

**COMMITTEE OF THE WHOLE   FEBRUARY 20, 2006**

**OFFICIAL PLAN AMENDMENT FILE OP.05.017  
ZONING BY-LAW AMENDMENT FILE Z.05.032  
ISABELLA FILIPPELLI**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.017 (Isabella Filippelli) BE APPROVED, to amend site-specific policies within OPA #240 (Woodbridge Community Plan) to facilitate the creation of one additional lot on the subject lands shown on Attachment #1; and to redesignate a 2.5m wide open space buffer space from "Low Density Residential" to "Drainage Tributary" as shown on Attachment #2, to address the comments of the Toronto and Region Conservation Authority.
2. THAT Zoning By-law Amendment File Z.05.032 (Isabella Filippelli) BE APPROVED, to permit one additional lot on the subject lands shown on Attachment #1, subject to the following:
  - a) the implementing Zoning By-law shall zone the newly created lot RR(H) Rural Residential Zone with the Holding Symbol "H", which shall be reviewed upon servicing being allocated for the said lot.
  - b) the implementing Zoning By-law shall rezone a 2.5m wide buffer strip along the west limit of the subject lands RR Rural Residential Zone to OS1 Open Space Conservation Zone as shown on Attachment #2.
  - c) the implementing Zoning By-law shall include the following additional exceptions to the RR Rural Residential Zone applicable to the severed and retained lots within existing site-specific Exception 9(404):
    - i) permit a maximum lot coverage of 25%, whereas 10% is currently permitted;
    - ii) require a minimum lot area of 1550m<sup>2</sup> for each lot, whereas 4000m<sup>2</sup> is currently required;
    - iii) require a minimum lot frontage of 32m for each lot, whereas 45m is currently required;
    - iv) require a minimum interior side yard setback of 1.5m for the corner (retained) lot, whereas 4.5m is currently required;
    - v) require minimum rear yard setback of 10m, whereas 15m is currently required; and
    - vi) that a minimum 2.5m wide buffer area along the rear lot line of each lot be zoned OS1 Open Space Conservation Zone.

**Economic Impact**

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

**Purpose**

The Owner has submitted the following applications:

1. An application to amend the Official Plan, specifically the "Low Density Residential" policies in OPA #240 (Woodbridge Community Plan), to permit an increase of one additional residential lot in the Intersite Place subdivision from a maximum of 11 to 12 lots, for the subject lands shown on Attachment #1; and,
2. An application to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment #1 from RR Rural Residential Zone to R1 Residential Zone including the required zoning exceptions as discussed in this report to implement the proposal.

The proposed amendments will facilitate the severance of the 0.4 ha parcel of land into two residential lots as shown on Attachment #2. The proposed lots will have frontages of 35m (Lot 1) and 32m (Lot 2), and lot areas of 0.24 ha and 0.16 ha, respectively. Lot 1 will contain the existing single detached dwelling.

### **Background - Analysis and Options**

The 0.4 ha site shown on Attachment #1 is located on the west side of Pine Valley Drive, north of Langstaff Road, being 8550 Pine Valley Drive, in Part of Lot 11, Concession 7, City of Vaughan. The subject lands are currently developed with one residential dwelling.

The surrounding land uses are as follows:

- North - detached residential (RR Rural Residential Zone)
- South - Intersite Place (road); detached residential (RR Rural Residential Zone)
- West - valley land (OS1 Open Space Conservation Zone)
- East - Pine Valley Drive; National Golf Course (OS2 Open Space Park Zone)

On September 16, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Islington Woods Community and Weston Downs Ratepayers Association. A Public Hearing was held on October 11, 2005. To date, no comments have been received from the public. The recommendation of the Committee of the Whole to receive the Public Hearing and to forward a technical report to a future Committee Meeting was ratified by Council on October 17, 2005.

### **Policy Context**

#### **a) York Region Official Plan**

The subject lands are within the "Urban Area" of the York Region Official Plan, which is intended to accommodate growth. The Region has indicated that the proposed official plan amendment is of local significance and is exempt from approval by the Regional Planning Committee and Council. The Region also notes that as there is an ongoing Environmental Assessment being undertaken for Pine Valley Drive, the siting of the house on the lot should not preclude any of the options being considered by the Environmental Assessment.

