

**5. ZONING BY-LAW AMENDMENT FILE Z.06.048
DRAFT PLAN OF SUBDIVISION FILE 19T-06V08
MORENCI HOME BUILDERS INC.**

P.2006.58

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.048 and 19T-06V08 (Morenci Home Builders 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 the following:

1. An application to amend the Zoning By-law to rezone the subject lands from C4 Neighbourhood Commercial Zone to RV4 (H) Residential Urban Village Zone Four with the Holding Symbol "H", to reflect the development as shown on Attachment #2.

2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of 25 residential lots with frontages ranging from 11.0m to 21.0m and lot areas ranging from 326.4m² to 672m². The development details are as follows:

25 Single Detached Dwelling Units (Lots 1-25)	1.152 ha
Roads	0.318 ha
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Total Site Area	1.470 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Summeridge Drive, between Sisley Court and Dufferin Street, in Planning Block 10, being Part of Lot 391, Registered Plan 65M-3757, City of Vaughan. The vacant 1.47 ha parcel has access from Summeridge Drive and was originally approved as residential, and then later rezoned to facilitate commercial development as part of the Redbirch commercial site plan application (File DA.04.060). The subject lands comprise the east half of the total area for the Redbirch application. The west half of the Redbirch development is developed with two (2) multi-unit commercial buildings, two (2) single use buildings and a gas bar with an associated car wash use. The subject lands are designated "Medium Density Residential/Commercial Area" by OPA No. 600, which permits the proposed residential land use, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1063). The surrounding land uses are:

- North - Summeridge Drive; existing residential (RV4(W) Residential Urban Village Zone Four-Wide Shallow)
- South - woodlot (OS4 Open Space Woodlot Zone)
- East - existing residential (RV4 (W) Residential Urban Village Zone Four-Wide Shallow)
- West - existing commercial (C4 Neighbourhood Commercial Zone)

On August 11, 2006, 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 applications, 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 City's Official Plan with respect to density, and the approved Block 10 Plan with respect to the appropriateness of the proposed lotting and road pattern;
- ii) the applications will be reviewed in the context of the RV4 Zone standards in By-law 1-88, and to identify any necessary exceptions to facilitate the proposed subdivision plan;
- iii) consideration will be given to the proximity of the proposed residential infill development to the approved Redbirch commercial development to the west with respect to setbacks and landscape buffers;
- iv) the appropriate studies, including but not limited to, a noise impact study, functional servicing report and an environmental assessment report will be required for review; and
- v) the availability of servicing capacity for the proposed 25 lots must be identified and allocated by the City, should the application be 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 comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in consideration of the City's Official Plan policies, the approved Block 10 Plan, and the RV4 Zone standards in By-law 1-88 with respect to density, lotting and road pattern, compatibility with adjacent land uses, and the availability of servicing.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-06V08

Report prepared by:

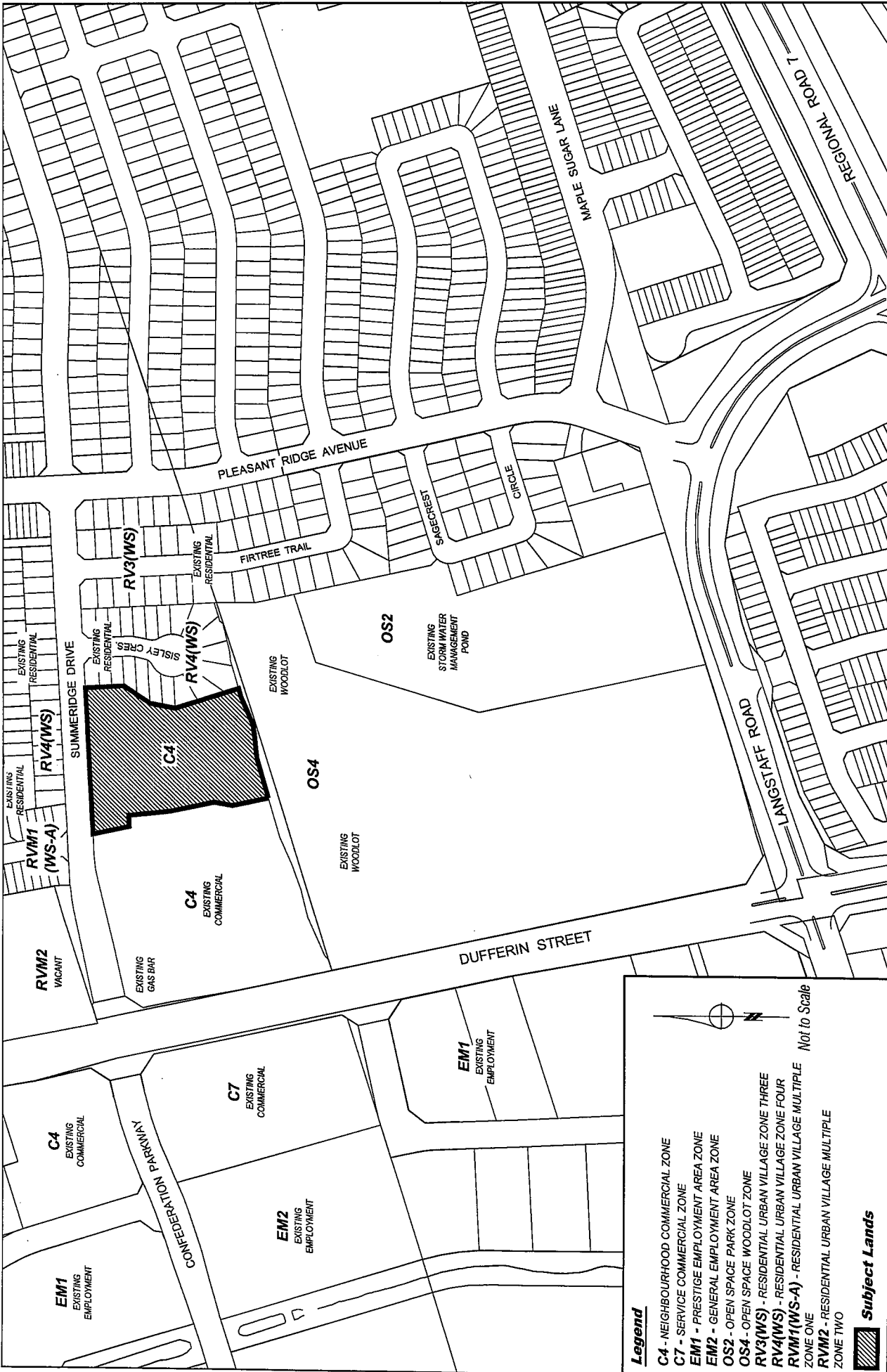
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 12,
Concession 2

