

COMMITTEE OF THE WHOLE JANUARY 20, 2003

**ZONING BY-LAW AMENDMENT FILE Z.02.067
LANGSTAFF WOODS DEVELOPMENT CORP.
REPORT #P.2002.63**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.067 (Langstaff Woods Development Corp.), BE APPROVED to:
 - a) rezone Area 'A' to RV4(WS), and Areas 'B' and 'D' to C4 Zone;
 - b) increase the maximum permitted lot area in the C4 Zone from 34,000m² to 42,030m²; and,
 - c) include a provision in the C4 Zone requiring a minimum 10m structural setback along the lot line adjacent to an OS4 Woodlot Zone.
2. THAT the Ontario Municipal Board be advised that the City supports the proposed revisions to the lotting pattern for Areas 'A', 'B', 'C', and 'D' in Draft Approved Plan of Subdivision 19T-89037 Revised (West), as shown on Attachment '1'.
3. THAT the implementing zoning by-law not be enacted until the revised Draft Plan of Subdivision has been approved by the Ontario Municipal Board, and until the site plan application is approved by Council.

Purpose

On August 30, 2002, the Owner submitted an application to amend the Zoning By-law for Areas 'A' to 'D' shown on Attachment '1', as follows:

- 1) rezone Area 'A' from RVM1(A) Zone to RV4(WS) Zone;
- 2) rezone Area 'B' from RVM1(A) Zone to C4 Zone;
- 3) rezone Area 'D' from RV4(WS) Zone; and,
- 4) increase the maximum permitted lot area in the C4 Zone (Areas 'B', 'C' and 'D' collectively) from 34,000m² to 42,030m².

The proposed zoning amendments would facilitate the relotting of the approved draft plan of subdivision [19T-89037 Revised (West)] by deleting 30 semi-detached and on-street townhouse units to enlarge the adjacent neighbourhood commercial block from 34,000m² to 42,030m². The result would be an overall decrease in the number of units within the subdivision to 885.

Background - Analysis and Options

The subject lands are located northeast of Dufferin Street and Langstaff Road, on Summeridge Drive, within Approved Draft Plan of Subdivision 19T-89037 Revised (West), in Lots 12 and 13, Concession 2, City of Vaughan (Planning Block 10). The surrounding land uses are:

- North - Summeridge Drive; future residential (RVM2 and RVM1(WS-A) Zones)
- South - woodlot (OS4 Woodlot Zone)
- East - future residential (RV4(WS) Zone)
- West - Dufferin Street; commercial (C4 and C7 Zones)

On September 13, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. The recommendation of

the Committee of the Whole on October 7, 2002, to receive the Public Hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on October 15, 2002.

Official Plan

The subject lands are designated "Low Density Residential" and "Medium Density Residential/Commercial" by OPA 600, as amended by OPA 563.

The "Low Density Residential" designation permits a maximum density of 22 units/ha. In Block 10, the average density across all "Low Density Residential" designations must be between 16 to 18 units/ha. The density in the draft plan of subdivision is 16.77 units/ha (932 units/55.547ha), which conforms to the Official Plan.

The "Medium Density Residential/Commercial" designation permits densities between 17 and 40 units/ha. In Block 10, the average density across all "Medium Density Residential/Commercial" designations must be between 25 and 35 units/ha. The density in the draft plan of subdivision is 28.11 units/ha (526 units/18.71ha), which conforms to the Official Plan.

The commercial block is designated "Medium Density Residential/Commercial", and further defined as "Neighbourhood Commercial" in the Block 10 Plan, which provides opportunities for retail uses within buildings having 5,000m² to 15,000m² of Gross Leasable Area (GLA), not to exceed 20,000m² GLA. Provided the GLA is maintained, the proposed zoning amendment to create a larger commercial block would conform to the Official Plan.

