

COMMITTEE OF THE WHOLE JANUARY 11, 2011

**ZONING BY-LAW AMENDMENT FILE Z.09.030
WARREN NEWFIELD AND JOE WADE
WARD 5**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.030 (Warren Newfield and Joe Wade) BE APPROVED, to amend By-law 1-88, specifically to rezone the respective rear portions of the subject lands shown on Attachments #1 and #2, from R1V Old Village Residential Zone to R2 Residential Zone to facilitate rear lot severances of the respective properties to permit the creation of five (5) new residential lots (to facilitate single detached dwellings on minimum 15.2m frontage lots) fronting onto the easterly extension of Pondview Road, in the manner shown on Attachment #3, and to provide site-specific exceptions to the R1V and R2 Residential Zones to By-law 1-88, as identified in Table 1 of this report.
2. THAT City of Vaughan staff attend the Ontario Municipal Board (OMB) Hearing in support of the Zoning By-law Amendment (File Z.09.030) and related Consent (Files B013/10, B014/10, B015/10, B052/10 and B053/10) applications.
3. THAT should the Ontario Municipal Board approve the related Consent Applications (B013/10, B014/10, B015/10, B052/10 and B053/10), the following conditions, in addition to the standard conditions required by the Committee of Adjustment shall be applicable:
 - i) the applicants shall convey land to the City for the easterly extension of Pondview Road, including the granting of easements necessary to complete the right-of-way and to provide for the temporary cul-de-sac (as shown in grey on Attachment #3) until such time as Pondview Road is extended further eastward and the City obtains that portion of the external lands identified on Attachment #3 to provide for the easterly extension of Pondview Road;
 - ii) the applicants shall enter into a Development Agreement with the Vaughan Engineering Department for the design and construction of the easterly extension of Pondview Road, and the provision of municipal services. The applicants shall pay their proportionate share for the external municipal services and road construction for the westerly section of Pondview Road and Edward Street in accordance with the CCCCC Investment Corporation Development Agreement dated January 4, 2000;
 - iii) the applicants shall address tree preservation measures on the subject lands and compensation plantings within the adjacent westerly City-owned park in the vicinity of the stormwater management pond, to the satisfaction of the Vaughan Development Planning Department, Vaughan Parks and Forestry Operations Department, and the Toronto and Region Conservation Authority;
 - iv) the applicants shall submit a Tree Protection and Removal Plan and Landscape Buffer Planting Plan to the satisfaction of the Toronto and Region Conservation Authority and the Vaughan Development Planning Department; and,
 - v) the Owner shall pay to Vaughan, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the lands prior to the issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands in accordance with

Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Contribution to Sustainability

The existing minor watercourse that runs east to west through the centre of 143 Thornridge Drive will be protected on either side by a 10m setback from the TRCA flood line through the subject Zoning By-law Amendment application. Additional tree compensation planting will be provided by the Owner within the City's park in the vicinity of the stormwater management pond on the adjacent property to the west, as discussed in the 'TRCA' section of this report.

Economic Impact

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

Communications Plan

On December 18, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to individuals requesting notice. A resident on Arnold Avenue provided the Vaughan Development Planning Department with an email letter in opposition to the application and expressed concerns regarding the loss of trees from the development, and two letters were received from residents on Thornridge Drive in opposition to the extension of Pondview Road. These concerns will be addressed further in the report. The recommendation to receive the Public Hearing report of January 12, 2010, and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on January 26, 2010.

On December 17, 2010, the Development Planning Department mailed a notice of the Committee of the Whole meeting for January 11, 2010 to 17 residents having requested notification of future meetings respecting the subject zoning by-law amendment application.

Purpose

The Owners have submitted an application to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, to rezone the rear portions of 138 Arnold Avenue and 143 Thornridge Drive from R1V Old Village Residential Zone to R2 Residential Zone to facilitate rear lot severances in the manner shown on Attachment #3. The Owners propose to create 5 new residential lots (for single detached dwellings) having minimum 15.2m frontages on the proposed easterly extension of Pondview Road, in accordance with the Council approved 'A4' Neighbourhood Development Plan shown on Attachment #4.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are comprised of two residential properties located southeast of Centre Street and Atkinson Avenue, being Lot 19 on Plan 3319 (138 Arnold Avenue) and Lot 43 on Plan 4061 (143 Thornridge Drive), City of Vaughan. The surrounding land uses are shown on Attachment #2.

The existing lot area of 138 Arnold Avenue is 2522m², with a frontage of 30.5 m and a lot depth of 92.5m. The lot area of 143 Thornridge Drive is 4587m², with a frontage of 36.9m and a lot depth of 112.8m. Each lot is rectangular in shape. The previous dwelling on 143 Thornridge Drive has been demolished and will be replaced with a new single detached dwelling on the retained (R1V) portion of the lot. The existing dwelling on 138 Arnold Avenue will be retained.

In 2007, a similar Zoning By-law Amendment Application (File Z.07.039) was submitted by the previous owners (Joe Wade and Jules Goldstein), however, was subsequently withdrawn.

