

COMMITTEE OF THE WHOLE DECEMBER 9, 2002

OFFICIAL PLAN AMENDMENT FILE OP.01.003 R1V OLD VILLAGE RESIDENTIAL ZONE AREA REPORT #P.2001.38

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.01.003 (City Initiated - R1V Old Village Residential Zone Area) BE APPROVED, as follows:
 - a) amending OPA #210 (Thornhill-Vaughan Community Plan) and OPA #350 (Maple Community Plan) by including the policies recommended in this report to recognize and protect the historical pattern of lot sizes in these neighbourhoods; and
 - b) removing the Concord residential neighbourhood from OPA 4 and placing it within the boundaries of OPA 210 (Thornhill-Vaughan Community Plan), thereby providing a framework of residential policies for the Concord community that are not presently available.

Purpose

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.

At the public hearing, a 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 The application was subsequently withdrawn, however, based on the concerns, Council resolved the following: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 foot (30m) frontage minimum within the R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(662).”

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.

Further to the March 12th 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.”

On April 12, 2001, a notice of public hearing was published in The Vaughan Liberal. Only two comments have been received to date, in support of the application. The recommendation of the Committee of the Whole to receive the Public Hearing of May 7, 2001 and forward a comprehensive report to a future Committee meeting, was ratified by Council on May 14, 2001.

Background - Analysis and Options

R1V Zone Areas in the Concord, Thornhill and Maple Communities

Within Vaughan, there are established pockets of residential neighbourhoods in the Concord, Thornhill and Maple Communities that have successfully maintained a historical pattern of large-lot development (100 foot/30m frontages), notwithstanding that there is no specific protection by the City’s Official Plans #4, #210 and #350. These residential pockets are identified on the attachments of this report, as follows: Attachment 1-Old Thornhill; Attachment 2-Old Thornhill-North; Attachment 3-Maple; and, Attachment 4-Concord.

Additionally, there are no specific policies that address the potential for redevelopment of these large lots in the R1V Zone neighbourhoods, putting the existing character of the areas at risk. There is merit in adding policies that would protect and recognize these areas as an important historical component and as unique enclaves within their broader communities.

OPA #350 - Maple Community Plan

Attachment 3 identifies the residential neighbourhood within Maple that has been able to maintain the historical pattern of large lots in a grid pattern. This area is designated “Low Density Residential” and is gradually undergoing redevelopment of the original housing stock by large homes on the whole lots.

Section 1.5(b)(ii) of OPA #350, General Residential Polices, gives some protection to existing large lot development, which states:

“All development in older established residential areas of historic, architectural or landscape value shall be consistent with the overall character of the area.”

However, this section does not specifically address the purpose or intended future for this portion of the Maple community. Therefore, the recommendation is to modify Section 1.5(b)(ii) to specifically recognize existing large lot development. The revised section would read as follows:

“Older established core residential areas characterized by original large lots, or having historical, architectural or landscape value, shall be recognized as unique enclaves to be protected within the broader community, and any development shall protect the integrity of the area and be consistent with its overall character.”

OPA #210 Thornhill-Vaughan Community Plan

The existing residential neighbourhoods identified in Attachments 1 and 2, as Old Thornhill and Old Thornhill-North, respectively, are appropriately designated “Low Density Residential”.

Within OPA #210, there are no specific policies such as those found in OPA #350, that specifically address protection of the established residential areas of the Thornhill Community.

The recommendation is to add a new subsection (q) to Section 2.2.2.4, General Residential Policies, that would be similar to the revised subsection proposed in OPA #350, which would read as follows;

“All development in older established residential areas characterized by large lots or by historical, architectural or landscape value, shall be consistent with the overall character of the area.”

The intent of the proposed minor amendments to OPA #210 and OPA #350 is not to redesignate any of the residential neighbourhoods identified in this report, but rather, to include clear wording within the policies contained in the respective Official Plans that will identify and offer enhanced protection to the historical development pattern.

These minor policy additions will more adequately serve to maintain the integrity of the streetscapes and character of these areas, and provide guidance for the review of any future applications to ensure sensitivity to the existing development.

OPA 4 - Concord Community

Through this review, Staff have identified that there is merit in placing the Concord residential neighbourhood, southeast of Keele Street and Regional Road #7, within the boundaries of OPA #210 (Thornhill Community Plan).