APPLICANT:
MORENCI HOME BUILDERS INC.

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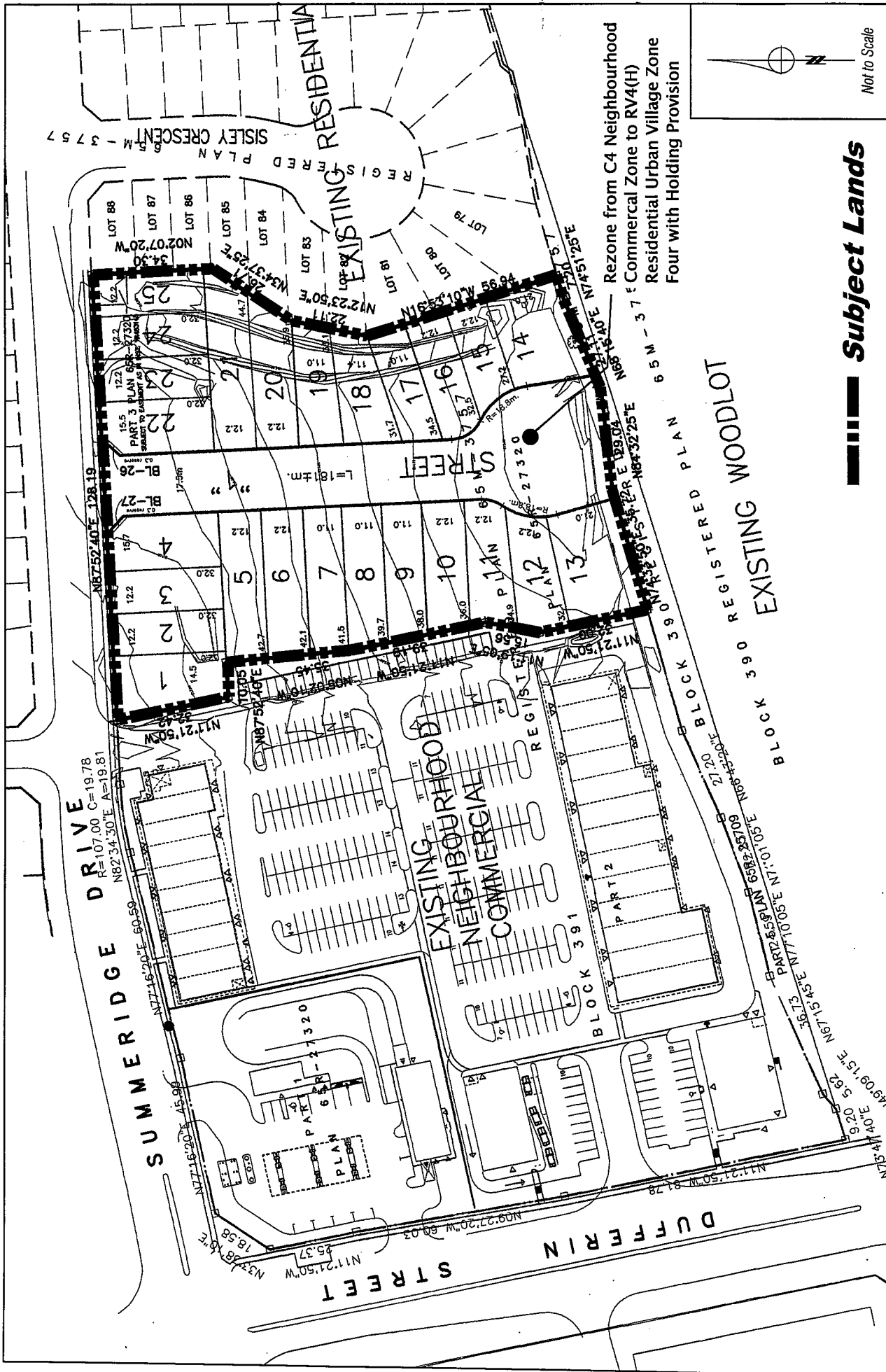


Development Planning Department

Attachment 1

FILE No.:
19T-06V08 &
Z.06.048

August 21, 2006



Subject Lands

Not to Scale

Draft Plan of Subdivision

19T-06V08

APPLICANT:
MORENCI HOME BUILDERS INC.

Part of Lot 12,
Concession 2



Development Planning Department

Attachment 2

FILE No.:
19T-06V08 &
Z.06.048

August 21, 2006

Rezone from C4 Neighbourhood
Commercial Zone to RV4(H)
Residential Urban Village Zone
Four with Holding Provision

EXISTING WOODLOT