

**2. ZONING BY-LAW AMENDMENT FILE Z.06.011
BAYVIEW CONSTRUCTION**

P.2006.27

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.011 (Bayview Construction) 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 rezone the subject lands shown on Attachment #1 from A Agricultural Zone to R3 Residential Zone.

The proposed amendment will facilitate the severance of Block 120 within Registered Plan 65M-2984 into two residential lots as shown on Attachment #2, each with a lot frontage of approximately 12.4m, and lot areas of approximately 547m² and 822m². The severance would create a remnant parcel of land (to the east) with an area of approximately 3,770m², which will remain as A Agricultural Zone.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on Genova Court, being east of Martin Grove Road and north of Langstaff Road, being Part of Block 120 within Registered Plan 65M-2984, in Lot 12, Concession 8, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(692). The subject lands were not developed at the same time as the surrounding subdivision due to certain environmental issues, which required the applicant to undertake methane testing. The Engineering Department is satisfied that methane gas is no longer an issue, and that the lands can proceed to develop. The surrounding land uses are as follows:

- North - existing residential (R3 Residential Zone)
- South - vacant lands, proposed park (OS2 Open Space Park Zone and A Agricultural Zone)
- East - vacant lands and hydro-corridor, both under the ownership of the applicant (A Agricultural Zone)
- West - existing residential (R3 Residential Zone)

Block 120 remains undeveloped due to the potential for methane gas migration from construction waste dumped in the area many years ago. Site-specific Exception 9(692) does not permit development on Block 120 until the City and the Ministry of the Environment are satisfied that the monitoring of methane gas and the water table are no longer required.

On March 24, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Woodbridge Meadows Ratepayers' Association. To date, no comments have been received. Any comments received will be addressed in the technical review and included in the 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 policies of the Official Plan, the appropriateness of the proposed lot severance, and compatibility with the surrounding land uses and lotting pattern;
- ii) the proposed severance will result in a block (easterly retained lands) without frontage on a public road, and the future developability of this block must be reviewed; the applicant is contemplating residential development by obtaining access from Sicilia Street, through the hydro corridor, which remains in their ownership;
- iii) the development limits of the subject lands must be determined to the satisfaction of the City and Toronto and Region Conservation Authority;
- iv) the appropriate zoning category and exceptions that may be required to implement the proposal, if approved, will be reviewed; and,
- v) the availability of water and sanitary servicing capacity for the proposed development must be identified, and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of this 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 Development Planning Department will consider the proposed rezoning in the context of the policies of the Official Plan, compatibility with the surrounding land uses and lotting pattern, and the appropriateness of the intended severance of the subject lands, including the future developability of the easterly retained lands, which are also in the same ownership as the applicant.

Attachments

1. Location Map
2. Proposed Site Plan/Severance Plan

Report prepared by:

