

**7. ZONING BY-LAW AMENDMENT FILE Z.06.053
1275620 ONTARIO INC.**

P.2006.67

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.053 (1275620 Ontario 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 an application to amend the Zoning By-law on the subject lands shown on Attachment #1, specifically to amend By-law 1-88 in the following manner:

1. Rezone Area "A", as shown on Attachment #2, from RD3 Residential Detached Zone Three and RD4(H) Residential Detached Zone Four with the Holding Symbol "H" to RD3(H) Residential Detached Zone Three with the Holding Symbol "H";
2. Rezone Area "B", as shown on Attachment #2, from RD3 Residential Detached Zone Three and RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to RD4 Residential Detached Zone Four; and
3. Rezone Area "C", as shown on Attachment #2, from RD3 Residential Detached Zone Three to RD3(H) Residential Detached Zone Three with the Holding Symbol "H".

The application is the result of minor shifting of the location of the Holding Zones and revisions of approved of Draft Plan of Subdivision (File 19T-02V10) as proposed by the Owner. The proposed rezoning would result in a reduction of approximately 3 lots from the approved Draft Plan of Subdivision 19T-02V10.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Dufferin Street and north of Rutherford Road, in part of Lot 17, Concession 3, within Planning Block 18, City of Vaughan. The subject lands are located within the approved Draft Plan of Subdivision 19T-02V10, as shown on Attachment #1. The subject lands are currently vacant.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", and "Valley Lands" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), which further designates the lands "Settlement Area". The subject lands are zoned RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "H", RD4 Residential Detached Zone Four, RD4(H) Residential Detached Zone Four with the Holding Symbol "H", OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone, by By-law 1-88 subject to Exception 9(1228). The surrounding lands uses for each area are as follows:

- North - Area "A": future residential (RD3, RD3(H) Residential Detached Zone Three with and without the Holding Symbol "H", and RD4 Residential Detached Zone Four); Area "B": future residential (RD3 Zone); Area "C": future residential (RD3 Zone)
- South - Area "A": vacant (Agricultural Zone); Area "B": future residential (RD4 Zone and RD4(H) Zone); Area "C": future residential (RD3(H) Zone)

- East - Area "A" and Area "B": future residential (RD3 Zone, RD4(H) Zone, and RD4 Zone); Area "C": future storm water management pond (OS5 Open Space Environmental Protection Zone)
- West - Area "A": woodlot (OS5 Zone); Area "B": future residential (RD4(H) Zone); Area "C": future residential (RD3 Zone)

On August 25, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to 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 staff 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 lotting pattern, the approved Block 18 Plan, and the approved Draft Plan of Subdivision File 19T-02V10;
- ii) the application will be reviewed by the City and the Toronto and Region Conservation Authority in the context of the policies of the Official Plan and the appropriateness of the rezoning of the residential properties adjacent to the open space areas (i.e. west side of Area "A" and east side of Area "C"); and
- iii) an Oak Ridges Moraine conformity report is required to be submitted in support of this application. The report will be reviewed in the context of the requirements of OPA #604.

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 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 lotting pattern in the context of the surrounding land uses.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-02V10

