

**2. ZONING BY-LAW AMENDMENT FILE Z.11.021
1711479 ONTARIO INC.
WARD 3**

P.2011.29

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.021 (1711479 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 19, 2011
- b) Circulation Area: 150m and to the Millwood Woodend Ratepayers Association
- c) Comments Received as of August 31, 2011: None

Purpose

To amend Zoning By-law 1-88, specifically to rezone the subject lands from RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" to the following, in the manner shown on Attachment #3:

- RD3(H) Residential Detached Zone with the Holding Symbol "(H)" (Lots 11 to 14) to permit 4 detached dwelling units (minimum 12m frontages); and,
- RD4(H) Residential Detached Zone with the Holding Symbol "(H)" (Lots 15 to 32) to permit 18 detached dwelling units (proposed 7.5m frontages) with site-specific zoning exceptions.

The following site-specific zoning exceptions are requested to facilitate the proposed RD4(H) Residential Detached Zone with the Holding Symbol "(H)":

	By-law Standard	By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone
a.	Minimum Lot Frontage	9.0m	7.5m
b.	Minimum Lot Area	243 m ²	225 m ²

	By-law Standard	By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone
c.	Minimum Front Yard Specific Zone Note	4.5m ⁽¹⁾ (1) The minimum front or exterior side yard setback to an attached garage that faces a lot line shall be 6.0m	4.5m ⁽¹⁾ (1) The minimum front yard setback to an attached garage that faces the lot line shall be 5.8m
d.	Minimum Rear Yard	7.5m	7.0m
e.	Minimum Interior Side Yard Specific Zone Notes	1.2m ⁽²⁾⁽³⁾ (2) The minimum interior side yard shall be: i) 3.5m on a lot abutting a non-residential use including a walkway, Greenway, buffer block or stormwater management pond; ii) 2.0m where the detached garage is located in the rear yard accessed by a mutual driveway; and, iii) 3.5m to the dwelling on the driveway side of the lot where a detached garage is located to the rear of the dwelling and accessed by a driveway crossing the front lot line. (3) For lots with a frontage equal to or less than 9.5m, or in the case of a corner lot where the frontage is equal to or less than 14m, the minimum interior side yard on one side may be reduced to 0.6m, where it abuts a yard of 1.2m, except if it abuts a non-residential use including a walkway, greenway, buffer block or stormwater management pond, in which case the minimum side yard shall be 3.5m. A permitted encroachment feature (except an air conditioner) may establish the	1.2m ⁽²⁾⁽³⁾ (2) N/A (3) The minimum interior side yard setback on one side may be reduced to 0.45m where it abuts a minimum yard of 1.2m

	By-law Standard	By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone
		reduced minimum interior side yard provided it abuts a minimum side yard of 1.2m.	
e.	Minimum Exterior Side Yard	4.5m	4.0m
f.	Maximum Building Height	11m	10m (proposal to lower maximum height in light of proposed reduction to side yard)
f.	Maximum Interior Garage Width	3.048m	The maximum interior garage width may be increased on a lot with a frontage less than 11m provided the increase in width shall: i) Only occur on an interior wall; ii) Be a maximum of 1.8m in width; beyond the maximum permitted 3.048m; and, iii) Not occur with the first 1.2m immediately behind the garage face or door.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> • North side of Major Mackenzie Drive, between Weston Road and Pine Valley Drive, within approved Plan of Subdivision File 19T-07V06, in Planning Block 40 South, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> • "Medium Density Residential/Commercial" by OPA #600. • "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 pending approval from the Region of York. • The application conforms to the Official Plans.

Zoning	<ul style="list-style-type: none"> • RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1334), as shown on Attachment #2. • The proposed site-specific amendments to Zoning By-law 1-88 are identified in the "Purpose" section of this report.
Surrounding Land Uses	<ul style="list-style-type: none"> • Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> • The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Zoning Amendment and Related Exceptions	<ul style="list-style-type: none"> • The application will be reviewed to ensure the appropriateness of the proposed change in use from townhouses to detached residential, zone categories, and zone standards and exceptions.
c.	Compatibility with Surrounding Land Uses	<ul style="list-style-type: none"> • The application will be reviewed in the context of the surrounding land uses to assess compatibility with respect to the proposed building form, lotting pattern, and the approved Block 40 South Plan.
d.	Architectural Control Guidelines	<ul style="list-style-type: none"> • The existing architectural control guidelines for Block 40 South must be amended to address the proposed development form to the satisfaction of the City.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. 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 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 the proposed rezoning will be reviewed in the context of the applicable Official Plan policies, the requirements of Zoning By-law 1-88, and compatibility of the proposed residential development form in the context of the surrounding land uses.

