

**1.      ZONING BY-LAW AMENDMENT FILE Z.06.007  
OSMINGTON INC.**

**P.2006.12**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.007 (Osmington 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 a Zoning By-law Amendment Application to permit a single detached dwelling unit as an additional use in the RS1 Residential Semi-Detached Zone on the subject lands shown on Attachment #1. The proposed zoning standards to facilitate the single detached dwelling unit are as follows:

Minimum Lot Frontage	7.5m
Minimum Lot Area	225m <sup>2</sup>
Minimum Front Yard	4.5m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m*
Minimum Exterior Side Yard	4.5m
Minimum Lot Depth	30m
Maximum Building Height	2-storeys/9.5m
Minimum Number of Parking Spaces/Unit	2

\* The minimum interior side yard setback on one side may be reduced to 0.45m, where it abuts a minimum yard of 1.2m, except where it abuts a non-residential use.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Dufferin Street, north of Major Mackenzie Drive, and within the approved Draft Plan of Subdivision File 19T-03V22, in Part of Lot 21, Concession 2 (Planning Block 12), City of Vaughan. Specifically, the lands subject to the application include Lots 4 to 26, inclusive; and Block 27, and Blocks 32 to 36 inclusive, within the approved Draft Plan of Subdivision File 19T-03V22, as shown on Attachment #2.

The subject lands are currently vacant and are zoned RS1 Residential Semi-Detached Zone to facilitate 7.5m frontage semi-detached lots. The Owner proposes to amend the Zoning By-law to permit a detached residential dwelling as an additional use in the RS1 Residential Semi-Detached Zone in order to add marketing flexibility to the subject lands.

The subject lands are designated "Low Density Residential" by OPA #600 and "Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan) and are zoned RS1 Residential Semi-Detached Zone by By-law 1-88. The surrounding land uses are:

North - vacant, future residential and park - approved Draft Plan of Subdivision File 19T-00V02 (RS1 Residential Semi-Detached Zone and OS2 Open Space Park Zone)

- South - vacant, future street and Neighbourhood Commercial - approved Draft Plan of Subdivision File 19T-03V22 (C4 Neighbourhood Commercial Zone)
- East - vacant, future street and residential - approved Draft Plan of Subdivision File 19T-03V12 (RD2, RD3, RD4 Residential Detached Zones Two, Three and Four)
- West - Dufferin Street, Eagle's Nest Golf Course (OS2 Open Space Park Zone)

On February 10, 2006, 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, Maple Landing Ratepayers Association, and 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 a comprehensive 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 surrounding land uses to assess compatibility with respect to the proposed building form, lotting pattern, and the approved Block 12 Plan;
- ii) the application will be reviewed to ensure the appropriateness of the proposed zone standards and consistency with similar development standards approved in Blocks 18 and 33 West;
- iii) the "Low Density Residential" designation of OPA #600 permits a mix of lot sizes and building types, including both detached and semi-detached dwellings units, with an overall gross density of 14 units per hectare for Block 12. The density and mix of housing types will be reviewed in the context of the approved Block Plan and Draft Plan of Subdivision File 19T-03V22; and,
- iv) if approved, the existing architectural control guidelines for Block 12 must be amended to address the proposed development form to the satisfaction of the City.

### **Relationship to Vaughan Vision 2007**

The applicability of the 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 appropriateness of the proposed rezoning will be reviewed in the context of the applicable Official Plan policies, the requirements of Zoning By-law 1-88, and compatibility of the proposed development form in the context of the surrounding land uses.

