

**2.      ZONING BY-LAW AMENDMENT FILE Z.05.053  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V09  
SHELLSIMON CONSTRUCTION LTD.**

**P.2005.2**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.053 and 19T-05V09 (Shellsimon Construction Ltd.) 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:

1.      A zoning By-law Amendment Application to amend the Zoning By-law 1-88, for the subject lands shown on Attachment #1, to accommodate changes to the current zoning to introduce semi-detached dwellings as a permitted use; and to provide exceptions and the zoning standards to implement the proposed development; and
2.      An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 consisting of 31 lots for 62 semi-detached dwellings and 3 Blocks for 13 street townhouse dwellings for a total of 75 units on proposed extensions of Isaac Murray Avenue and D'Amato Crescent.

**Background - Analysis and Options**

The subject lands are located on the south side of Teston Road, west of Keele Street, being Part of Lot 25, Concession 4, City of Vaughan, as shown on Attachment #1. The 2.57ha parcel of land represents an extension of the existing subdivision to the west. An extension of D'Amato Crescent is proposed to be completed on the subject lands and Isaac Murray Avenue is also proposed to be extended and terminate in a cul-de-sac at Teston Road.

The subject lands are designated "Medium Density Residential" in OPA #350 (Maple Community Plan) and zoned RM1 – Multiple Residential Zone and further subject to Exception 9(1139) under By-law 1-88. The surrounding land uses are:

- North - Teston Road, vacant lands ( A – Agriculture Zone)
- South - existing York Region Reservoir (A – Agriculture Zone)
- East - vacant land (C4 – Neighbourhood Commercial Zone)
- West - existing residential uses (R4 and R5 – Residential Zones)

On December 23, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Gates of Maple Ratepayers Association. To date, no comments have been received.

**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 applications will be reviewed in the context of the applicable Provincial, Regional and City policies;
- ii) the appropriateness of the proposed lotting and road pattern will be reviewed to ensure the design is compatible with adjacent lands, with consideration to be given, but not limited to, appropriate buffers, building form and development standards;
- iii) the "Medium Density Residential" designation of OPA #350 (Maple Community Plan) permits various building forms including semi-detached and street townhouse dwellings at a minimum net density of 30 units per hectare and a maximum of 60 units per hectare. The proposed draft plan of subdivision will be reviewed to ensure compliance with density provisions of the official plan;
- iv) the Owner will be required to submit a driveway location plan; and
- v) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

#### **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 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, review will be given to ensuring compatibility of the proposal with the adjacent neighbourhood having regard to appropriate lotting and road pattern and the ability of the municipal infrastructure to accommodate the development.

#### **Attachments**

- 1. Location Map
- 2. Draft Plan of Subdivision (19T-05V09)

#### **Report prepared by:**

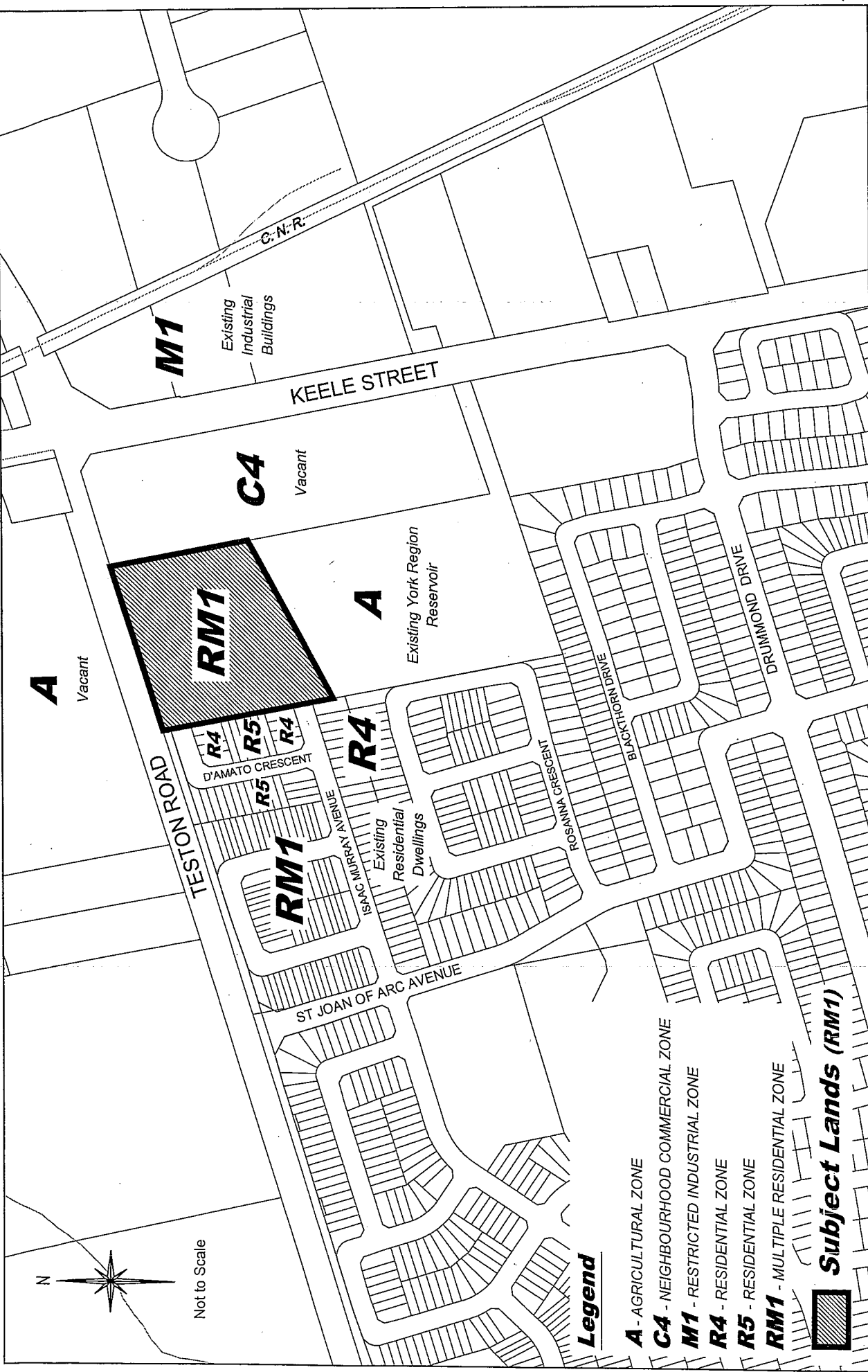
Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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Not to Scale