Attachments

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

Report prepared by:

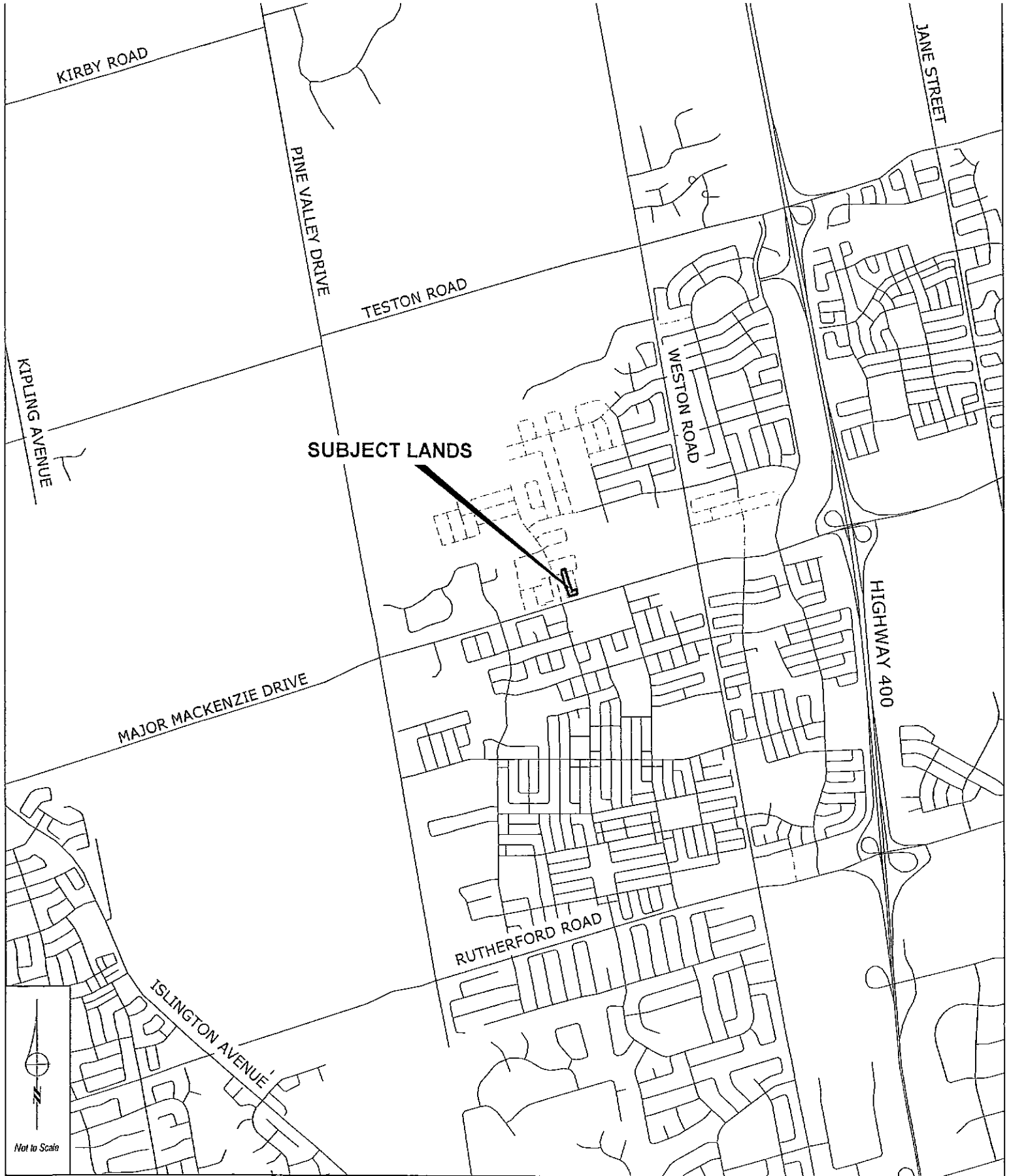
Margaret Holyday, Planner, ext. 8216
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Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 6