Zoning

Areas 'A', 'B', 'C', and 'D' are zoned RV4(WS) Residential Urban Village Zone Four, RVM1(A) Residential Urban Village Multiple Zone One, and C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1063). The proposed rezonings would facilitate the relotting of the draft approved plan of subdivision by deleting 30 semi-detached and on-street townhouse units to enlarge the adjacent neighbourhood commercial block from 34,000m² to 42,030m². The result would be an overall decrease in the number of units within the subdivision to 885.

Re-lotting

The rezoning of Areas 'A', 'B' and 'D', would replace the approved crescent (Street 'C' on the Approved Draft Plan) with a cul-de-sac having 21 single detached residential lots. The Vaughan Engineering Department and the Region of York Transportation and Works Department have reviewed the revised road pattern and have no objections.

The Region of York has also indicated that vehicle access to Dufferin Street from the commercial block must be provided to their satisfaction, to be reviewed at the time of site plan submission.

The approved draft plan of subdivision identified an easement between Block 670 and Lot 15 at the south end of Area 'A' for the purpose of overland storm water flow, which has since been removed with the new proposed lotting pattern. The Engineering Department has requested that the Consulting Engineer for the subdivision confirm the necessity of the easement, and if still required, that minor revisions be made to the final subdivision lotting pattern at the detailed design stage to be reflected in the subdivision agreement.

Compatibility

The revised lotting pattern shows 10 residential lots backing onto the commercial block. To control noise, acoustic fencing will be required to be provided along the rear yards of these lots, to the satisfaction of the Engineering Department.

The increased area of the commercial block will also result in additional street frontage along Summeridge Drive, which in turn, will increase the number of residential dwellings on the north side of Summeridge Drive that will face the commercial block. It will be necessary to ensure through site plan review that the development of the commercial block is compatible with and sensitive to the residential development, with respect to the overall massing, design of the buildings, pedestrian connections, landscaping, driveway access and parking design, and the treatment of service areas and lighting.

Commercial Needs

In 1997, Stamm Economic Research conducted a Commercial Needs Study for Planning Blocks 10, 11, 17, and 18. The report stated, in part, that there would be regular food shopping patronage to supermarkets other than those in the subject area, although there is high containment. Also, considering the proximity of the site to Highway #407 and Regional Road #7, there will be considerable patronage from market zones beyond the four Planning Blocks to these areas.

In a letter dated November 11, 2002, the Owner stated that in addition to the uses permitted in the C4 Zone, gas bar and car wash uses are also permitted. As a result, the Owner is proposing to increase the area of the site to facilitate construction of a 0.8ha gas bar in conjunction with the neighbourhood commercial development.

Based on the above, Staff has no objection to increasing the area of the commercial block to 4.2 ha, provided the maximum GLA requirement specified in OPA 600 is not exceeded.

TRCA

The Toronto and Region Conservation Authority has reviewed the zoning application and has no objection, subject to a 10m structural setback being provided along the lot lines of the residential and commercial properties abutting the OS4 Woodlot to the south. There is a provision in the site-specific by-law for Block 10 that requires a 10m structural setback for Residential Zones abutting an OS4 Woodlot, but no requirement for the C4 Zone. As per the TRCA request, the implementing by-law will include a 10m structural setback for the C4 Zone abutting an OS4 Woodlot.

School Boards

The York Region District School Board and the York Catholic District School Board have no objections to the proposal.

Conclusion

Staff has reviewed the application in light of the policies of the Official Plan and Zoning By-law and can support the proposed zoning amendment to permit the relotting of the Approved Draft Plan of Subdivision 19T-89037 Revised (West) for Areas 'A', 'B', 'C', and 'D', as shown on Attachment '1'. The revisions to the draft plan will result in an overall decrease in the number of units from 928 to 885. The proposed lotting pattern will require consideration and approval by the Ontario Municipal Board of the revised draft plan of subdivision, prior to the implementing by-law being enacted.