#### **b) OPA #240 (Woodbridge Community Plan)**

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), which would permit the proposed use of the subject lands for detached dwellings. OPA #240 includes a site specific policy that limits the maximum number of units in this subdivision to 11 units. An Official Plan Amendment is required to increase the maximum number of units in this subdivision from 11 to 12 units.

c) OPA #167

Together with the lands to the north and south (numbered 1-11 on Attachment #1), the property was the subject of site-specific OPA #167, which was approved by the Ministry of Municipal Affairs and Housing on February 2, 1984, and subsequently incorporated into OPA #240. The amendment permits a maximum of ten residential lots on the basis of municipal water supply and private septic systems. The restriction on the number of lots was to ensure the lots were large enough to support a septic system. This is no longer a concern as sanitary service is now available to the subject lands.

On April 17, 2001, Council approved similar applications to the subject subdivision to amend the Official Plan and Zoning By-law (Paul Perovich Jr. – Files OP.00.023 and Z.00.108), specifically the "Rural Residential" policies and RR Rural Residential Zone standards, to facilitate the severance of the lot directly to the north of the subject lands into two residential lots (identified as "9" and "10" on Attachment #1), each having 45m frontages and lot areas of 0.22 ha and 0.17 ha, respectively thereby increasing the maximum number of lots permitted for the subdivision in the Official Plan from 10 to 11 lots.

d) OPA #94

OPA #94 provides general severance policies for the City and five (5) criteria to evaluate a proposed severance, including adjacent uses, access, services, conservation and financial implications. The policies further state that regard must be given to the compatibility of the proposed lots with respect to size, shape and use with the current and future uses in the adjacent areas.

The average lot frontage and lot area on Intersite Place to the south is 25m and 2,405m<sup>2</sup>, respectively, with the smallest lot being 2,078m<sup>2</sup> and the largest being 3,212m<sup>2</sup> in size. The 2 lots to the north of the subject lands (that were created as per the previously referenced Paul Perovich Jr. applications have lot frontages of 45m and areas of 2200m<sup>2</sup> and 1790m<sup>2</sup>. The proposed subject lots have frontages of 35m and 32m and areas of 2,400m<sup>2</sup> and 1,550m<sup>2</sup> based on the proposed severance plan as shown Attachment #2. The lot sizes for the original Intersite Place subdivision needed to be larger to accommodate the septic systems. The proposed lots do not require a septic system, as full municipal services are now available.

Zoning

The subject lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(404), which created one building envelope (for the existing dwelling) for the subject property (Lot 8), therefore an amendment is required. In order to facilitate the severance of the subject lands, the amending zoning by-law must identify 2 new building envelopes, include the appropriate building setbacks, and incorporate the Open Space buffer area required by the Toronto Area Region Conservation Authority along the rear of these properties.

The applicant has requested that the subject lands shown on Attachment #1 be rezoned from RR Rural Residential Zone to R1 Residential Zone. However, given the RR Rural Residential zoning on the balance of the subdivision, the Development Planning Department recommends that the subject lands remain zoned RR Rural Residential Zone with amendments to the existing Exception 9(404) to accommodate the proposal as discussed below.

Based on the conceptual site plan (Attachment #2), the following exceptions to the RR Rural Residential Zone, Exception 9(404) will be required:

- require a minimum lot frontage of 32m, whereas 45m is currently required;
- require a minimum lot area of 1550m<sup>2</sup>, whereas 4000m<sup>2</sup> is currently required;
- require a minimum rear yard setback of 10m, whereas 15m is currently required;

- permit a maximum lot coverage of 25%, whereas 10% is currently permitted; and,
- require a minimum interior side yard of 1.5m for the corner (retained) lot, whereas 4.5m is currently required.

The following table compares the 2 proposed lots with the general standards for the RR Rural Residential Zone in By-law 1-88, and the site-specific zoning for the lots in the surrounding area.

