

**1. ZONING BY-LAW AMENDMENT FILE Z.11.023
SHAEL E. BECKENSTEIN, MARCIANO BECKENSTEIN, LLP
WARD 5**

P.2011.32

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.023 (Shael E. Beckenstein, Marciano Beckenstein, LLP) 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: September 9, 2011
- b) Circulation Area: 150 m
- c) Comments Received as of September 20, 2011: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.023, specifically to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from R1V Old Village Residential Zone to R1 Residential Zone (minimum 18 m frontages) in order to facilitate the creation and development of 2 lots for detached residential dwellings through a future severance application, with frontage on Wigston Place, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Southeast of Bathurst Street and Highway #407, on the north side of Wigston Place, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Low Density Residential" by OPA #210 (Thornhill Community Plan).▪ "Low-Rise Residential" 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 proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">▪ R1V Old Village Residential Zone by Zoning By-law 1-88, subject to Exception 9(941).

	<ul style="list-style-type: none"> An amendment to Zoning By-law 1-88 is required to rezone the subject lands to R1 Residential Zone (minimum 18 m frontages), to facilitate the future creation and development of two lots for detached dwellings. The R1V Old Village Residential Zone (minimum 30 m frontages) does not permit the development of lots in the manner shown on Attachment #3, and therefore, an amendment to the Zoning By-law is required.
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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.	Appropriateness of the Proposed R1 Residential Zone	<ul style="list-style-type: none"> The appropriateness of rezoning the subject lands from R1V Old Village Residential Zone to R1 Residential Zone, will be reviewed in consideration of the policies in the Official Plan, the requirements of Zoning By-law 1-88, and compatibility with the surrounding land use context.
b.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The northerly portion of the subject lands is located within a TRCA Regulated Area. The Owner must satisfy all requirements of the TRCA, which may affect the developable area of the subject lands and may result in site-specific zoning requirements.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision 2020/Strategic Plan 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 preliminary issues identified in this report and any other issues identified through the processing of the application 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.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan

Report prepared by:

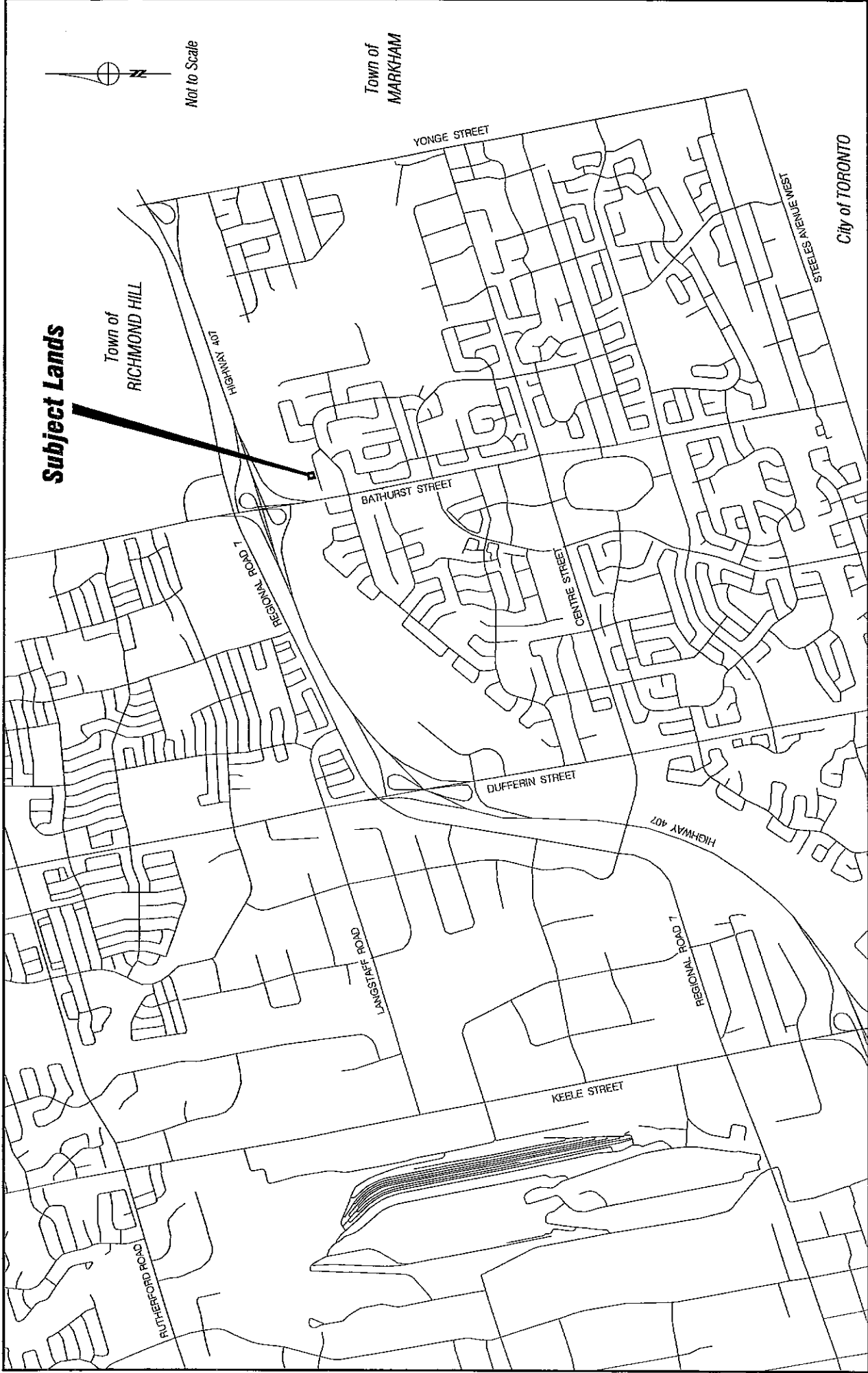
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG

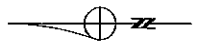


Subject Lands

Town of RICHMOND HILL

Town of MARKHAM

City of TORONTO



Not to Scale

Context Location Map

LOCATION:
Part of Lot 34, Concession 1

APPLICANT:
Shael E. Beckenstein, Marciano Beckenstein LLP

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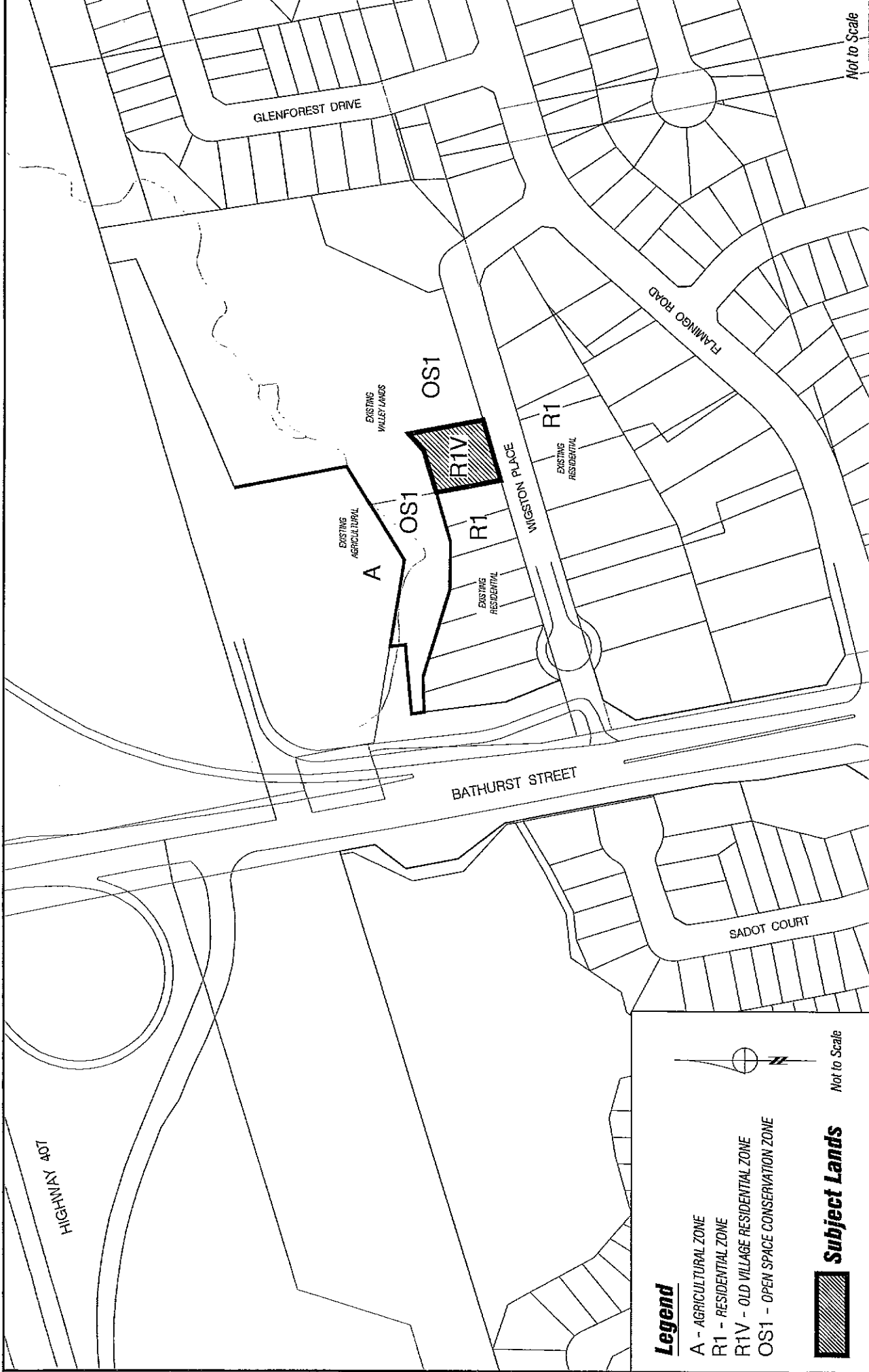


