

COMMITTEE OF THE WHOLE SEPTEMBER 17, 2007

**ZONING BY-LAW AMENDMENT FILE Z.07.001
FRANK AND ANNA RUNCO
REPORT #P.2007.10**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.001 (Frank and Anna Runco) BE APPROVED, to rezone the subject lands from A Agricultural Zone to R4 Residential Zone to facilitate the creation of two residential lots to be developed with single detached dwelling units, and to R4(H) Residential Zone with the "H" Holding Symbol to facilitate the creation of one block for future single-detached residential development, as shown on Attachment #2.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend By-law 1-88 on the subject lands shown on Attachment #1 to facilitate the following, as shown on Attachment #2:

- a) rezone the future Lots 1 and 2 from A Agricultural Zone to R4 Residential Zone to facilitate the creation of two residential lots to be developed with single detached dwelling units; and
- b) rezone the "Future Development Block" from A Agricultural Zone to R4(H) Residential Zone with the "H" Holding Symbol, with the Holding provision to be removed at such time as the subject lands can be developed comprehensively with the lands to the south with respect to access to a public road.

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 2,069 m² in area and are currently vacant.

- North - existing residential (A Agricultural Zone)
- South - Giotto Crescent, existing residential under Plan 65M-3479 (A Agricultural Zone and R4 Residential Zone)
- East - existing residential under Plan 65M-3479 (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 Resident's Association. To date, no written

comments have been received by the Development Planning Department. The recommendation of the Committee of the Whole on March 26, 2007, to receive the Public Hearing report and to forward a technical report to a future Committee meeting was ratified by Council on April 2, 2007.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #350 (Maple Community Plan), which permits the single detached dwelling units as proposed and represents an extension to the existing development in keeping with the surrounding land uses, lotting and road pattern.

The Maple Community Plan (OPA #350) permits a maximum density of 22 units per net residential hectare within the "Low Density Residential" area. The proposed zoning by-law amendment will facilitate the future creation of four additional residential lots to be developed with single detached dwelling units. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88. The Owner proposes to rezone the subject lands 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 (9 m frontage and 33 m depths), and one block for future residential development to be rezoned from A Agricultural Zone to R4(H) Residential Zone with the "H" Holding Symbol in the manner shown on Attachment #2.

The purpose of the Holding provision on the remaining block is to ensure that the future lots are developed comprehensively with the lands to the south to ensure that future road access is provided to complete the road pattern through the extension of Giotto Crescent.

Engineering Department

i) Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Engineering Department. The Record of Site Condition, under Registration 27908, has been filed with the Ontario Ministry of Environment.

ii) Servicing

The Engineering Department advises that servicing capacity for water and sewage allocation will be granted at the consent (severance) application stage for the creation of Lots 1 and 2, as shown on Attachment #2.

Region of York

The Region of York Transportation and Works Department has reviewed the proposed application and has no objection to the proposed zoning by-law amendment.

Planning Consideration

The subject lands, as shown on Attachment #2, are an extension to the existing surrounding area with respect to the continuation of the residential lotting pattern to the east (Plan 65M-3479) and the extension of Giotto Crescent to facilitate access to the future Lots 1 and 2, which will be created by way of consent (severance) applications. The remaining block will be held for future development which will encompass the Giotto Crescent extension west through 10735 Jane Street forming a window street with the potential of one lot fronting onto Jane Street. This would allow for one comprehensive plan for the properties at 2993, 2985 and 2975 Teston Road and the completion of the existing residential subdivision.

The proposed rezoning conforms to the policies in OPA #350 (Maple Community Plan) with respect to "Low Density Residential" areas. The rezoning of future Lots 1 and 2 are in keeping with the existing surrounding zones. The Development Planning Department has no objections to the proposed rezoning.

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".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the proposed application to rezone the subject lands, in the manner shown on Attachment #2, to facilitate the creation of two future residential lots to be developed with single detached dwelling units, and one block for future residential single-detached development. The proposed application provides consistent zoning with the surrounding area and proposes the future extension of Giotto Crescent, which is in keeping with the existing and future lotting and road pattern. Therefore, the proposed Zoning By-law Amendment Application Z.07.001 is supported by the Development Planning Department.

