

**6. ZONING BY-LAW AMENDMENT FILE Z.06.027
SALVATORE LUCIA**

P.2006.59

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.027 (Salvatore Lucia) 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 one-storey additions to an existing residential dwelling, comprising a total of 56.2m², whereas By-law 1-88 does not permit residential uses within the OS1 Open Space Conservation Zone.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Major Mackenzie Drive, west of Regional Road #27, (42 Broda Drive), being Lot 6, Registered Plan 4005, City of Vaughan.

The subject lands are designated "Valley and Stream Corridor" by OPA #601 (Kleinburg Nashville Community Plan). The "Valley and Stream Corridor" designation does not permit development of building or structures, however the existing residential dwelling is deemed to be a legal non-conforming use. The legal non-conforming policy provisions permit the extension of any land, building or structures provided that: such land, building or structure continues to be used in the same manner and for the same purpose as it was used on the day such by-law was passed; and, that the extension or enlargement of the non-conforming use will not adversely affect the welfare of the community in which it is located. The proposed addition of the dwelling is consistent with the policies of the Official Plan.

The subject lands are also zoned OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - valley lands (OS1 Open Space Conservation Zone)
- South – Broda Drive existing residential (OS1 Open Space Conservation Zone)
- East - existing residential (OS1 Open Space Conservation Zone)
- West - existing residential (OS1 Open Space Conservation 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 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 proposed building additions will be reviewed by the Toronto and Region Conservation Authority to ensure compliance with their applicable Ontario Regulation with regard to construction within the Flood Plain; approval from the Authority is required prior to this application proceeding to a future Committee of the Whole meeting;
- ii) the appropriateness of the building additions will be reviewed in the context of the existing residential dwellings in the surrounding areas.

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, approval of the proposed building additions within the Flood Plain is required from the Toronto and Region Conservation Authority prior to proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

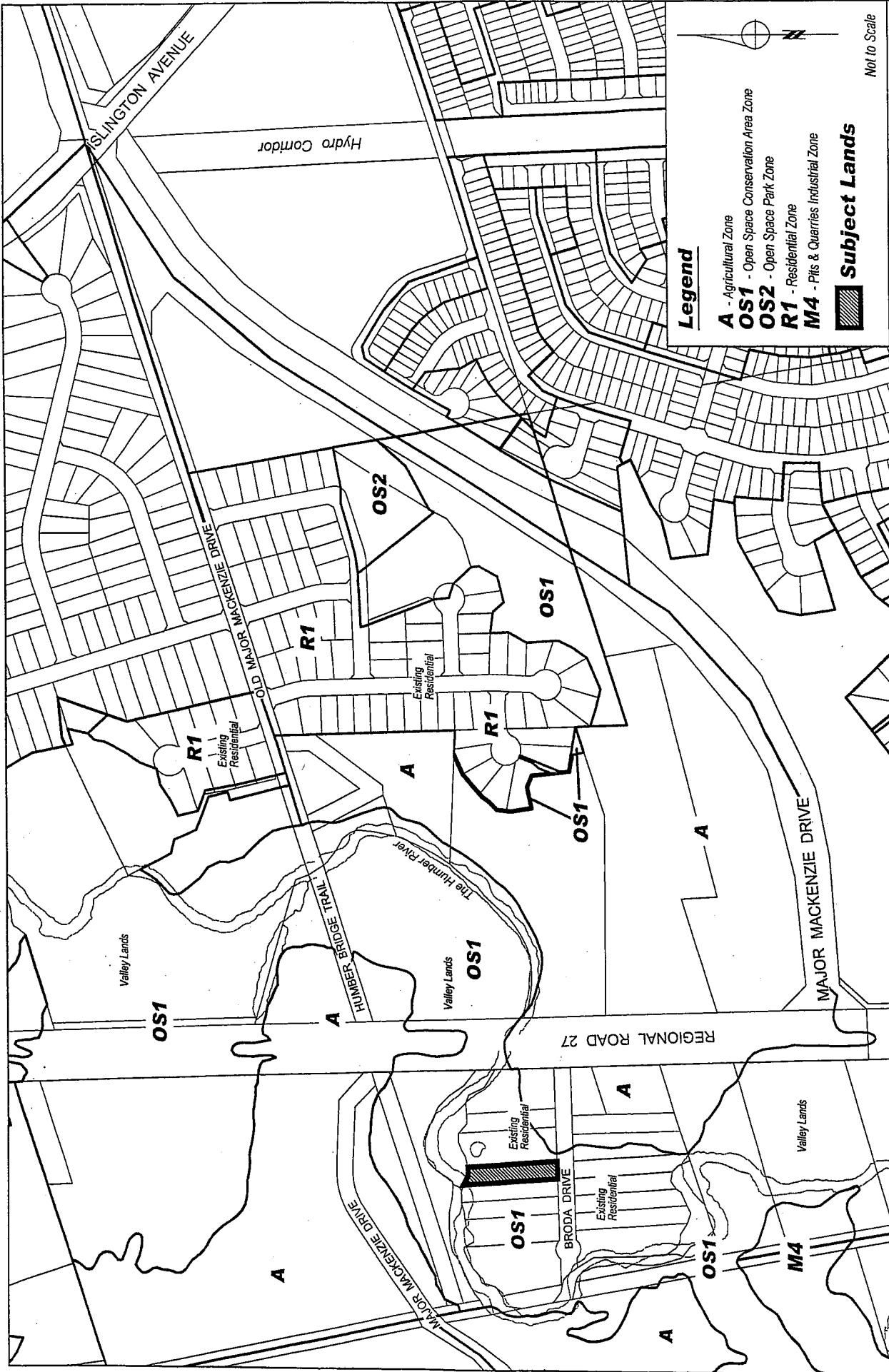
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



