part of Lot 14, Concession 2 (Planning Block 10), City of Vaughan.

Currently, the ± 5.37 ha landholding has road frontage of 65.856m on Bathurst Glen Drive and 9.5m on Apple Blossom Drive. Upon rezoning and severance, the severed parcel will be used for the purposes of a 9.5m residential lot with frontage on Apple Blossom Drive and a depth of $\pm 31.467\text{m}$ as shown on Attachment #2. The retained 5.35ha parcel will continue to be used by the Ner-Israel College, and will maintain frontage on Bathurst Glen Drive with a depth of 246.96m, under the A Agricultural Zone.

The site is designated "Low Density Residential" under OPA #600 and zoned A Agricultural Zone by By-law 1-88. The surrounding lands uses are:

- North - Apple Blossom Drive; residential (RV4 Residential Zone)
- South - open space (OS4 Open Space Woodlot Zone)
- East - Bathurst Glen Drive; residential (RV3, RV4 Residential Zones)
- West - residential (RVM1 (A), RV3, RV4 Residential Zones)

On January 28, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. 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 "Low Density Residential" designation permits a mix of lot sizes and building types with a maximum permitted net density of 22 units/ha; the proposed rezoning to facilitate the severance for 1 lot would conform to the Official Plan;
- the minimum lot frontage and area requirements of the RVM1(B) Zone and the A Agricultural Zone will be reviewed for the severed and retained parcels, respectively, to determine compliance with the applicable zone standards, and if any exceptions are necessary; and
- the application will be reviewed in the context of the existing and future land use; however, the proposed parcel to be severed is surplus to the needs of the Ner-Israel College, and have not been identified for any specific purpose in the subdivision agreement for Approved Draft of Subdivision 19T-98V11, which the severed and retain lands are located within.

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 appropriateness of the proposed rezoning and severance will be reviewed in the context of the applicable Official Plan policies and the requirements of By-laws 1-88.

Attachments

1. Location Map
2. Draft Reference Plan

Report prepared by:

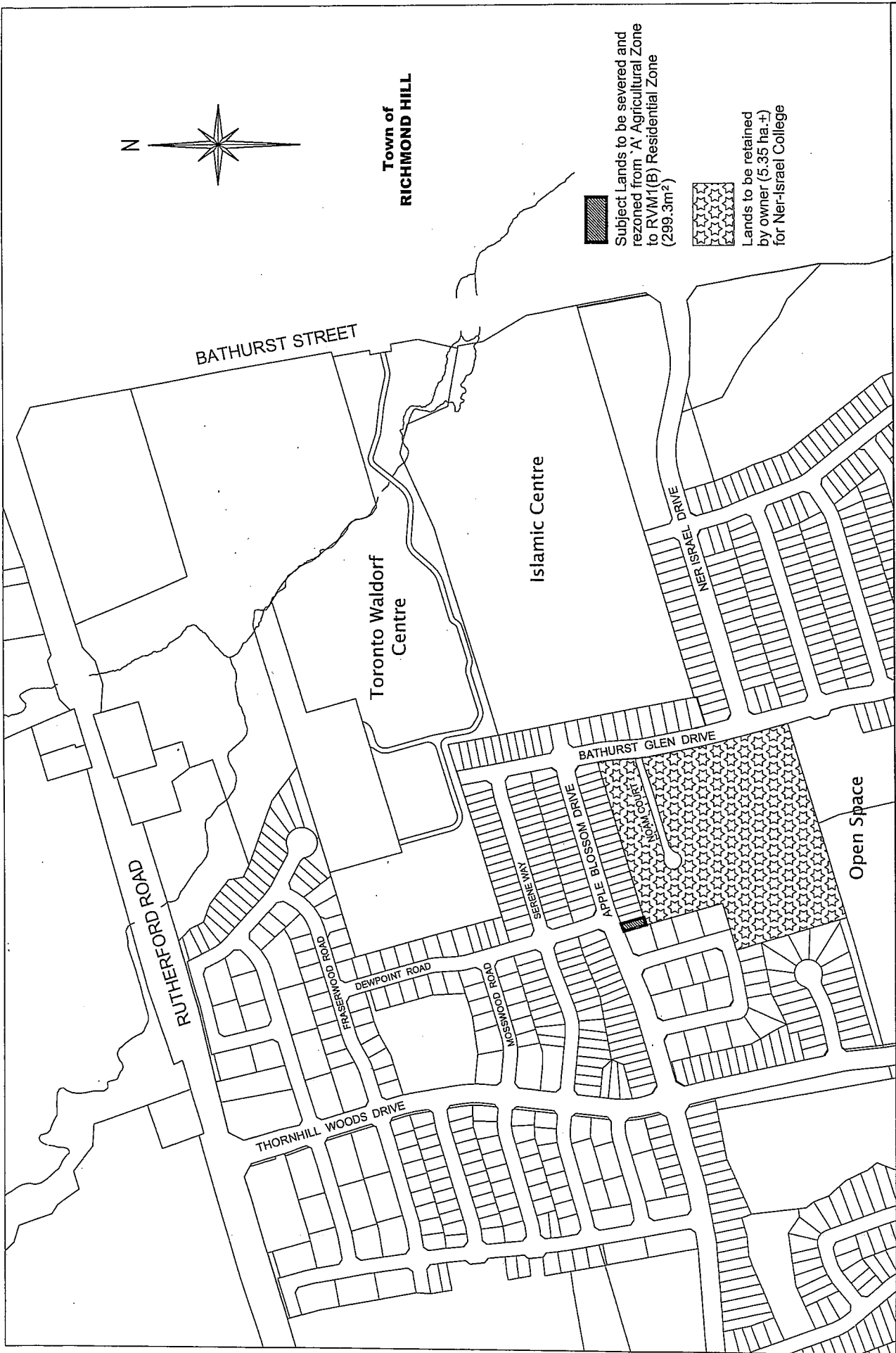
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

