

**7.        ZONING BY-LAW AMENDMENT FILE Z.05.020  
          DRAFT PLAN OF SUBDIVISION FILE 19T-03V12(R)  
          ROYAL GARDEN HOMES LTD.  
          PRELIMINARY REPORT**

**P.2005.31**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.020 and 19T-03V12(R) (Royal Garden Homes Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted applications to amend the Zoning By-law and to revise the approved Draft Plan of Subdivision (File 19T-03V12), to adjust the zone boundaries to reflect minor adjustments to the lot lines as shown on Attachment #3. The adjustments would result in the reduction of two (2) residential lots from 113 to 111.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive, east of Dufferin Street, being Part of Lot 21, Concession 2 (Planning Block 12), City of Vaughan. The residential lands are part of the Carrville – Urban Village 2 Community and designated “Low Density Residential” by OPA #600 and further designated “Natural Core Area” and “Settlement Area” by OPA #604 (Oak Ridges Moraine Conformity Plan). The residential lands are zoned RD3 Residential Detached Zone Three, RD3 (H) Residential Detached Zone Three with Holding Symbol (H), RD4 Residential Detached Zone Four, and RD4 (H) Residential Detached Zone Four with Holding Symbol (H) by By-law 1-88. The Holding Symbol (H) will not be removed until such time as sewage capacity has been identified and has been allocated, accordingly. The surrounding lands uses are as follows:

- North - vacant (Approved Residential Subdivision 19T-00V02)
- South - Major Mackenzie Drive; existing residential (A Agricultural Zone and RR Rural Residential Zone)
- East - vacant (Approved Residential Subdivision 19T-03V14)
- West - vacant (Approved Residential Subdivision 19T-03V22)

The proposed amendments to the approved draft plan of subdivision are the result of the applicant's decision to increase the frontage of the smaller lots from 11m to 11.6m, to provide a larger garage size to comply with the By-law standards, and to increase some of the lot frontages adjacent to the valley. The intent is to improve the marketability of the lots following discussions with purchasers and builders. The proposed changes to the approved draft plan of subdivision are relatively minor and result in a reduction of two residential lots from 113 to 111. As a result, the amendments would involve the modification to the zoning boundaries. The road pattern for the subdivision plan remains unchanged.

On April 22, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be

addressed in the technical review and included in a comprehensive staff 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 appropriateness of the proposed revisions to the lotting pattern as it relates to the RD3 and RD4 Zone standards in By-law 1-88, will be reviewed; and
- the applications will be reviewed in the context of the approved Block 12 Plan.

#### Relationship to Vaughan Vision 2007

The applicability of the applications 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 application, 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 amendments to the Zoning By-law will be reviewed in the context of the requirements of By-law 1-88, and consistency with the approved Block 12 Plan.