**Attachments**

1. Location Map
2. Subject Lands

**Report prepared by:**

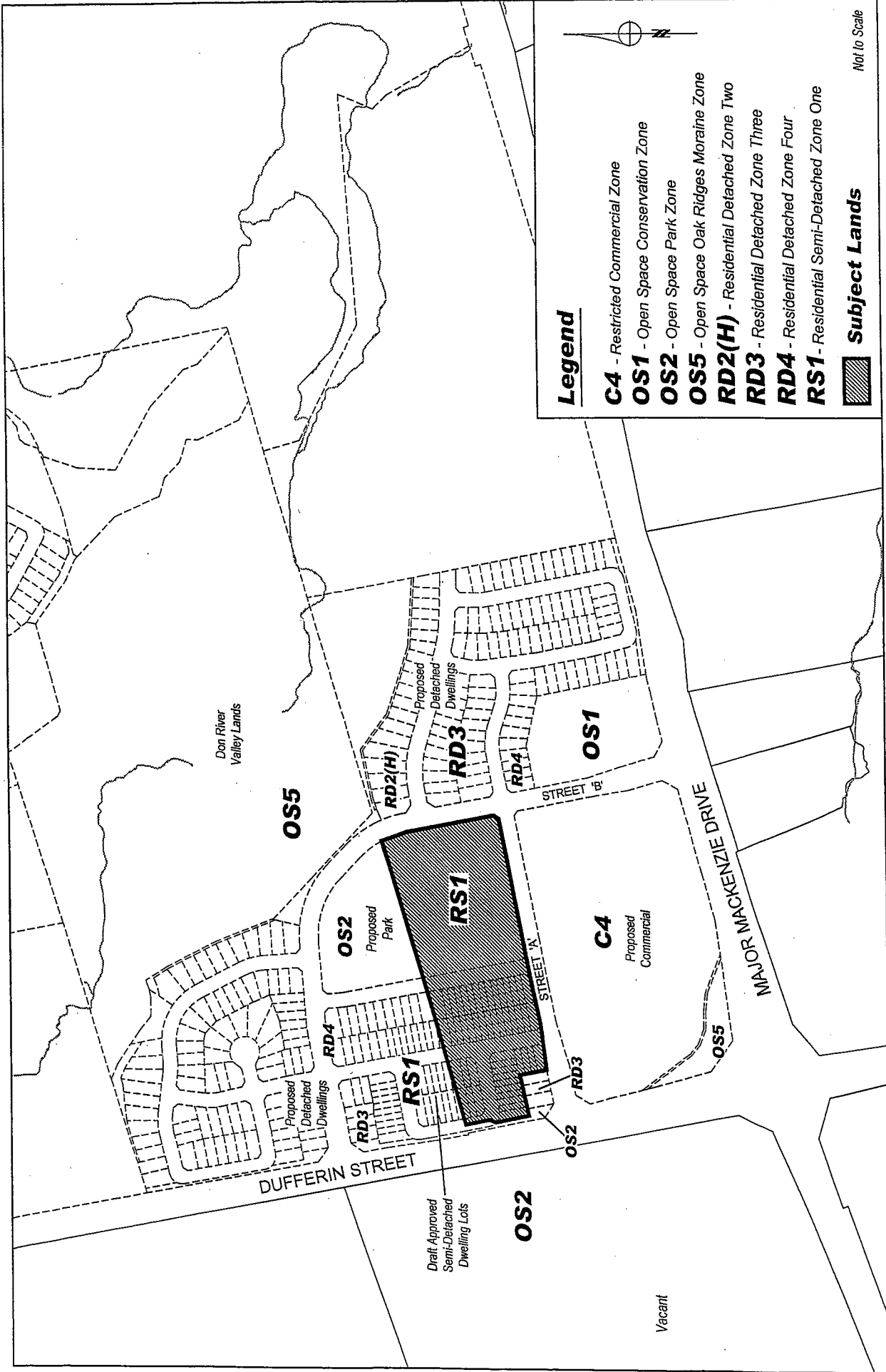
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- C4** - Restricted Commercial Zone
- OS1** - Open Space Conservation Zone
- OS2** - Open Space Park Zone
- OS5** - Open Space Oak Ridges Moraine Zone
- RD2(H)** - Residential Detached Zone Two
- RD3** - Residential Detached Zone Three
- RD4** - Residential Detached Zone Four
- RS1** - Residential Semi-Detached Zone One

