

COMMITTEE OF THE WHOLE APRIL 12, 2011

**ZONING BY-LAW AMENDMENT FILE Z.11.002
1711479 ONTARIO INC.
WARD 3**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.11.002 (1711479 Ontario Inc.) BE APPROVED, to:
 - i) rezone 27 lots for detached dwelling units from RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" to RD3 Residential Detached Zone Three as shown on Attachment #3; and,
 - ii) rezone 6 blocks (27 townhouse units) from RT1 Residential Townhouse Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", as shown on Attachment #3.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

On February 25, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, to the Millwood Woodend Ratepayers Association and to the East Woodbridge Community Association. At the Public Hearing held on March 22, 2011, there were no written comments received from the public on this item, and no individuals from the public to speak on the item. The recommendation of the Committee of the Whole to receive the Public Hearing Report of March 22, 2011 and to forward a comprehensive report to a future Committee of the Whole meeting will be ratified by Vaughan Council on April 5, 2011.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.11.002) to amend By-law 1-88, on the subject lands shown on Attachments #1 and #2, specifically to:

- i) rezone 27 lots for detached dwelling units from RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" to RD3 Residential Detached Zone Three; and,
- ii) rezone 6 blocks (27 townhouse units) from RT1 Residential Townhouse Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)".

The rezoning will facilitate the development of 27 detached dwelling units ahead of 27 townhouse units, and represents an even exchange of servicing allocation that was previously approved for the subdivision (Majormack Investments Inc., M3DC Capital Corp. & 4074 MM Inc., File 19T-07V06). The proposed rezoning of the subject lands is illustrated on Attachment #3.

Background - Analysis and Options

Location

North side of Major Mackenzie Drive, between Weston Road and Pine Valley Drive, within approved Plan of Subdivision File 19T-07V06 (Majormack Investments Inc., M3DC Capital Corp. & 4074 MM Inc.), within Planning Block 40, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.

Official Plan

The subject lands are designated "Low Density Residential" and "Medium Density Residential/Commercial" by OPA #600, which permits single detached and townhouse dwelling units, respectively. The subject lands are also designated "Low-Rise Residential" and "Low-Rise Mixed Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect. The application proposal conforms to the Official Plans.

Zoning

The subject lands are zoned RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1334) as shown on Attachment #2.

The Owner submitted a Zoning By-law Amendment Application (File Z.11.002, 1711479 Ontario Inc.) to rezone 27 lots for detached dwelling units from RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" to RD3 Residential Detached Zone Three, and to rezone 6 blocks (27 townhouse units) from RT1 Residential Townhouse Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)". The proposed rezoning of the subject lands is illustrated on Attachment #3.

Planning Considerations

The proposed rezoning application removes an existing Holding Symbol "(H)" from 27 lots for detached residential units and places the Holding Symbol "(H)" on 6 Blocks intended for 27 townhouse dwelling units thereby exchanging servicing allocation from the blocks to the lots. The Development Planning Department is of the opinion that the proposed rezoning is minor and technical in nature, and has no concerns.

Vaughan Engineering Department

On June 8, 2010, Vaughan Council approved the Allocation Schedule which included this subdivision (Majormack Investments Inc., M3DC Capital Corp. & 4074 MM Inc., File 19T-07V06), allocating an upset of 96 units. The Engineering Department has no concerns with this application, as this represents an even exchange of servicing allocation that was previously approved for the subdivision.

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

N/A

Conclusion

The Vaughan Development Planning Department has reviewed the Zoning By-law Amendment Application in accordance with Official Plan #600, the new City of Vaughan Official Plan 2010 and Zoning By-law 1-88, and has identified that there are no specific issues to review, and that the subject zoning by-law amendment is a technical matter, and can be approved.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning By-law Amendment

Report prepared by:

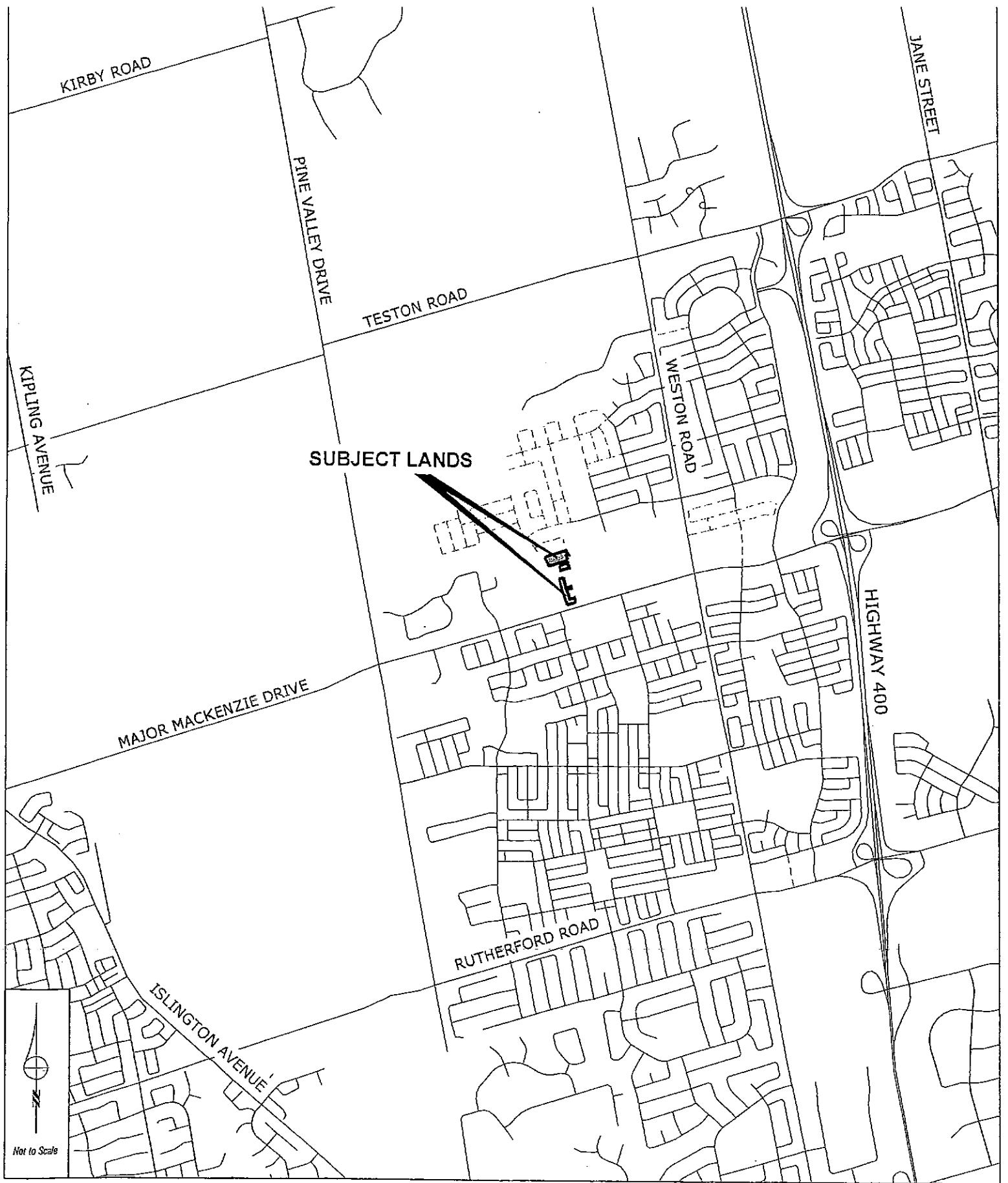
Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION: Part of Lot 21, Concession 6