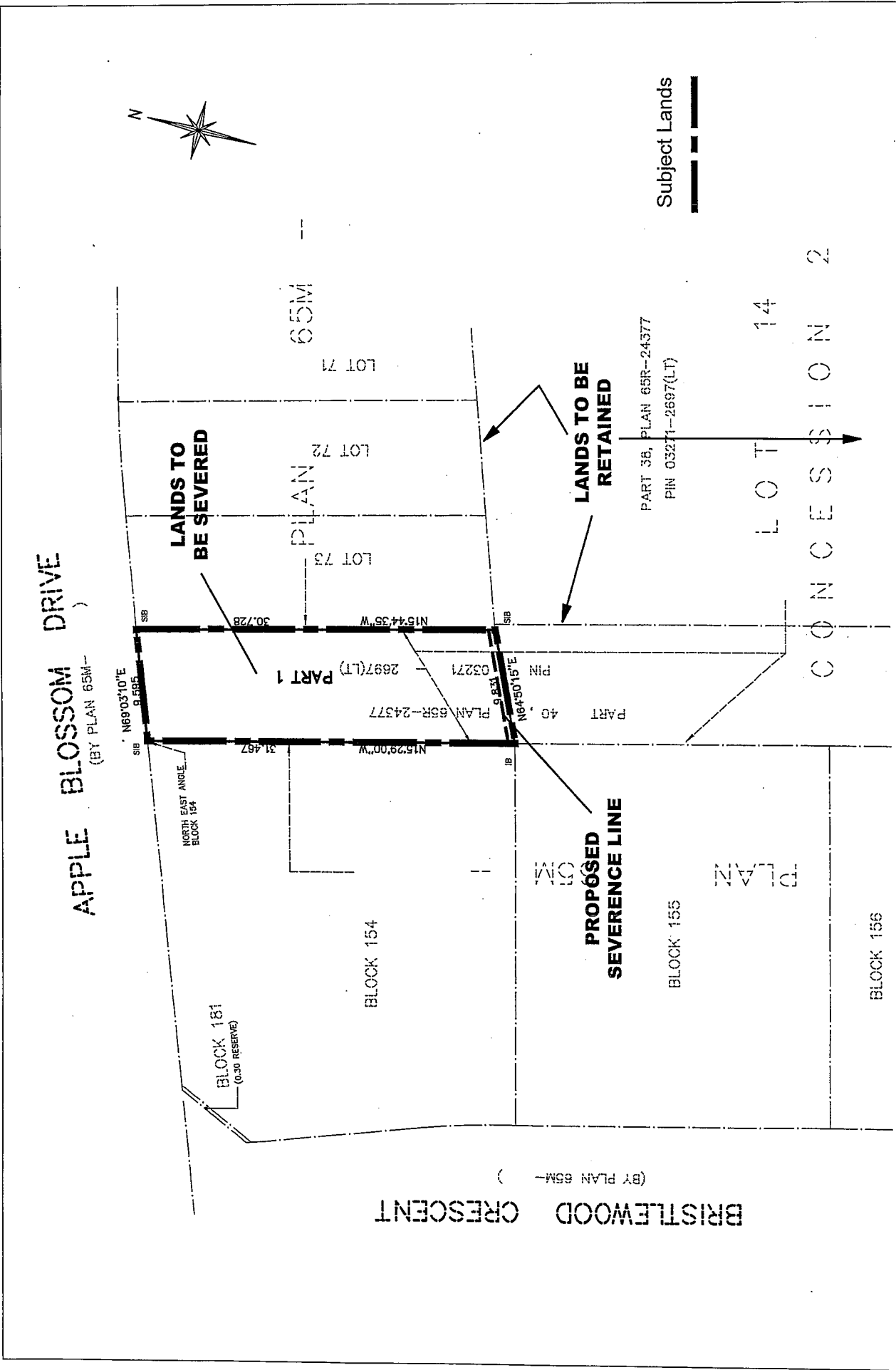


Development Planning Department

Location Map

Part Lot 14,
 Concession 2

APPLICANT:
 NER ISRAEL-JOSEPH TANENBAUM YESHIVA COLLEGE OF TORONTO



APPLE BLOSSOM DRIVE
(BY PLAN 65M-)

BRISTLEWOOD CRESCENT
(BY PLAN 65M-)

LANDS TO BE SEVERED

LANDS TO BE RETAINED

PROPOSED SEVERANCE LINE

Subject Lands



Attachment 2
FILE No.: Z.04.074
Not to Scale
January 7, 2005

City of **Vaughan**

Development Planning Department

Draft Reference Plan

Part Lot 14,
Concession 2

APPLICANT:
NER ISRAEL-JOSEPH TANENBAUM YESHIVA COLLEGE OF TORONTO

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