 **Subject Lands**

Not to Scale

**Attachment 1**

FILE No.: Z.06.007

Not to Scale

February 06, 2006

**Location Map**

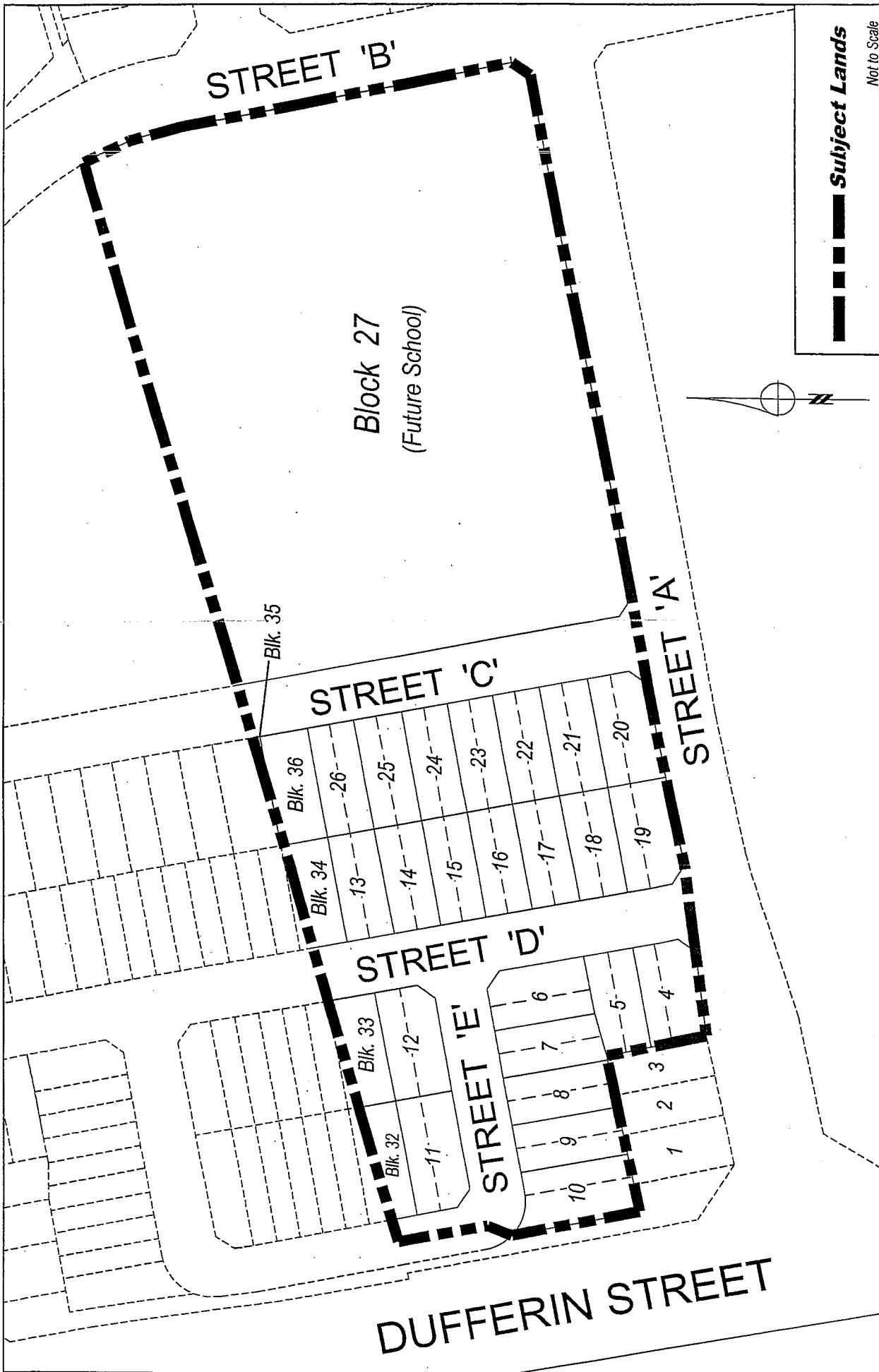


Development Planning Department

Part of Lot 21, Concession 2

APPLICANT: OSMINGTON INC.

HWY11 ATTACHMENT 2006.0307.dwg



**Subject Lands**

Part of Lot 21,  
Concession 2  
APPLICANT:  
OSMINGTON INC.  
FILE # 11/11/06/007-049



Development Planning Department

**Attachment**

FILE No.:  
Z.06.007

Not to Scale

February 20, 2006

**2**