

**4.      ZONING BY-LAW AMENDMENT FILE Z.08.049  
DRAFT PLAN OF SUBDIVISION FILE 19T-08V07  
CHIDLEY GLEN BUILDING CORPORATION LTD.**

**P.2008.39**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.08.049 and 19T-08V07 (Chidley Glen Building Corporation Ltd.) 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**

On September 12, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to Mrs. Franca Stirpe and the Friends of the Village Group. As of September 22, 2008, no written comments have been received by the Development Planning Department. However, several residents have contacted the Development Planning Department to enquire about the details of the proposal and some have verbally expressed concern with the proposed lot sizes (18.3 m to 24 m proposed, whereas 23 m frontages are common in this area) and the impact of the additional dwellings on traffic in the neighbourhood. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An application to amend the Zoning By-law (File Z.08.049), specifically to rezone the subject lands from A Agricultural Zone to R1 Residential Zone (minimum 18 m frontages) with the following zoning exceptions to implement the proposed residential draft plan of subdivision, as shown on Attachment #2:

<u>Zoning Requirement</u>	<u>By-law 1-88</u>	<u>Proposed</u>
Minimum Front Yard Setback	7.5 m	4.5 m
Minimum Interior Side Yard Setback	1.5 m	1.2 m
Maximum Lot Coverage	35%	45%

2. A Draft Plan of Subdivision Application (File 19T-08V07) to facilitate a residential plan of subdivision as shown on Attachment #2, consisting of the following:

• 34 lots for detached dwellings (18.3 m – 24.8 m frontages)	3.318 ha
• Road	0.653 ha
• <u>0.3 reserves</u>	<u>0.007 ha</u>
Total Site Area	3.978 ha

## **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the west side of Islington Avenue, north of Langstaff Road, municipally known as 8700 Islington Avenue, in Part of Lot 12, Concession 7, City of Vaughan. The Reeves Florist and Nursery currently operates on the subject lands (since 1969).

The subject lands are designated "Low Density Residential" with a small portion designated "General Commercial" by OPA #240 (Woodbridge Community Plan), and are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(169). The Agricultural Zone permits the existing retail nursery use on the subject lands. Also, the site-specific zoning exception permits the retail sale of frozen yogurt products. However, as the sale of this product does not exist at the Reeves site, the "Low Density Residential" designation would apply to the entire property, and the proposed residential subdivision would conform to the Official Plan.

The surrounding land uses are shown on Attachment #1.

## **Preliminary Review**

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

- i) the applications will be reviewed in consideration of the policies contained in the City's Official Plan, the Region of York Official Plan, the Provincial Policy Statement, and the Places to Grow – Growth Plan, and the requirements of Zoning By-law 1-88, and the area context, with respect to the appropriateness of the proposed development;
- ii) review will be given to the appropriateness of the proposed R1 Zone category and site-specific zoning exceptions to facilitate the proposal;
- iii) the appropriateness of the proposed lotting and road pattern for the subject lands, will be reviewed in consideration of the surrounding existing development context;
- iv) the applicant has submitted a tree assessment and preservation study, traffic impact study, and a noise impact study; a Phase 1 Environmental Site Assessment (ESA) report must be submitted and a peer review undertaken; any other studies that may be required will be identified through the review of the applications and undertaken by the applicant; and,
- v) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.

## **Relationship to Vaughan Vision 2020**

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

## **Regional Implications**

The applications have been circulated to the Region of York for review and comment. The subject lands are designated "Urban Area" by the Regional Official Plan. Any issues will be addressed when the technical report is considered.

## **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, 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 applications will be reviewed in consideration of the applicable Provincial policies, City and Regional Official Plan policies, the proposed zone category and development standards, the lotting and road pattern, and compatibility of the proposed development with the surrounding area context.

