

COMMITTEE OF THE WHOLE FEBRUARY 28, 2012

**ZONING BY-LAW AMENDMENT FILES Z.03.008, Z.08.035 AND Z.08.036
1321362 ONTARIO INC., 11336 HIGHWAY 27 LIMITED PARTNERSHIP,
AND KLEINVIT ESTATES INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT a minimum interior side yard of 1.2 m be approved, whereas 1.5 m is required in an R1 Residential Zone, for the 110 single detached dwelling units within the Plans of Subdivision shown on Attachment #3.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

To approve a minimum interior side yard of 1.2 m, whereas 1.5 m is required in an R1 Residential Zone, for the 110 single detached dwelling units within the Plans of Subdivision shown on Attachment #3.

Background

The subject lands shown on Attachments #1 and #2 are located on the west side of Regional Road 27, south of Kirby Road, City of Vaughan.

On September 27, 2011, Vaughan Council approved the above-noted Zoning By-law Amendment files and related Draft Plan of Subdivision files to facilitate the development of 110 residential single detached dwelling units in three Plans of Subdivision as shown on Attachment #3. The zoning to be applied to these lots is R1 Residential Zone, which would require minimum interior side yards of 1.5 m on either side of the dwelling unit. The implementing zoning by-law to rezone the approved residential lots to R1 Zone (minimum 18 m lot frontage) has not yet been enacted.

The Owners have recently requested that the interior side yard setback for the proposed dwellings in the R1 Zone be reduced from 1.5 m to 1.2 m, which was not originally considered by Council. The Owners have submitted a Typical Streetscape drawing shown on Attachment #4. The Owners advise that the reduction to the interior side yard is necessary to provide for greater flexibility in the floor plan designs for the dwelling units. The Vaughan Development Planning has reviewed the proposal and has determined that the reduction of 0.3 m to the interior side yard requirement on an 18 m wide lot will continue to provide for a positive streetscape. The proposed exception to the Zoning By-law requirement is considered minor and appropriate, and meets the intent of the Official Plan.

It is noted that the Zoning Section of the Planning Act (Section 34(17)) allows Council to deem a revision as minor and not requiring a further Public Hearing. The Development Planning

Department is satisfied that the proposed zoning exception is minor and that a further Public Hearing is not required.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department is satisfied that the proposal to reduce the minimum interior side yard requirement for the R1 Residential Zone for the residential single detached lots shown on Attachment #3 from 1.5 m to 1.2 m as shown on Attachment #4, is minor and in keeping with the Official Plan. The proposal will result in development that is appropriate and provide for a positive streetscape. Should the Committee concur, a recommendation is provided to facilitate the proposed amendment.

Attachments

1. Context Location Map
2. Location Map
3. Approved Draft Plan of Subdivision Files: 19T-08V05, 19T-08V04 and 19T-03V02
4. Typical Streetscape

Report prepared by:

