

COMMITTEE OF THE WHOLE JUNE 21, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.100
EXEMPTION FROM PART LOT CONTROL FILE PLC. 03.033
LAKEVIEW HOMES (WOODBIDGE) INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning Amendment Application Z.03.100 (Lakeview Homes (Woodbridge) Inc.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, and that the implementing by-law be brought forward for enactment upon registration of the corresponding amendment to the Subdivision Agreement.
2. THAT prior to the issuance of a building permit, Council shall enact a By-law to exempt the subject lands from the Part Lot Control provisions of the Planning Act.

Proposal

On December 16, 2003, the Owner submitted a zoning amendment application to lift the Holding provision from the zoning on the subject lands to facilitate the creation of 5 residential lots by lifting Part Lot Control (File PLC.03.033).

Background

The Kortright Ravines Subdivision Agreement (19T-99V11) which includes the subject lands (Blocks 50 and 64, Plan 65M-3532) contains a clause which restricts development for these lands pending the resolution of municipal servicing and the reconstruction of Canada Company Avenue. The corresponding By-law 40-2001 zoned the lands with a holding symbol pending the resolution of municipal servicing and reconstruction of Canada Company Avenue.

The lands are located southeast of Islington Avenue and Major MacKenzie Drive, fronting onto the west side of Canada Company Avenue, being Blocks 50 and 64, Plan 65M-3532, in Lot 19, Concession 8, City of Vaughan. The lands are zoned RUV1, permitting lots having a minimum frontage of 18m. The lands are vacant and relatively level, with a slight grade towards the open space block to the west. The surrounding land uses are as follows:

- North - detached dwellings (RV3 Residential Urban Village Zone Three)
- South - valleylands (OS1 Open Space Conservation Zone)
- East - Canada Company Avenue; Boyd Conservation Authority (A Agricultural Zone)
- West - valleylands (OS1 Open Space Conservation and OS2 Open Space Park Zones); Islington Avenue

Official Plan/Zoning

The subject lands are designated "Low Density Residential" by OPA#600 and zoned RUV1 Residential Urban Village Zone One with a holding provision by By-law 1-88, subject to Exception 9(1102). Upon the removal of the "H" Holding Symbol, the RUV1 Zone would permit residential lots with minimum frontages of 18m, with a 10m building setback to the open space lands.

Part Lot Control

On December 16, 2003, the owner submitted an application to exempt the subject lands from the part lot control provisions of the Planning Act, for the purpose of dividing the lands into 5 detached residential lots in compliance with the RUV1 zoning standards.

Engineering

The Engineering Department has reviewed the proposal to lift the holding symbol from the zoning of the subject land and provided the following comments:

“ Subsection 21.2.27 of the Kortright Ravines Subdivision 19T-99V11 dated September 11, 2001, includes an undeveloped block owned by Lakeview Homes (Woodbridge) Inc. and a .3m metre road reserve conveyed to the City that front onto Canada Company Avenue, identified as Blocks 50 and 64 on 65M-3532 respectively. Block 50 is restricted from development pending a resolution of municipal servicing and reconstruction of Canada Company Avenue from abutting the Plan to Islington Avenue, to the satisfaction of the City.”

On September 22, 2003, the Committee of the Whole approved City Engineering Department's recommendation that the Kortright Ravines Subdivision Agreement be amended that municipal servicing for this block be constructed using a private sanitary pump system, and approved reconstruction of Canada Company Avenue to a rural cross-section status so as to maintain its rural character.

To date, the applicant has not amended the subdivision agreement. As such, the by-law to lift the holding symbol can proceed to enactment upon amendment of the subdivision agreement.

Toronto Region and Conservation Authority

The Toronto Region and Conservation Authority has indicated that the subject lands are subject to Ontario Regulation 158 and that a permit is required from the Authority prior to any works taking place.

At the subdivision stage, the Authority felt that the development of the subject lands for residential purposes would substantially change the character of the entrance to the Boyd Field Centre by increasing the visibility of the future residential lots. The Authority continues to see this as a concern and recommends that the owner, Lakeview Homes, enter into an agreement with the Authority recognizing the uses and activities at the Boyd Conservation Area. The owner and the TRCA have entered into an agreement on May 20, 2004 addressing the Authority's concerns.

Relationship To Vaughan Vision

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

Staff have reviewed the proposed application in light of the conditions of the Kortright Ravines Subdivision and implementing zoning by-law, and are satisfied that the lands can be developed as planned for 5 residential lots. For this reason, Staff recommends the approval of the application to remove the Holding (H) Symbol from the subject lands upon amendment of the subdivision agreement to provide for servicing of these lands. Should the Committee concur, the "Recommendation" section of this report should be adopted.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Not to Scale

KORTRIGHT CENTRE
FOR CONSERVATION



SUBJECT LANDS



Location Map

Block 50,
Plan 65M - 3532

APPLICANT:
LAKEVIEW HOMES
(WOODBIDGE) INC.

