

COMMITTEE OF THE WHOLE APRIL 4, 2005

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

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.04.074 (Ner-Israel – Joseph (JT) Tanenbaum Yeshivah College of Toronto) BE APPROVED, to rezone the portion of the subject lands shown as Parcel "A" on Attachment #1, from A Agricultural Zone to RVM1(B) Residential Zone, to facilitate a severance for the creation of one residential lot.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone a portion of the subject lands shown as Parcel "A" (299.3 m²) on Attachment #1, from A Agricultural Zone to RVM1(B) Residential Zone, to facilitate a severance for the creation of one residential lot. The proposed parcel to be severed is surplus to the needs of the Ner-Israel College. The A Agricultural Zone category would be maintained on the retained lands (5.35 ha) shown as Parcel "B", which will continue to be used by Ner Israel College.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southwest of Bathurst Glen Drive and Apple Blossom Drive (not yet built), in Part of Lot 14, Concession 2 (Planning Block 10), City of Vaughan.

Currently, the irregular-shaped 5.37 ha lot has 65.8 m frontage on Bathurst Glen Drive. Upon rezoning and severance, and the construction of Apple Blossom Drive, the severed parcel will have 9.5 m frontage on Apple Blossom Drive with a depth of 31.4 m, and a lot area of 299.3 m² as shown on Attachment #2. The retained 5.35ha parcel will continue to be used by Ner-Israel College, and will maintain frontage on Bathurst Glen Drive, with a depth of 246.9 m, 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 land uses are:

- North – future Apple Blossom Drive; future 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. The recommendation of the Committee of the Whole on February 21, 2005, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on February 28, 2005.

Official Plan

The subject lands are designated "Low Density Residential" and recognized as an Institutional Use Campus by OPA #600. The "Low Density" designation permits detached dwellings at a maximum permitted net density of 22 units/ha. The proposed rezoning of the severed parcel from

A Agricultural Zone to RVM1(B) Residential Zone would implement the Official Plan designation and permit the lands to be used for the purpose of one (1) residential lot.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. The proposed rezoning of the lands to be severed abutting Apple Blossom Drive to RVM1(B) Zone, would permit a detached residential dwelling on the proposed lot. The minimum and maximum required and permitted lot frontage for the RVM1(B) Zone is 9 m and 9.75 m, respectively, and the minimum required lot area is 270 m. The proposed residential lot will have 9.5 m lot frontage, and a lot area of 299.3m², in compliance with the RVM1(B) Zone. The rezoning would provide for a consistent residential use with the surrounding area.

A Consent Application (B005/05) has been submitted to the Committee of Adjustment for consideration at its meeting on April 28, 2005. The consent would sever Parcel "A" from Parcel "B", which would create a residential lot to comply with the minimum lot frontage and lot area requirements of the RVM1(B) Zone. The retained lands, Parcel "B" will continue to be used by the Ner-Israel College and will remain as A Agricultural Zone, which permits the existing Institutional Use.

Engineering

The Engineering Department has confirmed that the sanitary sewers are sized adequately to accommodate the abutting lands to be severed, and that sewage and water capacity is accommodated within the tributary area of the abutting Subdivision 19T-98V11, and that no additional water and sewage allocation is required. The Owner will be required to provide grading details to the Building Standards Department for the review of the lot drainage at the time of development through the building permit process.

Architectural Design Guidelines/Parkland Dedication/Development Charges

The lands to be severed will be subject to the Architectural Design Guidelines, which were approved by Council for Block 10 (Thornhill Woods Community).

Cash-in-lieu of parkland dedication will be required to be paid as a condition of the severance of the one residential lot, in accordance with the Planning Act.

The Owner will also be required to pay to the City, a \$1,000/dwelling unit charge in accordance with the Special Area Woodlot Development Charge By-law, as a condition of the severance.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed zoning by-law amendment, in accordance with the policies of OPA #600, the requirements of By-law 1-88, and the comments of the Engineering Department. Staff are of the opinion that the proposed rezoning of the subject lands shown on Attachment #1, from A Agricultural Zone to RVM1(B) Residential Zone, conforms to the Official Plan and is appropriate to allow for the severance for the creation of one residential lot. For these reasons, Staff recommends approval of the Zoning By-law Amendment application.

