

**6. ZONING BY-LAW AMENDMENT FILE Z.05.026
SHAWN MARK IN TRUST
PRELIMINARY REPORT**

P.2005.44

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.026 (Shawn Mark in Trust) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be determined when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to R2 Residential Zone with the required site-specific exceptions to facilitate a future consent.

The application would facilitate the development of three (3) residential lots plus one part lot to be added to the abutting lands to the east (Block 164 of Plan 65M-3094) to form a complete lot as shown on Attachment #2. The future lots would complete the lotting within the existing plan of subdivision (65M-3094) and complete the Pine Hollow Crescent road allowance. The future lots are proposed to have lot areas ranging between 519m² to 613m², and 276m² for the part lot, with lot frontages of 15m and 15.5m for the full lots and 4.06m for the part lot.

Background - Analysis and Options

The 0.24ha site shown on Attachment #1 is located on the east side of Jane Street, south of Teston Road, on the north side of Pine Hollow Crescent, in Lot 24, Concession 4, City of Vaughan. The site is developed with a residential bungalow.

The subject lands are designated "Low Density Residential" by OPA #350 (Maple Community Plan) and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are as follows:

- North - proposed residential subdivision (19T-02V11)
- South - Pine Hollow Crescent, existing residential (R2 Residential Zone)
- East - existing residential (R2 Residential Zone)
- West - Jane Street; proposed secondary school (C4 Neighbourhood Commercial Zone)

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Maple Landing Ratepayers and Columbus Trail Residents' Associations. 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 proposal will be reviewed in the context of the surrounding land use, with particular consideration given to the appropriateness of the proposed residential infilling in relation to the existing “Low Density” built form of the adjacent lots, and whether the number of lots, lot area and lot frontage are appropriate;
- the proposal to rezone the subject lands from A Agricultural Zone to R2 Residential Zone, and to permit any zoning exceptions required to implement the development, will be identified and evaluated in the technical report; the rezoning would facilitate the severance of the subject lands through approvals to be obtained from the Committee of Adjustment;
- the lands front onto Pine Hollow Crescent, a City road, and therefore, traffic, the design and location of the driveway accesses, and any necessary road improvements will be considered by the Engineering Department; and,
- the dedication of the two blocks to complete the right-of-ways for both Pine Hollow Crescent and Jane Street, will be reviewed by the City and the Region of York, respectively;
- the availability of water and sanitary servicing for the proposed development must be identified and allocated by Council, if approved.

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, review will be given to the appropriateness of the proposed lot areas and lot frontages for the proposed lots, with the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

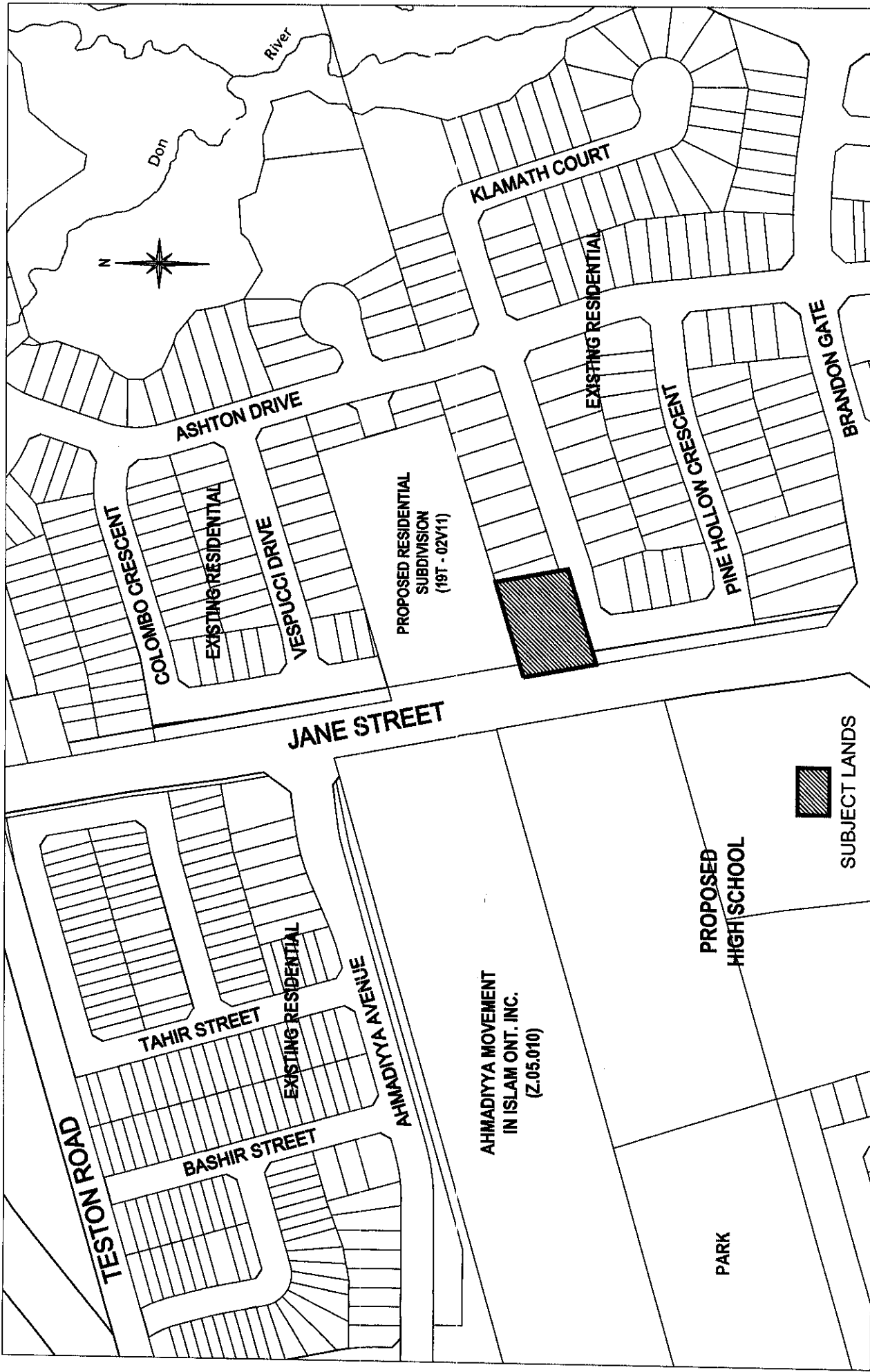
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Respectfully submitted,