- Legend**
- A - Agricultural Zone
 - OS1 - Open Space Conservation Area Zone
 - OS2 - Open Space Park Zone
 - R1 - Residential Zone
 - M4 - Pits & Quarries Industrial Zone
- Subject Lands**

Attachment 1

FILE No.:
Z.06.027

August 04, 2006



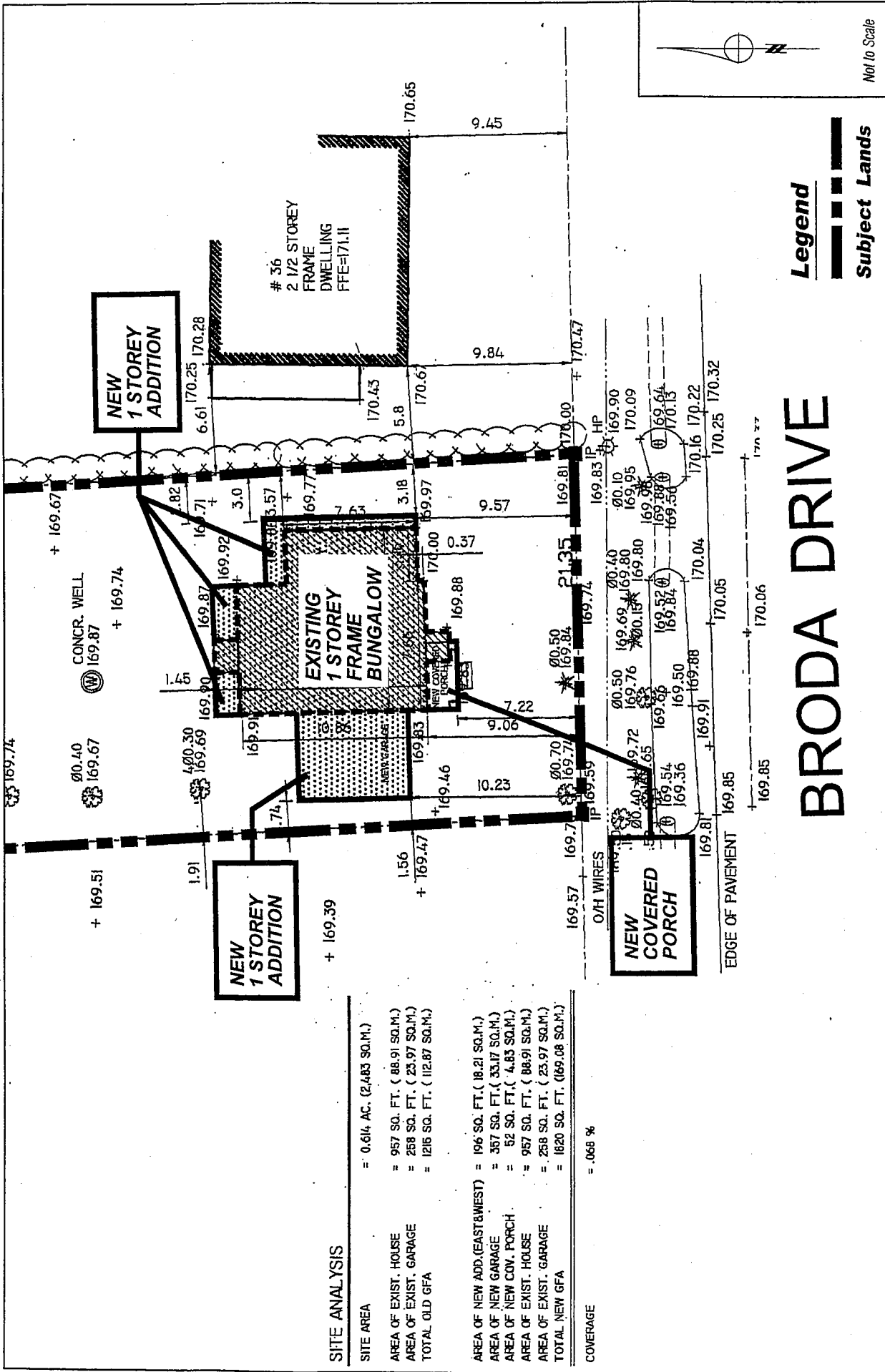
Development Planning Department

Location Map

Part of Lot 20,
Concession 9

APPLICANT:
SALVATORE LUCIA

INFORM ATTACHMENT Z06.027.dwg



Not to Scale

Legend
 ■■■■ Subject Lands

BRODA DRIVE

SITE ANALYSIS

SITE AREA	= 0.614 AC. (2,483 SQ.M.)
AREA OF EXIST. HOUSE	= 957 SQ. FT. (88.91 SQ.M.)
AREA OF EXIST. GARAGE	= 258 SQ. FT. (23.97 SQ.M.)
TOTAL OLD GFA	= 1,215 SQ. FT. (112.87 SQ.M.)
AREA OF NEW ADD. (EAST&WEST)	= 196 SQ. FT. (18.21 SQ.M.)
AREA OF NEW GARAGE	= 357 SQ. FT. (33.17 SQ.M.)
AREA OF NEW COV. PORCH	= 52 SQ. FT. (4.83 SQ.M.)
AREA OF EXIST. HOUSE	= 957 SQ. FT. (88.91 SQ.M.)
AREA OF EXIST. GARAGE	= 258 SQ. FT. (23.97 SQ.M.)
TOTAL NEW GFA	= 1,620 SQ. FT. (150.08 SQ.M.)
COVERAGE	= .668 %

Site Plan

Part of Lot 20,
 Concession 9
 APPLICANT:
 SALVATORE LUCIA

Attachment 2

FILE No.:
 Z.06.027

August 04, 2006



Development Planning Department

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