Currently, the residential community in Concord is subject to the policies of OPA 4, which came into effect on October 10, 1961, as the City's base Official Plan. OPA 4 includes very limited, general residential policies. Over time, as the various communities within Vaughan (Maple, Thornhill, Woodbridge and Kleinburg) evolved, each received its own specific Official Plan (Community Plan). Also, as the employment area surrounding the Concord residential enclave expanded, appropriate industrial policies were encompassed into new Official Plan Amendments. Similarly, Official Plan Amendment #467 permits commercial uses restricted to lower intensity uses, such as business and professional offices, along Keele Street. However, the residential area in Concord is probably the last area in the City still remaining under OPA #4.

OPA #4 contains little or no framework to guide any new development within the Concord residential neighbourhood, nor does it recognize the historical large lot development in this area. The recommendation is to amend OPA #210 to encompass this area within the “Low Density Residential” designation of OPA #210. The Concord area is similar in nature to the older established areas of Thornhill, and as such, the policies contained in OPA #210, including the amending policies proposed in this report to protect the R1V zoned areas, are appropriate and can be applied to the Concord area.

Conclusion

Staff has reviewed the OPA #4, #210 and #350 and finds there is merit in the proposed amendments to include polices in these Plans to recognize and protect the historical pattern of the unique large-lot development in Concord, Thornhill and Maple residential neighbourhoods. Additionally, by including the Concord residential neighbourhood within the boundaries of the Thornhill-Vaughan Community Plan, it will provide a framework of policies for this community that are not presently available in the outdated OPA #4. Should Council concur, the recommendation in this report can be adopted.

Attachments

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

Report prepared by:

Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

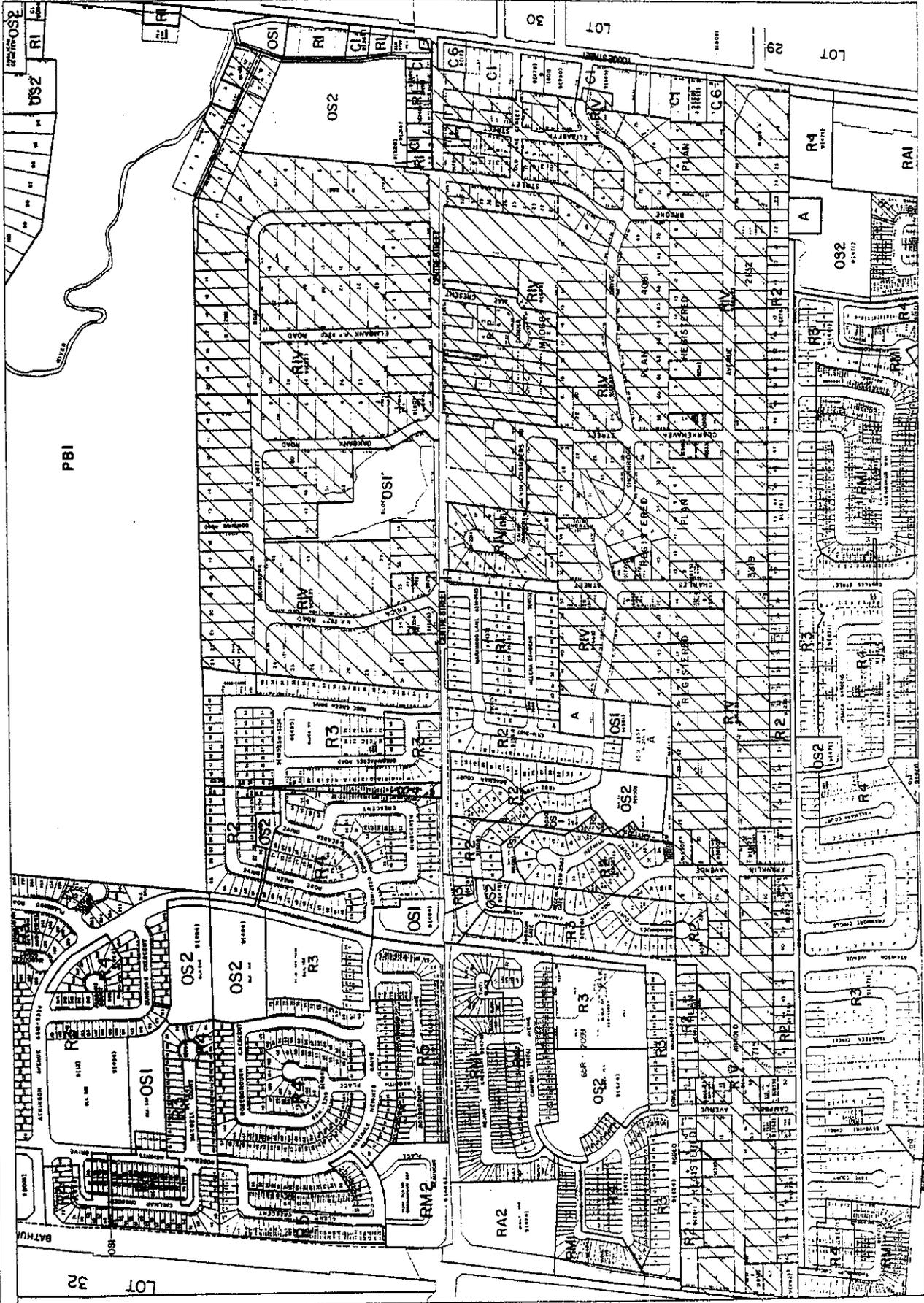
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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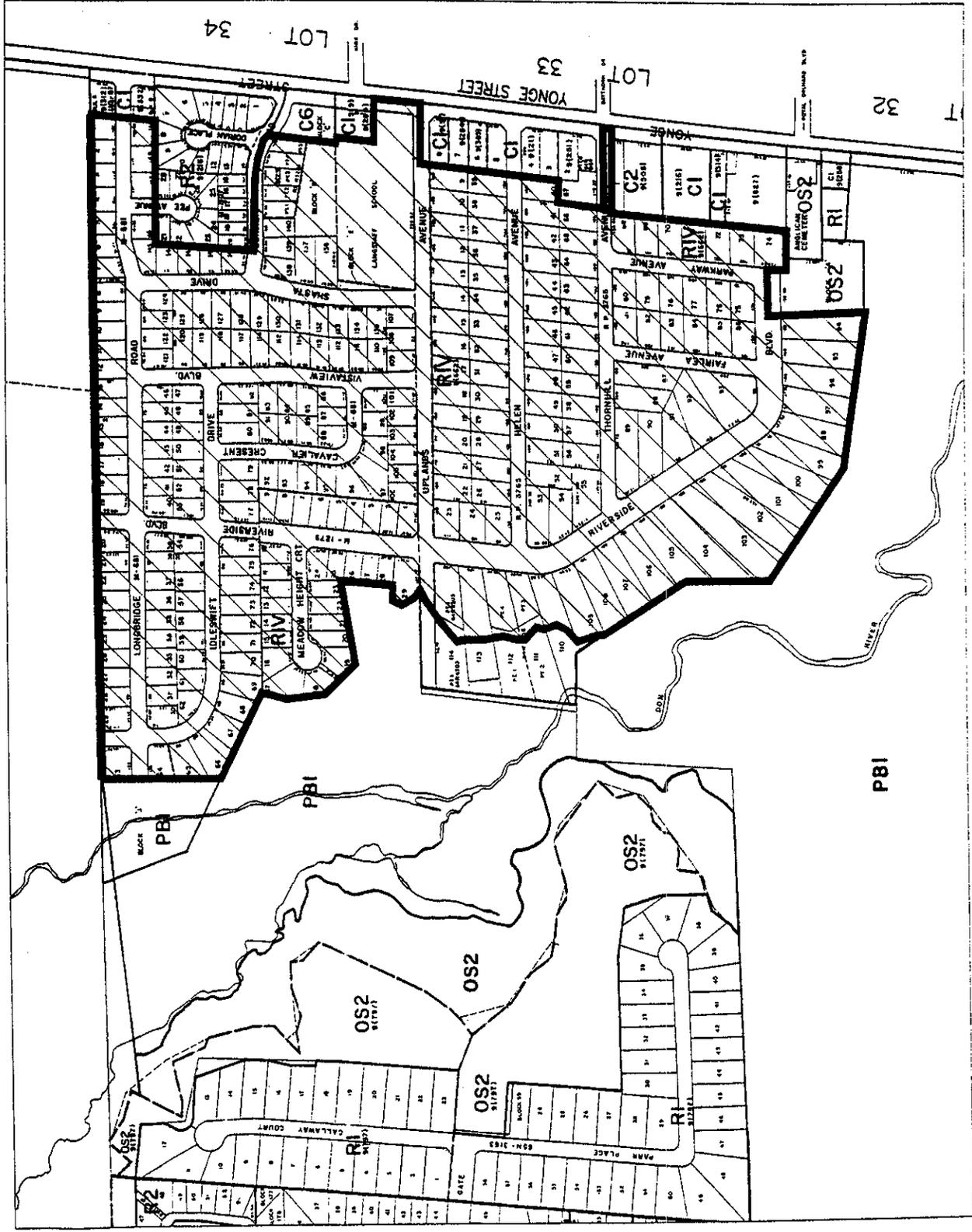
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 SCALE: NOT TO SCALE

