

**1. ZONING BY-LAW AMENDMENT FILE Z.05.048
BLOCK 18 PROPERTIES INC.**

P.2005.62

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.048 (Block 18 Properties Inc.) 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 to RD4 Residential Detached Zone Four as shown on Attachment #2.

The purpose of the proposed rezoning will allow the subject lands to be added to the adjacent lands (also RD4 Zone) to facilitate a secondary school site.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Rutherford Road between Dufferin Street and Keele Street, in the Block 18 Community Plan Area (1820 Rutherford Road), in Part of Lot 16, Concession 3, City of Vaughan.

The 0.299ha site has a lot frontage of 68.455m on Rutherford Road with a minimum lot depth of 42.031m. All of the approved draft plans of subdivision within the Block 18 Community Plan area include a specific condition of approval to ensure that prior to the registration of any plans of subdivision in the Block, the appropriate arrangements shall have been made respecting the transfer of the subject lands to the York Catholic District School Board for the purposes of a secondary school site.

The subject lands are designated "Low Density Residential" by OPA #600, with a secondary school overlay designation on the land. The subject lands are zoned A Agricultural Zone by By-law 1-88. The surrounding lands uses are:

- North - future secondary school and community centre site (RD4 and RD3 Residential Detached Three and Four Zones)
- South - Rutherford Road; existing residential subdivision (RVM1 (A) and (B) Residential Urban Village Multiple Dwelling Zone One)
- East - future secondary school site (RD4 Zone)
- West - future secondary school site (RD4 Zone), stormwater management pond and a future district park (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)

On October 28, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Maple Village Ratepayers Association. To date, no comments have been received. Any comments 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the proposed rezoning will be reviewed in the context of the approved Block 18 Plan;
- ii) the appropriateness of the proposed rezoning will be addressed to facilitate a future school site that meets the requirements of the School Board; and,
- iii) any requirements of the Region of York affecting the site and Rutherford Road will be identified and addressed in the technical report.

Relationship to Vaughan Vision 2007

The applicability of this application 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 proposed rezoning of the property from 'A' Agricultural Zone to RD4 Zone to allow the subject site to be added to the adjacent RD4 lands for the purposes of facilitating a secondary school site will be assessed in light of the Block 18 Plan, the zoning requirements in By-law 1-88, and the surrounding land use context.

Attachments

- 1. Location Map
- 2. Proposed Zoning Amendment

Report prepared by:

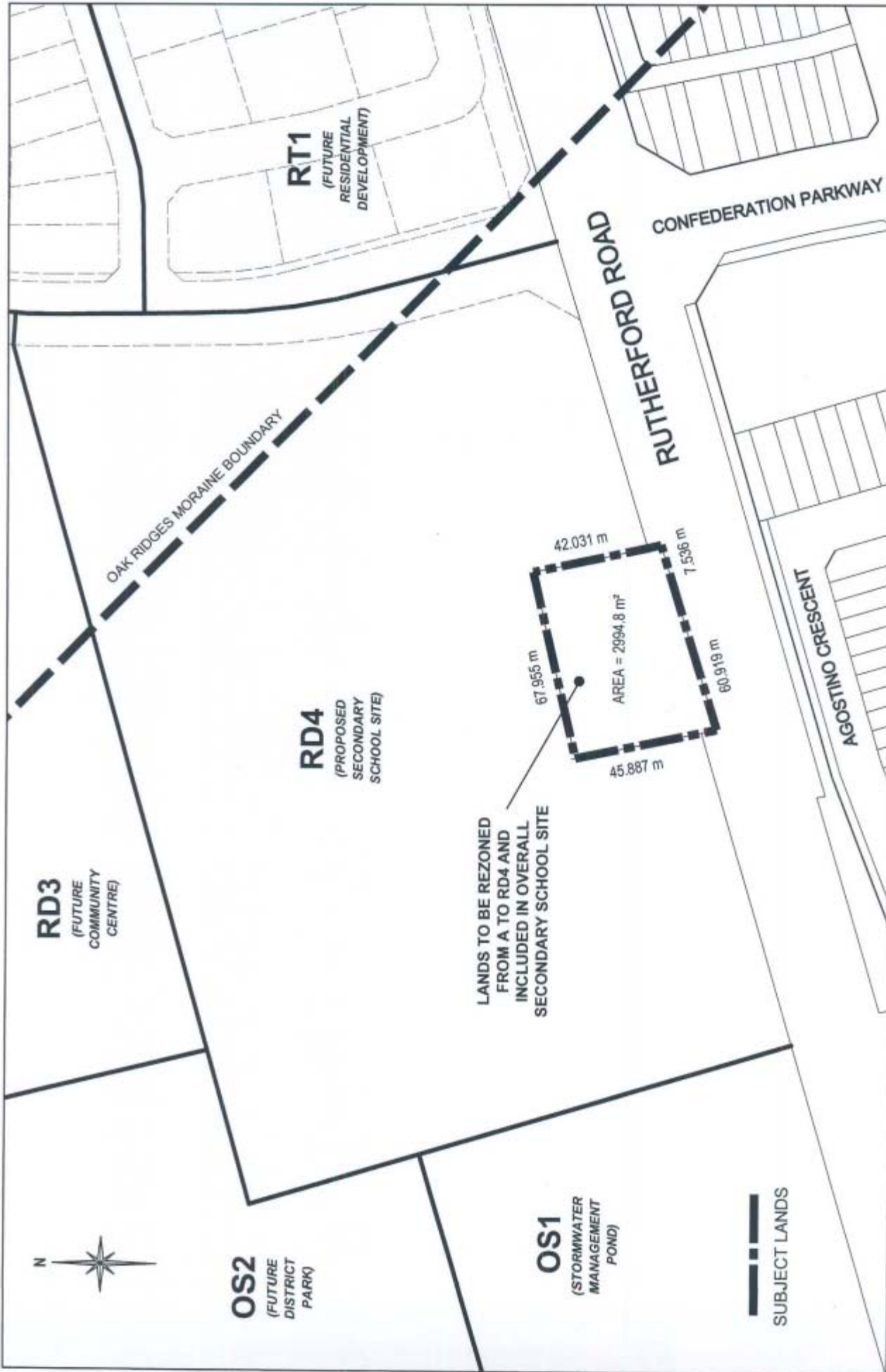
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Proposed Zoning Amendment

APPLICANT:
BLOCK 18 PROPERTIES INC.

Part of Lot 16,
Concession 3

W:\001\1 ATTACHMENTS\A\05.048

City of
Vaughan

Development Planning Department

Attachment

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FILE No.:
Z.05.048

Not to Scale
October 31, 2005