

**1. ZONING BY-LAW AMENDMENT FILE Z.00.060
VITA FERRARI
PRELIMINARY REPORT**

P.2005.58

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.00.060 (Vita Ferrari) 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 an application to amend the Zoning By-law to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to the appropriate residential zone to permit a proposed severance of the subject lands. Exceptions to the zone standards, such as minimum lot frontage, will also be required.

The application was originally submitted on May 30, 2000 by Ms. G. Greenhow and Mr. D. Wilson and was subject to a Public Hearing in July 4, 2000. Since that time, the ownership of the property has changed.

Background - Analysis and Options

The subject lands shown on Attachment #1 have an area of approximately 0.5ha and are located at the northeast corner of Langstaff Road and Kipling Avenue (5336 Langstaff Road), in Lot 11, Concession 8, City of Vaughan. The subject property is currently developed with a single detached dwelling.

The conceptual plan submitted with the application illustrates a future severance of the existing lot into 2 lots with areas of 2,275.82m² and 2,768.54m² as shown on Attachment #2. The conceptual plan indicates that each of the lots would have a lot frontage of approximately 6.5m and would share an entrance from Vaughan Mills Road.

The subject lands are designated "Low Density Residential" and "Drainage Tributary" by OPA #240 (Woodbridge Community Plan). The lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

The surrounding land uses are as follows:

- North - detached residential; Board of Trade Golf and Country Club (OS1 Open Space Conservation Zone, R2 Residential Zone)
- South - former Langstaff Road allowance, existing residential (R2 Residential Zone)
- East - Board of Trade Golf and Country Club (OS1 Open Space Conservation Zone)
- West - detached residential (R2 Residential Zone)

On September 30, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners' Association, the Woodbridge Core Ratepayers' Association and those individuals requesting notification. To date,

two letters have been received from the landowners at 61 and 57 Gatehouse Court identifying the following issues:

- approval of the application would impact the view from the property and therefore reduce its value;
- development within the Open Space Zone will lead to a degradation of the valley feature;
- there is no rationale for creating lots that do not comply with the Zoning By-law;
- there are existing drainage problems with the subject lands that affects the integrity of the property and which have not been dealt with;
- the proposed driveway access does not meet the minimum By-law requirement and would run along the entire back of their property; and
- the subject land is a historical site and should remain that way.

These issues, along with others that may be received will be considered 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the consent policies of the Official Plan and the appropriateness of the proposed lot severance;
- ii) the Toronto and Region Conservation Authority must comment on acceptable valley corridor and development limits such that appropriate building envelopes can be established, if approved;
- iii) the appropriate zoning category and exceptions required to implement the proposal must be reviewed, if approved; and
- iv) the conceptual plan submitted indicates that the existing and proposed dwellings will be serviced by private septic systems; the appropriateness of creating a new residential lot serviced by a septic system will be evaluated.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

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, the application will be reviewed in the context of the Official Plan policies, the extent of the tableland available for residential use, the appropriateness of the proposed access and the deficient frontages.

Attachments

1. Location Map
2. Conceptual Severance Plan

Report prepared by:

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Mauro Peverini, Senior Planner, ext. 8407