**Legend**

- A** - AGRICULTURAL ZONE
- C4** - NEIGHBOURHOOD COMMERCIAL ZONE
- M1** - RESTRICTED INDUSTRIAL ZONE
- R4** - RESIDENTIAL ZONE
- R5** - RESIDENTIAL ZONE
- RM1** - MULTIPLE RESIDENTIAL ZONE



**Subject Lands (RM1)**

**Location Map**

Part Lot 25,  
Concession 4

APPLICANT:  
SHELLSIMON CONSTRUCTION LTD.

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CITY OF  
**Vaughan**

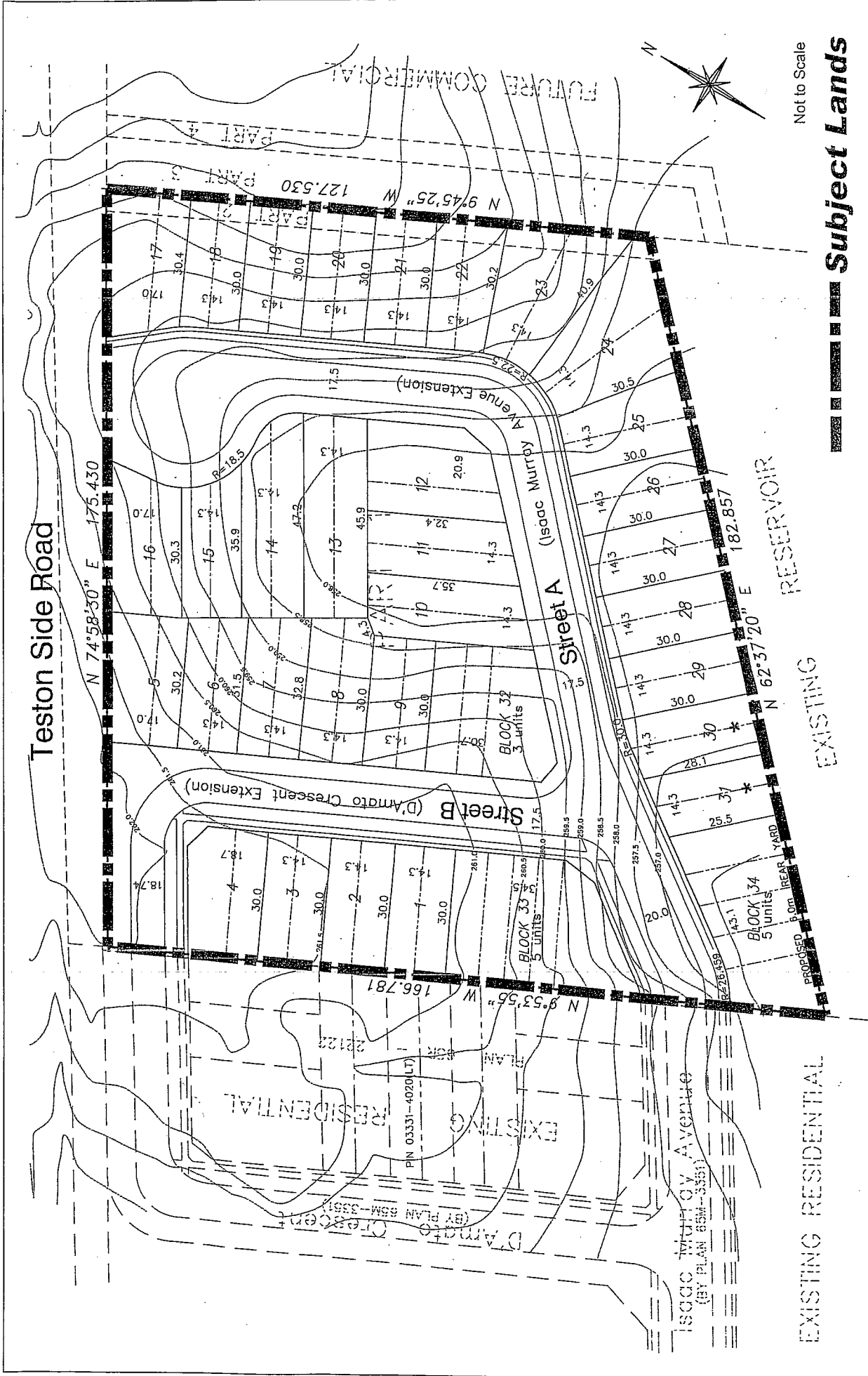
Development Planning Department

**Attachment**

FILE No.:  
19T-05V09  
& Z.05.053



December 21, 2005



Not to Scale  
**Subject Lands**

# Attachment 2

FILE No.:  
 19T-05V09  
 & Z.05.053

December 8, 2004

## City of Vaughan

Development Planning Department

### Draft Plan of Subdivision (19T-05V09)

Part Lot 25,  
 Concession 4

APPLICANT:  
 SHELLSIMON CONSTRUCTION LTD.

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