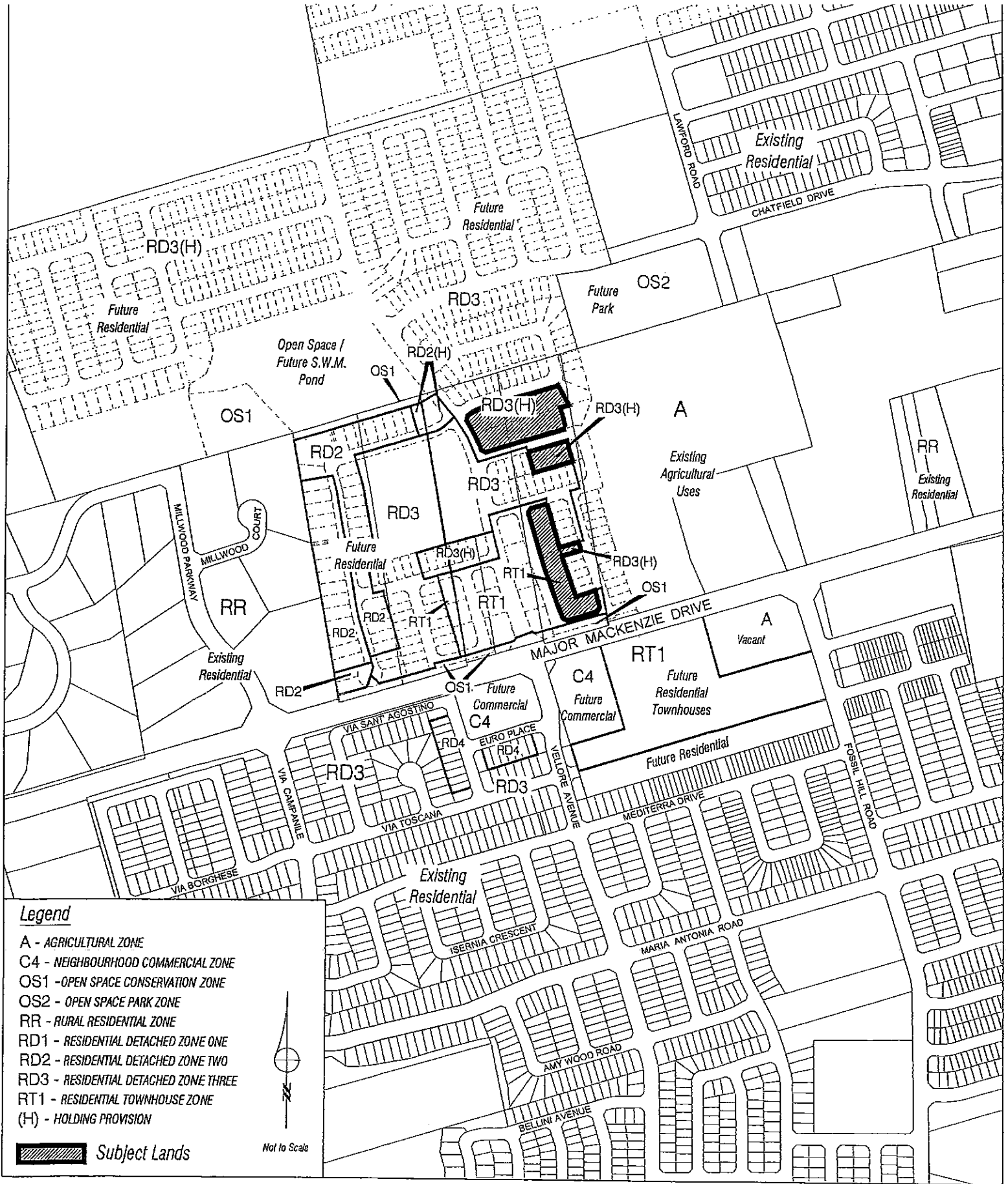
APPLICANT: 1711479 Ontario Inc. (formally known as Majormack Investments Inc., 4074 MM Inc. and M3D3 Capital Corporation)



Attachment


FILE:
Z.11.002
RELATED FILE:
19T-07V06
DATE:
February 23, 2011

1



Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

 Subject Lands

Not to Scale

Location Map

LOCATION: Part of Lot 21, Concession 6

APPLICANT: 1711479 Ontario Inc. (formerly known as Majormack Investments Inc., 4074 MM Inc. and M3D3 Capital Corporation)