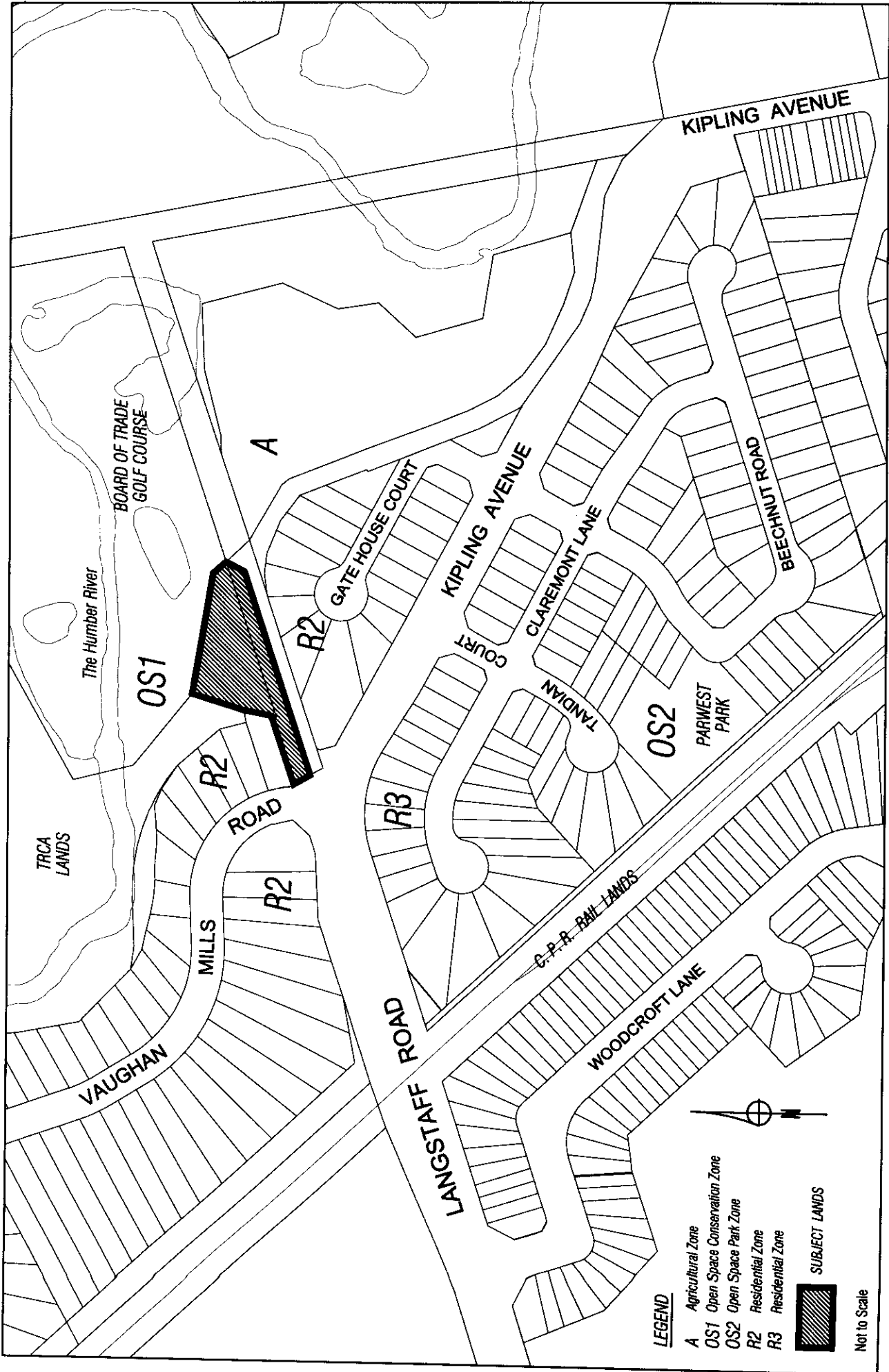
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 11,
Concession 8

APPLICANT: MS. VITA FERRARI (FORMERLY
MS. G GREENHOW & MR. D. WILSON)

