

**3. ZONING BY-LAW AMENDMENT FILE Z.05.055
NORTH BATHURST DEVELOPMENT LTD.**

P.2006.3

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.055 (North Bathurst Development) 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:

1. Rezone Lots 480, 503, 504, 529, 246, 222 and 146 on the subject lands from RD3 Residential Detached Zone Three to RD4 Residential Detached Zone Four.
2. Rezone Lot 316 from RD3(H) Residential Detached Zone Three with a Holding provision to RD4(H) Residential Detached Zone Four with a Holding provision.
3. Provide zoning exceptions to the RD4 Residential Detached Zone Four on the subject lands for lots 161, 162 and 163 to: reduce the required number of parking spaces from 3 to 2, permit a minimum interior side yard to be reduced to 0.6m where such yard abuts a minimum yard of 1.2m; and permit the minimum interior garage dimensions to be a minimum of 3.0m by 6.0m for lots with frontages greater than 9.5m.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Major Mackenzie Drive, west of Bathurst Street in Planning Block 11, in Part of Lot 18, Concession 2, City of Vaughan.

The Owner has submitted an application to amend the existing site-specific zoning exception 9(1244) for specific lots within approved draft plan of subdivision 19T-95044 (Attachment #2). The approved draft plan has not been registered and therefore, this application makes reference to the entire subdivision as one parcel of land. The lots specific to this zoning application meet the development standards with respect to lot frontage, lot depth and lot area, however, exceptions to other zoning standards are required to accommodate housing designs that would be consistent with the balance of the subdivision. The proposed rezoning will not create additional lots or reconfigure the existing lotting pattern.

The subject lands are designated "Low Density Residential Area" by OPA No. 600 and zoned RD3 Residential Detached Zone Three and RD3(H) Residential Detached Zone Three with a Holding Provision, by By-law 1-88 subject to site-specific exception 9(1244). The surrounding land uses are:

North - agricultural; open space; future residential (approved draft plan of subdivision 19T-04V05) (A Agricultural Zone; OS1 Open Space Conservation Zone; RD3 Residential Detached Zone Three; RD4 Residential Detached Zone Four; RT1 Residential Townhouse Zone)

- South - UJA institutional property (A Agricultural)
- East - other vacant lands owned by North Bathurst Development Ltd. (A Agricultural Zone)
- West - approved draft plan of subdivision 19T-03V09 (A Agricultural Zone)

On December 23, 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. Any responses received will be addressed 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) review will be given to the appropriateness of the proposed revisions as it relates to the standards in Zoning By-law 1-88; and
- ii) the application will be reviewed in the context of the approved Block 11 Plan.

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 appropriateness of the application will be reviewed in consideration of the applicable Official Plan policies, the requirements of the Zoning By-law, and consistency with the approved Block 11 Plan.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-95044

Report prepared by:

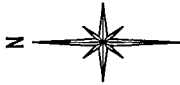
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Not to Scale

