

COMMITTEE OF THE WHOLE JUNE 20, 2005

**ZONING BY-LAW AMENDMENT FILE Z.05.020
REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-03V12
ROYAL GARDEN HOMES LTD.
REPORT #P.2005.31**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.020 (Royal Garden Homes Ltd.) BE APPROVED, to amend By-law 1-88 to adjust the zone boundaries (RD4, RD3, and RD2 Zones) in the manner shown on Attachment #5, to reflect minor adjustments to the lotting pattern within the approved Draft Plan of Subdivision 19T-03V12.
2. THAT the revisions to the approved Draft Plan of Subdivision File 19T-03V12 (Royal Garden Homes Ltd.), as shown on Attachment #3, BE APPROVED, to reflect a minor adjustments to the lotting pattern.

Economic Impact

There are no requirements for new funding associated with this report.

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), in the City of Vaughan. The surrounding lands uses are as follows:

- North - vacant (Approved Residential Plan of Subdivision 19T-00V02)
- South - Major Mackenzie Drive; existing residential (A Agricultural Zone and RR Rural Residential Zone)
- East - vacant (Proposed Residential Plan of Subdivision 19T-03V14)
- West - vacant (Approved Residential Plan of 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 frontages for lots adjacent to the valley. The intent of the changes is to improve the marketability of the lots following discussions with purchasers and builders. The following chart summarizes the proposed changes:

APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #2)		PROPOSED AMENDMENTS TO APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #3)	
Minimum Frontages	Lots	Minimum Frontages	Lots
11.00m (Single Detached)	23 Lots	11.00m (Single Detached)	15 Lots
12.80m (Single Detached)	90 Lots	12.80m (Single Detached)	84 Lots
-----	-----	15.00m (Single Detached)	12 Lots
Total Lots	113 Lots	Total Lots	111 Lots

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, which would involve modifications to the zone 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. The recommendation of the Committee of the Whole on May 16, 2004, to receive the Public Hearing report Committee meeting, was ratified by Council on May 24, 2005.

Official Plan

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 proposed amendments to the approved draft plan of subdivision are minor in nature and retain compatibility with the proposed neighbourhood character in terms of mix and range of lot sizes. Staff is satisfied that the proposed adjustments to the draft plan of subdivision conform to the Official Plan.

Zoning

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.

An amendment to the By-law is required to adjust the zone boundaries (RD4, RD3, and RD2 Zones) to reflect the minor adjustments to the lotting within the approved Draft Plan of Subdivision 19T-03V12. As a result, the following zone changes would be required based on the revised subdivision plan shown on Attachment #3:

Lot (Attachment #3)	Current Zone (Attachment #4)	Proposed Zone (Attachment #5)
1 to 7	RD3 (H) and RD3	RD2
22, 23, 24, 26, 27, 28	RD4	RD3
44 and Part of Lot 53	RD3	RD4
101 to 104	RD3 (H) and RD4 (H)	RD2 (H)

Revised Subdivision Design

The adjustments to the approved draft plan of subdivision remain in accordance with the approved Block 12 Plan. The proposed revisions to the draft plan of subdivision maintain the same number of lots (47) with servicing allocation within Phase 1 of the plan. The reduction of two (2) lots will be from the Phase 2 portion of the plan. The road pattern for the subdivision plan remains unchanged as a result of the proposed lotting changes. The original conditions of approval dated May 25, 2004 will remain in effect.

Servicing

The Engineering Department previously reserved the allocation of sewage servicing capacity on the subject lands for 47 lots within Phase 1 of the plan. There is no change to the allocation of servicing capacity to this plan.

Other Comments

The Toronto and Region Conservation Authority has reviewed the revised draft plan of subdivision and have no objection to the zoning amendment application as the adjustments to the lotting do not alter the Blocks designated as "Open Space Buffer" (Block 114), "Open Space" (Block 113) or "Storm Water Management Pond" (Block 112), as shown on Attachment #3.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff is of the opinion that the proposed zoning amendments to the approved draft plan of subdivision is appropriate and continues to conform to the density and land use policies of the Official Plan. The proposed adjustments to the zone boundaries (RD4, RD3, and RD2 Zones) on the subject lands will implement the revised draft plan of subdivision. For these reasons, Staff recommends approval of the zoning amendment application.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-03V12
3. Revised Draft Plan of Subdivision 19T-03V12
4. Approved Zone Boundaries
5. Revised Zone Boundaries

