

## COMMITTEE OF THE WHOLE (PUBLIC HEARING) AGENDA - MAY 7, 2001

### 4. **R1V OLD VILLAGE RESIDENTIAL ZONE AREA OFFICIAL PLAN AMENDMENT FILE OP.01.003 PRELIMINARY REPORT**

**P.2001.38**

#### Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT the Public Hearing for File OP.01.003 (City of Vaughan) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

#### Background

On February 20, 2000, a Public Hearing was held to consider Zoning Amendment Application Z.99.037 (Canahahns Company Limited) to rezone three adjoining 30m lots (14, 18 and 22 Arnold Avenue) from R1V Old Village Residential Zone to R2 Residential Zone. The proposal was to redevelop the lots by a plan of subdivision for 11 detached lots having approximately 13m frontages on an internal public road.

The concern expressed by Council and the public was that any redevelopment having lot frontages less than 30m could compromise the character of the neighbourhood. The application was subsequently withdrawn, however, based on the concerns, Council resolved the following:

“That staff provide a report, to a future Committee of the Whole meeting, to explore alternatives for initiating an official plan amendment to include a 100’ (30m) frontage minimum within the RV1 Old Village Residential Zone by By-law 1-88, subject to Exception 9(662) designation.”

The subsequent report to Committee of the Whole on March 12, 2001, advised that upon review of OPA #210, it was Staff’s opinion that the Residential policies do not specifically recognize the distinctive areas of the Thornhill Community. These areas generally encompass a neighbourhood of lots in the R1V Residential Zone, which are specifically concentrated on the north and south sides of Centre Street, west of Yonge Street.

As R1V Zone neighbourhoods occur in two other notable areas, Staff also reviewed the applicable OPA #4 (Concord) and OPA #350 (Maple) and determined that the policies are similarly inadequate. While there are other R1V Zone lots scattered throughout the City, such as in Woodbridge, their limited number and location do not appear to warrant amendments to their applicable Official Plan at this time.

Further to the March 12<sup>th</sup> report, Council adopted the following motion on March 19, 2001:

“THAT Council direct Staff to schedule a public hearing to consider amendments to the respective “Low Density Residential” policies of Official Plan Amendments #4, #210 and #350, to incorporate specific policies related to the distinctive large lot areas identified by the R1V Zoning.”

#### Neighbourhood Circulation

On Thursday, April 12, 2001, a notice of public hearing was published in The Vaughan Liberal. No

comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

### Preliminary Review

Following a preliminary review of the proposed official plan amendment, Staff has identified the following matters to be reviewed in greater detail:

- Within Vaughan, there are existing pockets of residential neighbourhoods that have managed to maintain a historical pattern of large-lot development, even though there is no specific protection by the City's Official Plans;
- there are no specific policies in OPA #4, #210 and #350, which address the potential for redevelopment of the large lots in the R1V Zone neighbourhoods;
- there is merit in adding policies which recognize these areas as an important historical component and unique enclaves within their broader communities;
- such policies could address the integrity of the streetscapes and character of the area, and provide guidance for any future uses or developments, to ensure sensitivity to the existing developments;
- there is merit in placing the Concord residential neighbourhood within the boundaries of the Thornhill Community Plan, (OPA #210), thereby providing a framework of policies which are not presently available in the outdated OPA #4.

### Attachments

1. Location Map (Old Thornhill)
2. Location Map (Old Thornhill North)
3. Location Map (Maple)
4. Location Map (Concord)

### Conclusion

The above issues, but not limited to, will be considered in the technical review of the report, together with comments of the public and Council expressed at the public hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. Consideration will be given to the appropriate wording for the policy to convey the desire to maintain the integrity and character of these areas.

