

**2. ZONING BY-LAW AMENDMENT FILE Z.04.047
DRAFT PLAN OF SUBDIVISION FILE 19T-04111
PIAZZA CAPRI INC.
PRELIMINARY REPORT**

P.2004.96

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.047 and 19T-04V11 (Piazza Capri Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 30, 2004, the Owner submitted an application to amend the Zoning By-law to rezone a 0.42 ha site from R1 Residential Zone to R2 Residential Zone with exceptions for reduced lot frontage, lot area, and front yard for a garage, and increased lot depth and building height. A Draft Plan of Subdivision was also submitted to create 6 detached residential lots with minimum 13.35m frontages, and 3 residential part blocks to be combined with part blocks upon development of the lands to the west.

Background - Analysis and Options

The subject lands are located southwest of Regional Road #7 and Pine Valley Drive, north of Tall Grass Trail and north of the easterly portion of Sydel Crescent, in Lot 7, Concession 7, City of Vaughan. The vacant 0.42ha rectangular (41m x 103m) site is relatively flat with road access from the easterly portion of Sydel Crescent.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - commercial plaza (under construction) (C1 Restricted Commercial Zone)
- South - Sydel Crescent (temporary road) and residential (RZ Residential Zone)
- East - existing commercial plaza (C1 Restricted Commercial Zone)
- West - vacant (R1 Residential Zone)

On September 10, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands, and to the Vaughanwood Ratepayers Association. To date, one letter has been received from East Woodbridge Developments Limited, the owner of the two residential lots (Lots 96 and 106 on Plan M-2014) immediately to the south, currently being used by the City as a temporary road linking the east and west portions of Sydel Crescent. The letter requested the return of these lots upon the northerly extension of Sydel Crescent, in accordance with the November 1980 subdivision agreement between the City and Pine-York Developments Limited. Any other responses received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

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 detached and semi-detached dwelling units at a net residential density of 22 units/ha (maximum 9 units); the applications propose 6 residential lots at a density of 14 units/ha, which conforms to the Official Plan;
- the application proposes to rezone the subject lands from R1 Residential Zone (18m frontages) to R2 Residential Zone with the following exceptions:
 - minimum 13.35m lot frontage, whereas 15m is required;
 - minimum 390m² lot area, whereas 540m² is required;
 - minimum 6m front yard to a garage, whereas 6.4m is required;
 - maximum 50% lot coverage, whereas 40% is permitted; and
 - maximum 11m building height, whereas 9.5m is permitted.
- the proposed exceptions to the R2 Zone will be considered in light of the general R2 standards noted above, and the site-specific R2 standards applicable to the southerly lots on Sydel Crescent;
- the lotting and road pattern will be reviewed in the context of the existing R2 residential neighbourhood to the south to ensure appropriateness and compatibility;
- Sydel Crescent is comprised of an east and west arm connected by a temporary road/laneway running through future residential Lots 96 and 106 in the existing subdivision to the south. The temporary road connection is expected to be removed upon the northerly extension of Sydel Crescent and the future disposition of these lots will be reviewed. As both arms of Sydel Crescent are proposed to terminate in a cul-de-sac, a possible renaming of the street may be necessary for emergency services;
- the development abuts commercial plazas to the north and east, and a noise impact study will be required for approval by the City;
- the subject development will required formal allocation of water and sanitary sewage capacity by Council prior to the passing of the zoning by-law and approval of the draft plan of subdivision;
- Lots 4, 5 and 6 and Blocks 7, 8 and 9 comprise the former Jersey Street road allowance. The Owner has purchased the entire road allowance encumbered with an easement in favour of the City of Vaughan, as services are located below. The appropriate warning clauses and restrictions shall be registered on title and included in the subdivision agreement; and
- Blocks 7, 8 and 9 are to be combined with future development blocks upon development of the abutting lands to the west, so as to create full lots.

Relationship to Vaughan

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from 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. In particular, review will be given to ensuring compatibility of the proposed infill development with the adjacent neighbourhood to the south, with respect to appropriate standards for the R2 Zone,

and lotting and road pattern, and appropriate buffer measures from the commercial uses to the north and east.

Attachments

1. Location Map
2. Draft Plan of Subdivision

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Respectfully submitted,

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