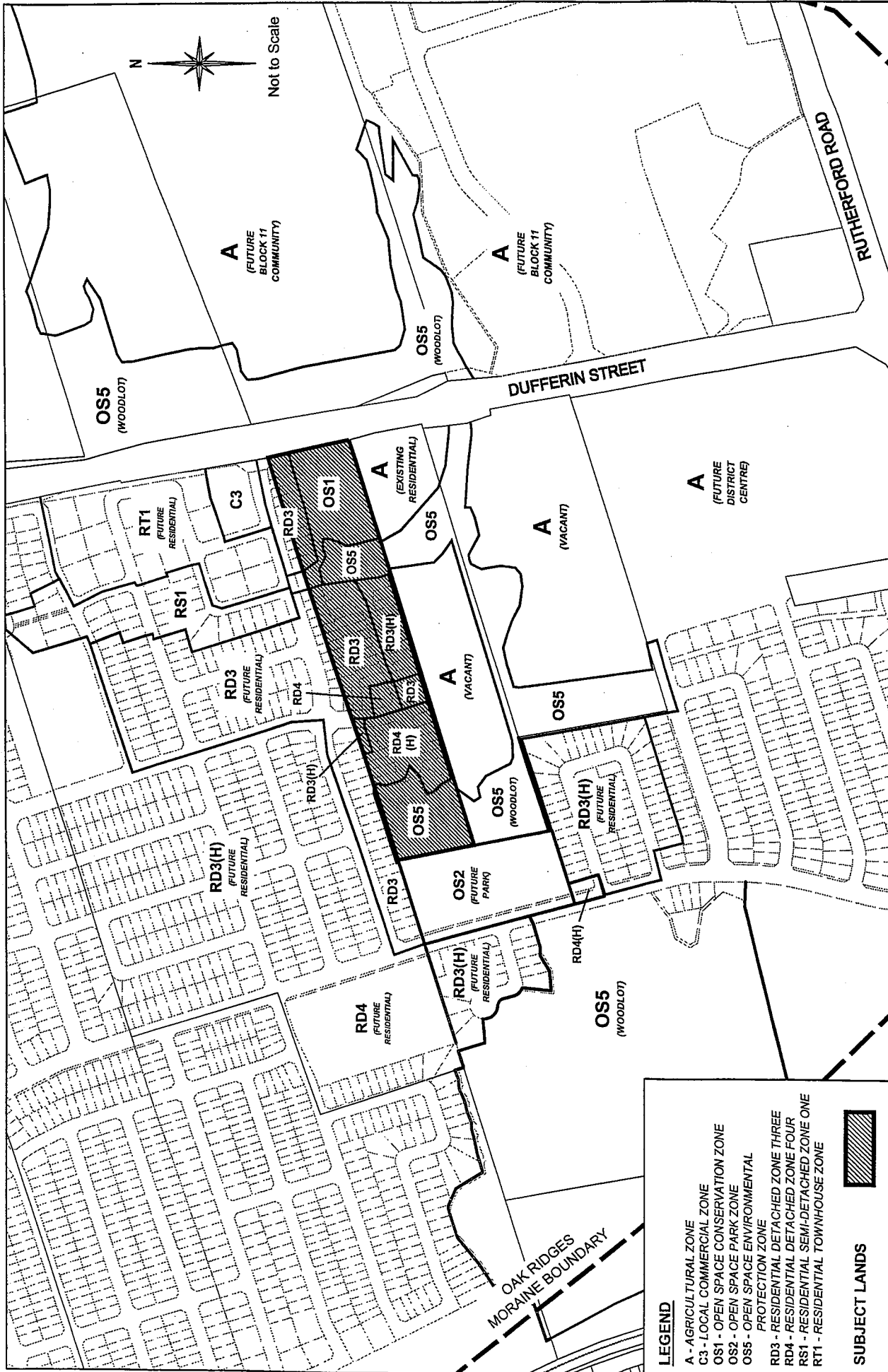
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

MARCO RAMUNNO
Director of Development Planning



Attachment 1

FILE No.:
Z 06.053
RELATED FILE:
19T-02V10

September 13, 2006



Development Planning Department

Location Map

Part of Lot 17,
Concession 3
APPLICANT:
1275620 ONTARIO INC.

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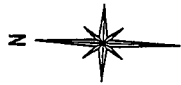
LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