Ontario Municipal Board Hearing

On July 29, 2010, the applicants appealed the subject Zoning By-law Amendment application to the Ontario Municipal Board (OMB) pursuant to Section 34(11) of the Planning Act with respect to Council's failure to make a decision on the application within the maximum time frame stipulated in the Planning Act (120 days). On July 12, 2010 and October 27, 2010, the applicants appealed the related Consent applications B013/10 to B015/10, and B052/10 and B53/10, respectively, to the Ontario Municipal Board with respect to the Vaughan Committee of Adjustment's failure to make a decision on the severance applications within the maximum time frame stipulated in the Planning Act (90 days).

The OMB Hearing to consider the appeals has been consolidated and a 3 day Hearing to consider all of these appeals is scheduled to commence on January 26, 2011. A recommendation has been included for City staff to attend the OMB Hearing in support of both the Zoning By-law Amendment and Consent applications, with related conditions as specified in this report.

Supporting Documents

The following reports were submitted in support of the application:

- i) Conceptual Site Plan, Weston Consulting Group Inc.;
- ii) Tree Inventory, Ontario Tree Experts Inc, August 6, 2009;
- iii) Functional Servicing Report, Proposed Pondview Road Extension – 5 lots) (143 Thornridge Drive and 138 Arnold Avenue), Valdor Engineering Inc., October 2009;
- iv) Flood Line Study, 143 Thornridge Drive, Valdor Engineering Inc., City of Vaughan, March 30, 2009;
- v) Phase 1 Environmental Site Assessment, 143 Thornridge Drive and 138 Arnold Avenue Terra Firma Plus Inc., October 10, 2007;
- vi) Phase 1 Environmental Site Assessment Update, 143 Thornridge Drive and 138 Arnold Avenue, Soil Probe Ltd, December 1, 2009;
- vii) Scoped Environmental Impact Study, Thornridge Drive and Arnold Avenue, Savanta Inc., June 2010; and,
- viii) Technical Addendum to Environmental Impact Study, Savanta Inc., August 17, 2010.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the proposed Zoning By-law Amendment application to rezone the subject lands in the manner shown on Attachment #3, in light of the following:

a) Provincial Policy Statement

The Provincial Policy Statement (PPS) identifies the subject lands as being within a Settlement Area. The proposal meets the objectives of providing for a range of land uses in a manner that promotes efficient land use and development patterns to support a livable and healthy community, and make efficient use of land and resources within the community, and is appropriate for and efficiently uses the infrastructure and public service facilities within the community. The proposed rezoning to facilitate the future severances of the properties conforms to the PPS.

b) Region of York Official Plan

The subject lands are designated "Urban Area" by the Regional Official Plan, which permits the proposed residential use. The Region of York has no comments or concerns with this application, which conforms to the Regional Official Plan.

c) Vaughan Official Plan

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan), which permits single detached dwelling units at a maximum density of 22 units/ha. The proposal to rezone and sever 138 Arnold Avenue into 3 lots (1 retained lot plus 2 new lots - 11 units/ha) and 143 Thornridge Drive into 4 lots (1 retained lot plus 3 new lots - 8 units/ha), all for single detached dwellings, conforms to the "Low Density Residential" policies of OPA #210.

The subject lands are located within the A4 Neighbourhood Area of the Thornhill community. The A4 Neighbourhood Development Plan was developed in accordance with Official Plan Amendment No. 70 (former Thornhill Community Plan), with extensive public consultation, and, was adopted by Vaughan Council on January 22, 1979. Additional issues concerning the A4 Neighbourhood Development Plan were resolved through meetings and public hearings involving the A4 Subcommittee of Council, City staff and area residents. On March 4, 1980, Vaughan Council adopted a revised A4 Neighbourhood Development Plan, as shown on Attachment #4. The A4 Neighbourhood Plan provides for the eastward extension of Pondview Road terminating in a cul-de-sac, approximately 6 lots east of Edward Street. The proposed road allowance would provide access to those lots severed from the rear of the properties having frontage on Arnold Avenue and Thornridge Drive.

The south side of Pondview Road located west of the subject lands, has been developed with 10 single detached dwellings following approvals by the City and the Ontario Municipal Board on January 21, 1999. These approvals rezoned the rear of the properties at 146, 148, 154, 158, 162 and 166 Arnold Avenue from R1V Old Village Residential Zone to R2 Residential Zone. These properties were severed into lots with minimum 15m frontages on the south side of Pondview Road, as shown on Attachment #2. The east end of Pondview Road currently ends in a temporary hammerhead turn-around.

The proposed five (5) new residential lots as shown on Attachment #3, will have minimum 15m frontages (4 lots with 15.2m frontage, and 1 lot with 18.1m frontage) on a further easterly extension of Pondview Road. The proposed rezoning to R2 Residential Zone is consistent with the existing lot pattern of the Pondview Road area and will provide the continuation of the existing Pondview Road lot pattern. This extension of Pondview Road reflects the Council approved A4 Neighbourhood Plan for this area (Attachment #4).