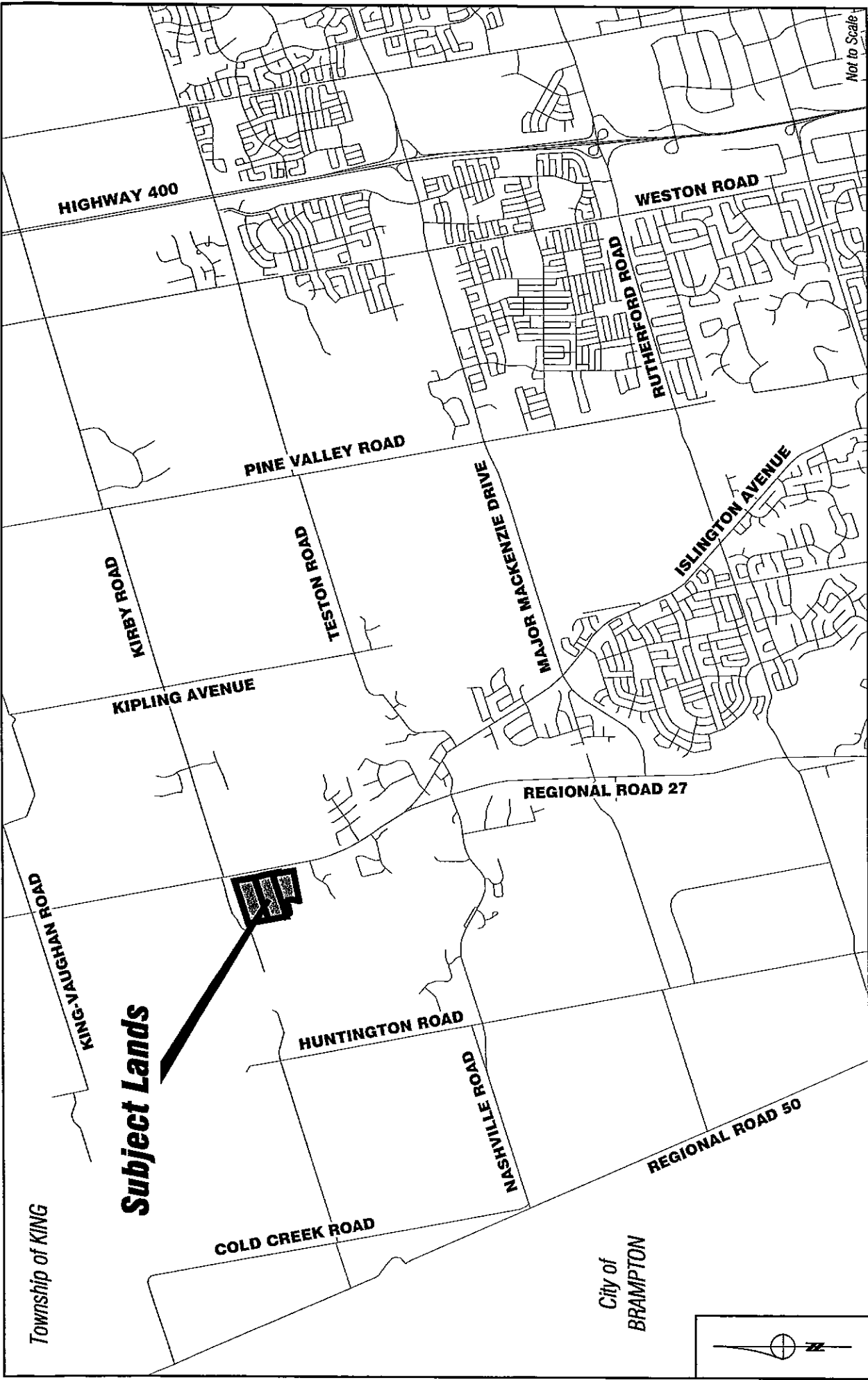
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG



Not to Scale

Attachment 1

FILES: Z.03.008 / Z.08.035 / Z.08.036
 DATE: February 10, 2011

RELATED FILES:
 19T-03V02
 19T-08V04
 19T-08V05



Context Location Map

LOCATION:
 Part of Lots 29 & 30, Concession 9

APPLICANT:
 1321362 Ontario Inc., 11336 Highway 27 Limited Partnership
 and Kleinvit Estates Inc.

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Location Map

LOCATION:
Part of Lots 29 & 30, Concession 9

APPLICANT:
1321362 Ontario Inc., 11336 Highway 27 Limited Partnership and Kleinvit Estates Inc.

