

**1. ZONING BY-LAW AMENDMENT FILE Z.06.029
NINE-TEN INVESTMENTS LIMITED**

P.2006.40

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.06.029 (Nine-Ten Investments Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, specifically to amend By-law 1-88 in the following manner:

1. Rezone Parcel "A" as shown on Attachment #2, from OS5 Open Space Environmental Protection Zone to RD3 Residential Detached Zone Three;
2. Rezone Parcels "B" and "C" as shown on Attachment #2, from OS5 Open Space Environmental Protection Zone to RD4 Residential Detached Zone Four; and
3. Rezone Lot 267 as shown on Attachment #2, from a split RS1 residential Semi-Detached Zone One/RD4 Residential Detached Zone Four to a straight RD4 Zone, to reflect minor adjustments to the lot lines.

Parcels "A", "B" and "C" are proposed to be added to the adjacent approved residential lots. The proposal does not result in the creation of any new lots.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located north of Rutherford Road and west of Dufferin Street, within Planning Block 18, City of Vaughan. The subject lands are located within the approved Draft Plan of Subdivision 19T-00V17, as shown on Attachment #1. The subject lands are currently vacant.

The subject lands are designated "Low Density Residential" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), which further designates the lands "Settlement Area". Parcels "A", "B" and "C" are zoned OS5 Open Space Environmental Zone, and Lot 267 is split-zoned RS1 Residential Semi-Detached Zone One/RD4 Residential Detached Zone Four, by By-law 1-88, subject to Exception 9(1226). The surrounding land uses for each parcel/lot are as follows:

- North - Parcel "A": future residential (RD3(H) Zone); Parcel "B": open space (OS5 Zone)
Parcel "C": future residential (RD4(H) Zone); Lot 267: future road/residential (RD4 Zone)

- South - Parcels "A", "B", "C": open space (OS5 Zone); Lot 267: future storm pond (OS1 Zone)
- East - Parcel "A": future residential (RD3(H) Zone); Parcel "B": future residential (RD4(H) Zone); Parcel "C": future residential (RD4(H) Zone); Parcel "C": future road/residential (RS1 Zone)
- West - Parcels "A", "B", "C": open space (OS5 Zone); Lot 267: future residential (RD4 Zone)

On May 5, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the limits of the approved Draft Plan of Subdivision 19T-00V17, and to the Gates of Maple Ratepayers' Association and the Maple Village Ratepayers' Association. To date, no comments have been received. Any comments 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the surrounding land uses to assess compatibility with respect to the proposed lotting pattern, the approved Block 18 Plan, and the approved Draft Plan of Subdivision File 19T-00V17;
- ii) the application will be reviewed by the City and the Toronto and Region Conservation Authority in the context of the policies of the Official Plan and the appropriateness of rezoning three open space parcels (i.e. Parcels "A", "B" and "C") for residential purposes;
- iii) the appropriateness of rezoning Lot 267, from a split RS1/RD4 Zone to a straight RD4 Zone, to reflect minor adjustments to the lot lines, will be reviewed; and
- iv) an Oak Ridges Moraine conformity report is required to be submitted in support of this application. The report will be reviewed in the context of the requirements of OPA #604.

Relationship to Vaughan Vision 2007

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

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, the appropriateness of the proposed rezoning will be reviewed in the context of the applicable Official Plan policies, the requirements of Zoning By-law 1-88, and compatibility of the proposed development form in the context of the surrounding land uses.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-00V17

Report prepared by:

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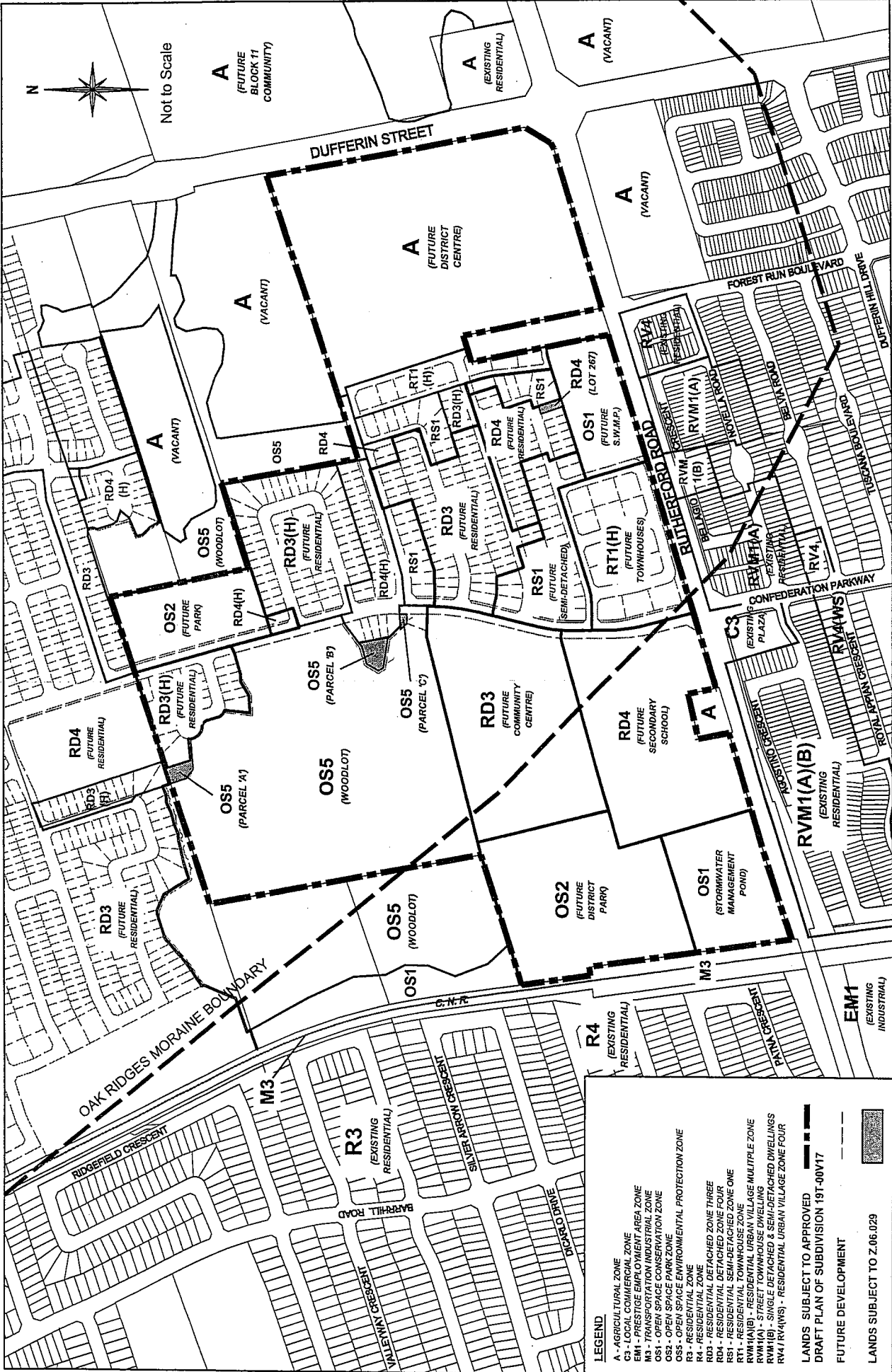
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment
 FILE No.: Z.06.029
 RELATED FILES: 19T-00V17 & Z.00.091
 May 15, 2006

