

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JUNE 4, 2001

**7. AMENDMENT TO ZONING BY-LAW FILE Z.01.031
DONATO DI BENEDETTO
PRELIMINARY REPORT**

P.2001.46

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.031 (Donato Di Benedetto) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 12th, 2001, the Owner submitted an application to amend the Zoning By-law to provide exceptions to the RR Rural Residential Zone to facilitate a condominium development consisting of four detached residential units (including the existing residence), having access via a 6.0 m wide private road.

Background - Analysis and Options

Location

- southwest of Rutherford Road and Highway #27
- 110 Simmons Street
- Part of Lot 15, Concession 9, City of Vaughan

Land Use Status

- Designation - "Hamlet" by OPA #600
- Zoning - RR Rural Residential Zone by By-law 1-88

Site Description

- a 1.67 ha site with 53 m frontage on Simmons Street, developed with one residence
- flat, mainly grassy, scattered mature trees around perimeter
- the surrounding land uses are:

North - detached residential (RR Rural Residential Zone)

South - detached residential (RR Rural Residential Zone)

East - Simmons Street; detached residential (RR Rural Residential Zone)

West - railway line, farmland (A Agricultural Zone)

Neighbourhood Circulation

On May 11, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands and all property owners on Simmons Street. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive report to Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- suitability of infill development will be reviewed in context of surrounding land uses, and with the character and development form of the hamlet area, to determine compatibility;
- the ability to service the new dwellings on wells and private septic systems must be demonstrated to ensure that long-term servicing needs will be met;
- the adequacy of a 6.0 m wide road will be reviewed to ensure resident and emergency access requirements are met;
- the appropriateness and implications of the proposed condominium form of development will be reviewed; and,
- the need for noise abatement measures adjacent to the railway track must be addressed by the applicant.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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. Location Map
2. Concept Plan

Report prepared by:

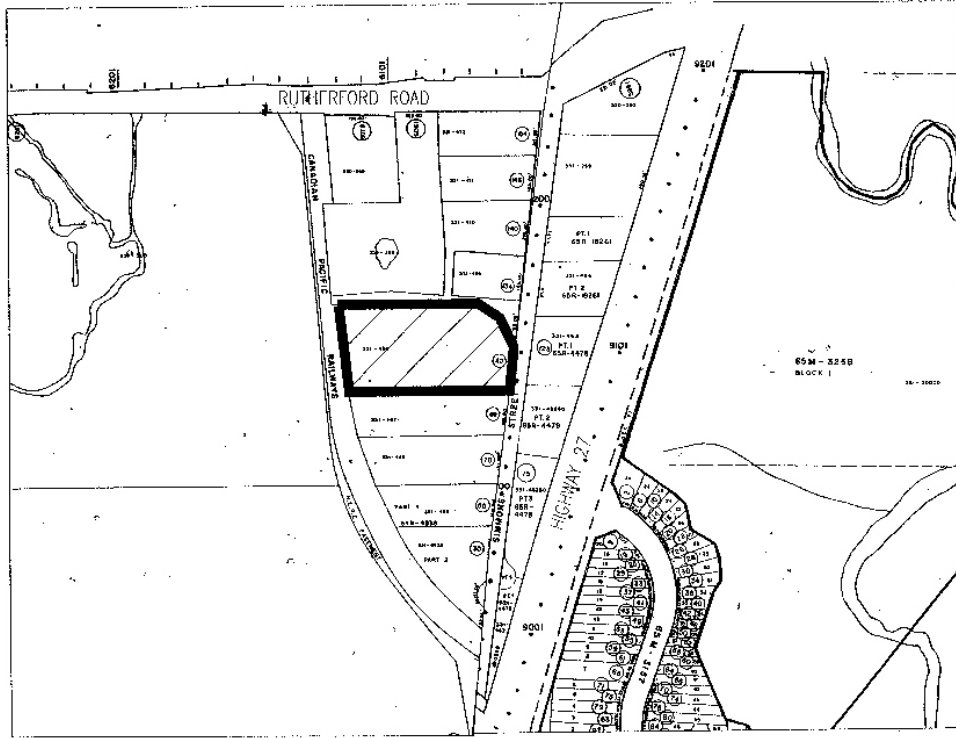
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning


JOANNE R. ARBOUR
Director of Community Planning

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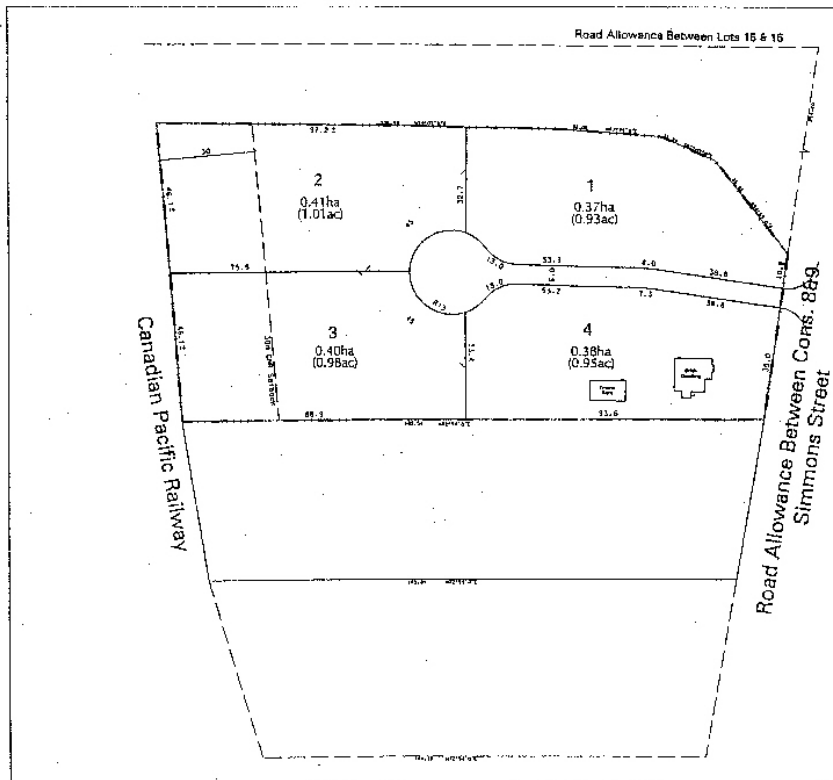


ATTACHMENT "1"
LOCATION MAP

FILE #:	REPORT #:
Z.01.031	LOT 15, CONC. 9

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/06/01
SCALE:	NOT TO SCALE
APPLICANT:	Donato DiBenedetto



ATTACHMENT "2"
CONCEPT PLAN

FILE #:	REPORT #:
Z.01.031	LOCATION: LOT 15, CONC. 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
Donato DiBenedetto

DATE:	01/05/01
SCALE:	NOT TO SCALE