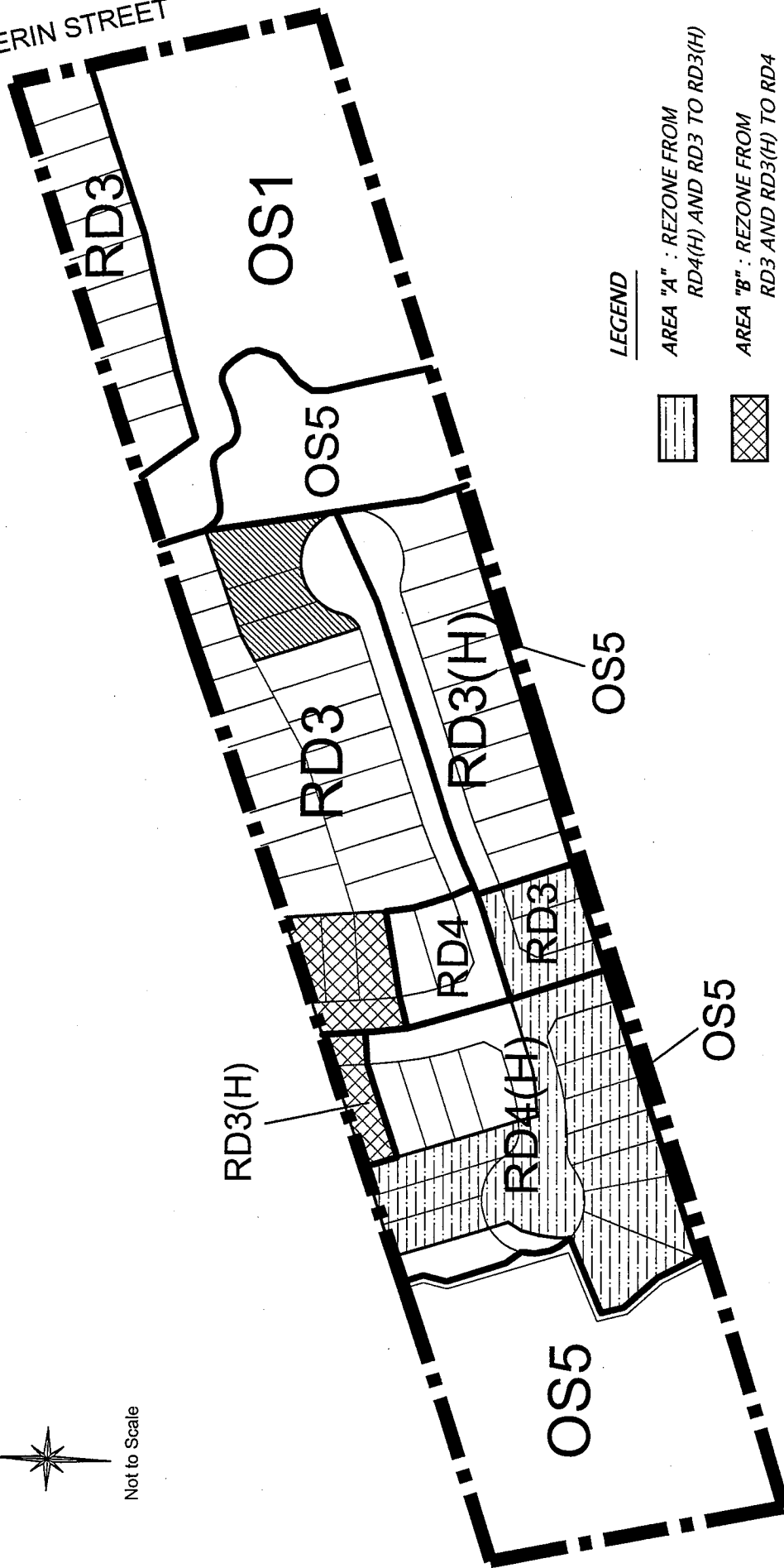
SUBJECT LANDS



DUFFERIN STREET



Not to Scale



LEGEND



AREA "A" : REZONE FROM RD4(H) AND RD3 TO RD3(H)



AREA "B" : REZONE FROM RD3 AND RD3(H) TO RD4



AREA "C" : REZONE FROM RD3 TO RD3(H)

**Approved Draft Plan
of Subdivision 19T-02V10**

APPLICANT:
1275620 ONTARIO INC.

Part of Lot 17,
Concession 3

19T-02V10 ATTACHMENT 2 Z-06-053



Development Planning Department

Attachment 2

FILE No.: Z-06-053
RELATED FILE: 19T-02V10
August 31, 2006