TOWN OF
RICHMOND
HILL

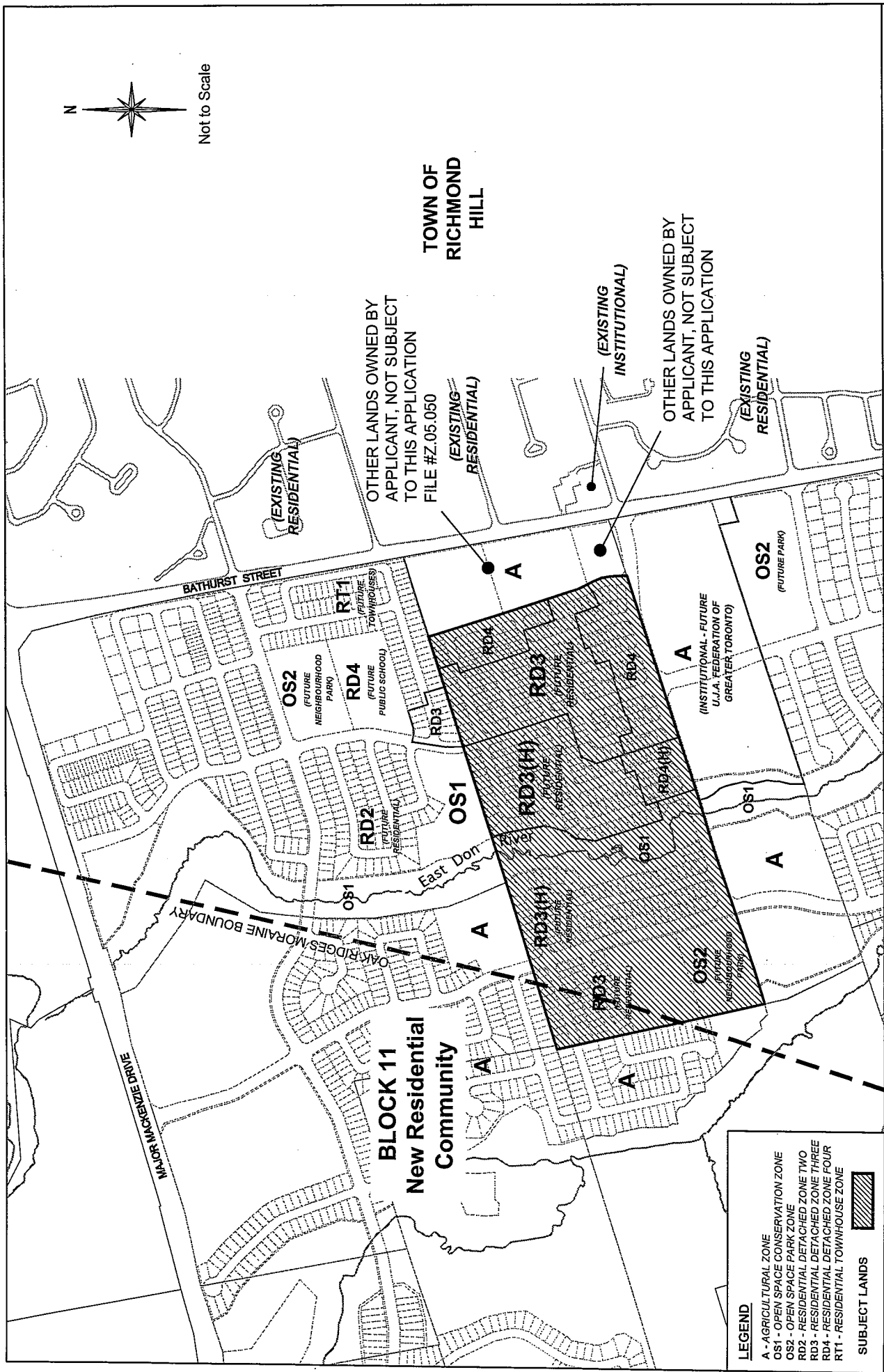
OTHER LANDS OWNED BY
APPLICANT, NOT SUBJECT
TO THIS APPLICATION
FILE #Z.05.050

(EXISTING
RESIDENTIAL)

(EXISTING
INSTITUTIONAL)

OTHER LANDS OWNED BY
APPLICANT, NOT SUBJECT
TO THIS APPLICATION

(EXISTING
RESIDENTIAL)



BLOCK 11
New Residential
Community

- LEGEND**
- A - AGRICULTURAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - RD2 - RESIDENTIAL DETACHED ZONE TWO
 - RD3 - RESIDENTIAL DETACHED ZONE THREE
 - RD4 - RESIDENTIAL DETACHED ZONE FOUR
 - RT1 - RESIDENTIAL TOWNHOUSE ZONE
- SUBJECT LANDS**