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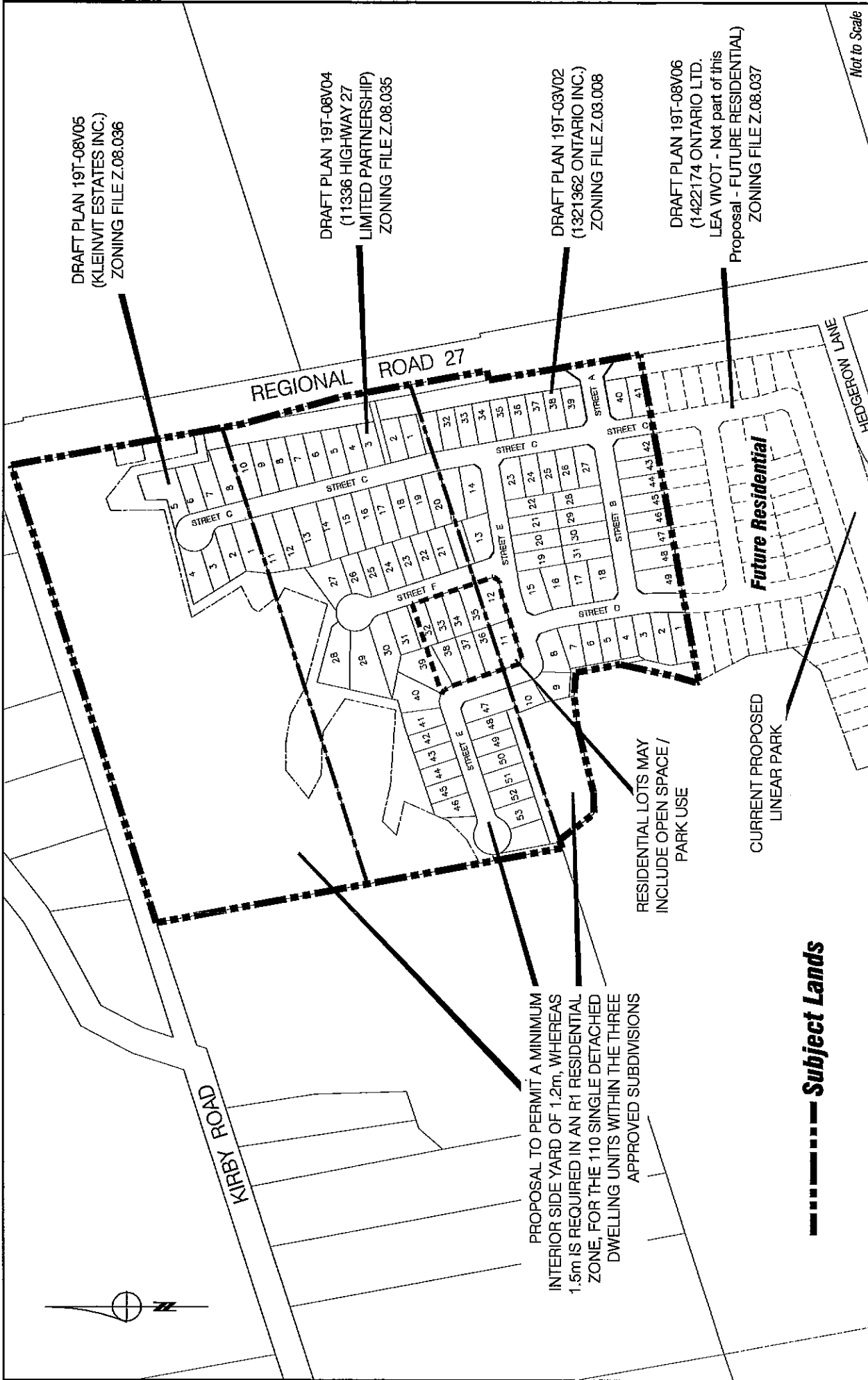
RELATED FILES:
19T-03V02
19T-08V04
19T-08V05

FILES:
Z.03.008 / Z.08.035 / Z.08.036

DATE:
February 10, 2011

Attachment

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DRAFT PLAN 19T-08V05
(KLEINVIT ESTATES INC.)
ZONING FILE Z.08.036

DRAFT PLAN 19T-08V04
(11336 HIGHWAY 27
LIMITED PARTNERSHIP)
ZONING FILE Z.08.035

DRAFT PLAN 19T-03V02
(1321362 ONTARIO INC.)
ZONING FILE Z.03.008

DRAFT PLAN 19T-08V06
(1422174 ONTARIO LTD.
LEA VIVOT - Not part of this
Proposal - FUTURE RESIDENTIAL)
ZONING FILE Z.08.037