#### Attachments

1. Location Map
2. Approved Draft Plan of Subdivision
3. Revised Draft Plan of Subdivision

#### Report prepared by:

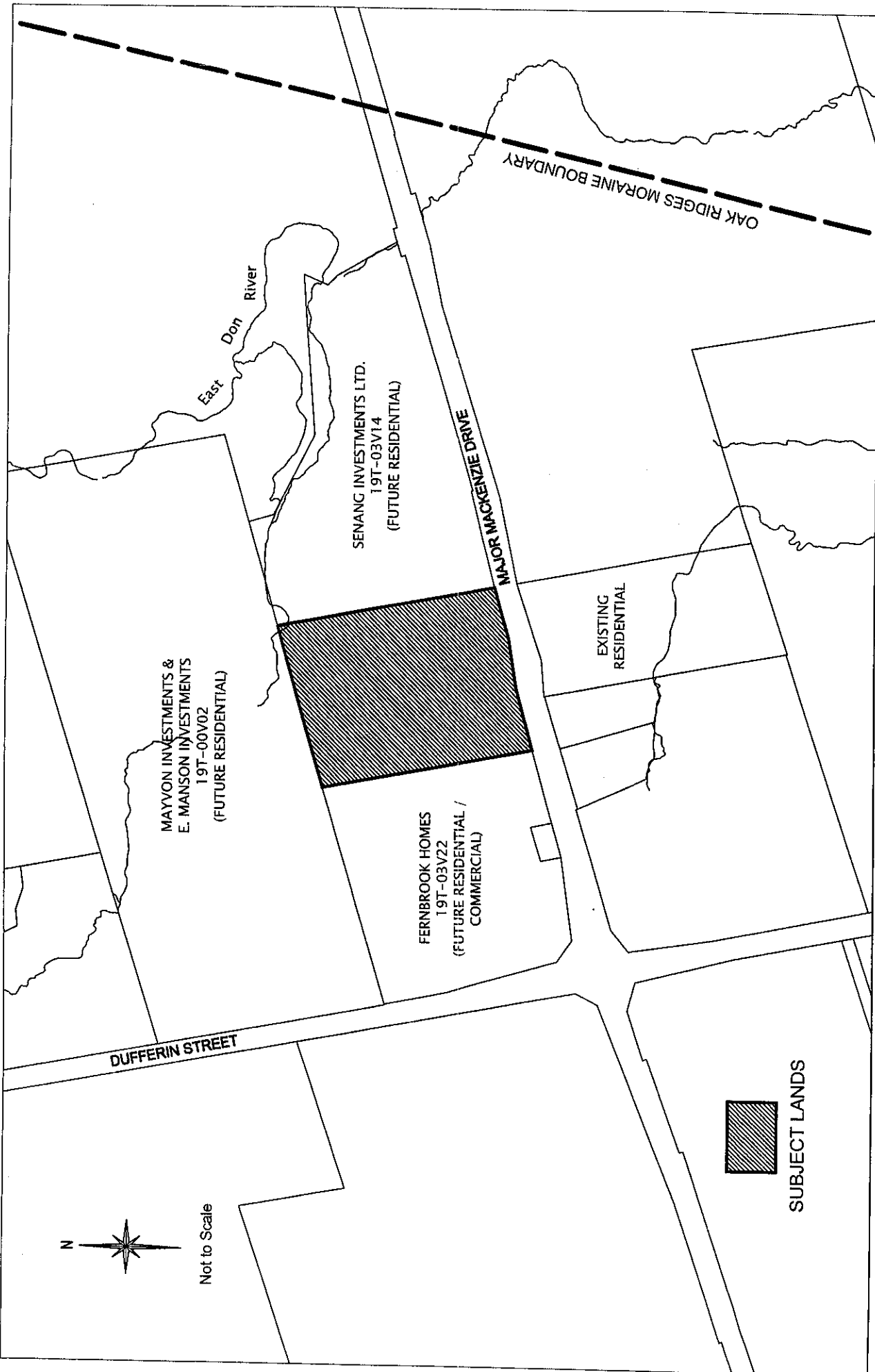
Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Location Map**

Part of Lot 21,  
Concession 2  
 APPLICANT:  
 ROYAL GARDEN HOMES LTD.

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Development Planning Department