The property is also subject to OPA #589 which applies to areas in Thornhill zoned R1V Old Village Residential Zone. The intent of OPA #589 is to ensure that all development in the R1V Zone areas characterized by historical, architectural or landscape value, shall be consistent with the overall character of the area. The existing neighbourhood streetscape along Thornridge Drive and Arnold Avenue will not be altered by the proposed rezoning and development of the rear of these lots, as the existing dwelling at 138 Arnold Avenue will be retained and a new dwelling will be built at 143 Thornridge Drive within the R1V Old Village Residential Zone. By retaining the R1V Zone on the front of the original lots, the large lot character of Thornridge Drive and Arnold Avenue will be preserved. The 5 proposed new lots at the rear of the original lots will be consistent with the lot pattern established on Pondview Road within an R2 Zone category. The proposed rezoning (and severances) conforms to OPA #589.

d) City of Vaughan Official Plan 2010

On September 7, 2010, Vaughan Council adopted the new *City of Vaughan Official Plan 2010*, which designates the subject lands "Low-Rise Residential". The proposed

detached dwellings that are intended for the 5 new lots are permitted uses and building types within the Low-Rise Residential designation. This document has been forwarded to the Region of York for final approval.

Zoning

The Zoning By-law Amendment Application (File Z.09.030) proposes to rezone the rear portions of the subject lands from R1V Old Village Residential Zone to R2 Residential Zone, to facilitate the severance of the subject lands into 5 new residential lots for single detached dwellings. The proposed eastward extension of Pondview Road will facilitate two new lots with 15.2m frontages on the south side of Pondview Road, and 3 new lots (2 with 15.2m frontages, and 1 with 18.1m) on the north side of Pondview Road, as shown on Attachment #3. If this rezoning application is approved, the proposed lots would be created through the Consent (Severance) process.

The following site-specific exceptions to By-law 1-88 are proposed:

Table 1

	By-law Standard	By-law 1-88 Requirements of the R2 Zone, R1V Zone and Section 3.20	Proposed Exceptions to R2 Zone, R1V Zone and Section 3.20
a.	Minimum Front Yard Setback in an R2 Residential Zone	4.5m to dwelling, and 6.4m where a garage faces the lot line	5.5m to dwelling (measured from the future road allowance) and 6.4m from a garage (measured from the City easement for the temporary cul-de-sac bulb) as discussed in this report
b.	Maximum Lot Coverage in an R1V Old Village Residential Zone	20%	35% (for retained R1V lot, 138 Arnold Avenue)
c.	Section 3.20 – Use of Residential Lots	1 dwelling permitted per lot in Registered Plans 4061 and 3319	Permit a total of 4 dwellings on Lot 43, Registered Plan 4061 (143 Thornridge Drive); and, Permit a total of 3 dwellings on Lot 19, Registered Plan 3319 (138 Arnold Avenue)

d.	Minimum Rear Yard Setback in an RIV Zone	7.5m	Notwithstanding the minimum rear yard requirement, a minimum 10m development setback to be provided on either side of the TRCA floodlines on Lot 1 (143 Thornridge Drive)
e.	Minimum Interior Side Yard Setback in an RIV Zone	1.5m	Notwithstanding the minimum requirement, a minimum 2.0m setback to be provided on the easterly property line of Lots 1 and 4 (143 Thornridge Drive)

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(662). By-law 1-88 permits one single detached dwelling on a lot in a Residential Zone within specific registered plans listed in the by-law. Plan 4061 and Plan 3319 are two such registered plans and an amendment to By-law-1-88 is required to permit the proposed total of 7 (including the 2 retained lots and 5 new lots) residential lots within the two original lots being within Plan 4061 and Plan 3319. Exception 9(662) to By-law 1-88, provides additional provisions respecting front yard, rear yard, interior, side yard, building heights, and garage projections for R1V lots in this area. If the subject zoning application is approved, exceptions to the R1V Zone are also required for the retained lot at 138 Arnold Avenue to recognize the new maximum lot coverage of 35% (from 20%), which is satisfactory to the Vaughan Development Planning Department.

To provide a buffer to protect the existing vegetation along the easterly property line, an interior side yard setback of 2.0m is proposed for Lot 1 and Lot 4 (143 Thornridge Drive) as shown on Attachment #3, which is satisfactory to the Vaughan Development Planning Department.

The original R1V lot at 143 Thornridge Drive is traversed by a stream corridor and the watercourse is associated with the Regional Storm/Flood Plain. As such, the property is partially located within the Regulated Area of the Don River Watershed under Ontario Regulation 166/06. Any grading works conducted on the original lot and on the proposed three new lots that front onto the north side of the proposed Pondview Road extension will require a Permit under Ontario Regulation 166/06 from the Toronto and Region Conservation Authority (TRCA). To protect the TRCA flood line, a minimum 10m rear yard development setback is proposed on either side of the stream corridor on the original R1V lot at 143 Thornridge Drive (Attachment #3), to the satisfaction of the TRCA.

The current By-law 1-88 standard permits a minimum 4.5 m front yard setback from the main wall of the dwelling to the road allowance and a minimum 6.4 m setback from the garage to the road allowance. The existing dwellings on Pondview Road have been constructed to this by-law standard based on the existing road allowance for Pondview Road. The proposed zoning by-law exception is for a minimum 5.5m front yard setback measured from the front wall of the dwelling to the proposed road allowance for the Pondview Road extension, and a minimum 6.4m setback

measured from the front of the garage to the easement for the temporary cul-de-sac as shown in grey on Attachment #3. Given the City requires a temporary cul-de-sac to provide for appropriate municipal services and turning movements for City maintenance and emergency vehicles, an easement in favour of the City will be required on the front yards of the proposed future Lots 3, 4, 5 and 6 for the 'bulb' portion of the temporary cul-de-sac. When the road is extended further east, the 'bulb' portion of the easement will no longer be required. The proposed easements will be in favour of the City and the conveyance for the road allowance are both acceptable to the Vaughan Engineering Department. This will facilitate an appropriate streetscape and the future dwellings will be setback similar to the setbacks of the existing dwellings on Pondview Road when the road is extended further eastward.