Therefore, Staff recommends approval of Zoning Amendment Application Z.02.067. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map

Report prepared by:

Jason Sheldon, Planner, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

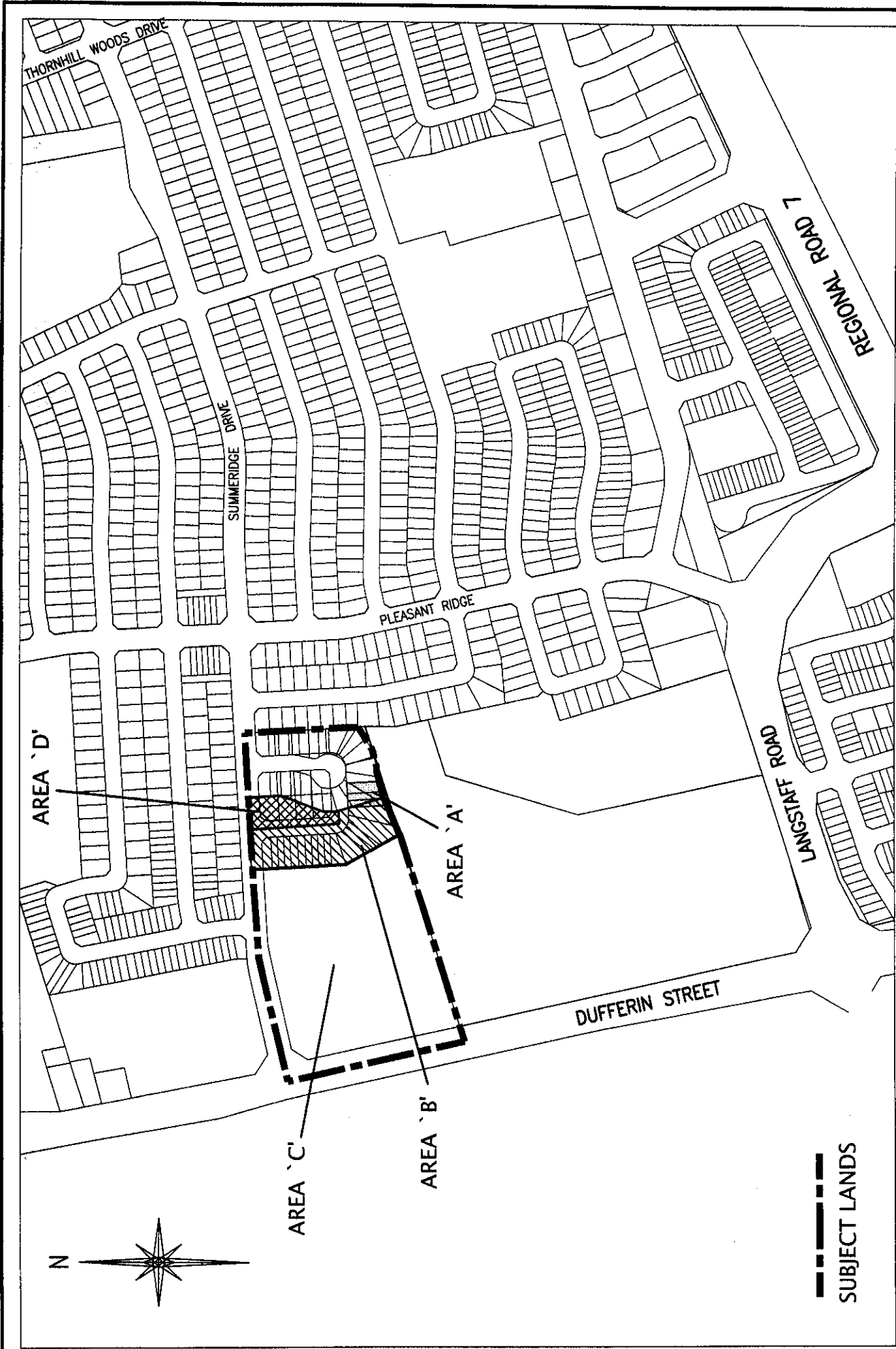
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1' LOCATION MAP		FILE #: Z.02.067	REPORT #: LOCATION: PART OF LOT 12, CONCESSION 2	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: LANGSTAFF WOODS DEVELOPMENT CORP.	DATE: 12/16/2002 SCALE: NOT TO SCALE