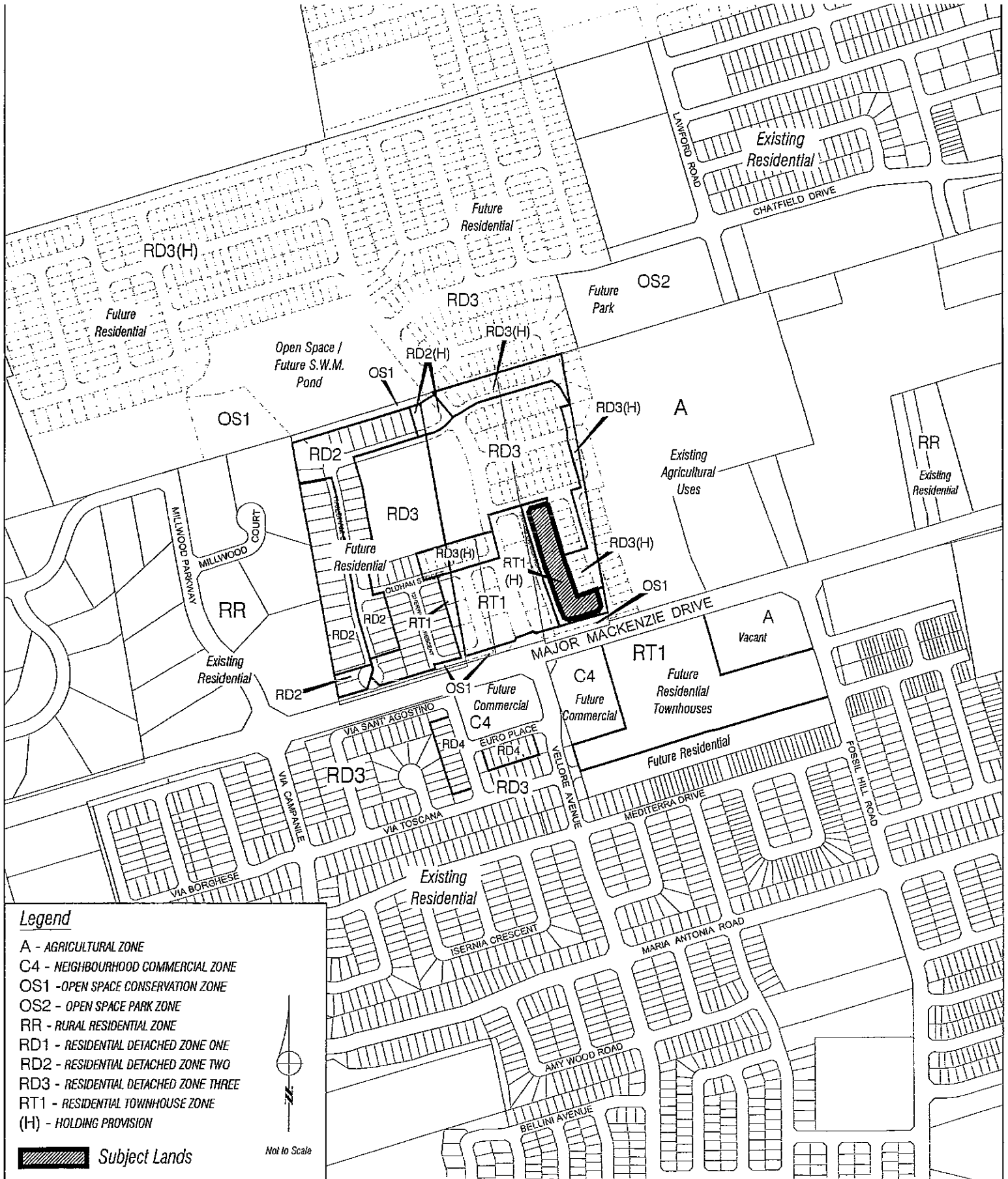
APPLICANT:
1711479 Ontario Inc.



Attachment

FILE:
Z.11.021
RELATED FILE:
19T-07V06
DATE:
July 21, 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.