	BY-LAW 1-88 (RR ZONE)	INTERSITE SUBDIVISION LOTS 1-7 ATTACHMENT #1 EXCEPTION 9(734)	LOTS 9 & 10 ATTACHMENT#1 EXCEPTION 9(404)	PROPOSED SEVERANCE OF LOT 8, AS PER ATTACHMENT #2
Minimum Lot Frontage	45m	20m	45m	*32m
Minimum Lot Area	4000m <sup>2</sup>	2000m <sup>2</sup>	*1790m <sup>2</sup>	*1550m <sup>2</sup>
Minimum Front Yard	15m	9m	15m	15m
Minimum Rear Yard	15m	15m	7.5m	10m
Minimum Interior Side Yard	4.5m	4.5m	4.5	*1.5m
Minimum Exterior Yard	9m	9m	9m	15m
Maximum Lot Coverage	10%	20%	15%	25%
Maximum Building Height	9.5m	9.5m	9.5m	9.5m
* The site-specific by-laws use/or will use building envelopes on a lot-by-lot basis. The lesser of the lot areas and frontages, and the smallest of the minimum setbacks have been identified for illustration purposes.				

The proposed two lots are consistent and compatible with the remainder of the subdivision, and accordingly the Development Planning Department can support the proposed severance and development of Lot 8 into two lots as discussed in this report.

The Engineering Department has advised that the allocation of servicing for the additional lot is not available at this time. Accordingly, the Development Planning Department recommends that the lands be zoned with the Holding Symbol "H" which will prevent development on the additional lot until servicing becomes available at which point the Holding Symbol "H" will be lifted.

### Services

The Engineering Department has advised that there are watermain and sanitary services on Pine Valley Drive, which are available to service the subject lands. If approved, the allocation of servicing for the additional lot shall be a condition of severance.

### Valley Land

The subject lands are adjacent to a valley corridor of the Humber River, and partially within the Toronto and Region Conservation Authority's (TRCA) fill regulation limit. The TRCA has no objection to the approval of the applications, and has agreed to a reduction in the minimum 10m building setback from the natural features, subject to the following conditions:

1. That all lands within 2.5m from the rear lot line be zoned open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA. The Official Plan designation should be reflective of the zoning, such that all lands within 2.5m from the rear lot line be placed in an appropriate open space designation to the satisfaction of the TRCA.
2. That a permanent fence be erected on the subject property at the limit the open space zone/designation, being 2.5m from the rear lot line.
3. That all lands within 2.5m from the rear lot line be planted with native, non-invasive species to the satisfaction of the TRCA.

4. The applicant obtaining any necessary permits under Ontario Regulation 158.

Attachment #2 illustrates the 2.5m wide Open Space area that will be held in private ownership. The 2.5m wide buffer area will be included in the implementing Official Plan and Zoning By-law as requested by the TRCA, if the applications are approved.

#### **Relationship to Vaughan Vision 2007**

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

#### **Conclusion**

The Development Planning Department has reviewed the proposed applications to amend the Official Plan and Zoning By-law in order to facilitate a future severance of the subject lands into two (2) lots. The original official plan and zoning by-law for the subject lands included policies to control the form of development based largely on the lack of municipal services in the area at the time. Municipal services have since been extended to service the subject lands. In addition, the applications would facilitate the severance of the subject lands into two lots that are consistent with those in the immediate area and result in development that is compatible with the surrounding context. Accordingly, the Development Planning Department can support the applications to amend the Official Plan and Zoning By-law, subject to the recommendations in this report.

