

**2.      ZONING BY-LAW AMENDMENT FILE Z.04.068  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V05  
CESIRA D'AVERSA  
PRELIMINARY REPORT**

**P.2006.69**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.04.068 and 19T-06V05 (Cesira D'Aversa) 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 applications:

1.      An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RV4 Residential Urban Village Zone Four and C4 Neighbourhood Commercial Zone, 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 6 lots for detached dwellings each with a minimum lot frontage of 9.8m, lot areas of 333.2m<sup>2</sup> and lot depth of 34m, and 1 neighbourhood commercial block. The development details are as follows:

6 lots (Lots 1 to 6)	0.21ha
<u>Neighbourhood Commercial (Block 7)</u>	<u>0.93ha</u>
Total Site Area	1.14ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Rutherford Road, between Weston Road and Highway #400, in Part of Lot 16, Concession 5, City of Vaughan. The subject lands have an area of 1.14ha, with 60.51m and 60.65m of frontage along Rutherford Road and Hawkview Boulevard, respectively, and a depth of 190m.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial" overlaid with a "Neighbourhood Commercial" designation by OPA #600, as shown on Attachment #3, and are within the Block 32 West Block Plan, which was approved by Council on October 27, 1997. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands currently consist of an existing house, two sheds and a woodlot. The surrounding land uses are:

- North - Hawkview Boulevard; residential (RV4(W) Residential Urban Village Zone Four)
- South - Rutherford Road; existing residential (RR Rural Residential Zone)
- West - commercial plaza (C4 Neighbourhood Commercial Zone); stormwater management pond (OS1 Open Space Conservation Zone); existing residential (RVM1(W) Residential Urban Village Multiple Dwelling Zone One)

East - future commercial lands (C4-H Neighbourhood Commercial Zone); service station (C6 Highway Commercial Zone)

On November 17, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Vellore Woods Ratepayers' Association. As of November 30, 2006, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

### **Background**

The Committee of the Whole, at its January 17, 2005 meeting considered a Public Hearing report, wherein the Owner proposed to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone and C4 Neighbourhood Commercial Zone to permit 21 block townhouse units in 3 blocks and 2 commercial buildings. Concerns were raised with respect to the proximity of the proposed residential uses to be located in between commercial sites to the east and west, and the housing form. The proposal was revised to provide for detached residential uses with frontage onto Hawkview Boulevard, similar to the residential uses to the west, which is the subject of this report.

### **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 and the approved Block 32 West Block Plan with respect to conformity of the proposed development to the applicable policies and requirements;
- ii) the availability of water and sanitary sewer capacity must be identified and allocated by Council, if approved;
- iii) the proposed density will be reviewed in the context of the requirements of the Official Plan; the Official Plan provides up to 22 units per hectare for low density areas and between 16 to 18 units per hectare across all the low density areas in Block 32 West;
- iv) a north-south traversing primary road connecting to Rutherford Road and Hawkview Boulevard is required to be provided along the west property line to be combined with the portion of the road allowance provided by the adjacent westerly landowner (Attachment #1) to complete the primary road dedication, in accordance with the Block 32 West Plan, which will likely affect the number of residential lots and the size of the commercial block; potential access for the commercial site to Rutherford Road will need to be reviewed by the Region of York;
- v) the specific uses for the commercial site must be determined; the coordination of internal access between the subject lands and the commercial site to the east will be reviewed; the Official Plan permits a neighbourhood commercial centre to be in the general size of 5,000m<sup>2</sup> to 15,000m<sup>2</sup> of gross leasable area, but not to exceed 20,000m<sup>2</sup> gross leasable area;
- vi) a woodlot assessment report is required for the existing woodlot to determine if there are any possibilities for individual tree preservation on the residential lots;

- vii) a Phase I Environmental Site Assessment is to be completed in accordance with the City's Policy and Procedures for Contaminated or Potentially Contaminated Sites; the City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to final approval of any portion of the plan;
- viii) the required technical reports including a noise report, transportation/traffic management report, heritage/archaeological report, woodlot assessment, urban design guidelines and architectural guidelines are to be submitted for review and approval by the City and commenting agencies; the Owner has submitted a "Functional Servicing Report" dated March 2006, by Counterpoint Engineering Inc. for review by the City and public agencies; and,
- ix) the appropriateness of the proposed zoning and land uses, including lotting and road pattern for the subject lands and the impact on parkland dedication, will be reviewed within the context of the surrounding existing and planned land uses.

