

**1. OFFICIAL PLAN AMENDMENT FILE OP.05.017
 ZONING BY-LAW AMENDMENT FILE Z.05.032
 ISABELLA FILIPPELLI
 PRELIMINARY REPORT**

P.2005.55

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.017 and Z.05.032 (Isabella Filippelli) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 the following applications to:

1. Amend the Official Plan, specifically the "Low Density Residential" policies in OPA #240 (Woodbridge Community Plan), as amended by OPA #554, to permit an increase of one additional residential lot in the Intersite Place subdivision from a maximum of 11 to 12 lots, with the amendment affecting the subject lands shown on Attachment #1; and,
2. Amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1 from RR Rural Residential Zone (minimum 45 m frontage and 4,000 m² lot area) to R1 Residential Zone (minimum 18 m frontage and 540 m² lot area).

The proposed amendments will facilitate the severance of the 0.4 ha parcel of land into two residential lots as shown on Attachment #2. The proposed lots will have frontages of 35 m (Lot 1) and 32 m (Lot 2), and lot areas of 0.24 ha and 0.16 ha, respectively. Lot 1 will contain the existing single detached dwelling.

Background - Analysis and Options

The 0.4 ha site shown on Attachment #1 is located on the west side of Pine Valley Drive, north of Langstaff Road, being 8550 Pine Valley Drive, in Part of Lot 11, Concession 7, City of Vaughan. The subject lands are currently developed with one residential dwelling.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) and zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(404). The site-specific exception restricts the existing dwelling on the lot to a defined building envelope. The surrounding land uses are as follows:

- North - detached residential (RR Rural Residential Zone)
- South - Intersite Place (road); detached residential (RR Rural Residential Zone)
- West - valley land (OS1 Open Space Conservation Zone)
- East - Pine Valley Drive; National Golf Course (OS2 Open Space Park Zone)

On September 16, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Islington Woods Community Association and Weston Downs Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

History

Together with the lands to the north and south (numbered 1-11 on Attachment #1), the property was the subject of site-specific OPA #167, which was approved by the Ministry of Municipal Affairs and Housing on February 2, 1984, and subsequently incorporated into OPA #240. The amendment permitted a maximum of ten residential lots on the basis of municipal water supply and private septic systems. The restriction on the number of lots was to ensure the lots were large enough to support a septic system. This is no longer a concern as sanitary service is now available to the subject lands.

On April 17, 2001, Council approved applications to amend the Official Plan and Zoning By-law (Paul Perovich Jr. – OP.00.023 and Z.00.108), specifically the "Rural Residential" policies and RR Rural Residential Zone standards, to facilitate the severance of the original northerly lot into two residential lots (identified as "9" and "10" on Attachment #1), each having 45 m frontages and lot areas of 0.22 ha and 0.17 ha, thereby increasing the maximum number of lots permitted in the Official Plan from 10 to 11 lots.

Preliminary Review

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

- i) the appropriateness of the proposed amendment to the Official Plan to increase the lot count by an additional one lot in the area of Intersite Place, from 11 to 12 lots, and the proposed rezoning from RR Zone to R1 Zone to facilitate a severance of the subject lands into two lots, will be reviewed in light of water and sanitary servicing availability, and consistency with surrounding lots with respect to lot frontage and lot area;
- ii) the appropriateness of rezoning the subject lands from RR Zone to R1 Zone, rather than maintaining a site-specific RR Zone category and standards, if approved, will be reviewed;
- iii) the applications will be reviewed with respect to the potential for a precedent being set for similar applications in the area; and,
- iv) the availability of water and sanitary servicing capacity for the proposed development must be identified, and allocated by Council, if approved.

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 issues, but not limited to, will be considered in the technical review of the applications, 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, the applications will be reviewed in light of the appropriateness of the intended

severance of the subject lands into two lots, and the area context with respect to consistency of lot frontage and lot area, to determine if the proposed amendments to the Official Plan and Zoning By-law can be supported.