## **Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision

## **Report prepared by:**

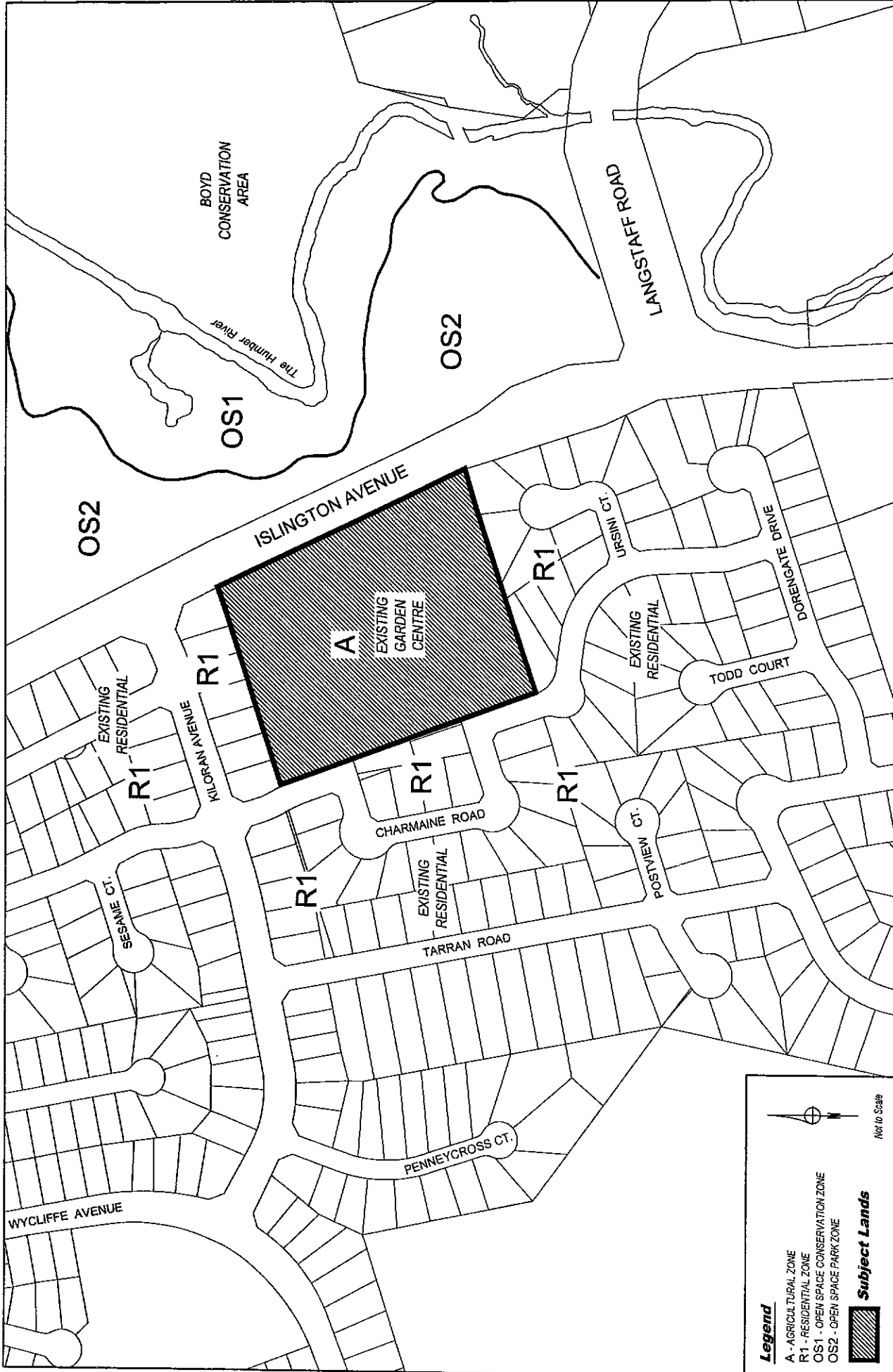
Clement Messere, Planner, ext. 8409  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



**Legend**

- A - AGRICULTURAL ZONE
- R1 - RESIDENTIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE

**Subject Lands**

Not to Scale

# Location Map

Part of Lot 12,  
Concession 7

APPLICANT: CHIDLEY GLEN  
BUILDING CORPORATION LTD.