Attachment 1

FILE No.:
Z.05.055
RELATED FILE:
19T-95044
December 21, 2005



Development Planning Department

Location Map

Part of Lot 18,
Concession 2

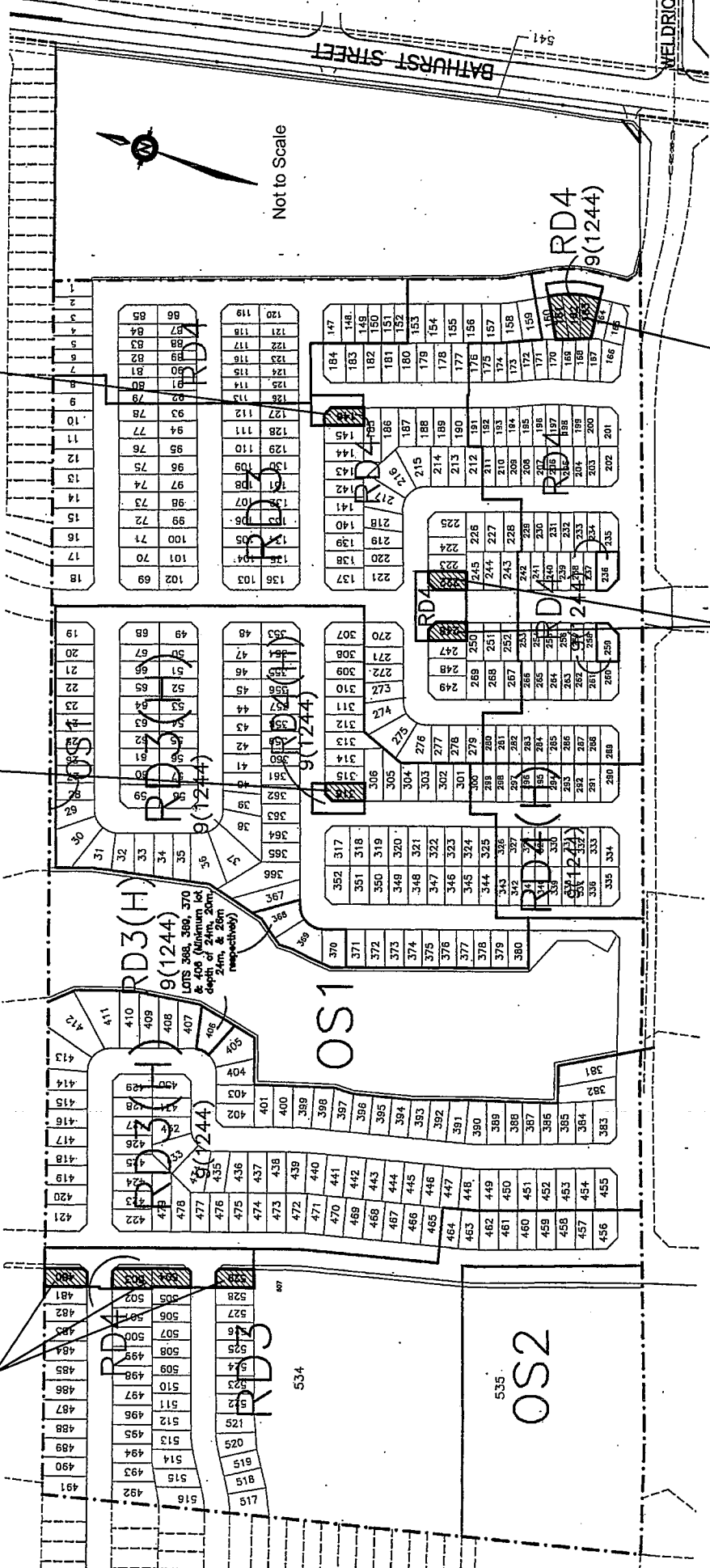
APPLICANT:
NORTH BATHURST DEVELOPMENT LIMITED

N:\DPT\1 ATTACHMENTS\Z.05.055

PROPOSED LOT 480, 503, 504, & 529 TO BE REZONED TO RD4

TO BE REZONED TO RD4(H)

TO BE REZONED TO RD4



TO BE REZONED TO RD4

TO BE ZONED RD4 WITH EXCEPTIONS

Approved Draft Plan of Subdivision 19T-95044

APPLICANT:
NORTH BATHURST DEVELOPMENT LIMITED
Part of Lot 18, Concession 2



Development Planning Department

Attachment 2

FILE No.: Z.05.055
RELATED FILE: 19T-95044
December 21, 2005

N:\PT\1 ATTACHMENTS\Z-05-055