Attachment

FILE:
Z.11.023

DATE:
August 19, 2011

1



Not to Scale

Attachment

FILE: Z.11.023

DATE: August 19, 2011



Location Map

Legend

- A - AGRICULTURAL ZONE
- R1 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE



Subject Lands

Not to Scale

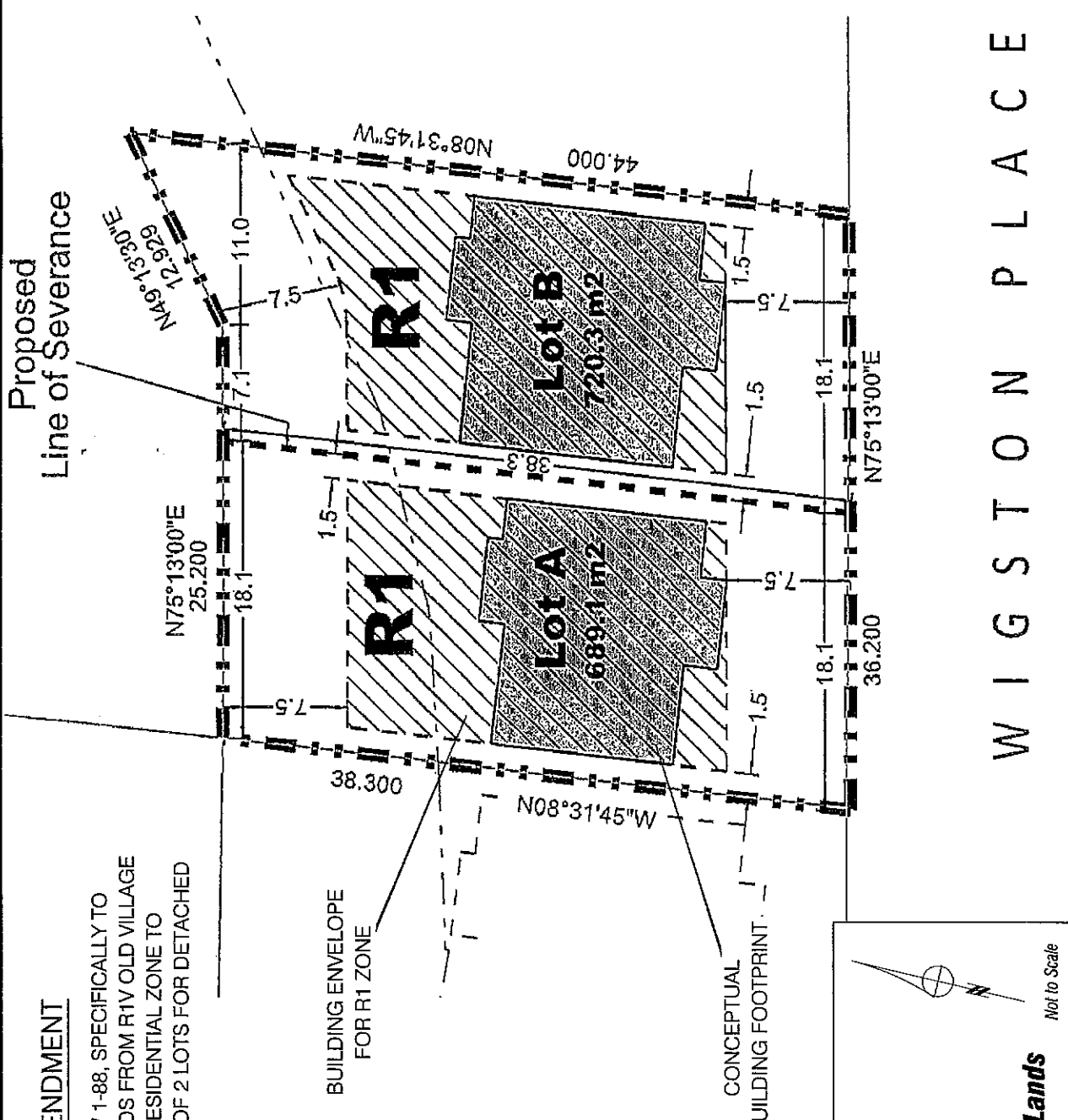
LOCATION:
Part of Lot 34, Concession 1

APPLICANT:
Shael E. Beckenstein, Marciano Beckenstein LLP

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ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM R1V OLD VILLAGE RESIDENTIAL ZONE TO R1 RESIDENTIAL ZONE TO FACILITATE THE CREATION OF 2 LOTS FOR DETACHED RESIDENTIAL DWELLINGS.



Conceptual Site Plan

LOCATION:
Part of Lot 34, Concession 1

APPLICANT:
Shael E. Beckenstein, Marciano Beckenstein LLP

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