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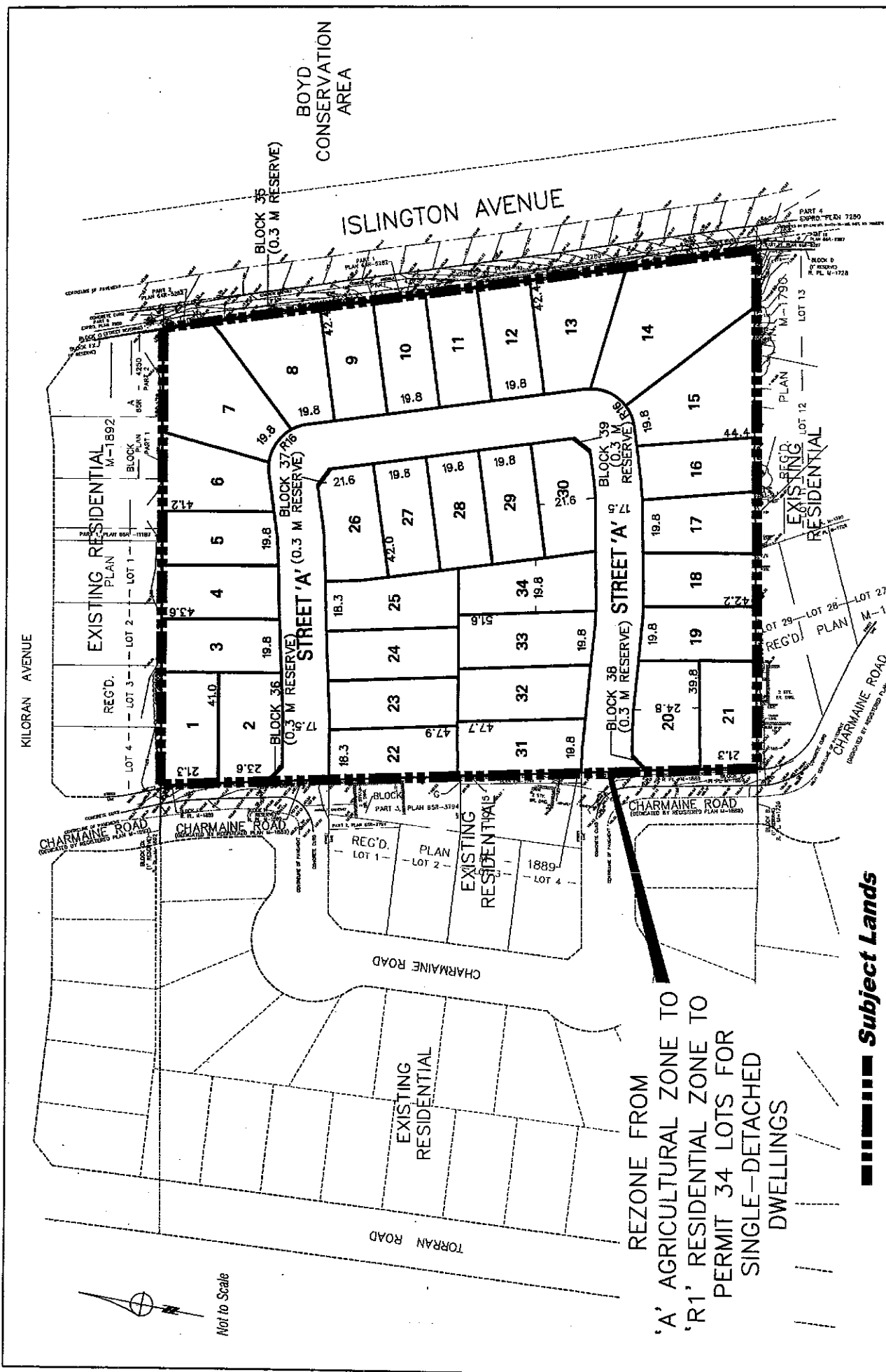


Development Planning Department

# Attachment 1

FILE No.: 19T-08V07  
& Z.08.049

September 02, 2008



REZONE FROM  
 'A' AGRICULTURAL ZONE TO  
 'R1' RESIDENTIAL ZONE TO  
 PERMIT 34 LOTS FOR  
 SINGLE-DETACHED  
 DWELLINGS

**Subject Lands**

# Proposed Draft Plan of Subdivision

APPLICANT: CHIDLEY GLEN BUILDING CORPORATION LTD.  
 Part of Lot 12, Concession 7



The City Above Toronto

Development Planning Department

# Attachment 2

FILE No.: 19T-08V07 & Z.08.049

September 24, 2008