#### **Relationship to Vaughan Vision 2007**

The applicability of these applications to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, the Block 32 West Block Plan requirements, and compatibility with adjacent land uses.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-06V05
3. OPA #600 – Land Use Schedule "B" – Vellore Urban Village 1

#### **Report prepared by:**

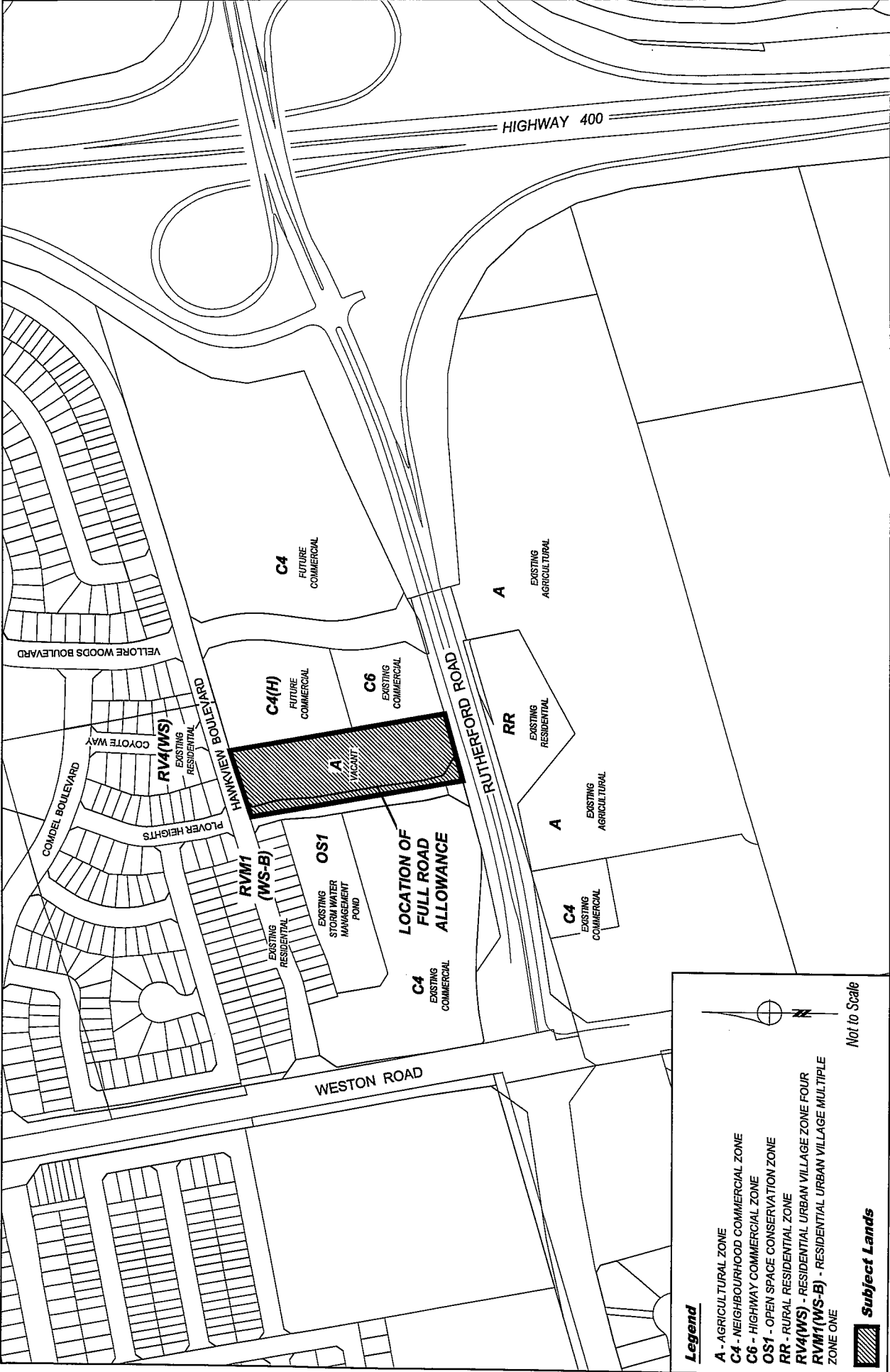
Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE
- RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(WS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