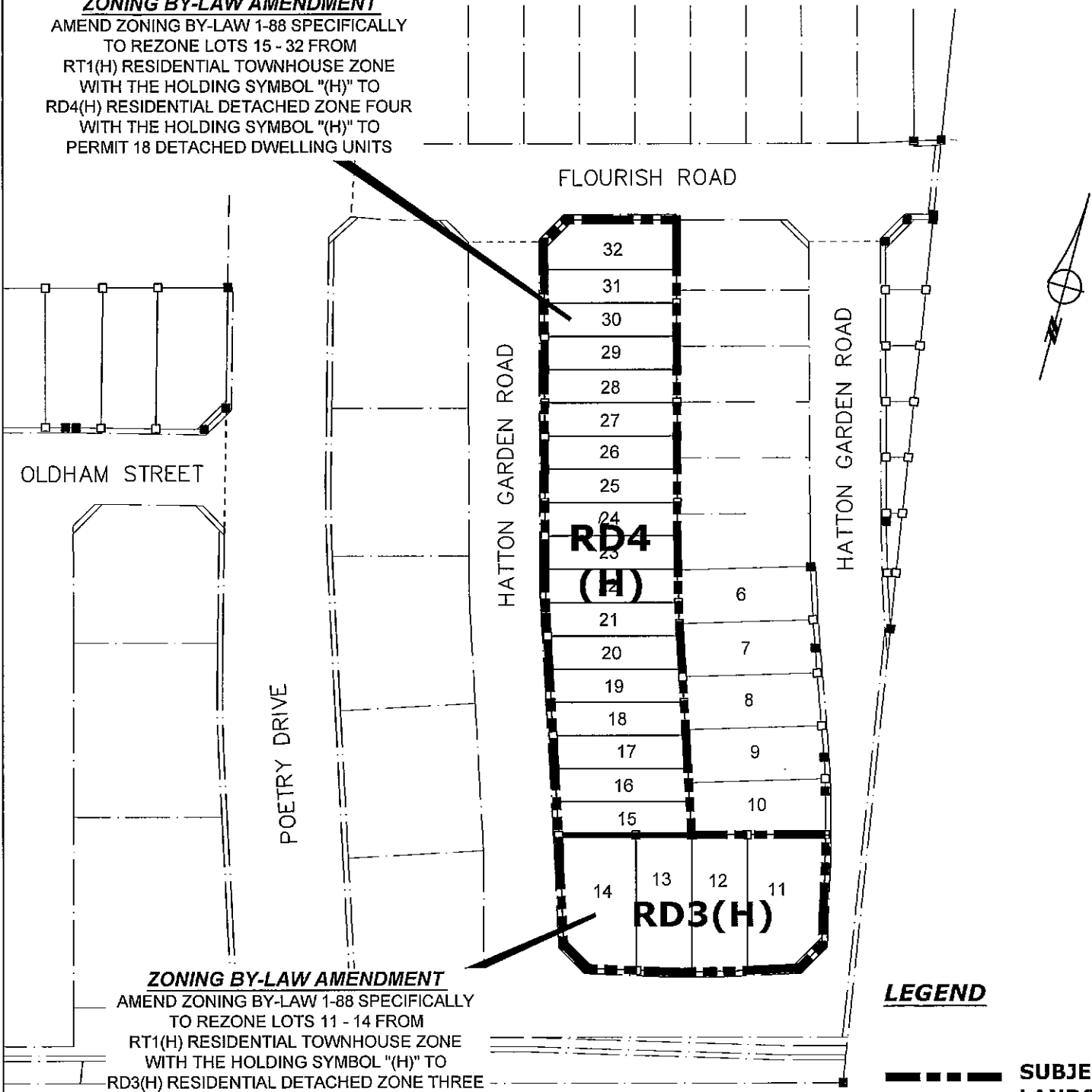


Attachment

FILE:
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RELATED FILE:
19T-07V06
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July 21, 2011

2

ZONING BY-LAW AMENDMENT
 AMEND ZONING BY-LAW 1-88 SPECIFICALLY
 TO REZONE LOTS 15 - 32 FROM
 RT1(H) RESIDENTIAL TOWNHOUSE ZONE
 WITH THE HOLDING SYMBOL "(H)" TO
 RD4(H) RESIDENTIAL DETACHED ZONE FOUR
 WITH THE HOLDING SYMBOL "(H)" TO
 PERMIT 18 DETACHED DWELLING UNITS



ZONING BY-LAW AMENDMENT
 AMEND ZONING BY-LAW 1-88 SPECIFICALLY
 TO REZONE LOTS 11 - 14 FROM
 RT1(H) RESIDENTIAL TOWNHOUSE ZONE
 WITH THE HOLDING SYMBOL "(H)" TO
 RD3(H) RESIDENTIAL DETACHED ZONE THREE
 WITH THE HOLDING SYMBOL "(H)" TO
 PERMIT 4 DETACHED DWELLING UNITS

LEGEND

----- SUBJECT LANDS

RD3-Residential Detached Zone Three

RD4-Residential Detached Zone Four

(H)- Holding Symbol

MAJOR MACKENZIE DRIVE WEST

Proposed Zoning
 By-Law Amendment



Attachment
 FILE:
 Z.11.021
 DATE:
 August 11, 2011
3

APPLICANT: 1711479 Ontario Inc. LOCATION: Part of Lot 21, Concession 6

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