Report prepared by:

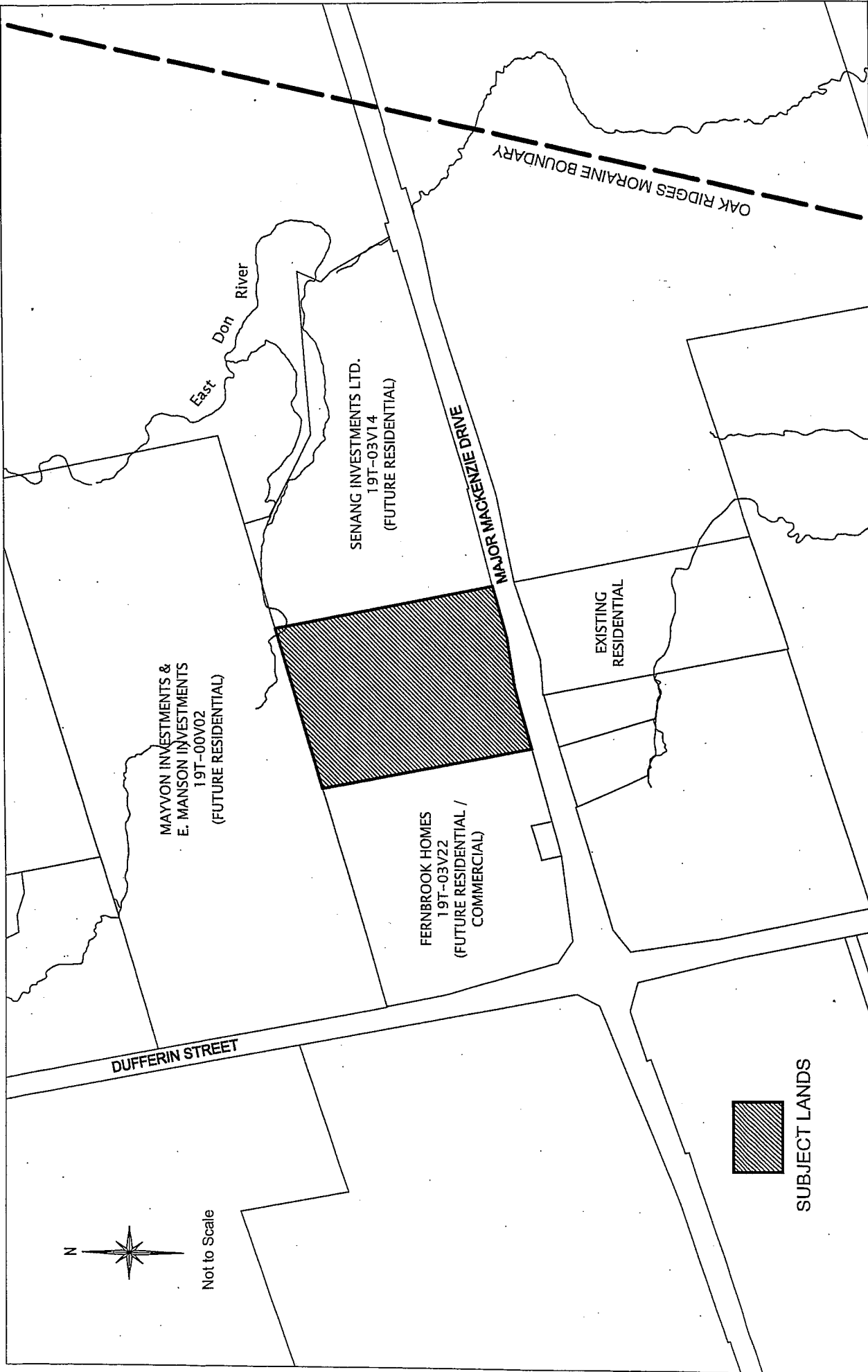
Stephen Lue, Planner I, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG
R:WORKINGZ.05.020 AND 19T-03V12 RIDRAFT TECHNICAL REPORT



Location Map

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

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Development Planning Department