City of
Vaughan

Development Planning Department

Location Map

Part of Lots 16 & 17,
 Concession 3

APPLICANT:
 NINE-TEN INVESTMENTS LIMITED

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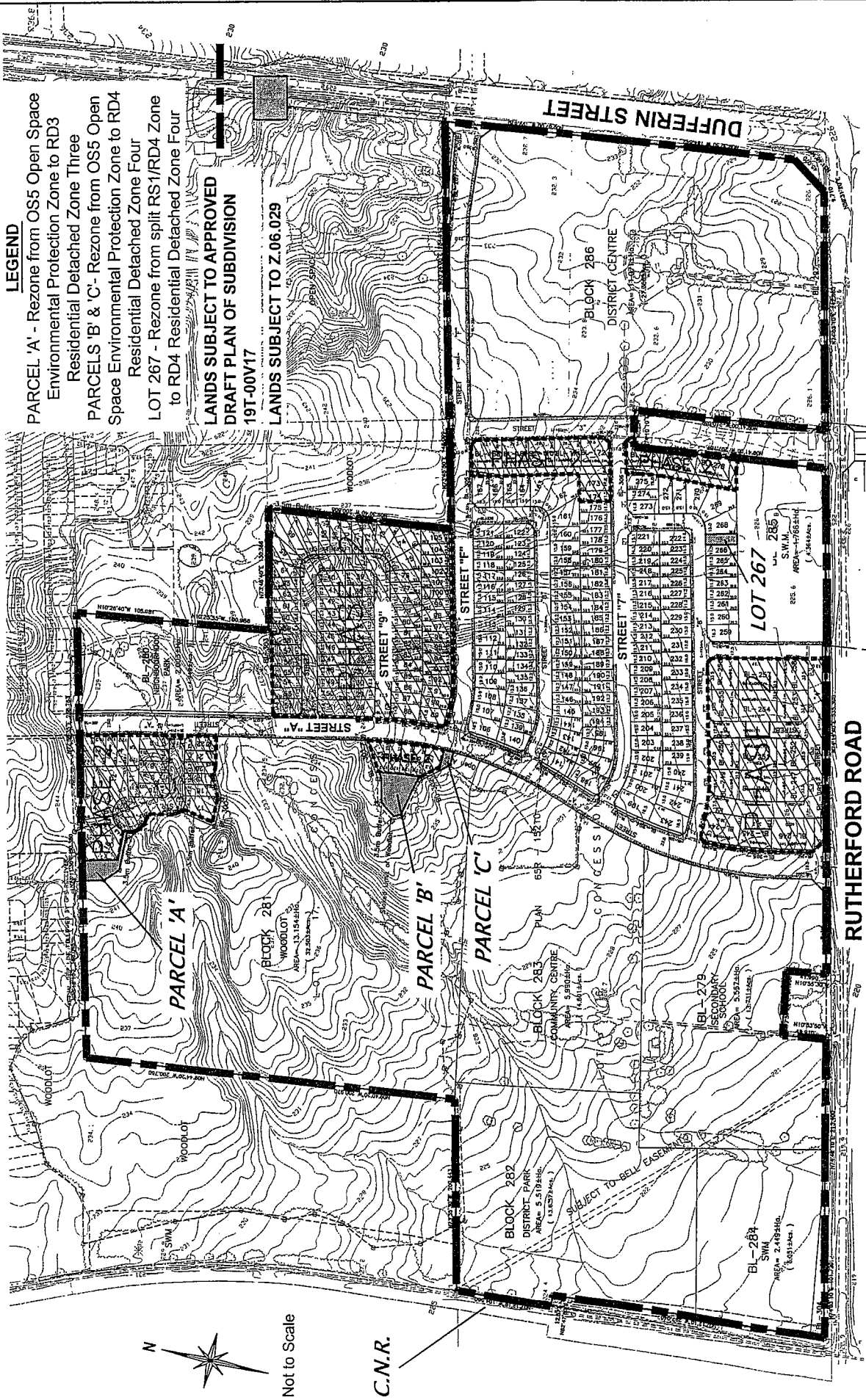
LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS3 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- R6 - RESIDENTIAL ZONE
- R7 - RESIDENTIAL ZONE
- R8 - RESIDENTIAL ZONE
- R9 - RESIDENTIAL ZONE
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- R97 - RESIDENTIAL ZONE
- R98 - RESIDENTIAL ZONE
- R99 - RESIDENTIAL ZONE
- R100 - RESIDENTIAL ZONE

LANDS SUBJECT TO APPROVED DRAFT PLAN OF SUBDIVISION 19T-00V17

FUTURE DEVELOPMENT

LANDS SUBJECT TO Z.06.029



LEGEND

- PARCEL 'A' - Rezone from OS5 Open Space Environmental Protection Zone to RD3 Residential Detached Zone Three
- PARCELS 'B' & 'C' - Rezone from OS5 Open Space Environmental Protection Zone to RD4 Residential Detached Zone Four
- LOT 267 - Rezone from split RS1/RD4 Zone to RD4 Residential Detached Zone Four

LANDS SUBJECT TO APPROVED DRAFT PLAN OF SUBDIVISION 19T-00V17

LANDS SUBJECT TO Z.06.029



Not to Scale

C.N.R.

Approved Draft Plan of Subdivision 19T-00V17

APPLICANT:
NINE-TEN INVESTMENTS LIMITED
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Part of Lots 16 & 17,
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Development Planning Department

Attachment 2
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RELATED FILES: 19T-00V17 & Z.00.091
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