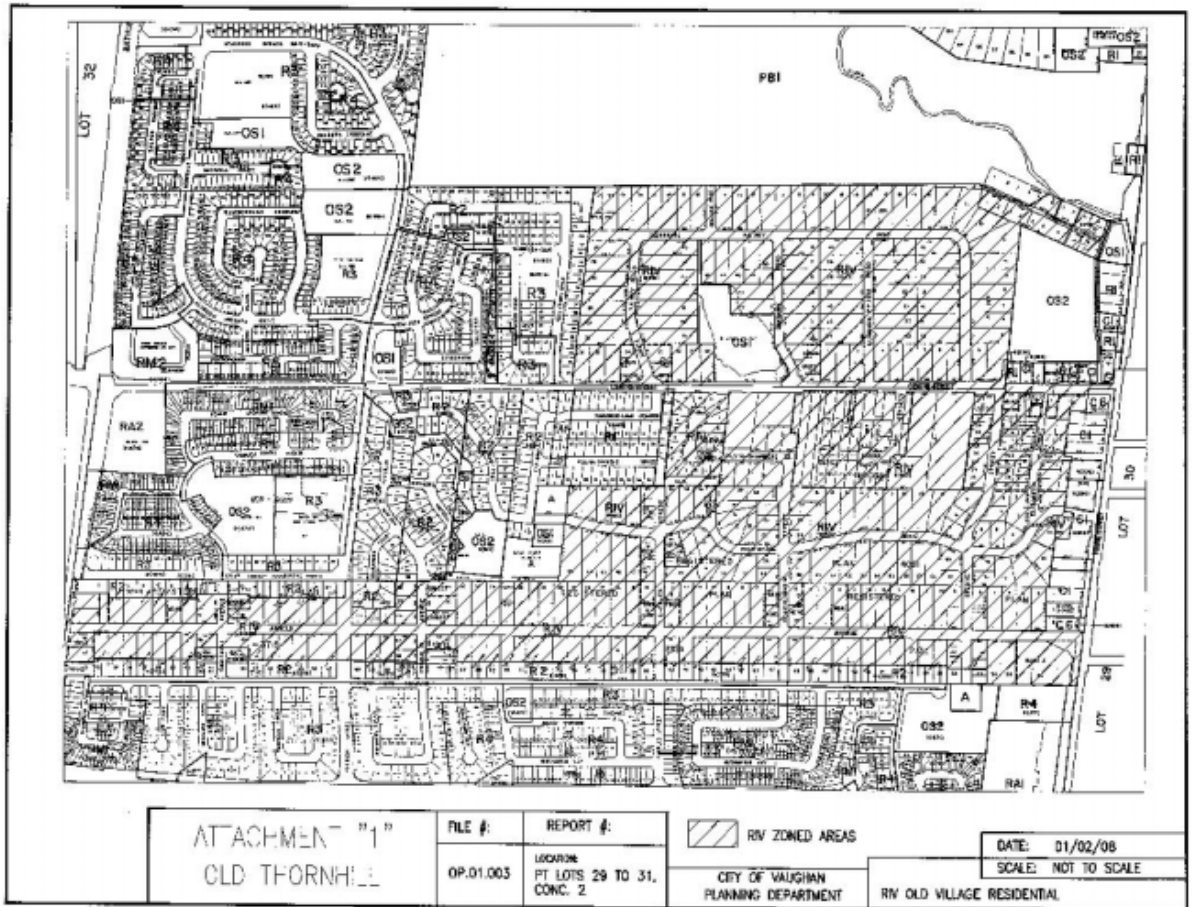
Respectfully submitted,

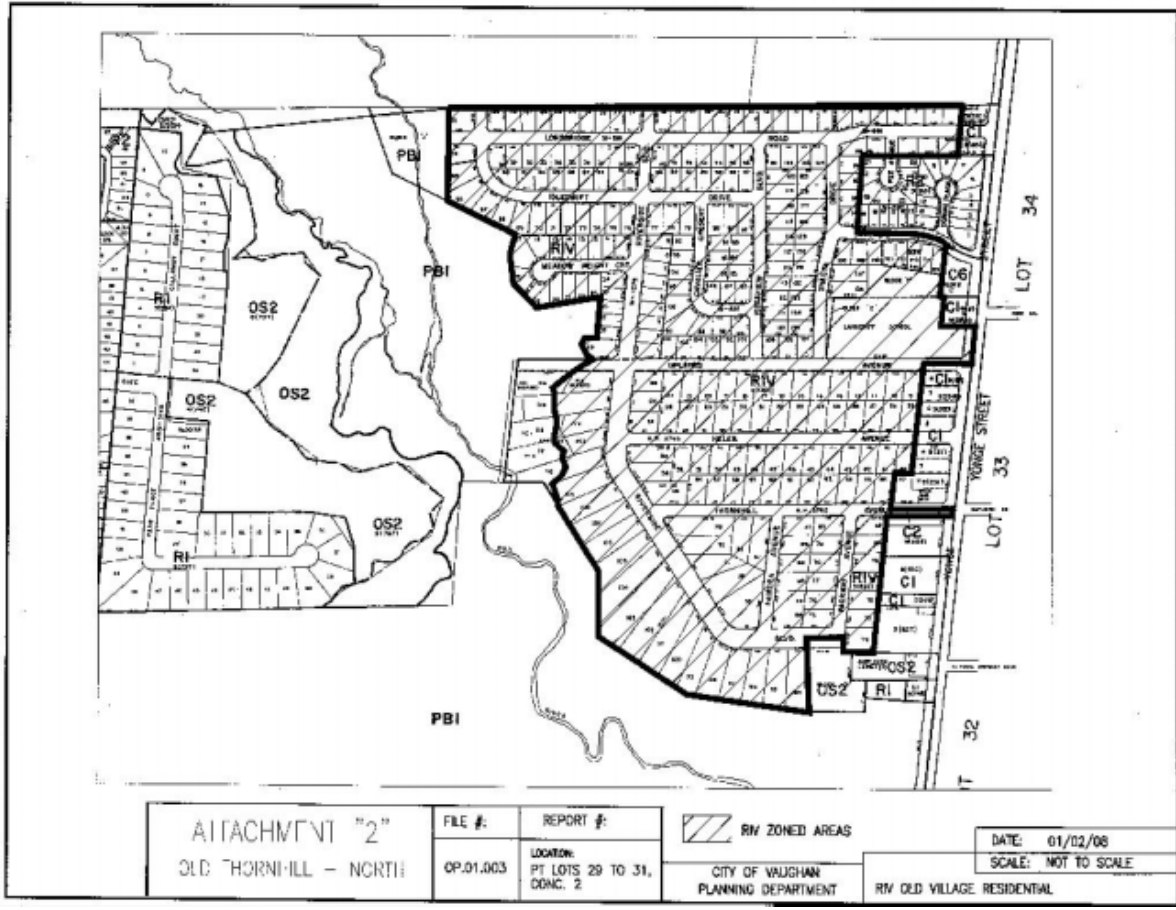
MIKE DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
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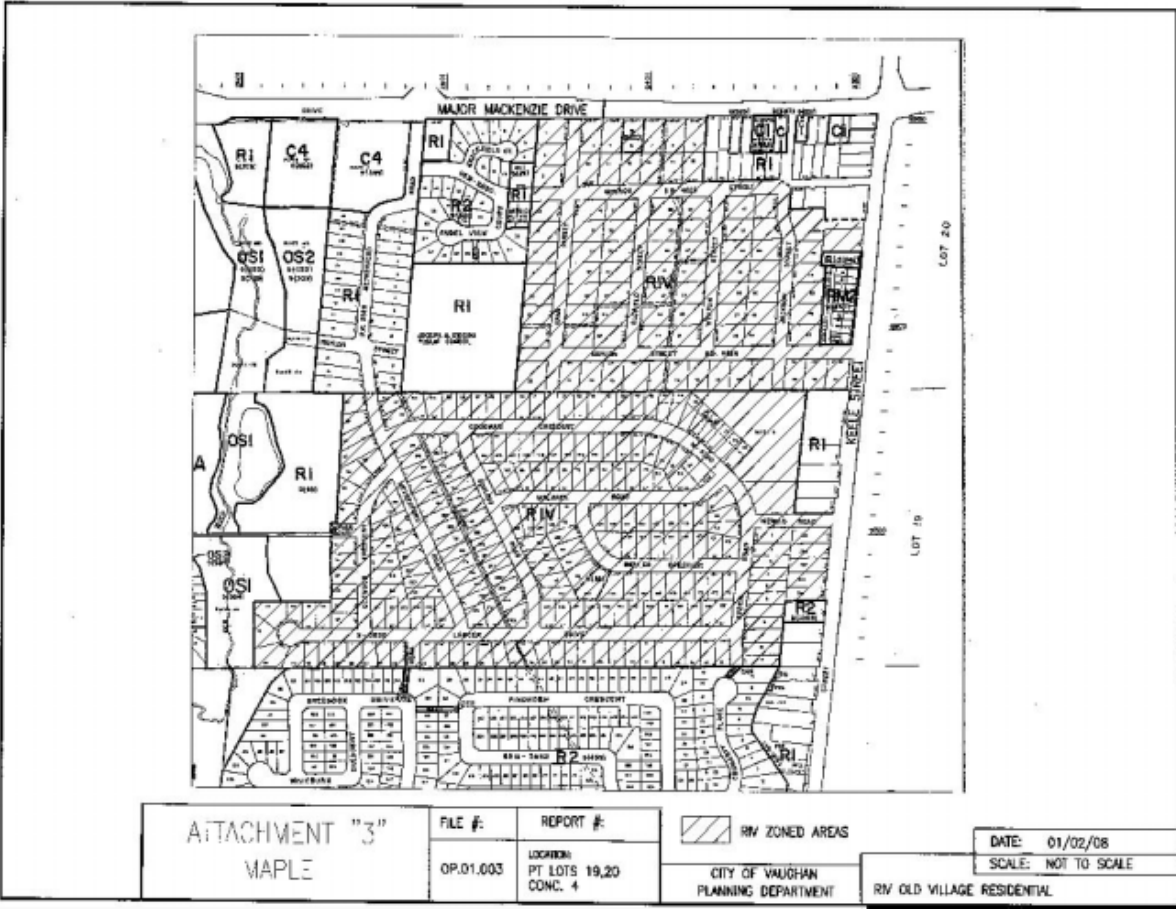
ATTACHMENT "2"  
 OLD THORNHILL - NORTH

FILE #:	REPORT #:
OP.01.003	LOCATION: PT LOTS 29 TO 31, DDNC. 2

 RV ZONED AREAS

CITY OF VAUGHAN  
 PLANNING DEPARTMENT


DATE: 01/02/08
SCALE: NOT TO SCALE
RV OLD VILLAGE RESIDENTIAL



ATTACHMENT "3"  
MAPLE

FILE #:  
OP.01.003

REPORT #:  
LOCATION:  
PT LOTS 19,20  
CONC. 4

 RV ZONED AREAS  
CITY OF VAUGHAN  
PLANNING DEPARTMENT

DATE: 01/02/08  
SCALE: NOT TO SCALE  
RV OLD VILLAGE RESIDENTIAL