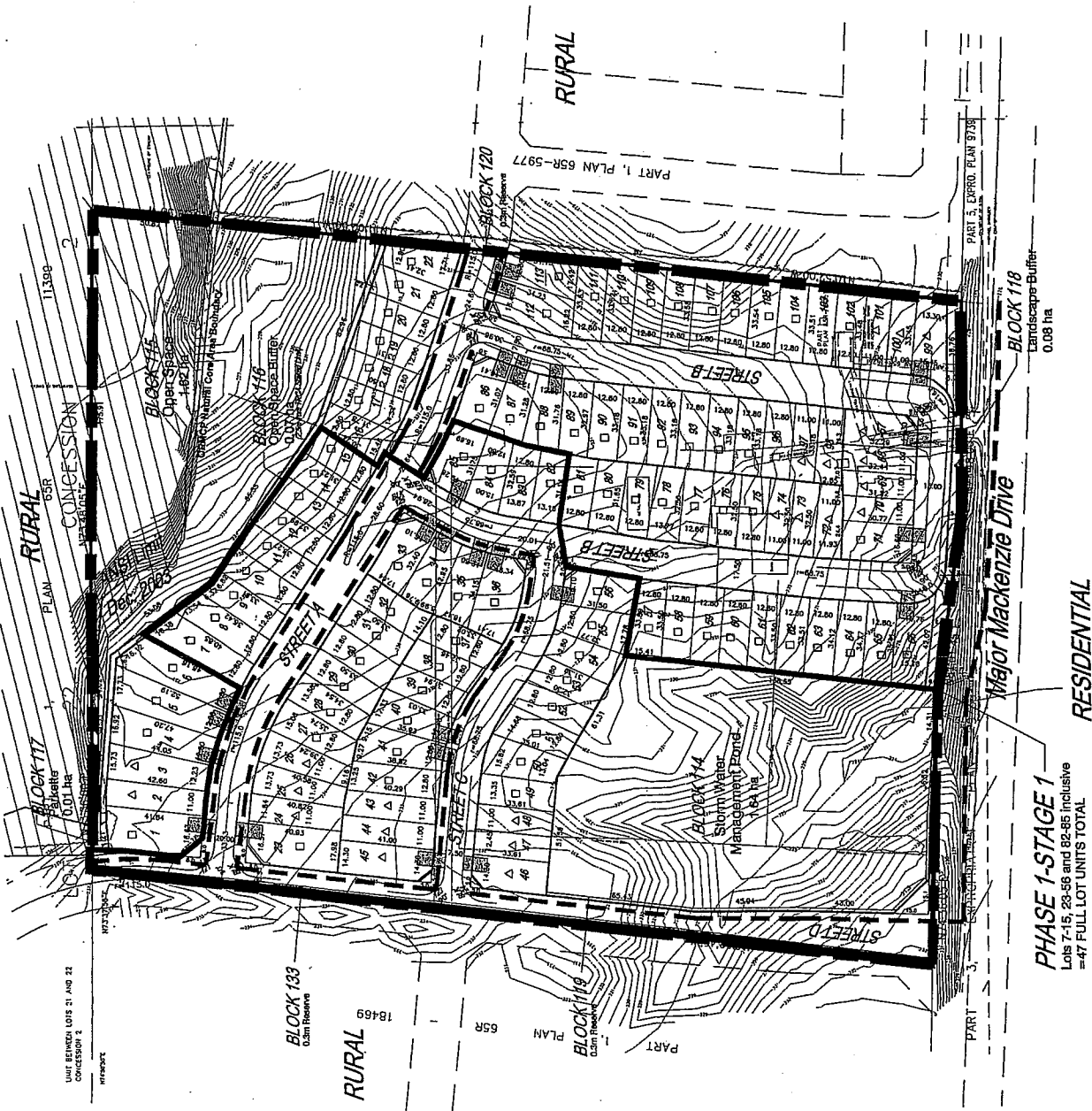
Attachment 1

FILE No.:
 19T - 03V12 &
 Z.05.020
 May 20, 2005



Not to Scale

SUBJECT LANDS



LOT BETWEEN LOTS 21 AND 22
CONCESSION 2
REPORT

BLOCK 133
0.24m Reserve

RURAL
18469

65R

PLAN

BLOCK 119

PART

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

RESIDENTIAL

Major Mackenzie Drive

BLOCK 118
Landscape Buffer
0.08 Ha

PART 3, EXPRO. PLAN 9739

PART 1, PLAN 65R-5977

RURAL

Approved Draft Plan of Subdivision

APPLICANT:
ROYAL GARDEN HOMES LTD.