#### **Attachments**

1. Location Map
2. Proposed Site Plan/Severance Plan

#### **Report prepared by:**

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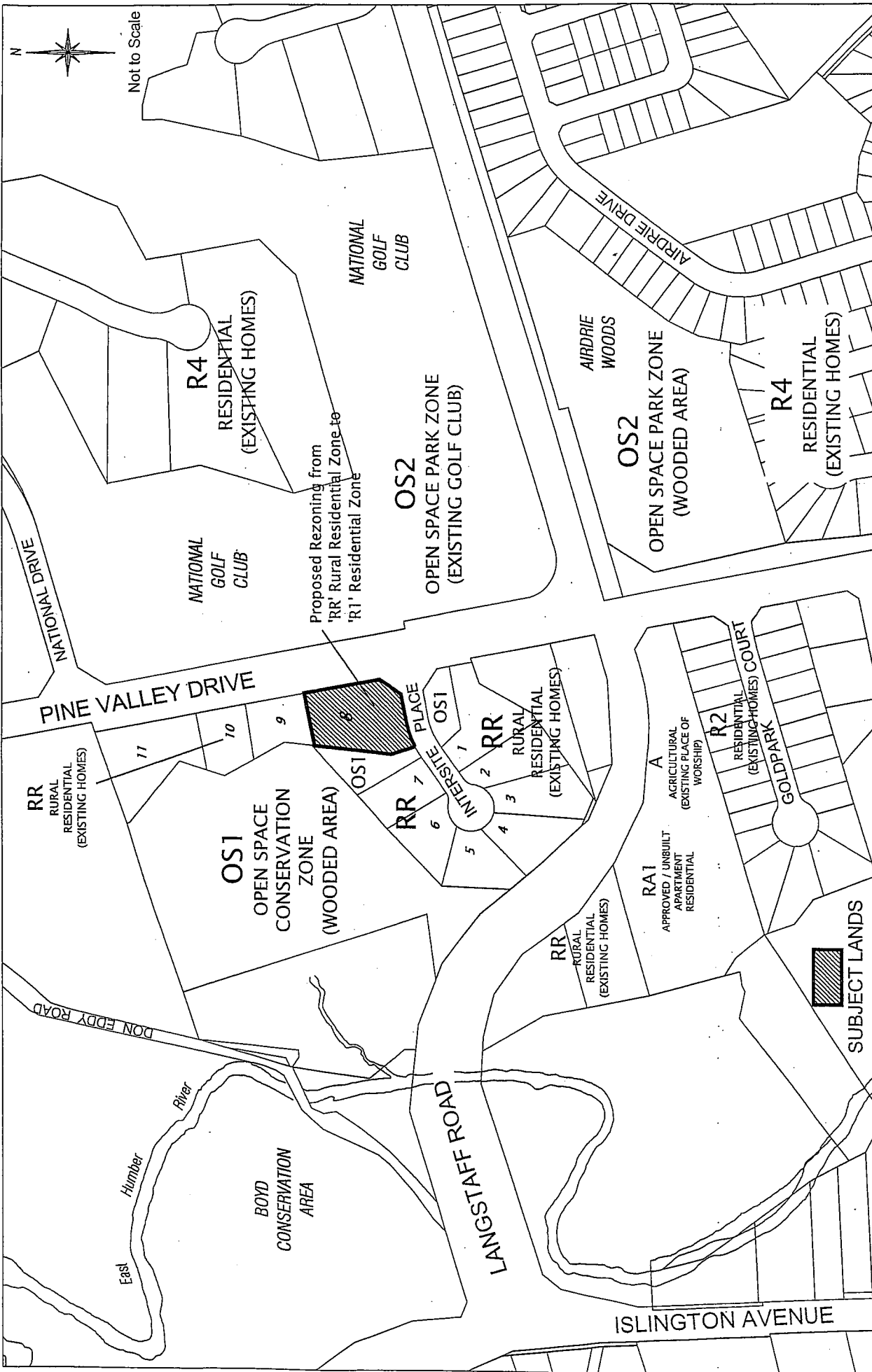
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Location Map

Part of Lot 11,  
Concession 7  
APPLICANT:  
ISABELLA FILIPPELLI  
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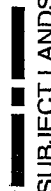
Development Planning Department

