

**1.    ZONING BY-LAW AMENDMENT FILE Z.04.017  
DRAFT PLAN OF SUBDIVISION FILE 19T-89080  
HYATT HOMES (WIGSTON INC.)  
PRELIMINARY REPORT**

**P.2004.70**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.017 and 19T-89080 (Hyatt Homes - Wigston Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 11, 2004, the Owner submitted an application for a revision to the approved draft plan of subdivision, consisting of 7 single detached residential lots, having frontages of 17.3m on one lot and 17.5m on each of the remaining 6 lots. The approved draft plan shows 4 single detached residential lots, having 33.1m frontage on one lot and 30m frontage on each of the remaining 3 lots.

A related Zoning By-law Amendment application has been submitted to rezone the lands from R1V Zone to R1 Zone, with an exception to permit minimum lot frontages of 17.3m.

**Background - Analysis and Options**

The subject lands are located east of Bathurst Street and south of Highway 407, on the north side of Wigston Place, in Part of Lot 34, Concession 1, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA 210, and zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(832). The surrounding land uses are:

- North - Open Space (OS1 Zone); existing office and hydro corridor (PB1(S) Zone)
- South - Wigston Place; future residential (R1 Zone)
- East - existing residential (OS1 and R1V Zones)
- West - existing right-of-way (Agricultural Zone); Bathurst Street

On May 14, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Preliminary Review**

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

- the "Low Density Residential" designation permits single detached dwellings at a maximum net density of 22 units/ha, with the subject lands being permitted a maximum of 15 units (0.66ha x 22 units/ha) in conformity with the Official Plan;

- on February 24, 2003, Council adopted OPA 589, which added the following subsection to Section 2.2.2.4 of OPA 210:

“q) 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 above-noted policy pertains to development in older established residential areas zoned R1V Old Village Residential Zone by By-law 1-88. The subject lands and adjacent lands to the south (zoned R1) are undeveloped at this time, the surrounding neighbourhoods are developed with smaller lots and zoned R1 with minimum lot frontages of 18m;

- the subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(832), which permits single detached dwellings having minimum lot frontages of 30m to facilitate the proposed plan of subdivision; a by-law amendment would be required to rezone the lands from R1V Zone to R1 Zone, with an exception to permit minimum lot frontages of 17.3m;
- vehicle access is from Flamingo Road, with no access to Bathurst Street from the cul-de-sac bulb on Wigston Place;
- the draft plan will be reviewed for consistency with the adjacent lands, including ensuring the proposed lotting pattern is compatible with the surrounding neighbourhood;
- prior to draft plan approval, water and sewer servicing capacity must be identified by the Region and assigned by the City; and,
- the top-of-bank and buffer blocks were established through the original draft plan of subdivision and must be confirmed to the satisfaction of the City and the Toronto and Region Conservation Authority.

#### **Relationship to Vaughan Vision 2007**

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed lot sizes will be reviewed, in the context of the overall surrounding neighbourhood.

#### **Attachments**

1. Location Map
2. Draft Plan Subdivision

#### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



# Location Map

Part of Lot 34,  
Concession 1

APPLICANT:  
HYATT HOMES (WIGSTON INC.)

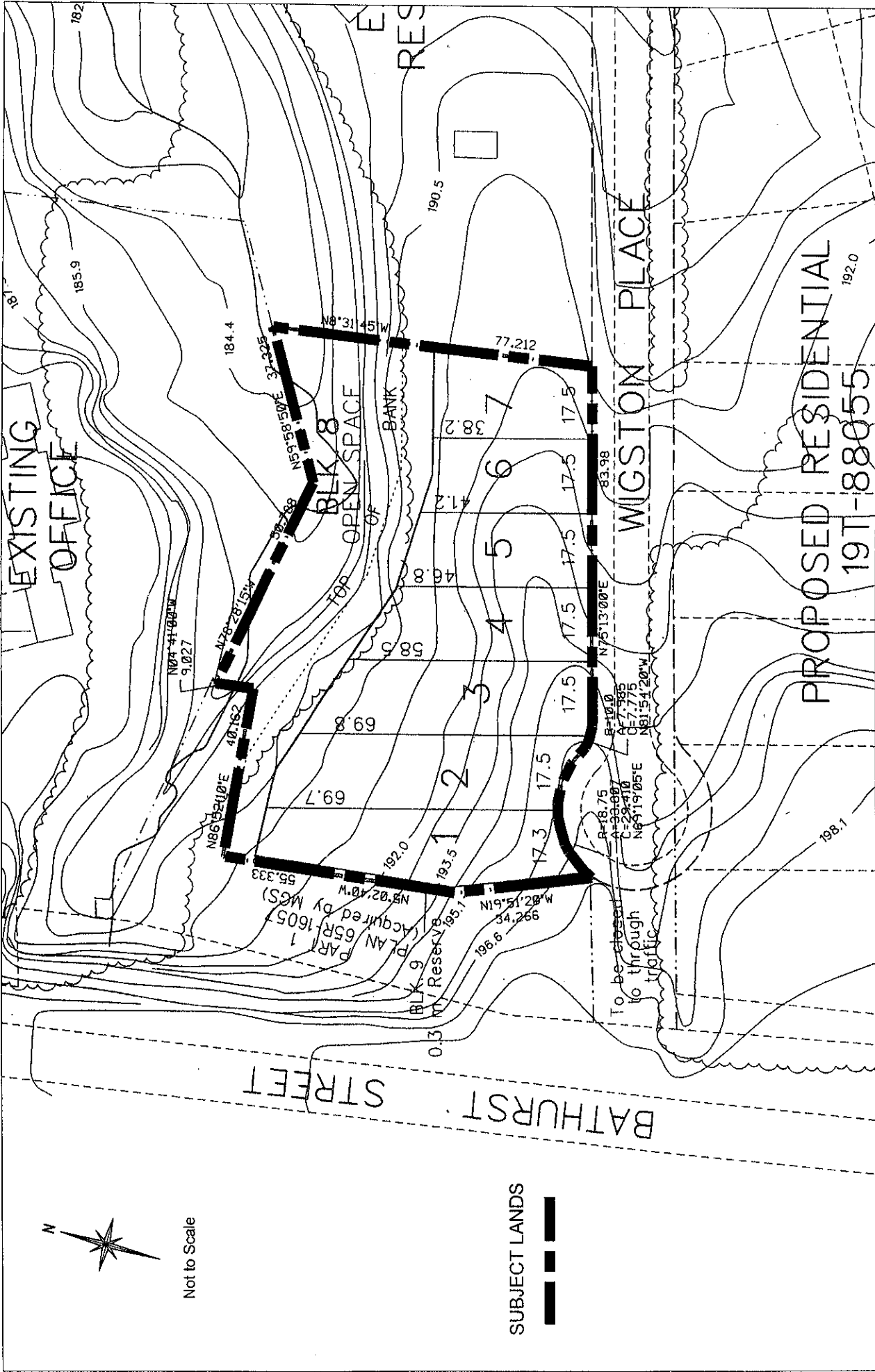
# City of Vaughan

Community Planning Department

# Attachment

# 1

FILE No.:  
19T - 89080  
RELATED FILE:  
Z.04.017  
April 29, 2004



# Attachment 2

FILE No.:  
19T-89080  
RELATED FILE:  
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## City of Vaughan

Community Planning Department

### Draft Plan of Subdivision

Part of Lot 34,  
Concession 1  
APPLICANT:  
HYATT HOMES (WIGSTON INC.)