Attachments

1. Location Map
2. Draft Reference Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215
Arto Tikiryán, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

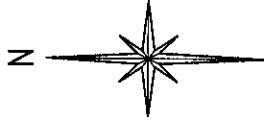
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

R:\SER\WORKING\EGIZIA\Ner-Israel.Z.04.074.CW.doc



Town of
RICHMOND HILL

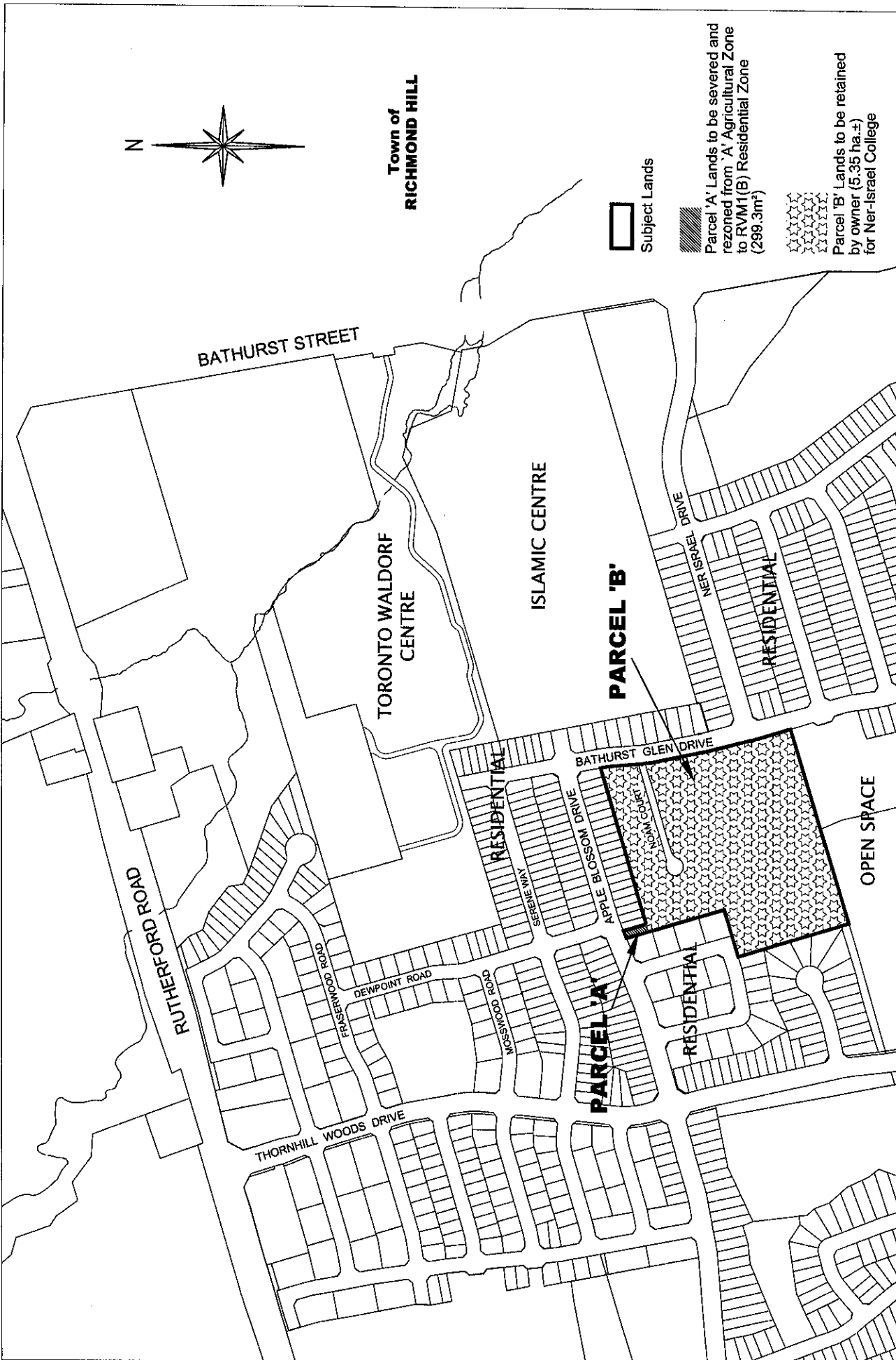
Subject Lands



Parcel 'A' Lands to be severed and rezoned from 'A' Agricultural Zone to RVM1(B) Residential Zone (299.3m²)



Parcel 'B' Lands to be retained by owner (5.35 ha.±) for Ner-Israel College



Location Map

Part Lot 14,
Concession 2

APPLICANT:
NER ISRAEL-JOSEPH TANENBAUM YESHIVA COLLEGE OF TORONTO

N:\DT\1 ATTACHMENTS\Z\04-074



Development Planning Department

Attachment 1

FILE No.:
Z.04-074

Not to Scale

January 7, 2005