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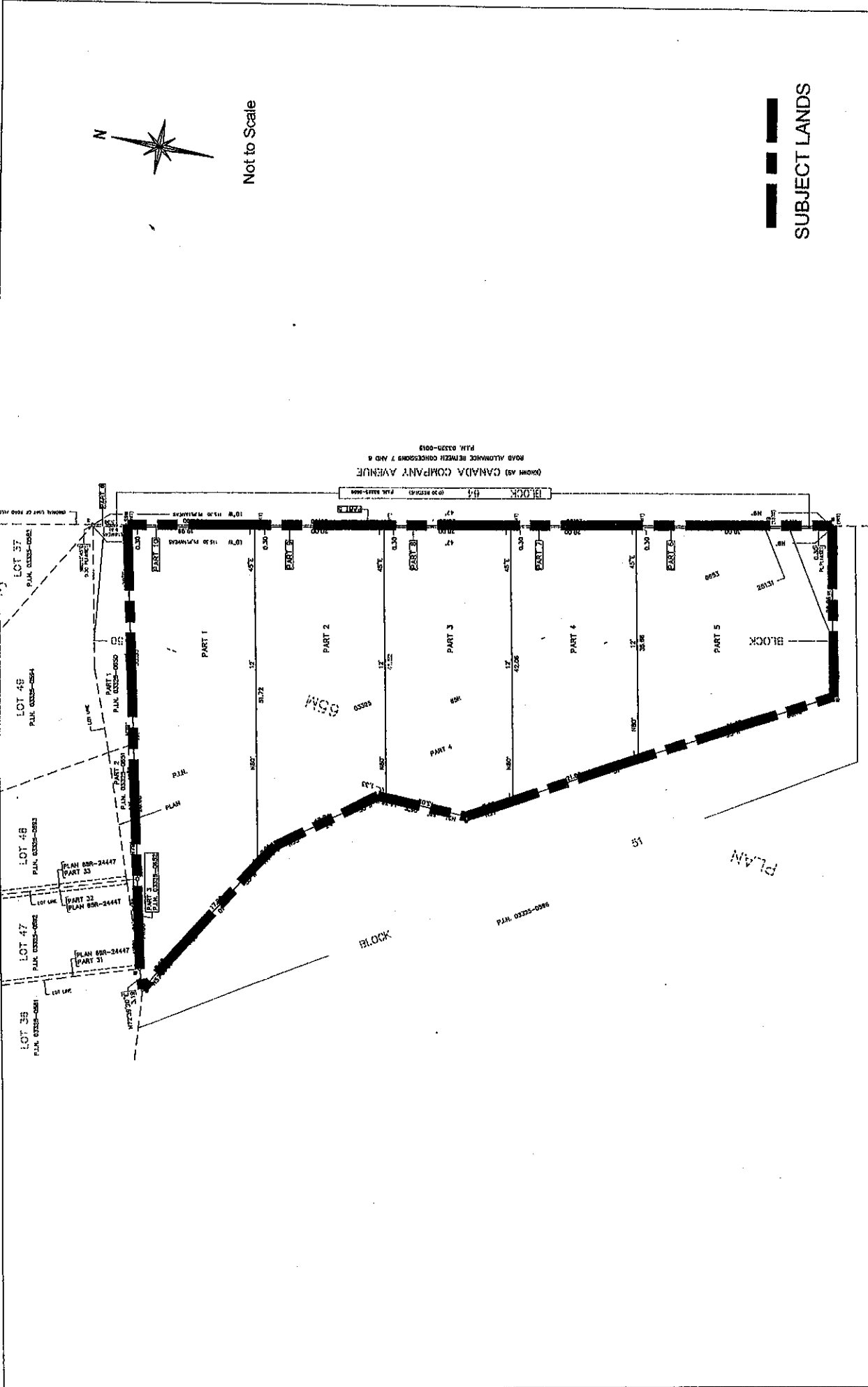
Community Planning Department

Attachment



FILE No.:
Z-03.100
RELATED FILE:
PLC-03.033

December 19, 2003



Attachment 2

FILE No.: Z.03.100
 RELATED FILE: PLC.03.033
 December 19, 2003



Community Planning Department

Draft Plan of Subdivision

Block 50,
 Plan 65M - 3532

APPLICANT:
 LAKEVIEW HOMES
 (WOODBIDGE) INC.

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