Part of Lot 21,
Concession 2

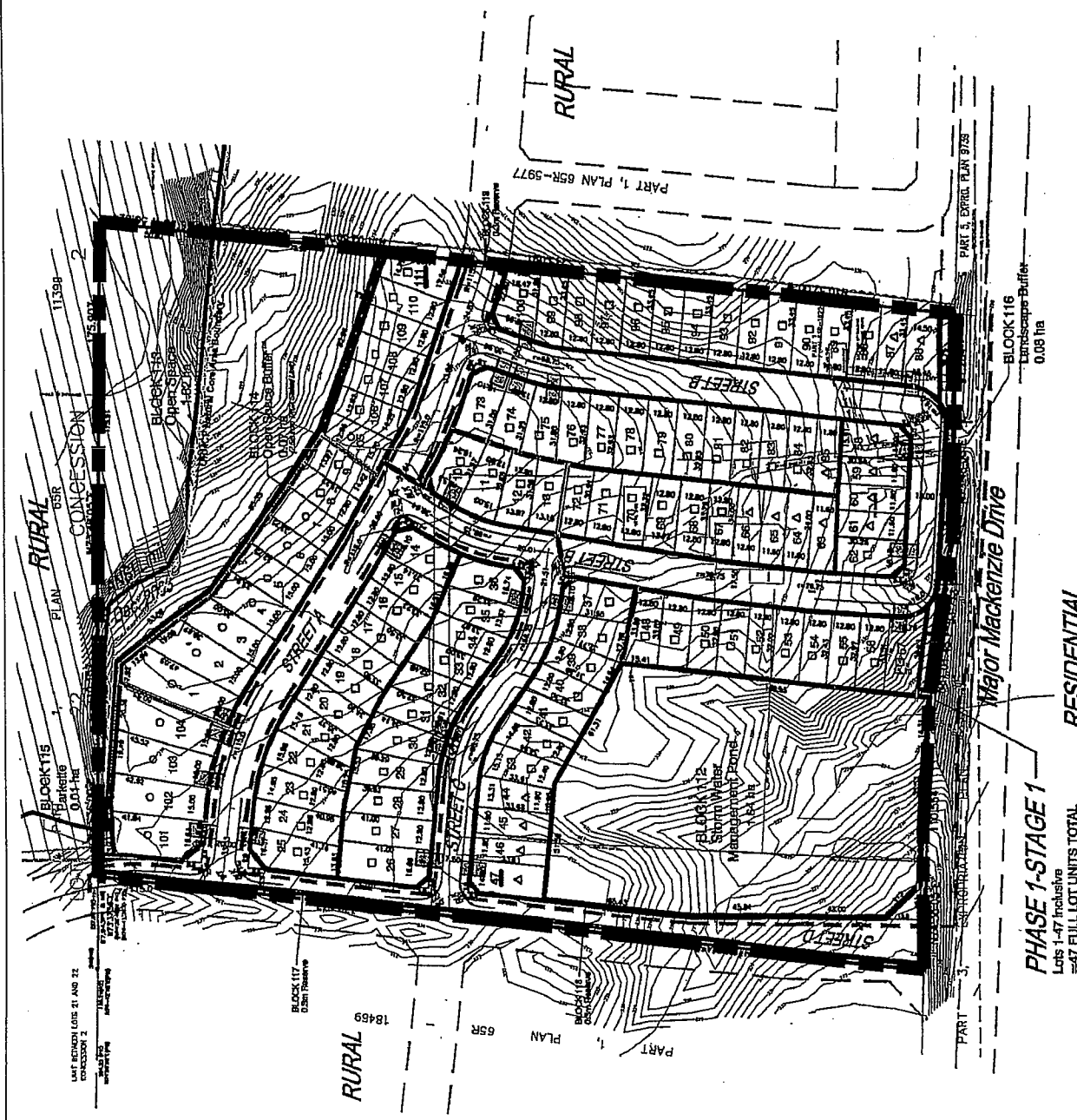


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Attachment 2

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

May 20, 2005



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■ ■ ■
SUBJECT LANDS

Attachment **3**

FILE No.:
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City of **Vaughan**