RIV ZONED AREAS
 CITY OF VAUGHAN
 PLANNING DEPARTMENT
 RIV OLD VILLAGE RESIDENTIAL

REPORT #:
 LOCATION:
 PT LOTS 29 TO 31,
 CONC. 2

FILE #:
 OP.01.003

ATTACHMENT "1"
 OLD THORNHILL



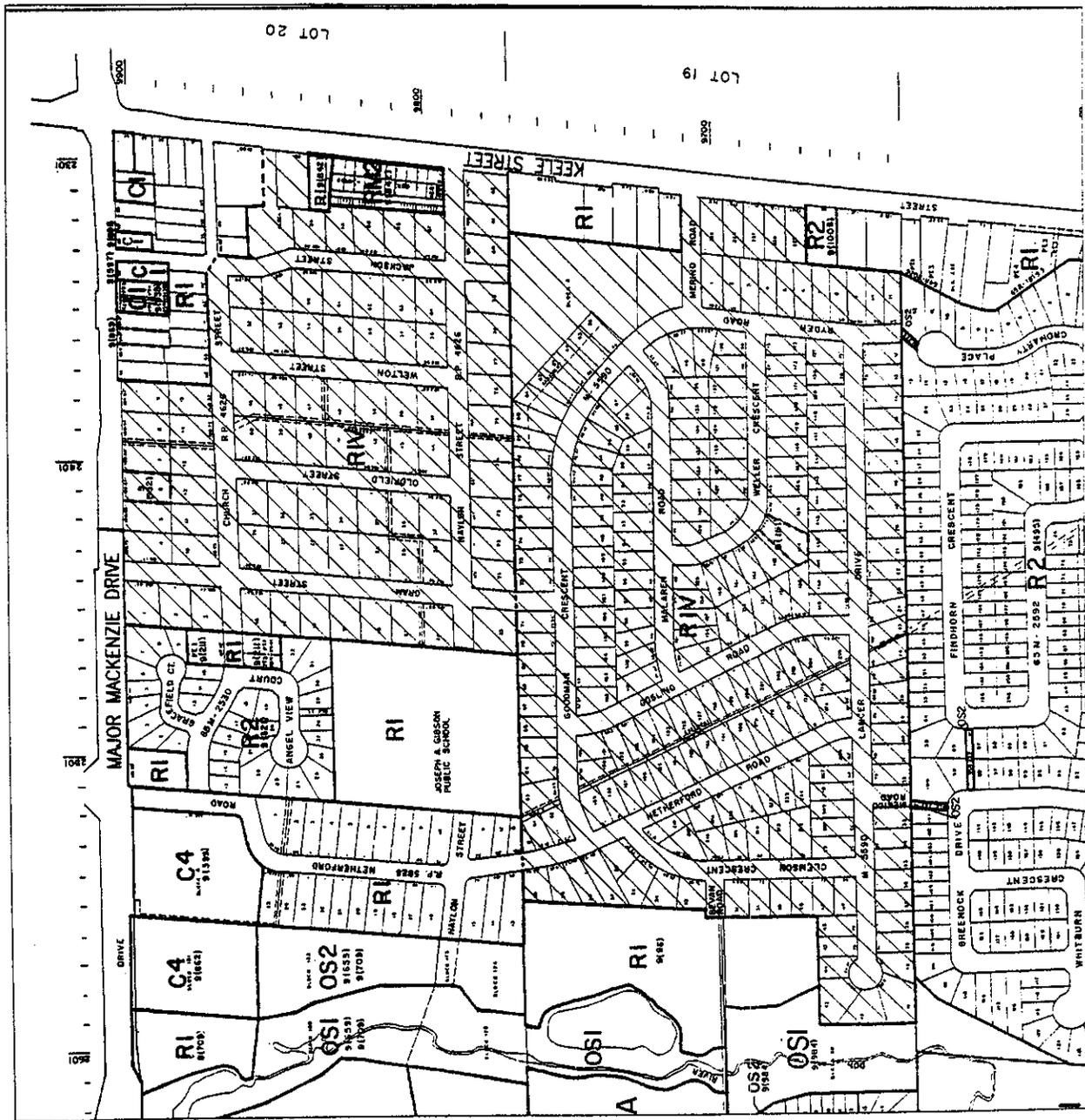
ATTACHMENT "2"
 OLD THORNHILL - NORTH

FILE #:
 OP.01.003

REPORT #:
 LOCATION:
 PT LOTS 29 TO 31,
 CONC. 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