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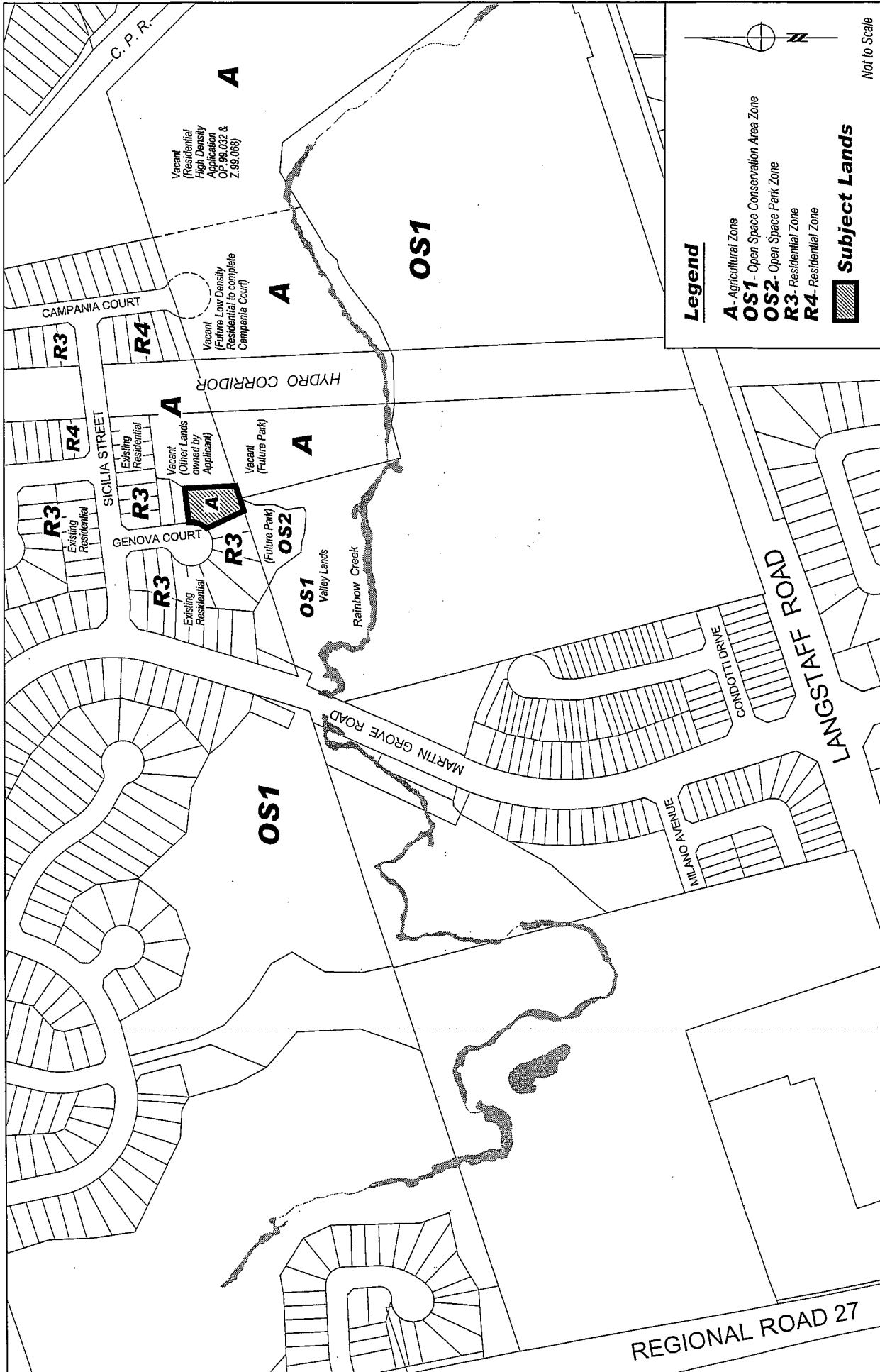
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 12,
Concession 8
APPLICANT:
BAYVIEW CONSTRUCTION
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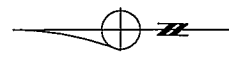
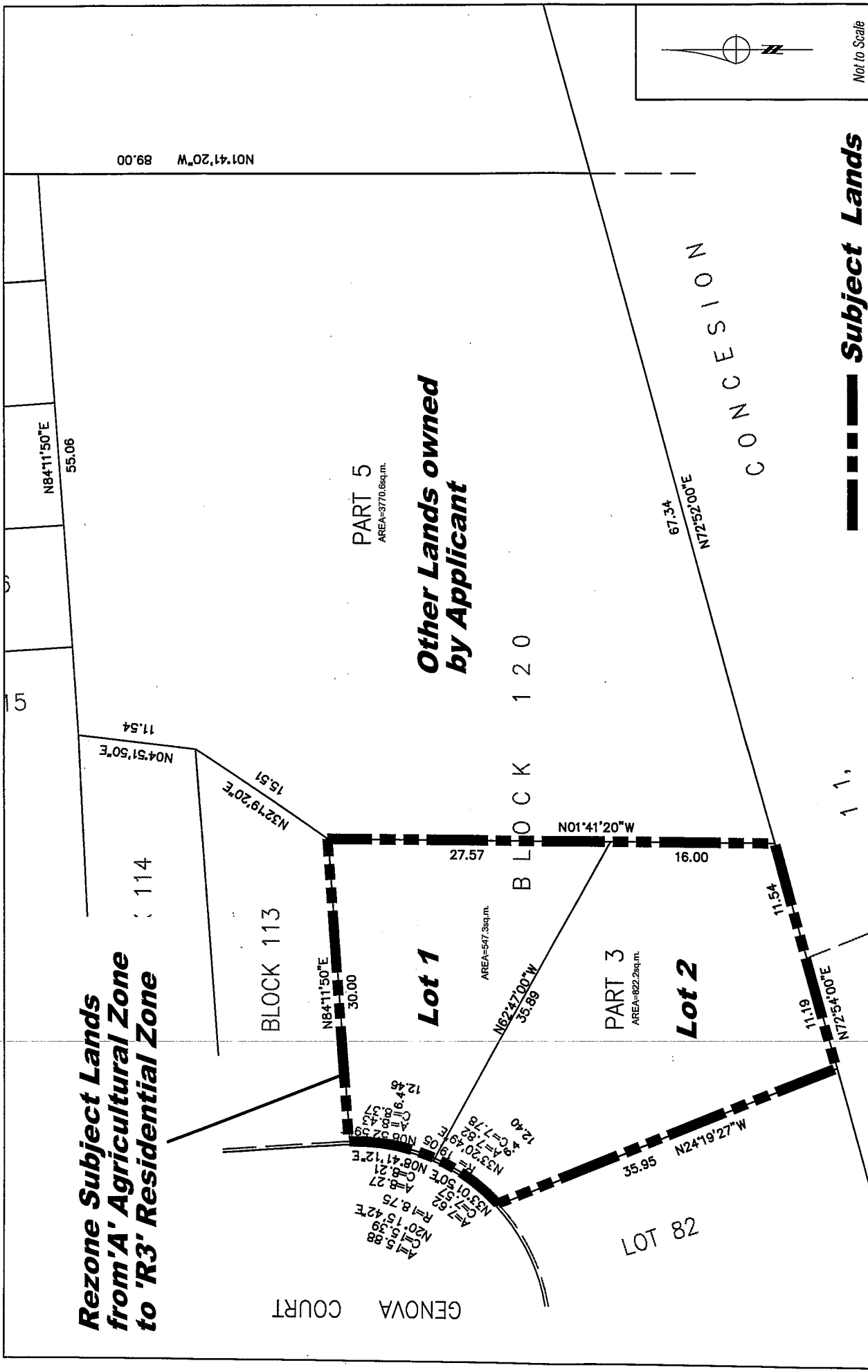


Development Planning Department

Attachment 1

FILE No.:
Z.06.011

March 27, 2006



Not to Scale

Attachment 2

FILE No.: Z.06.011

March 24, 2006



Development Planning Department

Proposed Site Plan / Severance Plan

APPLICANT: BAYVIEW CONSTRUCTION
Part of Lot 12, Concession 8

Rezoned Subject Lands from 'A' Agricultural Zone to 'R3' Residential Zone

Other Lands owned by Applicant

Subject Lands

N01°41'20"W 89.00

NB41°1'50"E 55.06

N04°51'50"E 11.54

N32°19'20"E 15.51

NB41°1'50"E 30.00

27.57

NB2°27'00"W 35.89

N01°41'20"W 16.00

11.54

N72°54'00"E 11.19

67.34

N72°52'00"E

PART 5
AREA=970.6sq.m.

PART 3
AREA=622.2sq.m.

AREA=517.3sq.m.

BLOCK 113

BLOCK 120

CONCESSION

Lot 1

Lot 2

28 LOT

GENOVA COURT

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