Development Planning Department

Revised Draft Plan of Subdivision

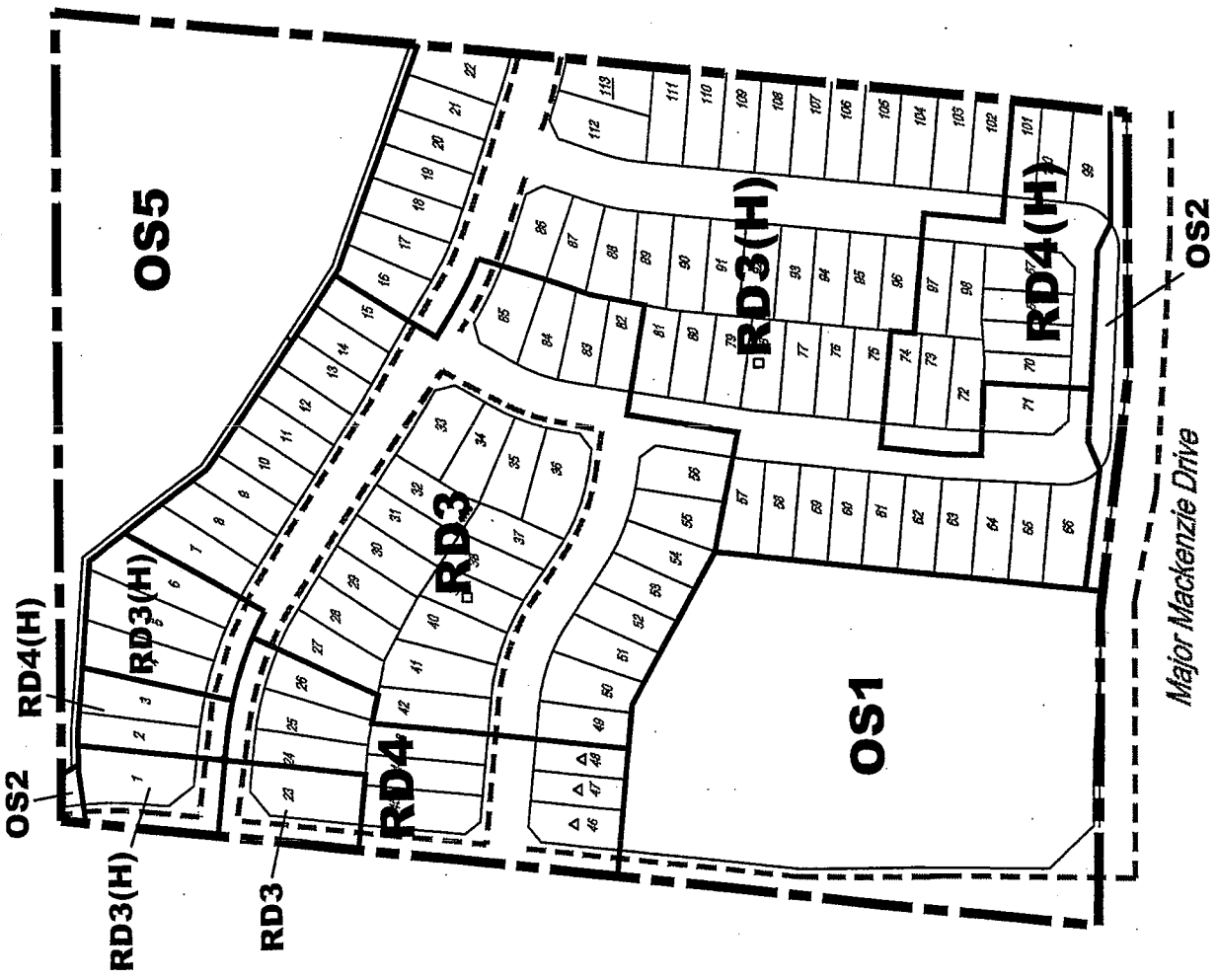
APPLICANT:
ROYAL GARDEN HOMES LTD.
Part of Lot 21,
Concession 2