 **Subject Lands**

Not to Scale

**Location Map**

Part of Lot 16,  
Concession 5

APPLICANT:  
CESIRA D'AVERSA

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Development Planning Department

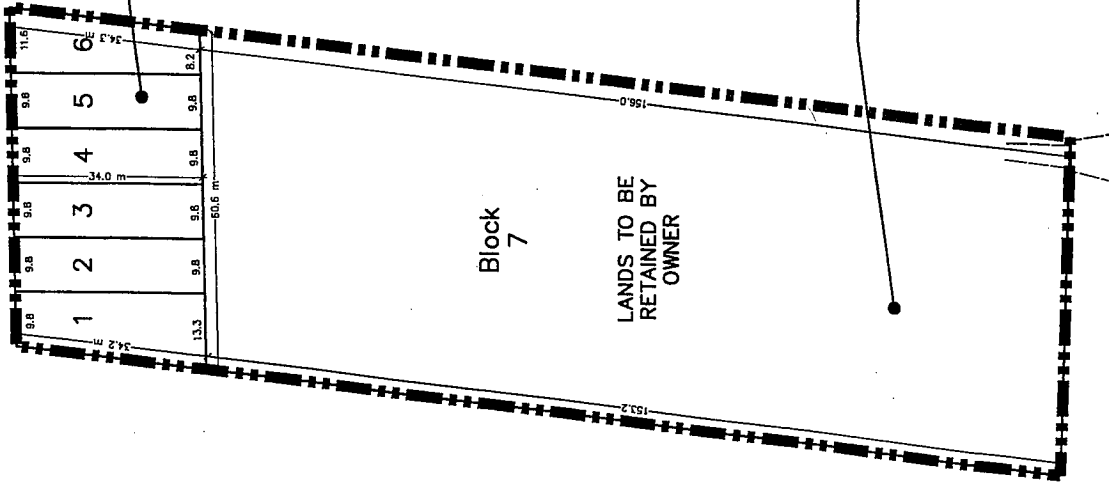
**Attachment**

FILE No.:  
191T-06V05 &  
Z.04.068

September 26, 2006



HAWKVIEW BOULEVARD



**Rezone from 'A' Agricultural Zone to 'RV4' Residential Urban Village Zone Four**

**Rezone from 'A' Agricultural Zone to 'C4' Neighbourhood Commercial Zone**

GENERAL INFORMATION ...

Lot Area: 1.14 ha  
Frontage (Rutherford Road): 60.51 m (Hawkview Boulevard): 60.65 m

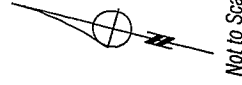
SCHEDULE OF LAND USES ...

Lots 1 to 6: Residential 0.21 ha  
Block 7: Commercial 0.93 ha

LAND USE DETAILS ...

RESIDENTIAL Total number of lots: 6 (Single Family)  
Typical lot frontage: 9.8 m  
Typical lot depth: 34.0 m  
Typical lot area: 333.2 m<sup>2</sup>

COMMERCIAL Total lot area: 9,380.2 m<sup>2</sup>  
Additional details: To be determined through Site Plan Approval process.



