

**1.      ZONING BY-LAW AMENDMENT FILE Z.07.001  
FRANK AND ANNA RUNCO**

**P.2007.10**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.001 (Frank and Anna Runco) 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.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Zoning By-law Amendment application to amend By-law 1-88, to rezone the subject lands shown on Attachment #1, from A Agricultural Zone to R4 Residential Zone to facilitate the future creation of two residential lots to be developed with single detached dwelling units, and one block for future residential development as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Jane Street, south of Teston Road, municipally known as 10743 Jane Street, in Part of Lot 25, Concession 4, City of Vaughan. The subject lands are currently vacant.

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

- North - existing residential (A Agricultural Zone)
- South - Giotto Crescent, existing residential (A Agricultural Zone and R4 Residential Zone)
- East - existing residential (R4 Residential Zone)
- West - Jane Street, Nasir Street, existing residential (RVM1(B) Residential Urban Village Multiple Dwelling Zone One) and future residential (RVM1(A) Residential Urban Village Multiple Dwelling Zone One)

On March 2, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Columbus Trail Residents' Association. As of March 12, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

### **Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in consideration of the surrounding land uses to assess the compatibility and appropriateness of the proposed rezoning, and in the context of the existing and future surrounding lotting and road pattern;
- ii) review will be given to the application of an "H" Holding provision on the future development block, until such time as the subject lands can be developed comprehensively with the lands to the south with respect to access to a public road;
- iii) the availability of water and sanitary servicing capacity for the residential single-detached units on the proposed lots must be identified and allocated at the Consent (severance) application stage, if approved; and
- iv) a Phase 1 Environmental Site Assessment report is required to be submitted to the Engineering Department, and if approved, the Record of Site Condition (RSC) shall be registered with the Environmental Site Registry (ESR) of the Ministry of Environment prior to approval of the subject zoning amendment.

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

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

### **Regional Implications**

N/A

### **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 rezoning the subject lands from A Agricultural Zone to R4 Residential Zone will be reviewed in the context of the requirements of By-law 1-88, and in the context of the surrounding land uses and lotting and road pattern. The application of an "H" Holding provision on the future development block, until such time as the subject lands can be developed comprehensively with the lands to the south, will also be considered.

**Attachments**

1. Location Map
2. Concept Plan

**Report prepared by:**

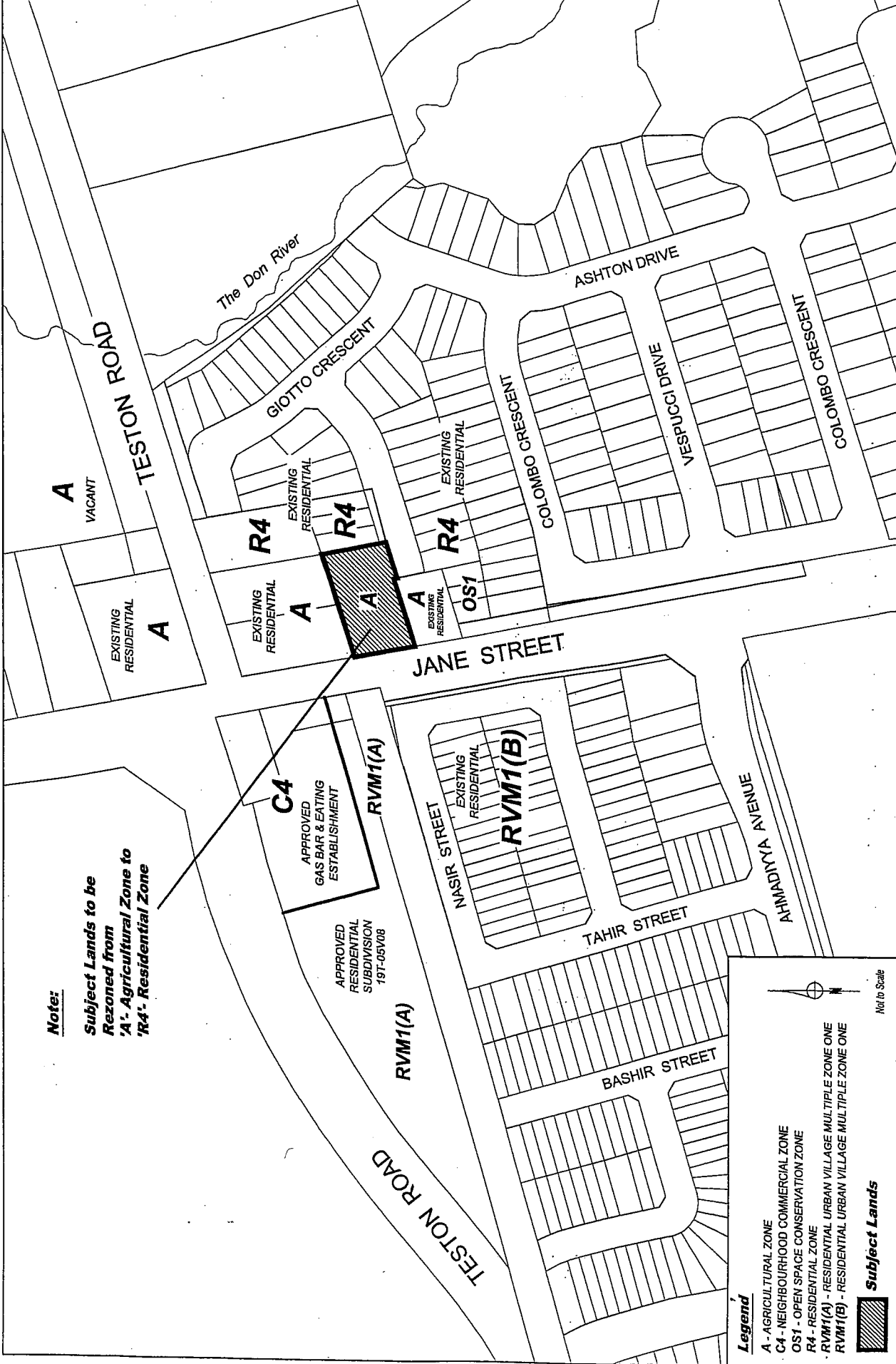
Stephen Lue, Planner, ext. 8210  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Note:**

