

**4.      ZONING BY-LAW AMENDMENT FILE Z.06.010  
ANDRIDGE HOMES FIVE LIMITED**

**P.2006.15**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.010 (Andridge Homes Five Limited) 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 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 south side of Teston Road and on the west side of Bathurst Street, within the approved Draft Plan of Subdivision File 19T-99V08, in Part of Lots 24 and 25, Concession 2 (Planning Block 12), City of Vaughan. Specifically, the lands subject to the application include Lots 888 to 911 inclusive, Lots 916 to 977 inclusive, and Block 1047 within the approved Draft Plan of Subdivision File 19T-99V08, as shown on Attachment #2.

The 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 residential detached 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 Zone). The subject lands are zoned RS1 Residential Semi-Detached Zone and RS1 (H) Residential Semi-Detached Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1205). The surrounding land uses are:

- North - vacant, future residential and buffer block - approved Draft Plan of Subdivision File 19T-99V08 (RD3(H) Residential Detached Zone Three with the Holding Symbol "H", and OS2 Open Space Park Zone); Teston Road
- South - vacant, future residential and park - approved Draft Plan of Subdivision Files 19T-99V08 and 19T-89124 (RS1 Residential Semi-Detached Zone, RD4 (H) Residential Detached Zone Four with the Holding Symbol "H" and OS2 Open Space Park Zone)
- East - vacant, Neighbourhood Commercial/proposal for High Density Residential/Commercial; future place of worship - approved Draft Plan of Subdivision File 19T-99V08 (C4(H) Neighbourhood Commercial Zone with the Holding Symbol "H" and RD3 Residential Detached Zone Three), Bathurst Street; existing residential (Town of Richmond Hill)
- West - vacant, future residential - approved Draft Plan of Subdivision File 19T-99V08 (RD4(H) Residential Detached Zone Four with the Holding Symbol "H", and A Agricultural 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, Maple Village Ratepayers Association, Maplewood Ravines Community Association, and the Town of Richmond Hill Planning Department. 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 of Subdivision File 19T-99V08; 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 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:**

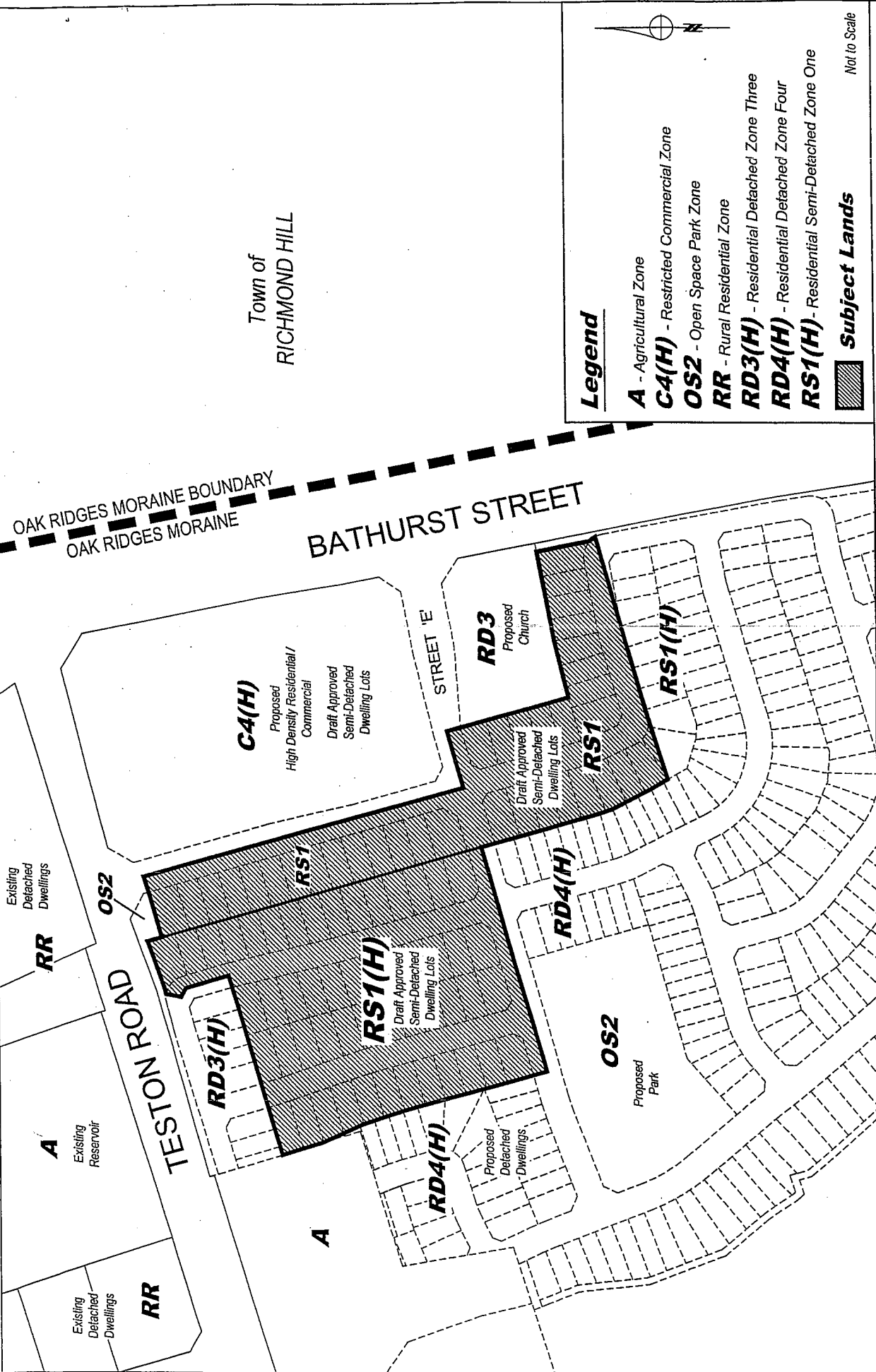
Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