The proposed front yard setbacks to the dwelling and garage are supported by the Vaughan Development Planning Department and would be consistent with the existing dwelling units on the south side of Pondview Road, which are setback 6.4m from the road allowance in accordance with By-law 1-88. When Pondview Road is extended further east, the proposed setbacks for the lots subject of this application, will be in keeping with the existing streetscape and established building setbacks on the south side of Pondview Road. These setbacks and the configuration of the cul-de-sac for the extension of Pondview Road have been reviewed by the City and are considered acceptable.

The proposed rezoning of the rear portions of 138 Arnold Avenue and 143 Thornridge Drive to R2 Residential Zone conforms to the Official Plan, and implements the lotting pattern and Pondview Road alignment as identified in the Council approved 'A4' Neighbourhood Development Plan. The proposed zoning by-law amendment and site-specific exceptions to both the R1V Zone and R2 Zone, are considered to be appropriate by the Vaughan Development Planning Department.

Committee of Adjustment - Consent Applications

The Owners submitted Consent Applications to the Vaughan Committee of Adjustment. Consent Applications B013/10, B014/10 and B015/10 were filed by the Owner of 143 Thornridge Drive, which propose to create 3 new lots for single detached residential dwellings fronting onto the north side of the proposed easterly extension of Pondview Road. Consent Applications B052/10 and B053/10 were filed by the Owner of 138 Arnold Avenue, and propose to create 2 new lots for single detached residential dwellings fronting onto the south side the proposed easterly extension of Pondview Road. These 5 Consent applications are subject to approval by the OMB.

On March 11, 2010, Consent Applications B13/10, B014/10, B015/10 were adjourned a first time, then subsequently adjourned "Sine Die" on June 10, 2010 by the Vaughan Committee of Adjustment. On July 12, 2010, the applicant appealed their applications to the OMB on the basis of the Committees failure to make a decision within the maximum time frame stipulated in the Planning Act (90 days). Consent Applications B052/10 and B053/10 were adjourned "Sine Die" on August 19, 2010 by the Committee of Adjustment. On October 27, 2010, the applicant also appealed these applications to the OMB for the same reason as the previous appeal. The Development Planning Department had earlier advised in the Planning comments that the Consent applications were premature, pending resolution of several issues including that prior to considering the proposed severances, the change in zoning from R1V Zone to R2 Zone must be first approved by Vaughan Council.

The technical review of this zoning application has determined that the proposed consents are desirable for the appropriate development of the land and would implement the intent of the proposed Zoning By-law Amendment application. The Development Planning Department can support the approval of the proposed Consent applications by the OMB, subject to the following conditions:

- i) the applicants convey land and any required easements for the extension of Pondview Road to the City;

- ii) the applicant enter into a Development Agreement with the Vaughan Engineering Department for the construction of the Pondview Road extension, and the provision of services and cost sharing; and,
- iii) the applicant address tree preservation measures and planting compensation measures to the satisfaction of the Vaughan Development Planning Department and the Vaughan Parks and Forestry Operations Department.

Should Council concur, it is recommended that the OMB apply the above-noted conditions of Consent approval to the properties, in addition to the standard conditions required by the Committee of Adjustment as well as other conditions identified in this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Zoning By-law Amendment application and has no objection, subject to conditions. The TRCA advised that Permits under Ontario Regulation 166/06 are required for any grading work on the 143 Thornridge Drive property, which include the 3 new proposed lots on the north side of the Pondview Road extension. The TRCA is satisfied that these lots are adequately setback more than 10 metres from the southerly extent of the flood plain, and therefore, has no objection to the approval of the rezoning application.

The TRCA has reviewed the proposal, including the *Functional Servicing Report* and the *Flood Line Study prepared by Valdor Engineering*. Based on the Flood Line Study, the TRCA is satisfied that the proposed and retained lots have been adequately setback 10 metres on either side of the flood plain, as shown as Attachment #3, and the TRCA has no concerns with the Functional Servicing Report for the proposed development.

A Tree Inventory submitted for the site indicated the presence of two Butternut trees on the 143 Thornridge Drive property. The Endangered Species Act, lists Butternut trees as protected. The Ministry of Natural Resources staff conducted an assessment of these trees on November 23, 2009 and determined that these trees do not qualify for protection under the Act due to their current degraded condition. The TRCA requested additional detailed information through an Environmental Impact Study (EIS) to assess the ecological functions of the wooded area on the 143 Thornridge Drive property. The TRCA also required a scoped EIS for 143 Thornridge Drive to look at bird and amphibian breeding, incidental wildlife and ecological land classification and flora. To address these issues, the applicant submitted a Technical Addendum to the Environmental Impact Study, prepared by Savanta Inc., dated August 17, 2010. The TRCA is satisfied with the report findings, provided that a Tree Protection and Removal Plan and Landscape Buffer Planting Plan is provided for their approval at the detailed design stage. The TRCA has also requested that planting be provided in the vicinity of the stormwater management pond on the municipally owned park property immediately to the west of the subject property.