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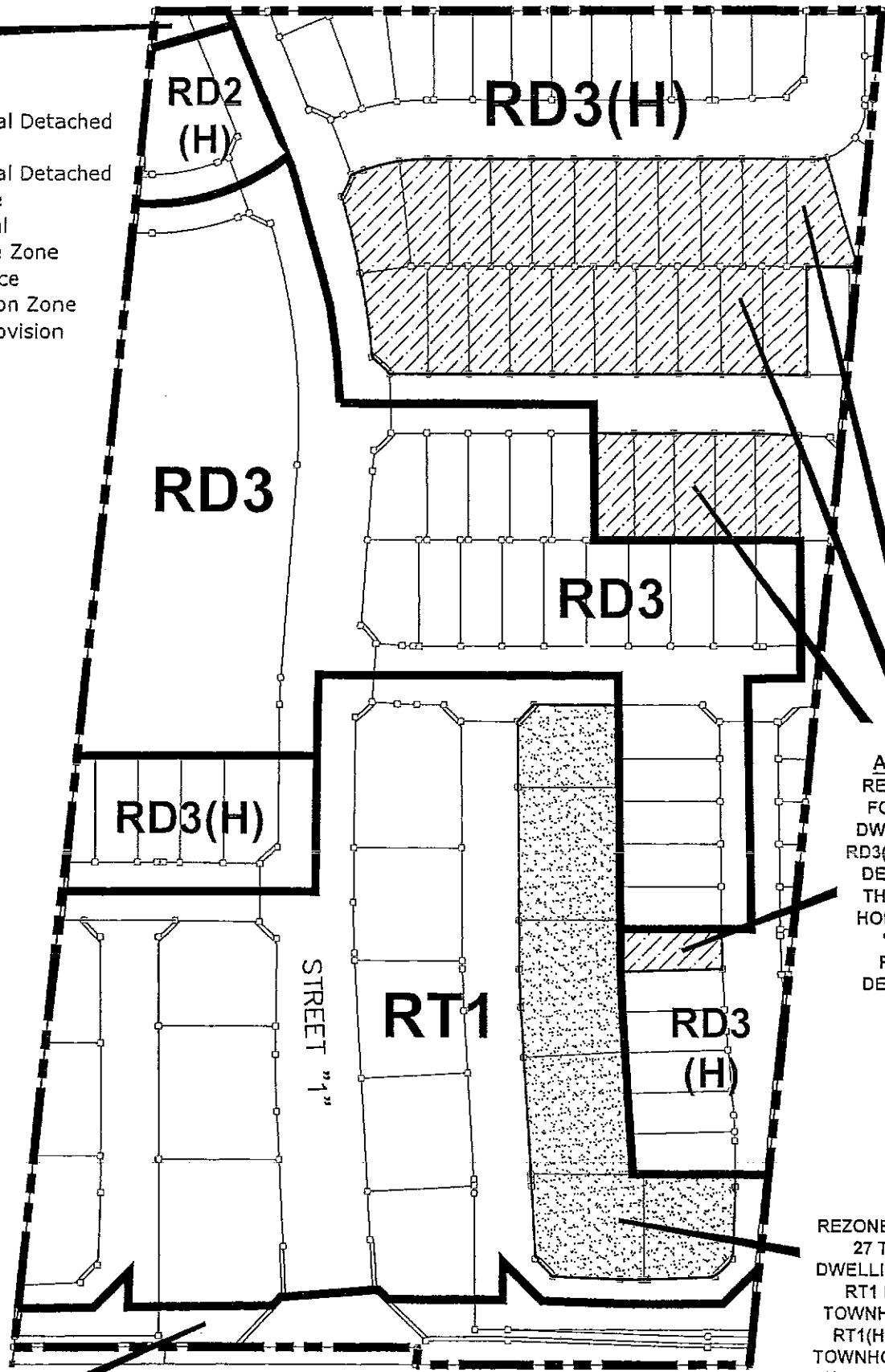
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2

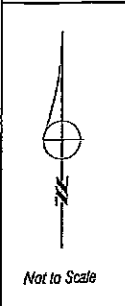
OS1

- RD2** - Residential Detached Zone Two
- RD3** - Residential Detached Zone Three
- RT1** - Residential Townhouse Zone
- OS1** - Open Space Conservation Zone
- (H)** - Holding Provision



ZONING AMENDMENT
 REZONE 27 LOTS FOR DETACHED DWELLINGS FROM RD3(H) RESIDENTIAL DETACHED ZONE THREE WITH THE HOLDING SYMBOL "(H)" TO RD3 RESIDENTIAL DETACHED ZONE THREE

REZONE 6 BLOCKS FOR 27 TOWNHOUSE DWELLING UNITS FROM RT1 RESIDENTIAL TOWNHOUSE ZONE TO RT1(H) RESIDENTIAL TOWNHOUSE ZONE WITH THE ADDITION OF THE HOLDING SYMBOL "(H)"



OS1

MAJOR MACKENZIE DRIVE WEST

Proposed Zoning By-Law Amendment

APPLICANT: 1711479 Ontario Inc. (formerly known as Majormack Investments Inc., 4074 MM Inc. and M3D3 Capital Corporation)

LOCATION: Part of Lot 21, Concession 6



Attachment

FILE: Z.11.002
 RELATED FILE: 19T-07V06
 DATE: February 23, 2011

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17-0711-ATTACHMENT(S) 23 11 002 6-9