# Attachment 1

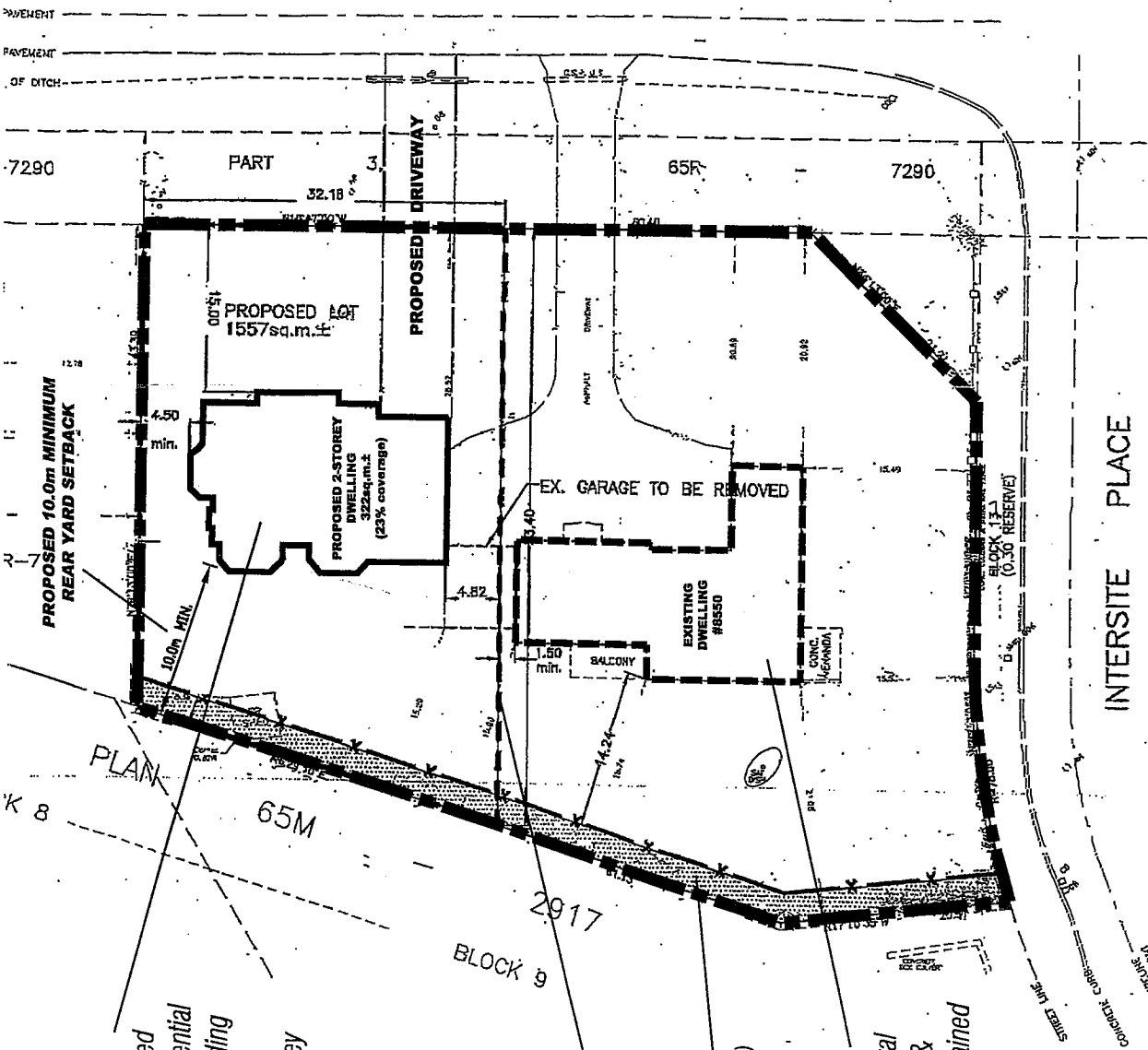
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OP.05.017  
& Z.05.032  
January 20, 2006



Not to Scale

-  AREA TO BE DESIGNATED ZONED OPEN SPACE
-  FENCE
-  SUBJECT LANDS

PINE VALLEY DRIVE



- Proposed Lot 2**
- Lands to be Zoned RR(H) Rural Residential Zone with the "Holding Symbol" (H)
  - Proposed 2 storey dwelling
  - Proposed Lot Frontage: 32m
  - Proposed Lot Area: 0.16ha

Proposed severance line

Open Space Area (per TRCA)

- Proposed Lot 1**
- Existing RR Rural Residential Zone & dwelling to be retained
  - Proposed Lot Frontage: 35m
  - Proposed Lot Area: 0.24ha

# Attachment 2

FILE No.:  
OP.05.017  
& Z.05.032

January 31, 2006



Development Planning Department

## Proposed Site Plan / Severance Plan

Part of Lot 11,  
Concession 7

APPLICANT:  
ISABELLA FILIPELLI

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