Attachment 3

RELATED FILES:
19T-03V02
19T-08V04
19T-08V05

FILES:
Z.03.008 / Z.08.035 / Z.08.036

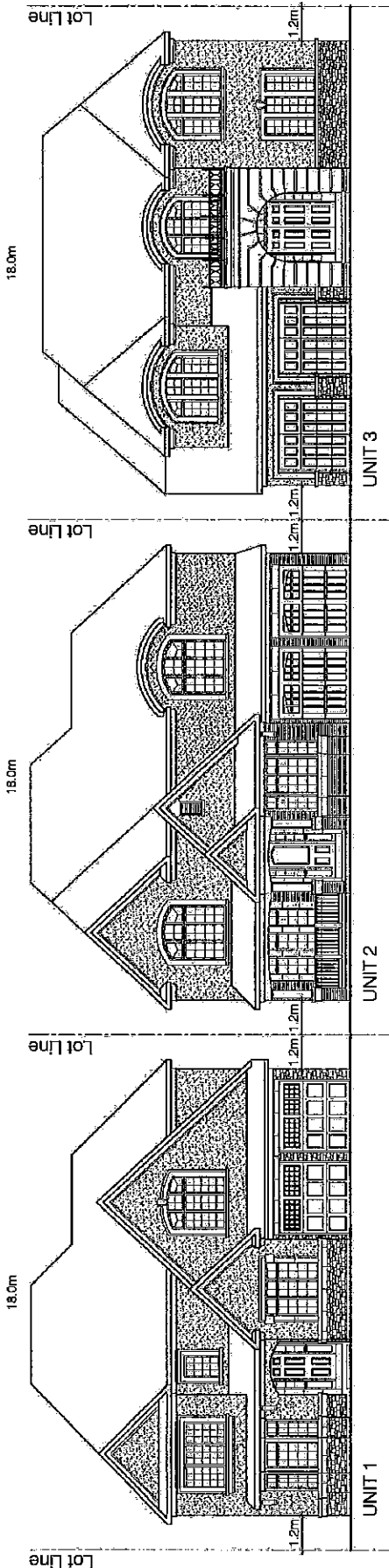
DATE:
February 10, 2011



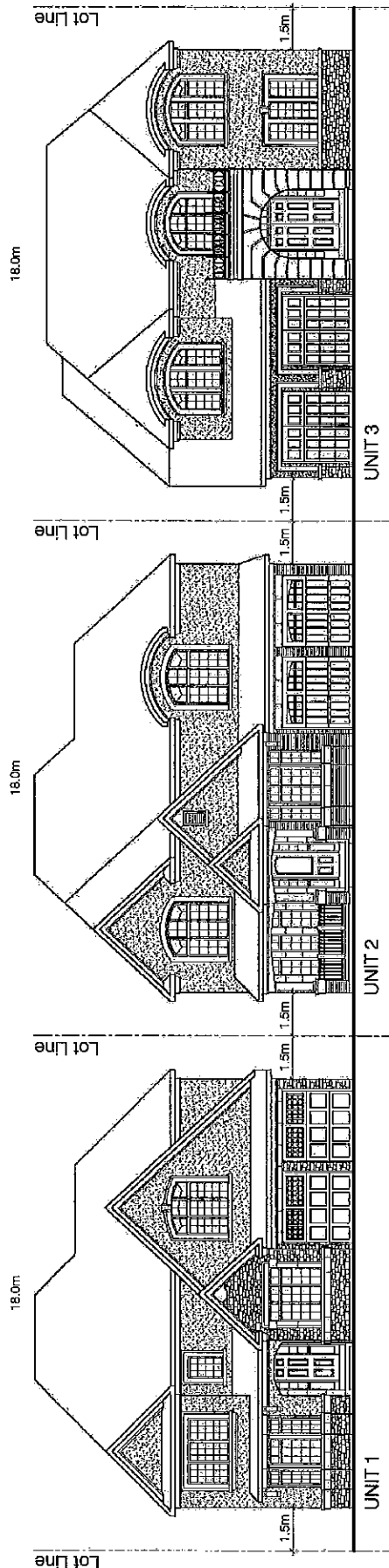
Approved Draft Plans of Subdivision Files 19T-08V05, 19T-08V04, 19T-03V02

APPLICANT:
1321362 Ontario Inc., 11336 Highway 27
Limited Partnership and Kleinvit Estates Inc.
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LOCATION:
Part of Lots 29 & 30, Concession 9



UNIT 1
 UNIT 2
 UNIT 3
1.2m SIDERYARD SETBACKS
 (PROPOSED EXCEPTIONS)



UNIT 1
 UNIT 2
 UNIT 3
1.5m SIDERYARD SETBACKS
 (REQUIRED MINIMUM INTERIOR YARD FOR R1 RESIDENTIAL DETACHED ZONE)

Not to Scale

Typical Streetscape

LOCATION:
 Part of Lots 29 & 30, Concession 9

APPLICANT:
 1321362 Ontario Inc., 11336 Highway 27 Limited Partnership
 and Kleinvit Estates Inc.

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RELATED FILES:
 19T-03V02
 19T-08V04
 19T-08V05

FILES:
 Z.03.008 / Z.08.035 / Z.08.036

DATE:
 February 10, 2011

Attachment

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