PHASE 1-STAGE 1
Lots 1-47 Inclusive
= 47 FULL LOT UNITS TOTAL



Not to Scale

SUBJECT LANDS



Attachment 4

FILE No.:
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May 20, 2005



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Approved Zone Boundaries

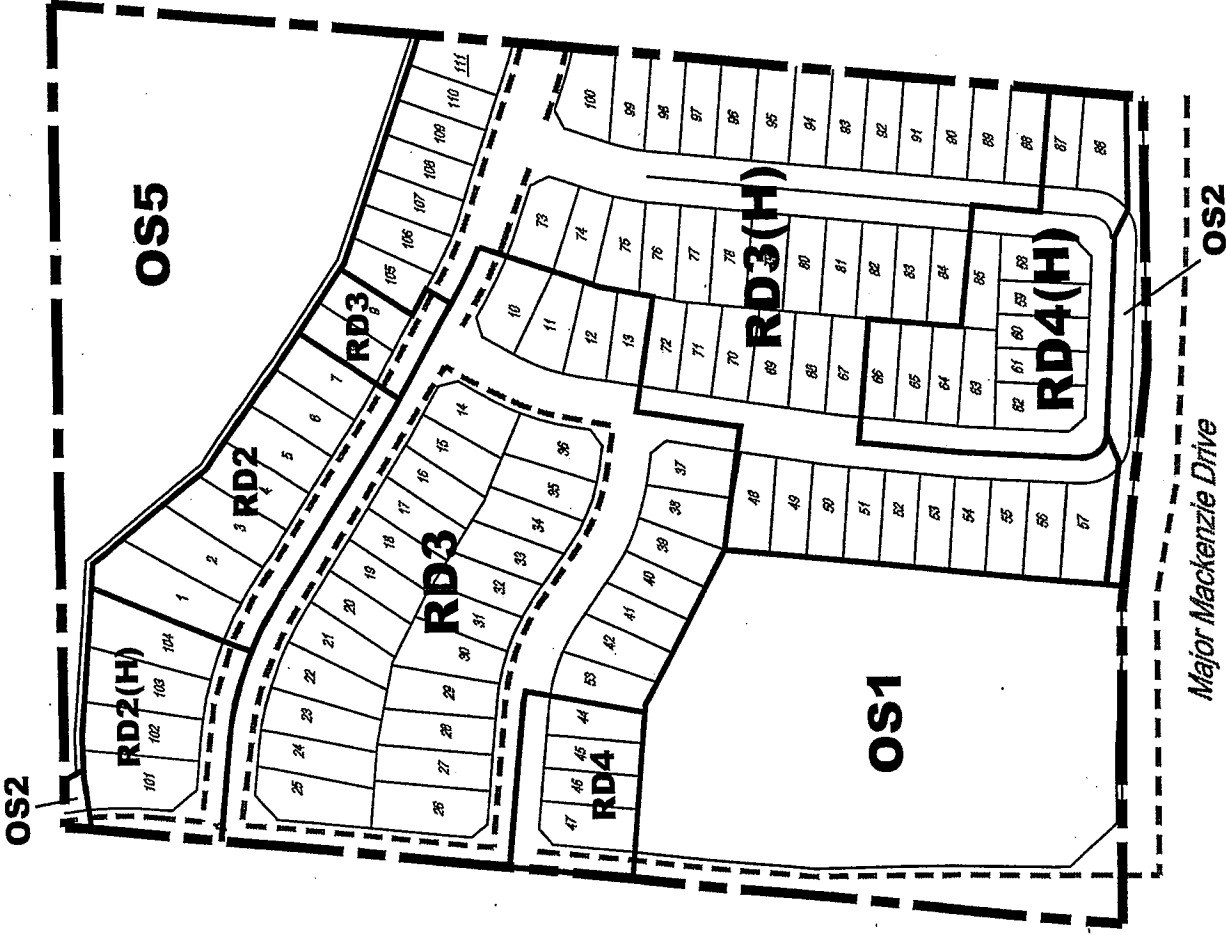
APPLICANT:
ROYAL GARDEN HOMES LTD.

Part of Lot 21,
Concession 2



Not to Scale

--- SUBJECT LANDS



Revised Zone Boundaries

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



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Attachment 5

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

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