Subject Lands to be  
Rezoned from  
'A' - Agricultural Zone to  
'R4' - Residential Zone

**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R4 - RESIDENTIAL ZONE
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM1(B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE



**Subject Lands**

Not to Scale

**Location Map**

Part of Lot 25,  
Concession 4

APPLICANT:  
FRANK AND ANNA RUNCO

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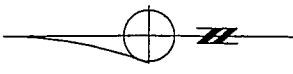
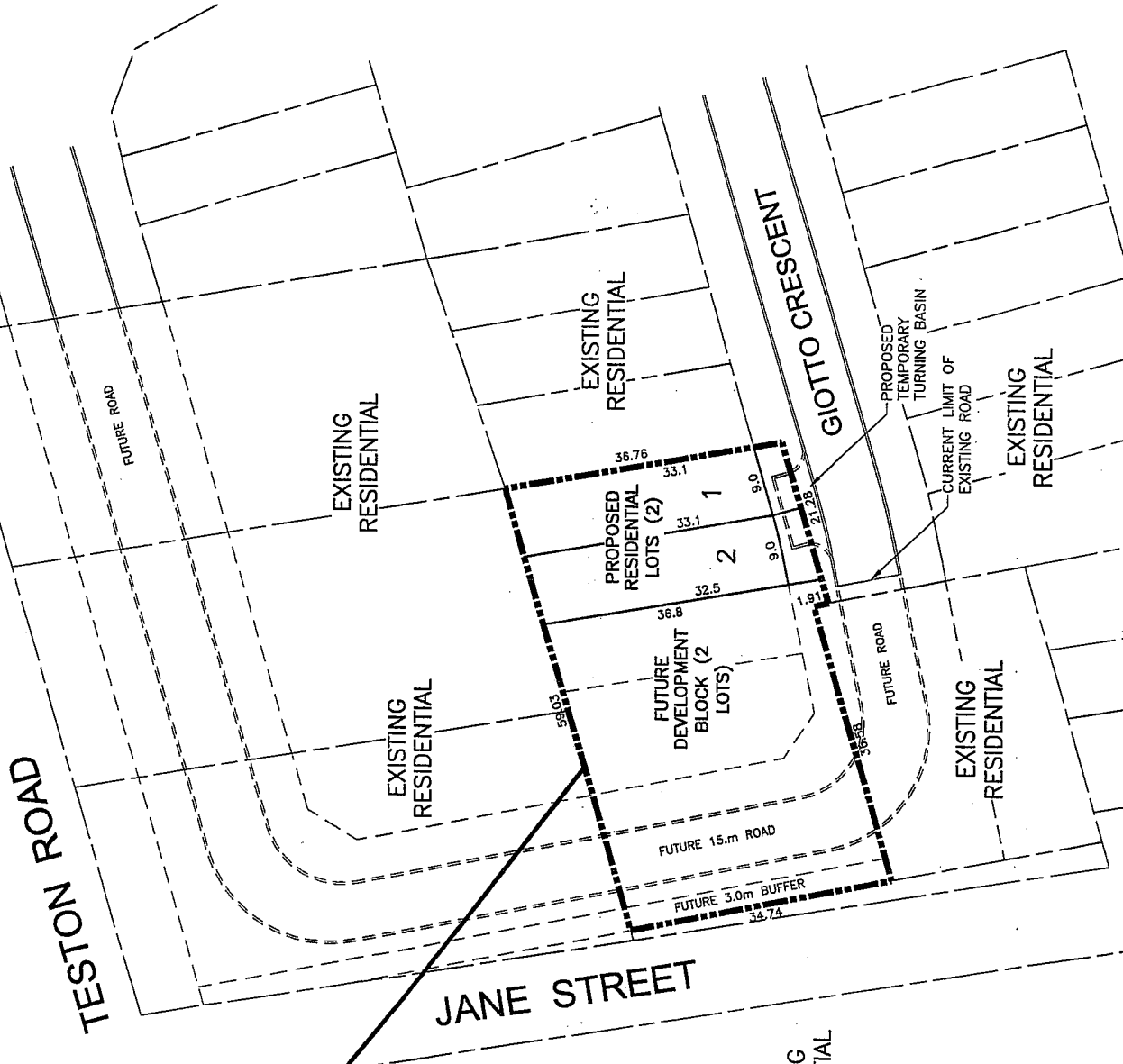
The City Above Toronto

Development Planning Department

**Attachment 1**

FILE No.: Z.07.001

March 06, 2007



Not to Scale

**Note:**

Subject Lands to be  
Rezoned from  
'A'- Agricultural Zone to  
'R4'- Residential Zone

**Legend**

----- Subject Lands

**Concept Plan**

Part of Lot 25,  
Concession 4

APPLICANT:  
FRANK AND ANNA RUNCO

MAPFILE ATTACHMENTS\2007.001.dwg



The City Above Toronto

Development Planning Department

**Attachment**

**2**

FILE No.: Z.07.001

March 06, 2007