JOHN ZIPAY
 Commissioner of Planning

MARCO RAMUNNO
 Director of Development Planning

/CM



Attachment **1**

FILE No.:
Z.05.026

June 7, 2005
Not to Scale

City of
Vaughan

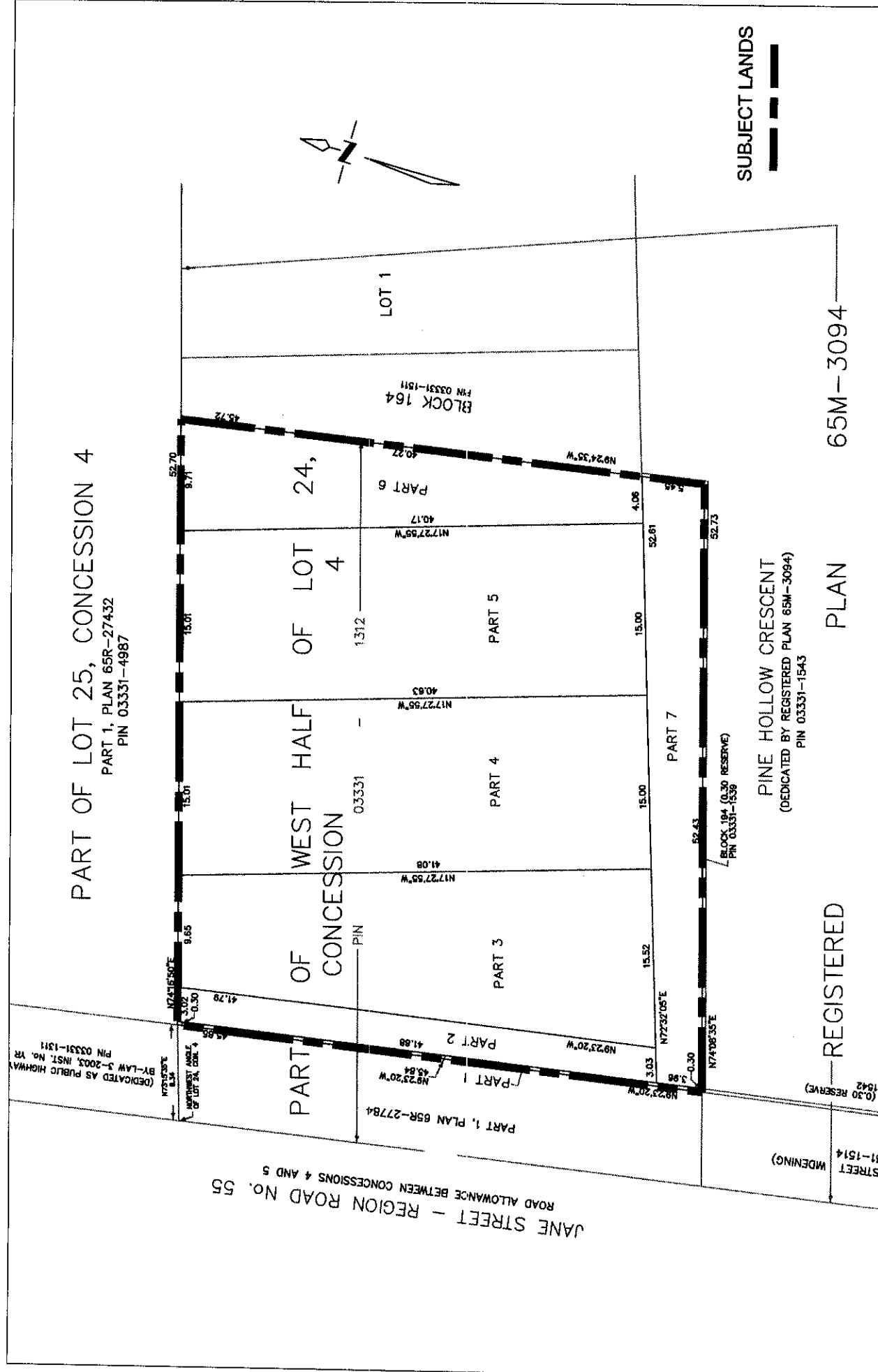
Development Planning Department

Location Map

Part of Lot 24,
Concession 4

APPLICANT:
SHAWN MARK IN TRUST

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Attachment
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City of Vaughan
Development Planning Department

Preliminary Plan of Survey

Part of Lot 24,
Concession 4

APPLICANT:
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