**Attachment**

**1**

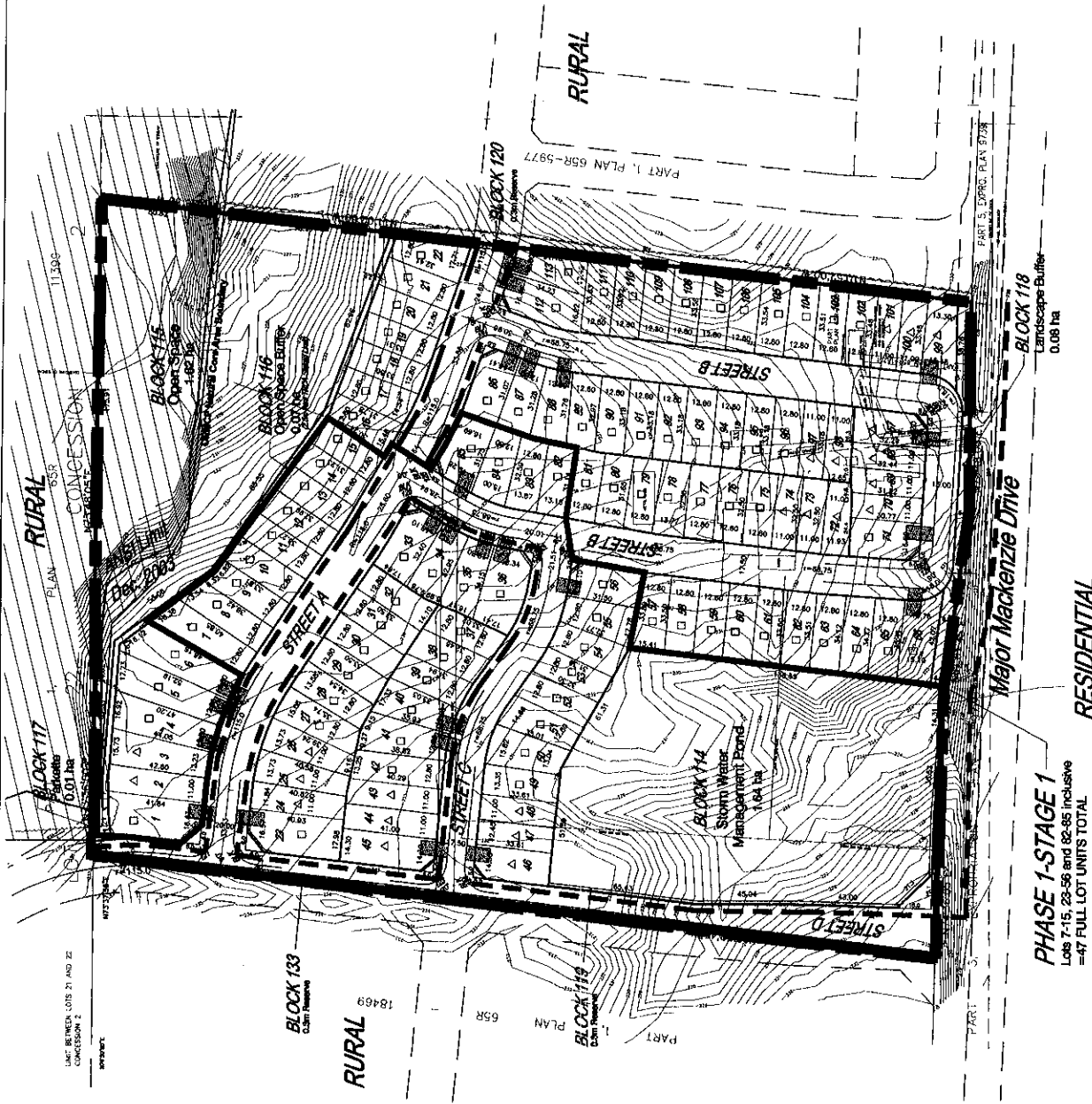
FILE No.:  
 19T - 03V12 &  
 Z.05.020

April 20, 2005



Not to Scale

**SUBJECT LANDS**



**PHASE 1-STAGE 1**  
 Lots 7-15, 23-56 and 82-85 inclusive  
 =47 FULL LOT UNITS TOTAL

# Approved Draft Plan of Subdivision

APPLICANT:  
 ROYAL GARDEN HOMES L.T.D.