N:\DFT\1 ATTACHMENTS\Z\z-00.060

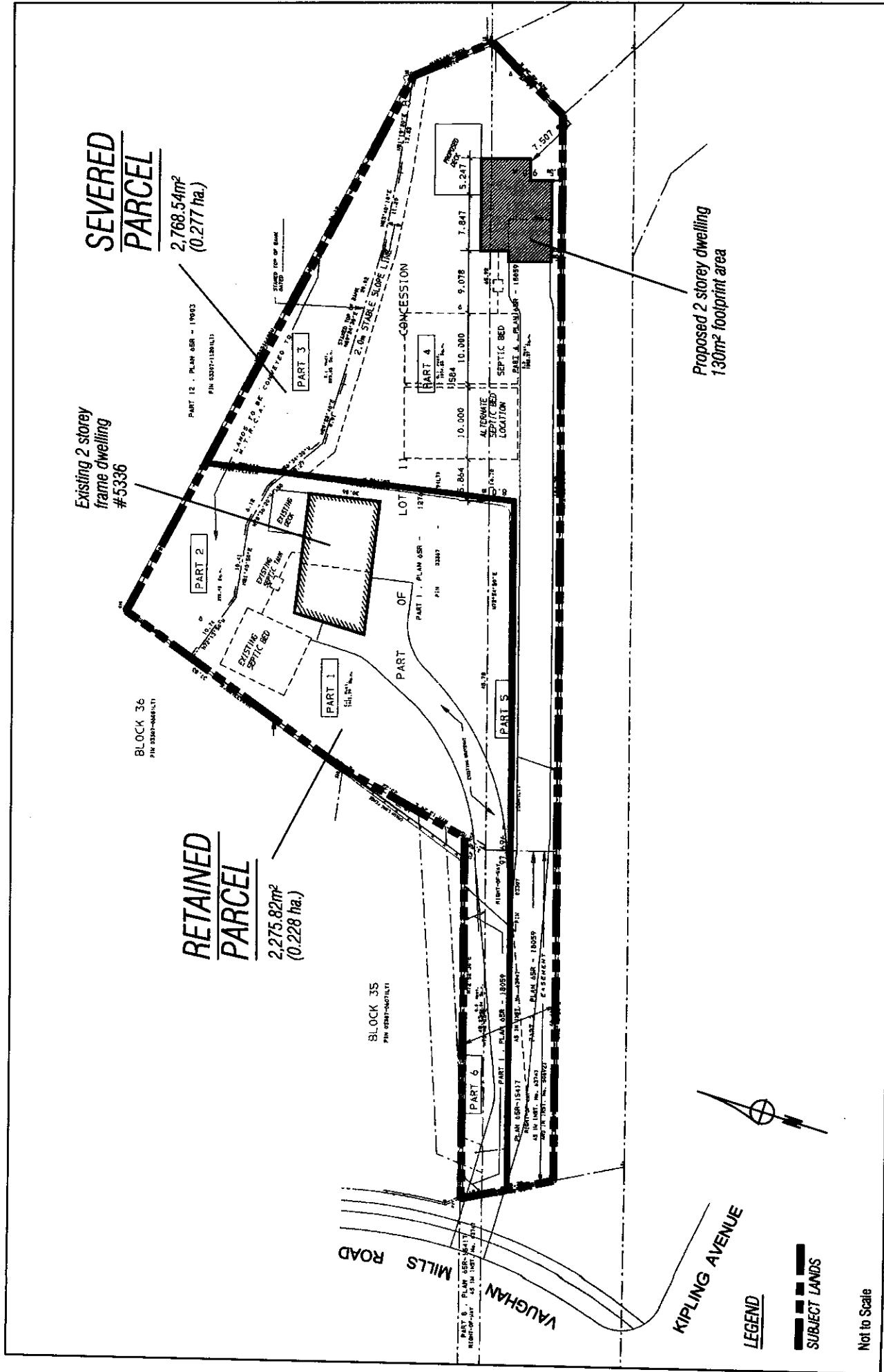
City of Vaughan

Development Planning Department

Attachment 1

FILE No.:
Z.00.060

October 12, 2005



**SEVERED
PARCEL**
2,768.54m²
(0.277 ha.)

**RETAINED
PARCEL**
2,275.82m²
(0.228 ha.)

Existing 2 storey
frame dwelling
#5336

Proposed 2 storey dwelling
130m² footprint area

VAUGHAN MILLS ROAD
KIPLING AVENUE

LEGEND

SUBJECT LANDS

Not to Scale

Site Plan

Part of Lot 11,
Concession 8

APPLICANT: MS. VITA FERRARI (FORMERLY
MS. G GREENHOW & MR. D. WILSON)

NA.DP.TV.1 ATTACHMENTSY.V.00.060

City of
Vaughan

Development Planning Department

Attachment 2

FILE No.:
Z.00.060

October 12, 2005