**Subject Lands**

**Draft Plan of Subdivision**  
**19T-06V05**

APPLICANT:  
CESIRA D'AVERSA

Part of Lot 16,  
Concession 5



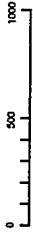
Development Planning Department

**Attachment**  
**2**

FILE No.:  
19T-06V05 &  
Z.04.068

September 26, 2006

**VELLORE URBAN VILLAGE 1**

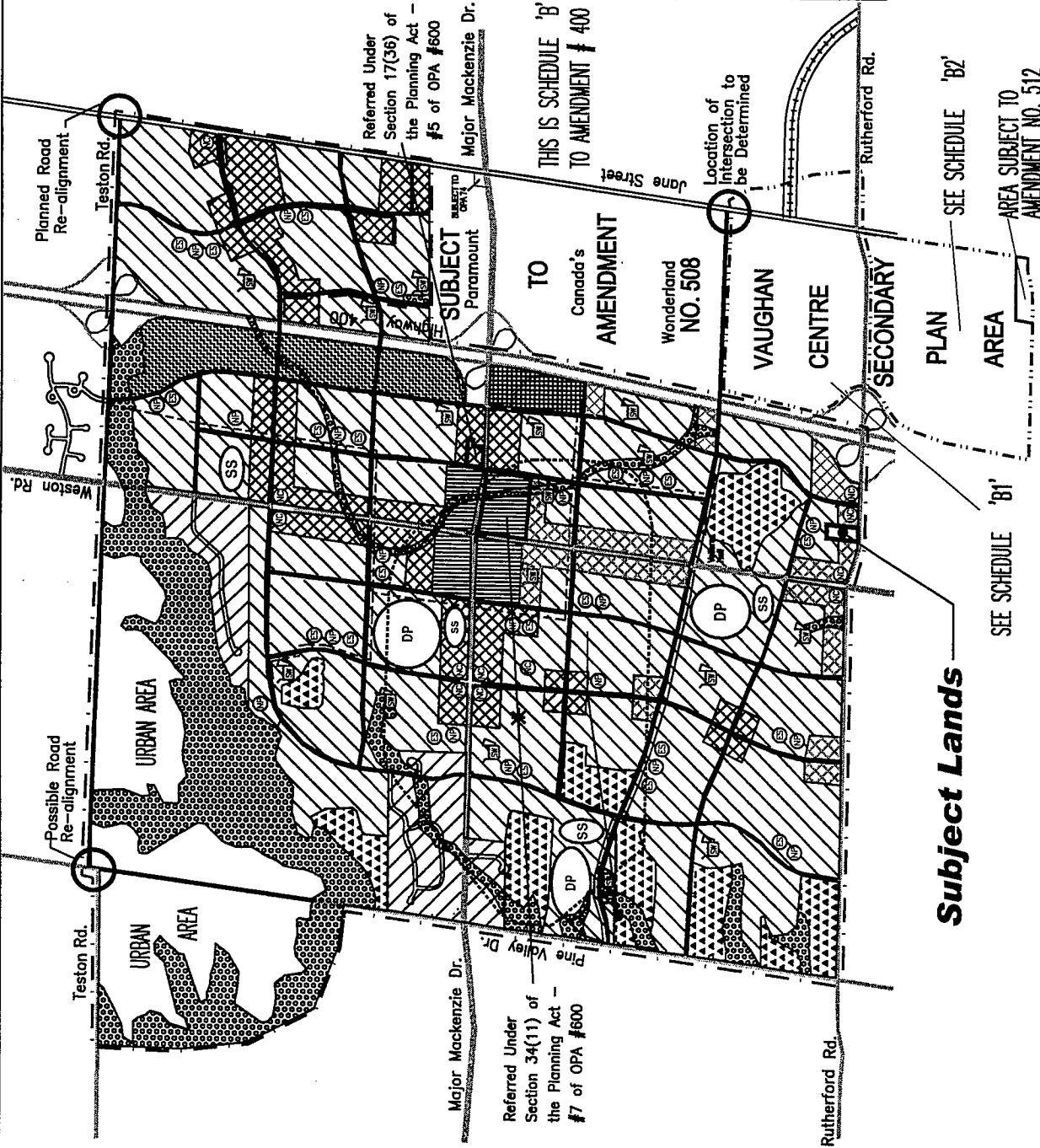


**LEGEND**

- ⊙ Elementary School
- ⊙ Secondary School
- ⊙ Neighbourhood Park
- ⊙ District Park
- ⊙ Neighbourhood Commercial Cen.
- ⊙ Lands Subject to Vellore - Urban Village Area #1
- ⊙ Low Density Residential
- ⊙ Medium Density Residential/Commercial
- ⊙ Vellore Village Centre
- ⊙ Estate Residential
- ⊙ Urban Area
- ⊙ High Performance Employment Area
- ⊙ Valley Lands
- ⊙ Stream Corridor
- ⊙ Greenway System
- ⊙ Tableland Woodlots
- ⊙ General Commercial
- ⊙ Storm Water Management
- ⊙ Vaughan Centre
- ⊙ Waste Disposal/Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TOB  
 AMENDMENT # 600  
 ADOPTED THE DAY OF 2000  
 SEALS/OFFICERS

INVA  
 CLK



**Subject Lands**

SEE SCHEDULE 'B1'

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

**OPA 600 Land Use Schedule 'B'**  
**Vellore Urban Village One**

APPLICANT:  
 CESIRA D'AVERSA  
 Part of Lot 16,  
 Concession 5



Development Planning Department

**Attachment 3**

FILE NO.:  
 19T-06V05 &  
 Z.04.068

September 26, 2006

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