

COMMITTEE OF THE WHOLE MAY 15, 2006

**ZONING BY-LAW AMENDMENT FILE Z.06.008
MAJOR BOB FARMS INC.
REPORT #P.2006.13**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.008 (Major Bob Farms Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1200) to permit a detached dwelling unit as a permitted use in the RS1 Residential Semi-Detached Zone on the subject lands shown on Attachment #1, within the approved Draft Plan of Subdivision 19T-89124 as shown on Attachment #2, subject to the following development standards:

a)	Minimum Lot Frontage	7.5m
	Minimum Lot Area	225m ²
	Minimum Front Yard	4.5m
	Minimum Rear Yard	7.5m
	Minimum Interior Side Yard	1.2m*
	Minimum Exterior Side Yard	4.5m
	Minimum Lot Depth	30m
	Maximum Building Height	2-storeys/9.5m
	Minimum Number of Parking Spaces/Unit	2

*The minimum interior side yard setback on one side may be reduced to 0.45m, where it abuts a minimum yard of 1.2m, except where it abuts a non-residential use.

- b) The maximum interior garage width may be increased on a lot with a frontage less than 11m provided that the increased width shall:
- i) only occur on an interior wall;
 - ii) be a maximum of 1.8m in width; and
 - iii) not occur within the first 1.2m immediately behind the garage door
2. THAT the implementing Zoning By-law not be enacted until:
- a) the architectural design guidelines for Block 12 are amended to include architectural guidelines for detached units on 7.5m frontage lots; and,
 - b) that the subdivision streetscape drawings be amended due to the revised driveway locations to the satisfaction of the Development Planning Department.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted a Zoning Amendment Application to permit a detached dwelling unit as a permitted use in the RS1 Residential Semi-Detached Zone, subject to specific development standards, on the subject lands shown on Attachment #1, located within the approved Draft Plan of Subdivision 19T-89124, as shown on Attachment #2. The proposed single detached dwelling unit would be sited on a lot having a minimum frontage of 7.5m.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Bathurst Street, south of Teston Road, within the approved Draft Plan of Subdivision File 19T-89124, in Part of Lot 24, Concession 2 (Planning Block 12), City of Vaughan. Specifically, the lands subject to the application include Lots 143 and 144, and Blocks 171 to 178 inclusive, within the approved Draft Plan of Subdivision File 19T-89124, as shown on Attachment #2. It is noted that Blocks 171 to 178 are part of lots to be joined with Blocks 1041 to 1048 on Draft Plan of Subdivision File 19T-99V08 (Andridge Homes Five Limited) to form complete lots and for which a similar Zoning Amendment Application has been submitted (File Z.06.010). The surrounding land uses are:

- North - vacant, future residential, approved Draft Plan of Subdivision File 19T-99V08 (RS1 Residential Semi-Detached Zone)
- South - vacant, future residential, approved Draft Plan of Subdivision File 19T-89124 (RD3 Residential Detached Zone Three)
- East - Bathurst Street; existing residential (Town of Richmond Hill)
- West - vacant, future residential, approved Draft Plans of Subdivision Files 19T-99V08 and 19T-89124 (RD3 Residential Detached Zone Three and RD4 (H) Residential Detached Zone with the Holding Symbol "H")

On February 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Gates of Maple Ratepayers Association, Maple Landing Ratepayers Association, Maple Village Ratepayers Association, Maplewood Ravines Community Association, and the Town of Richmond Hill Planning Department. To date, only the Town of Richmond Hill has responded advising that it has no comments. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 6, 2006 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on March 20, 2006.

Official Plan

The subject lands are part of the Carrville – Urban Village 2 Community and designated “Low Density Residential” by OPA #600 and further designated “Settlement Area” by OPA #604 (Oak Ridges Moraine Conservation Plan). The “Low Density Residential” designation of the Official Plan permits semi-detached and detached dwellings. The Zoning Amendment Application conforms to the Official Plan.

Zoning

The subject lands are zoned RS1 Residential Semi-Detached Zone and RS1 (H) Residential Semi-Detached Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1200). An amendment to the By-law is required to permit a detached dwelling unit as a permitted use in the RS1 Residential Semi-Detached Zone on the subject lands. In addition, By-law 1-88 does not include general development standards to facilitate the development of detached dwelling units on a minimum 7.5m frontage lot.