Attachments

1. Location Map
2. Proposed Site Plan/Severance Plan

Report prepared by:

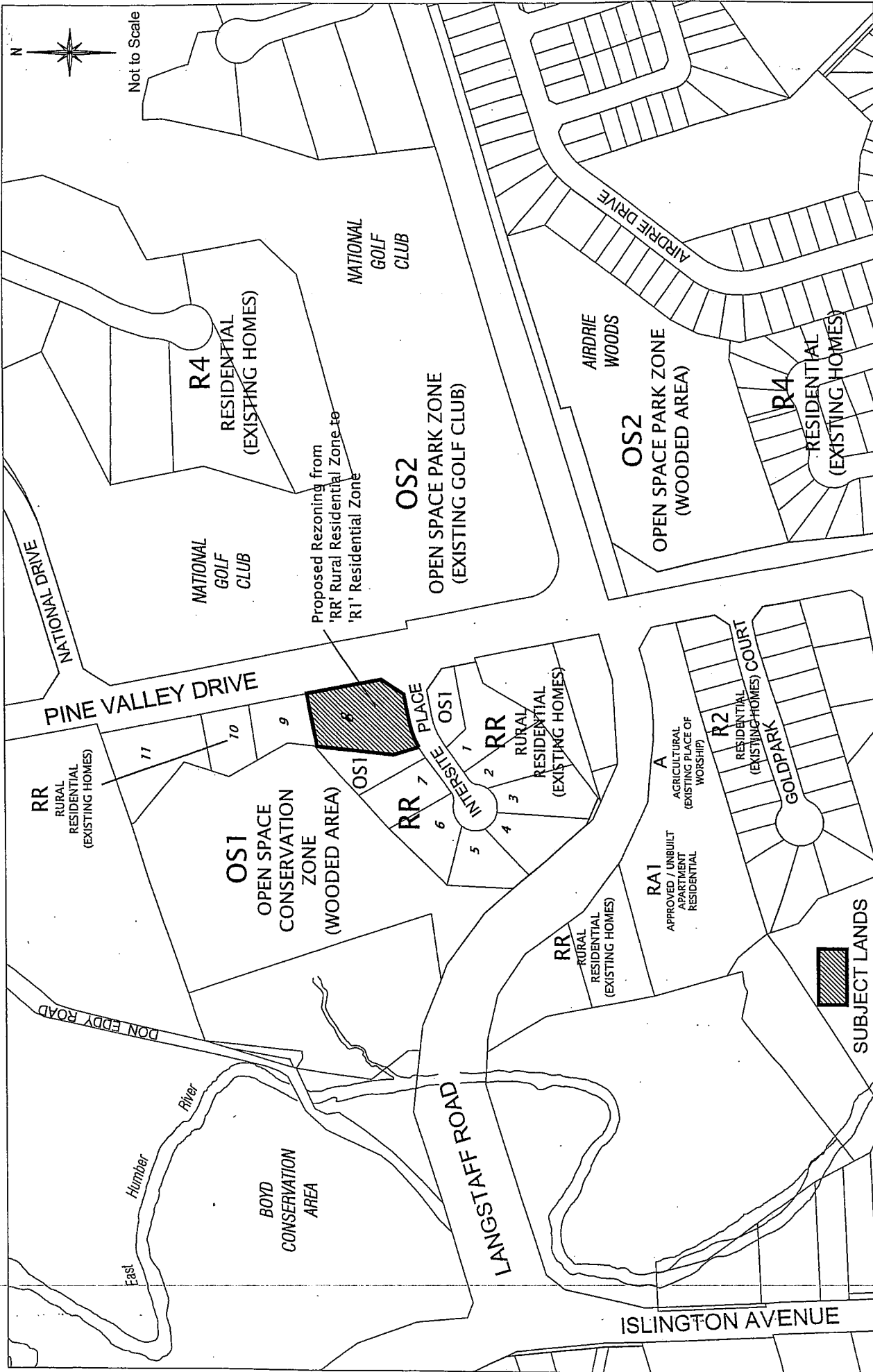
Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Attachment 1