The Owner will be required to provide Compensation Plantings for the trees which are to be removed through the proposed Tree Protection and Removal Plan. A Compensation Plan must be approved to the satisfaction of the Vaughan Parks and Forestry Operations Department and the compensation plantings shall be provided on the municipally owned park or storm water management pond lands as determined through the City's Development Agreement, at no cost to the City.

As there is no requirement for site plan approval for single detached residential development within this area, both the TRCA and the Vaughan Development Planning Department are recommending that the requirement for the applicant to submit a Tree Protection and Removal Plan and Landscape Buffer Planting Plan be addressed though a condition of approval for the related Committee of Adjustment Consent applications.

Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the Preliminary Site Plan Concept prepared by Weston Consulting Group Inc. dated January 26, 2010, the Environmental Assessment documentation, and the Functional Servicing Report submitted in support of the development proposal. The Vaughan Engineering Department is satisfied with the proposed design of the Pondview Road extension, including the provision for a temporary cul-de-sac bulb, as shown on Attachment #3, prior to the further future extension of Pondview Road, and has no concerns with the Environmental Assessment and the Functional Servicing Report.

The Owner shall enter into a Development Agreement with the City, to satisfy all conditions financial or otherwise, with regard to such matters that the City may consider necessary including payment of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the Vaughan Engineering Department.

As a condition of the severance, the Owner shall pay their proportional share for the external municipal services and road for Pondview Road West and Edward Street that have been designed, oversized and built temporarily or permanent by others to accommodate the development of the lands if required, to the satisfaction of the Vaughan Engineering Department.

As previously identified, the proposed 5 new residential lots will be created through the Consent (Severance) process through applications already filed with the Committee of Adjustment, which are currently subject to approval by the OMB. If the applications are approved, a condition should be applied to ensure that the Applicants convey land including granting easements for the extension of Pondview Road to the City, and enter into a Development Agreement with the Vaughan Engineering Department for the construction of this road and installation of services.

The Vaughan Engineering Department has also advised that servicing is not an issue for the proposed 5 additional lots, as this is considered an infill development and servicing capacity is available.

Vaughan Real Estate Division

The Owner shall pay to Vaughan, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the lands prior to the issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy, which should be included as a condition of the Consent (Severance), if approved by the OMB. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the proposal and has no objections to the proposed rezoning.

Conclusion

The Owners have submitted a Zoning By-law Amendment Application (File Z.09.030) to rezone the rear portions of the subject lands from R1V Old Village Residential Zone to R2 Residential Zone to facilitate the creation of a total of 5 new lots for single detached residential dwellings on

lots having minimum 15m frontages on the proposed easterly extension of Pondview Road. The Owner has also submitted related Consent applications to facilitate the rear lot severances. The Zoning By-law Amendment Application proposes a residential development which implements the objectives of the Provincial Policy Statement by making efficient use of land and resources within the community and is appropriate for and efficiently uses the infrastructure and public service facilities within the community. The proposed rezoning to facilitate the rear lot severances and the easterly extension of Pondview Road conforms to the Official Plan, and implements the lotting pattern and Pondview Road alignment as identified in the Council approved 'A4' Neighbourhood Development Plan.

The Vaughan Development Planning Department is satisfied that the proposed development of the residential lands as shown on Attachment #3, is appropriate and compatible with the surrounding area, as discussed in this report. The Development Planning Department can support the approval of the Zoning By-law Amendment Application, subject to the recommendations in this report. The Ontario Municipal Board Hearing to consider the Zoning By-law Amendment and related Consent applications will commence on January 26, 2011.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Lotting and Zoning
4. Council Adopted A4 Neighbourhood Development Plan

Report prepared by:

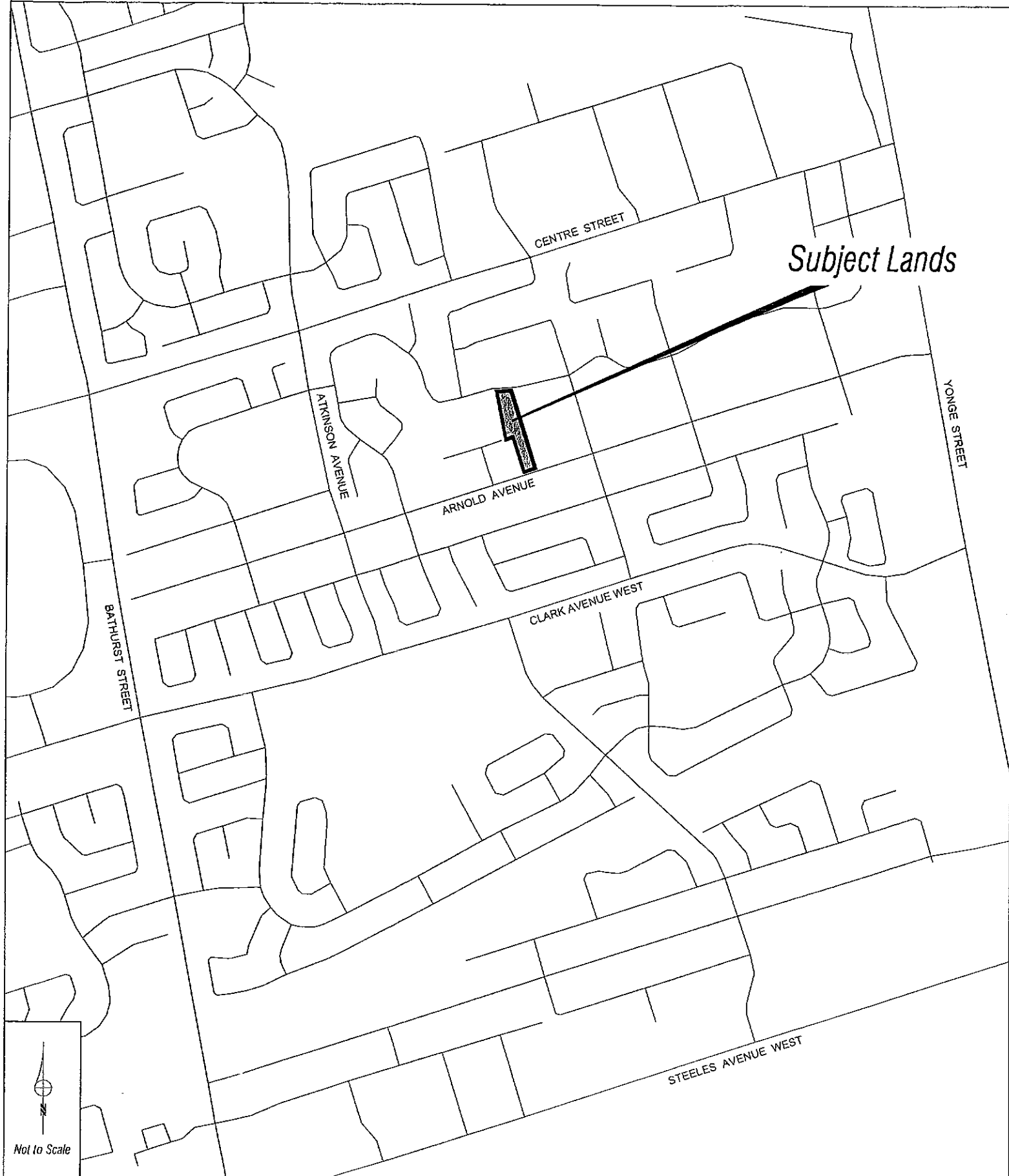
Laura Janotta, Planner, ext. 8634
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lots 29 & 30, Concession 1