Attachments

1. Location Map
2. Zoning Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



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

North Arrow
Not to Scale

Location Map

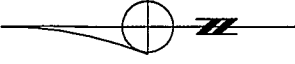
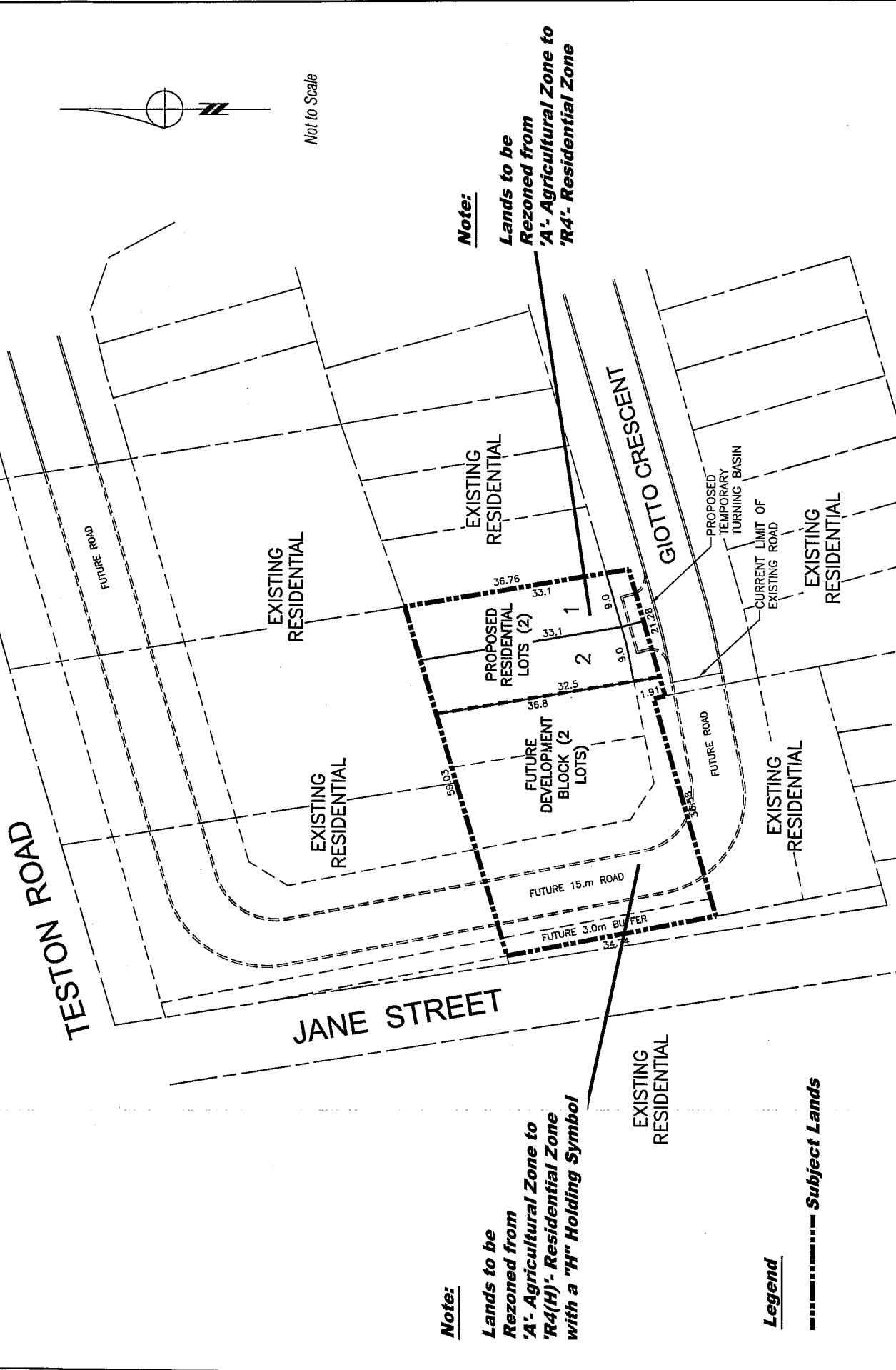
Part of Lot 25,
Concession 4
APPLICANT:
FRANK AND ANNA RUNCO
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Development Planning Department

Attachment

FILE No.: Z-07.001
August 30, 2007



Not to Scale

Note:

Lands to be Rezoned from 'A'- Agricultural Zone to 'R4(H)'- Residential Zone with a "H" Holding Symbol

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

Legend

----- Subject Lands

Zoning Plan

Part of Lot 25, Concession 4

APPLICANT:
FRANK AND ANNA RUNCO

NORTH ATTACHMENTS/2007.001.dwg



The City Above Toronto

Development Planning Department

Attachment

2

FILE No.: Z.07.001

August 30, 2007