Town of  
RICHMOND HILL

OAK RIDGES MORaine BOUNDARY  
OAK RIDGES MORaine

BATHURST STREET

TESTON ROAD

**C4(H)**  
Proposed High Density Residential/Commercial  
Draft Approved Semi-Detached Dwelling Lots

**RD3**  
Proposed Church

**RS1(H)**

Draft Approved Semi-Detached Dwelling Lots

**RD4(H)**

**OS2**  
Proposed Park

**RS1(H)**  
Draft Approved Semi-Detached Dwelling Lots

**RD4(H)**  
Proposed Detached Dwellings

Existing Detached Dwellings

**RR**

**A**  
Existing Reservoir

Existing Detached Dwellings

**RR**

**A**

# Attachment 1

FILE No.:  
Z.06.010

Not to Scale

February 20, 2006



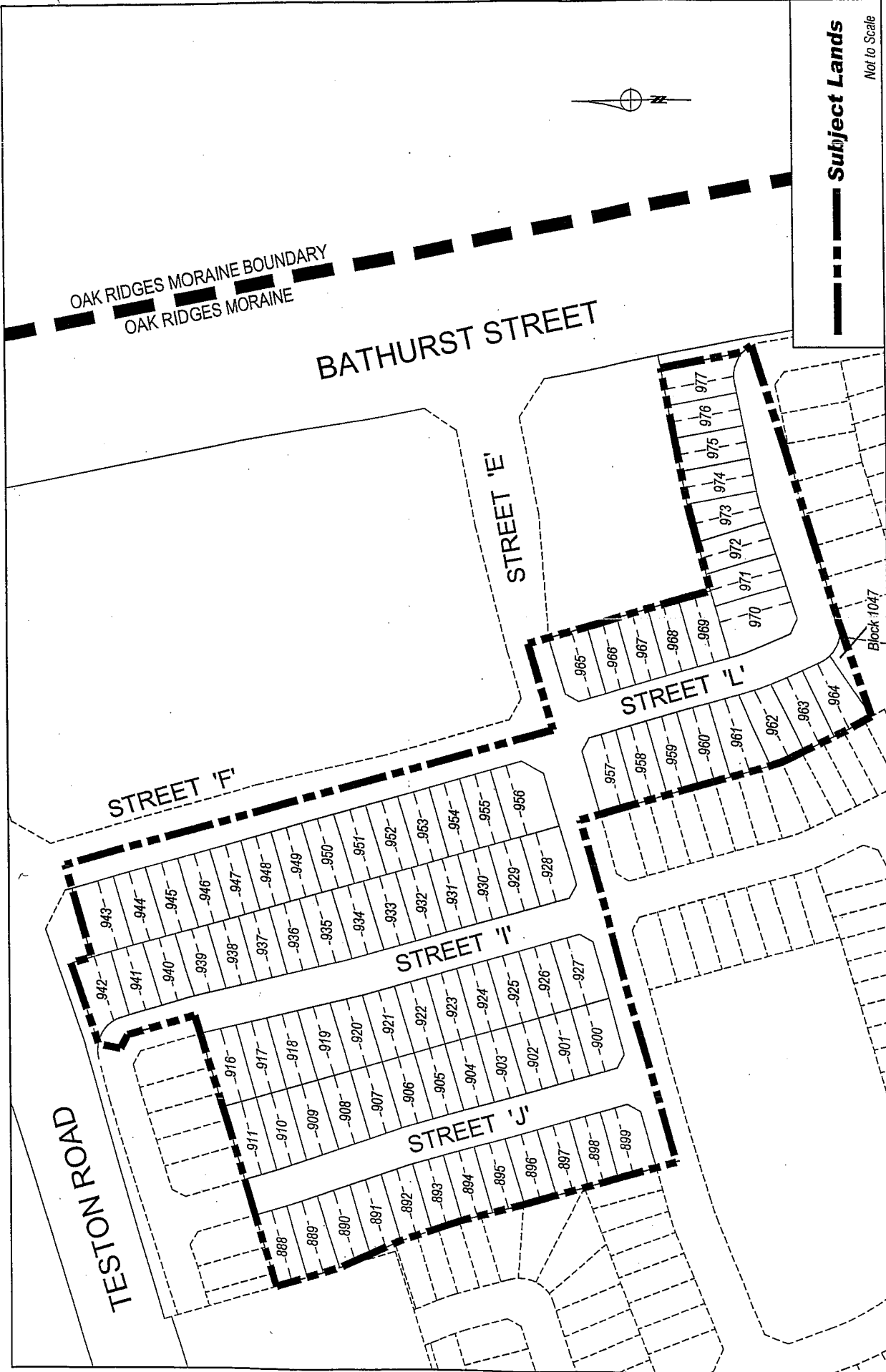
Development Planning Department

## Location Map

Part of Lot 25,  
Concession 2

APPLICANT:  
ANDRIDGE HOMES FIVE LIMITED

INDUSTRY ATTACHMENT 5Z05.006.049



# Attachment 2

FILE No.:  
Z.06.010  
Not to Scale  
February 06, 2006



Development Planning Department

## Subject Lands

Part of Lot 25,  
Concession 2  
APPLICANT:  
ANDRIDGE HOMES FIVE LIMITED  
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