APPLICANT:
Warren Newfield and Joe Wade

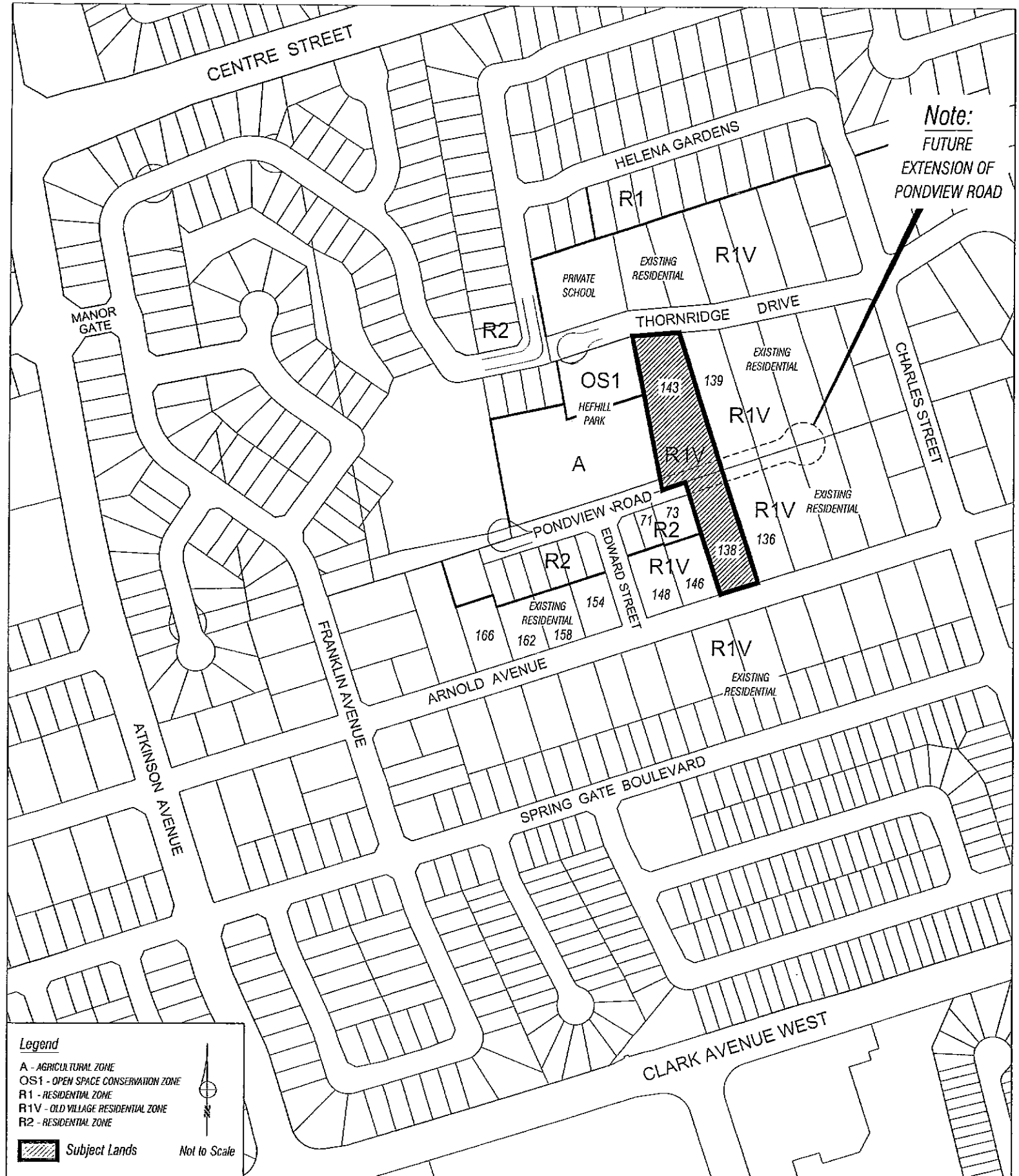


Attachment

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October 26, 2010

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Location Map

LOCATION:
Part Lots 29 & 30, Concession 1

APPLICANT:
Warren Newfield and Joe Wade



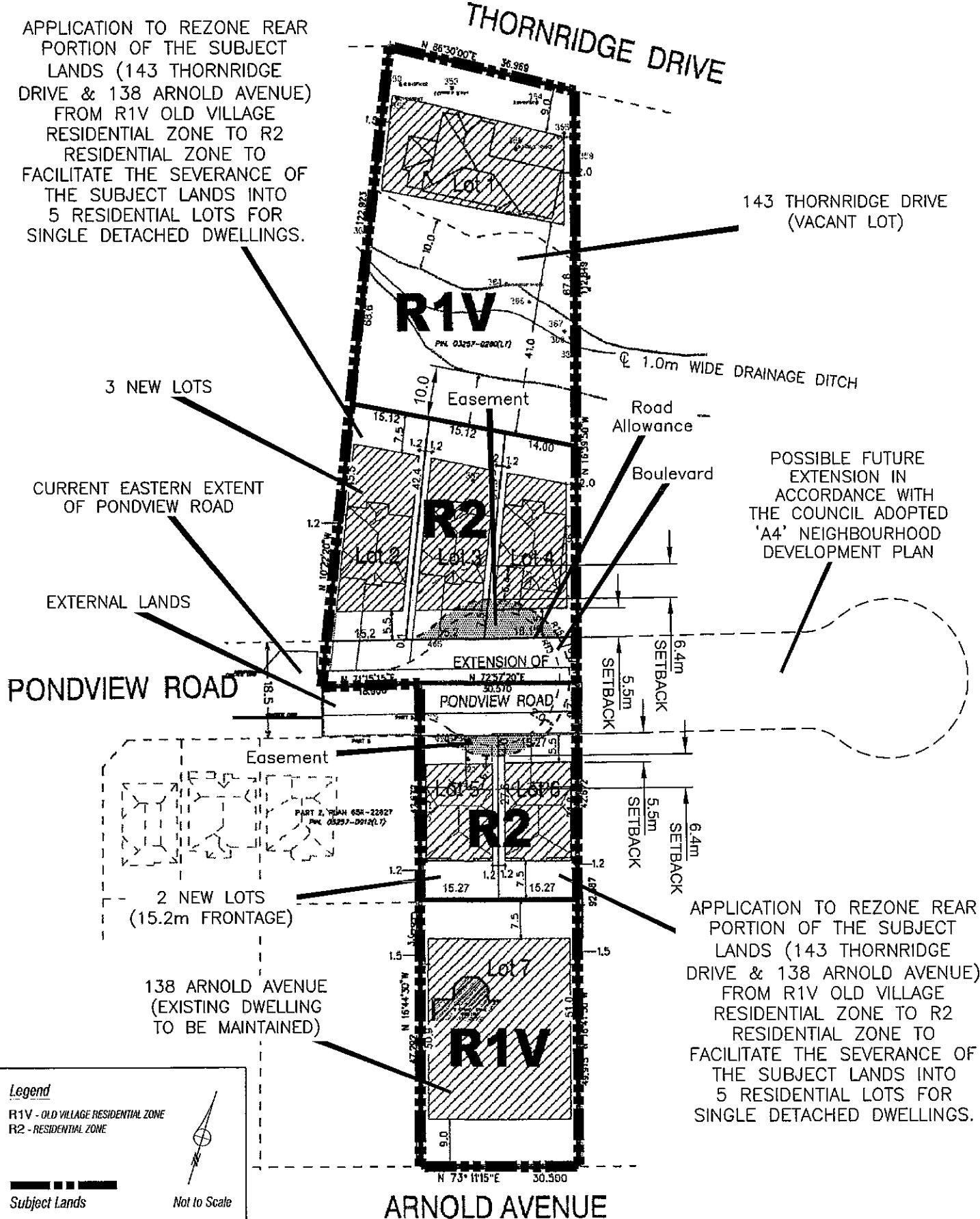
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Z.09.030

DATE:
October 26, 2010

2

APPLICATION TO REZONE REAR
PORTION OF THE SUBJECT
LANDS (143 THORNRIDGE
DRIVE & 138 ARNOLD AVENUE)
FROM R1V OLD VILLAGE
RESIDENTIAL ZONE TO R2
RESIDENTIAL ZONE TO
FACILITATE THE SEVERANCE OF
THE SUBJECT LANDS INTO
5 RESIDENTIAL LOTS FOR
SINGLE DETACHED DWELLINGS.