Part of Lot 21,  
 Concession 2

City of  
**Vaughan**

Development Planning Department

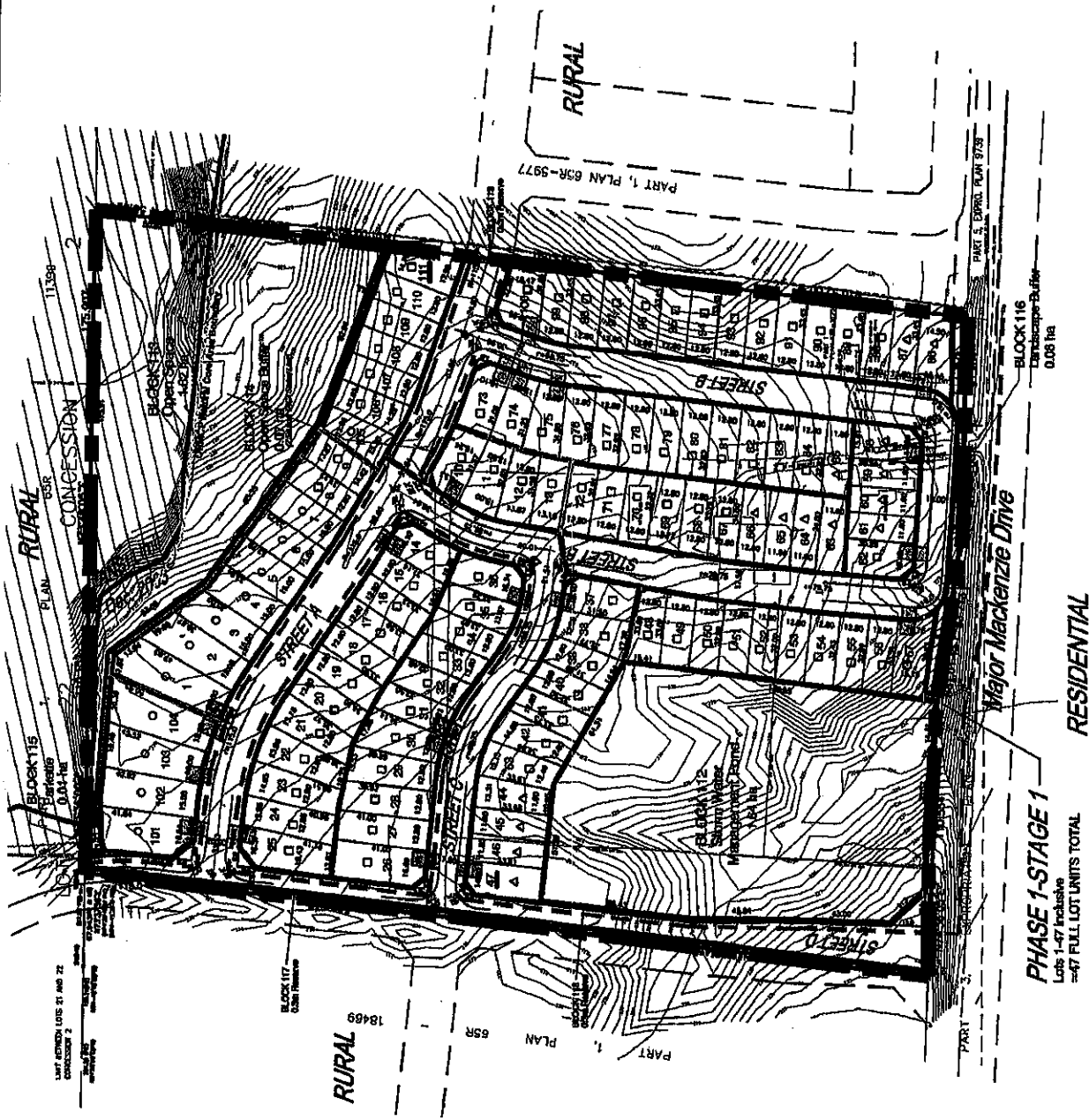
**Attachment 2**  
 FILE No.:  
 19T - 03V12 &  
 Z.05.020  
 May 3, 2005

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SUBJECT LANDS



**PHASE 1-STAGE 1**  
Lots 1-47 inclusive  
=67 FULL LOT UNITS TOTAL

# Attachment **3**

FILE No.:  
19T - 03V12 &  
Z.05.020  
May 3, 2005

## City of **Vaughan** Development Planning Department

### Revised Draft Plan of Subdivision

APPLICANT:  
ROYAL GARDEN HOMES LTD.  
Part of Lot 21,  
Concession 2

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