FILE No.:
OP 05.017
& Z.05.032

September 26, 2005

City of
Vaughan

Development Planning Department

Location Map

Part of Lot 11,
Concession 7

APPLICANT:
ISABELLA FILIPELLI



Not to Scale

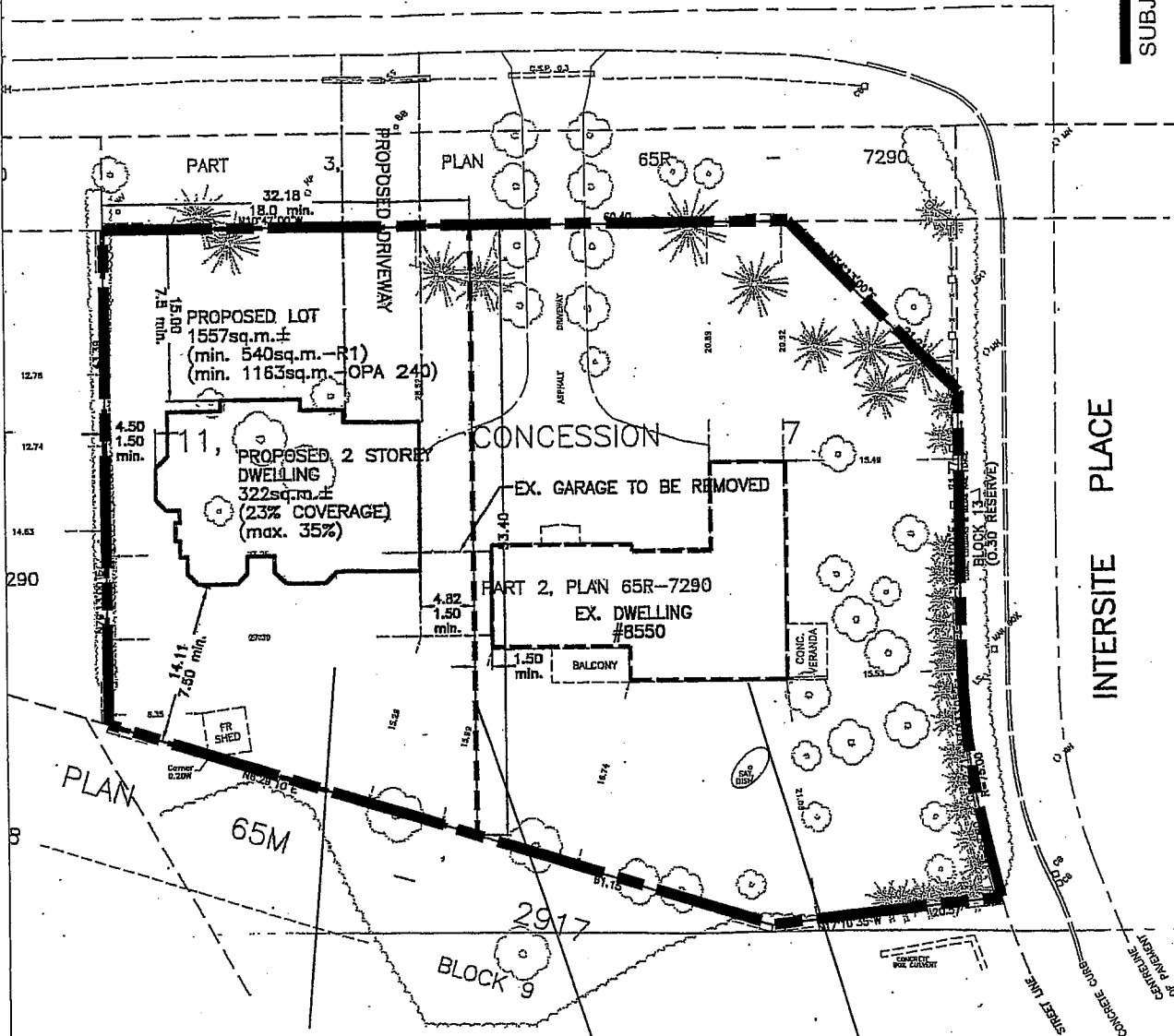
- Proposed Lot 2
- Proposed 2 storey dwelling
 - Proposed Lot Frontage: 32m
 - Proposed Lot Area: 0.16ha

Proposed severance line

- Proposed Lot 1
- Existing dwelling to be retained
 - Proposed Lot Frontage: 35m
 - Proposed Lot Area: 0.24ha

PINE VALLEY DRIVE

SUBJECT LANDS



Proposed Site Plan / Severance Plan

APPLICANT:
ISABELLA FILIPELLI

Part of Lot 11,
Concession 7

N:\DFT\1 ATTACHMENTS\OP\05.05.017z.05.032

City of
Vaughan

Development Planning Department

Attachment
2

FILE No.:
OP.05.017
& Z.05.032

September 26, 2005