Proposed Lotting & Zoning

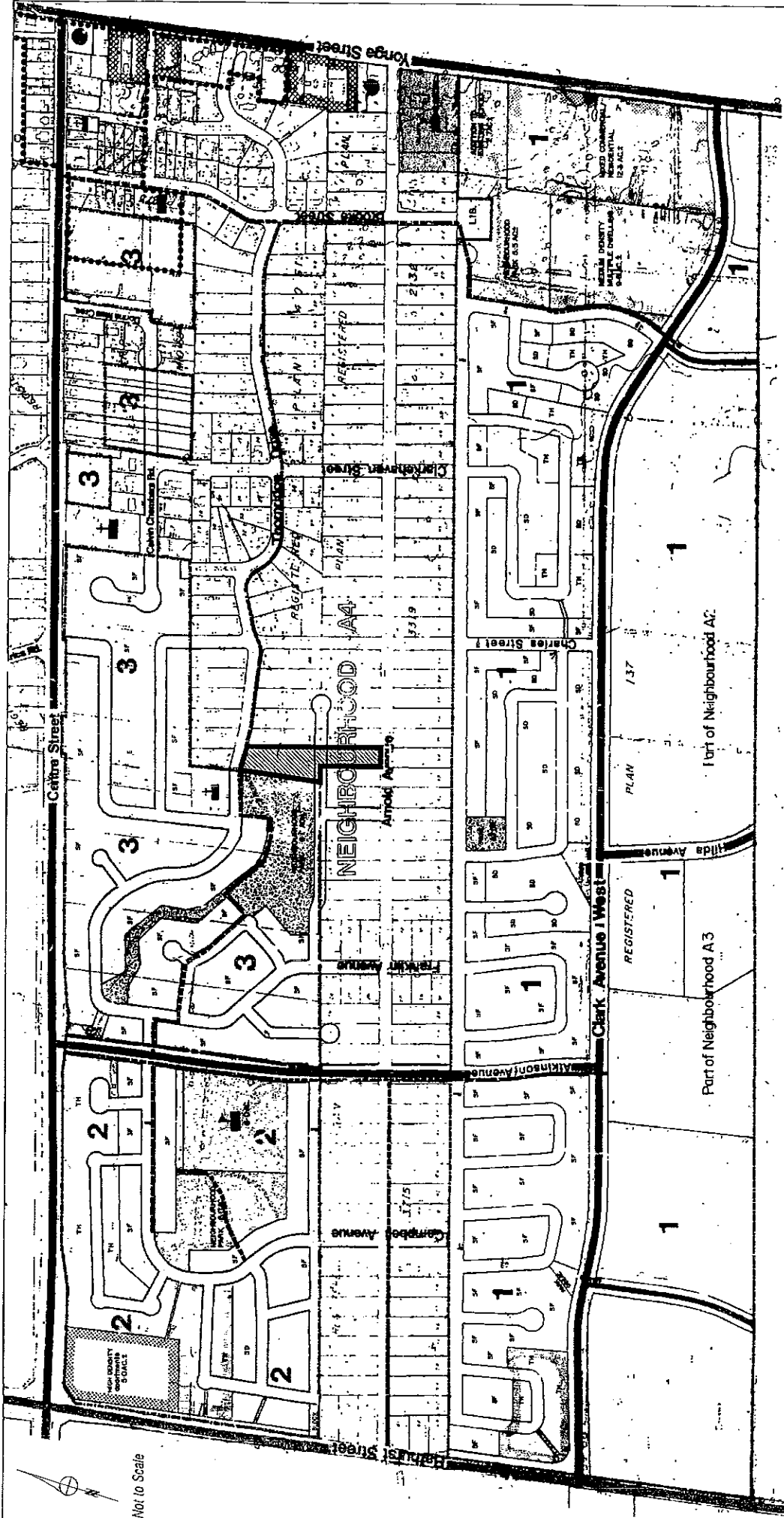
LOCATION:
Part Lots 29 & 30, Concession 1

APPLICANT:
Warren Newfield and Joe Wade

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Attachment
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DATE:
October 26, 2010
3



Not to Scale

- COMMERCIAL**
- MIXED COMMERCIAL & HEAVY RETAIL
 - GENERAL COMMERCIAL
 - SERVICE STATION
- INSTITUTIONAL**
- PUBLIC SCHOOL - UNIV
 - CHURCH
 - LIB. LIBRARY
- RESIDENTIAL**
- DETACHED SINGLE-FAMILY LOTS
 - SEMI-DETACHED LOTS
 - TOWNHOUSE LOTS (street & lot)
 - LOW DENSITY
 - MEDIUM DENSITY
 - HIGH DENSITY
- SUBJECT LANDS**
- SUBJECT LANDS
- Other Symbols:**
- PARK & OPEN SPACE
 - PEDESTRIAN SYSTEM
 - FURTHER STUDY AREA

Council Adopted A4 Neighbourhood Development Plan (January 20, 1979, as amended March 4, 1980)

APPLICANT: Warren Newfield and Joe Wade
 LOCATION: Part Lots 29 & 30, Concession 1