Oak Ridges Moraine

The subject lands are located within the “Settlement Area” designation of the Oak Ridges Moraine Conservation Plan, which has been incorporated into OPA #600 by way of OPA #604, and requires that all Planning Act applications conform to the requisite provisions of the Plan. Notwithstanding, when the Oak Ridges Moraine Conformity Report was approved for the entire Block 12 area, it was approved with the understanding that if the Block Plan remained the same (land uses, road pattern, etc.) that subsequent Planning Act applications would not need individual Oak Ridges Moraine Conformity reports. In this case, where there is no physical change to the layout of lots or roads, an Oak Ridges Moraine Conformity report is not required.

Planning Considerations

The subject lands are currently vacant and are zoned RS1 Residential Semi Detached Zone, subject to Exception 9(1200), which permits semi-detached dwelling units on minimum 7.5m frontage lots. The Owner is proposing to amend By-law 1-88 to permit a single detached dwelling unit as a permitted use in the RS1 Residential Semi-Detached Zone on a minimum 7.5m frontage lot in order to add marketing flexibility to the subject lands. The Owner has also requested that the following development standards apply to the proposed single detached units/lots:

a)	Minimum Lot Frontage	7.5m
	Minimum Lot Area	225m ²
	Minimum Front Yard	4.5m
	Minimum Rear Yard	7.5m
	Minimum Interior Side Yard	1.2m*
	Minimum Exterior Side Yard	4.5m
	Minimum Lot Depth	30m
	Maximum Building Height	2-storeys/9.5m
	Minimum Number of Parking Spaces/Unit	2

*The minimum interior side yard setback on one side may be reduced to 0.45m, where it abuts a minimum yard of 1.2m, except where it abuts a non-residential use.

In addition, the Owner is proposing that the following minimum development standards be applied to the garages for the subject lands:

- b) The maximum interior garage width may be increased on a lot with a frontage less than 11m provided the increased width shall:
 - i) only occur on an interior wall;
 - ii) be a maximum of 1.8m in width; and
 - iii) not occur within the first 1.2m immediately behind the garage door.

The proposed development standards are consistent with those approved for detached dwelling units on minimum 7.5m frontage lots in Planning Blocks 18 and 33W and would result in a development form that is consistent and compatible with the surrounding land uses. There are no proposed changes to the lotting pattern or the overall unit count for the approved draft plan of subdivision (File 19T-89124) resulting from this application. The proposed zoning amendment would introduce a housing form, being a 7.5m detached unit, that is not readily available within the Block 12 Planning Area.

In light of the above, the Development Planning Department can support the Zoning By-law Amendment Application to permit a detached dwelling unit in an RS1 Residential Semi-Detached Zone, subject to the site-specific development standards outlined above.

Architectural Design Guidelines

The Owner is required to provide an addendum to the Council approved Architectural Design Guidelines for Block 12 respecting architectural guidelines for the proposed detached units on minimum 7.5m frontage lots.

Subdivision Design

There are no proposed changes to the draft plan of subdivision. The road pattern for the subdivision plan remains unchanged. The original conditions of subdivision approval dated May 25, 2004 will remain in effect. However, the Owner is required to provide an amended subdivision streetscape drawing due to the revised driveway locations to the satisfaction of the Development Planning Department.

Servicing

The Engineering Department previously reserved the allocation of sewage servicing capacity on the subject lands for 81 units for Phase 1, Stage 1. There is no change to the allocation of servicing capacity to approved Draft Plan of Subdivision 19T-89124.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment Application to permit a single detached dwelling unit as a permitted use in the RS1 Residential Semi-Detached Zone. The application would facilitate a single detached dwelling unit on a minimum 7.5m frontage lot, subject to specific development standards consistent with similar approvals in Planning Blocks 18 and 33W. The proposed zoning standards would facilitate development that is compatible with the surrounding land uses, particularly from a built form perspective. In addition there are no changes to lotting or road pattern of the approved Draft Plan of Subdivision 19T-89124. For these reasons, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Location Map
2. Subject Lands

Report prepared by:

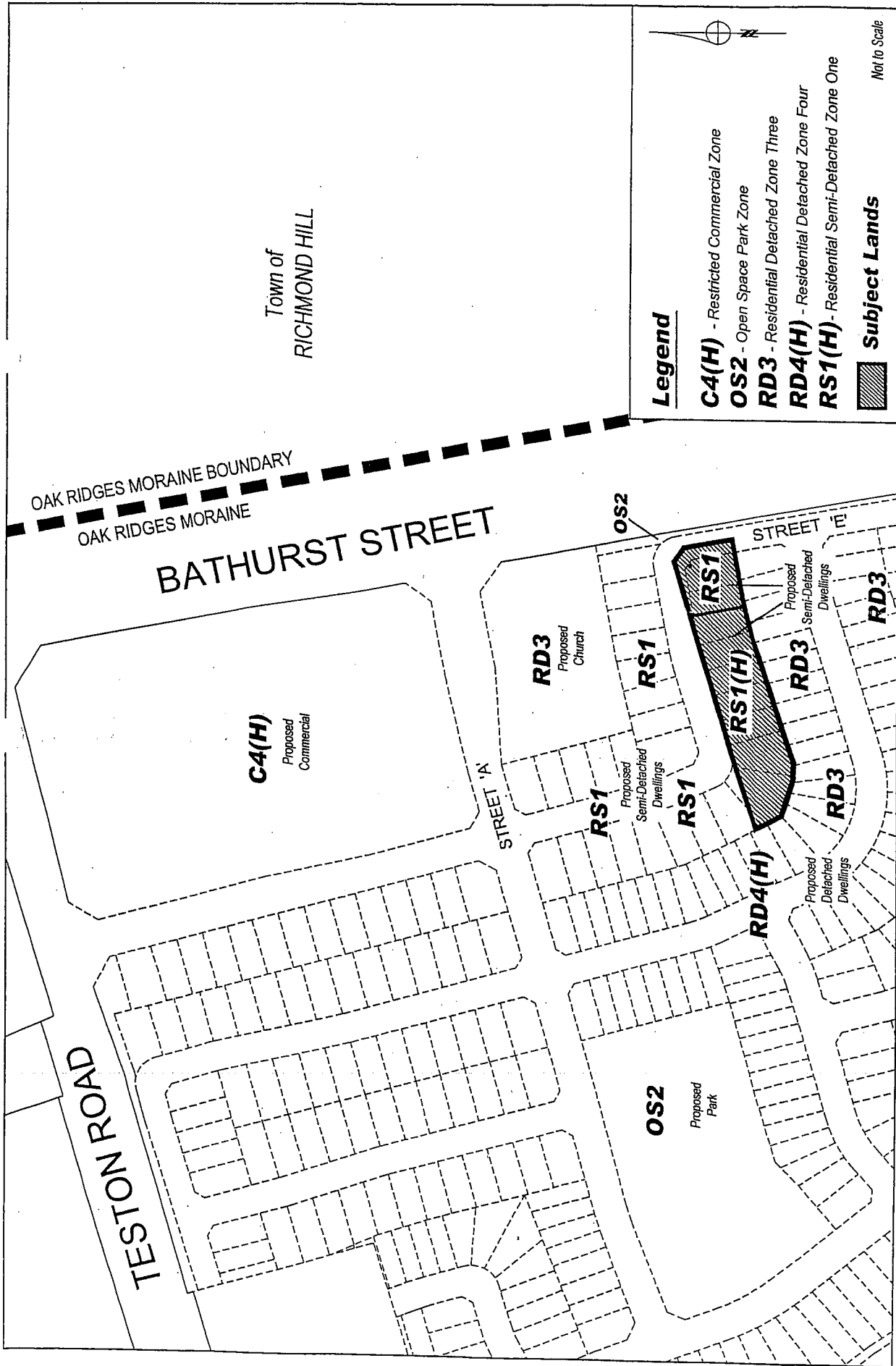
Stephen Lue, Planner I, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

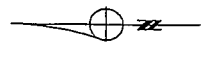
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Town of
RICHMOND HILL



Legend

- C4(H)** - Restricted Commercial Zone
- OS2** - Open Space Park Zone
- RD3** - Residential Detached Zone Three
- RD4(H)** - Residential Detached Zone Four
- RS1(H)** - Residential Semi-Detached Zone One



Subject Lands

Not to Scale

Location Map

Part of Lot 24,
Concession 2
APPLICANT:
MAJOR BOB FARMS INC.
MAP 111 ATTACHMENT 05.008-4-7

City of
Vaughan

Development Planning Department

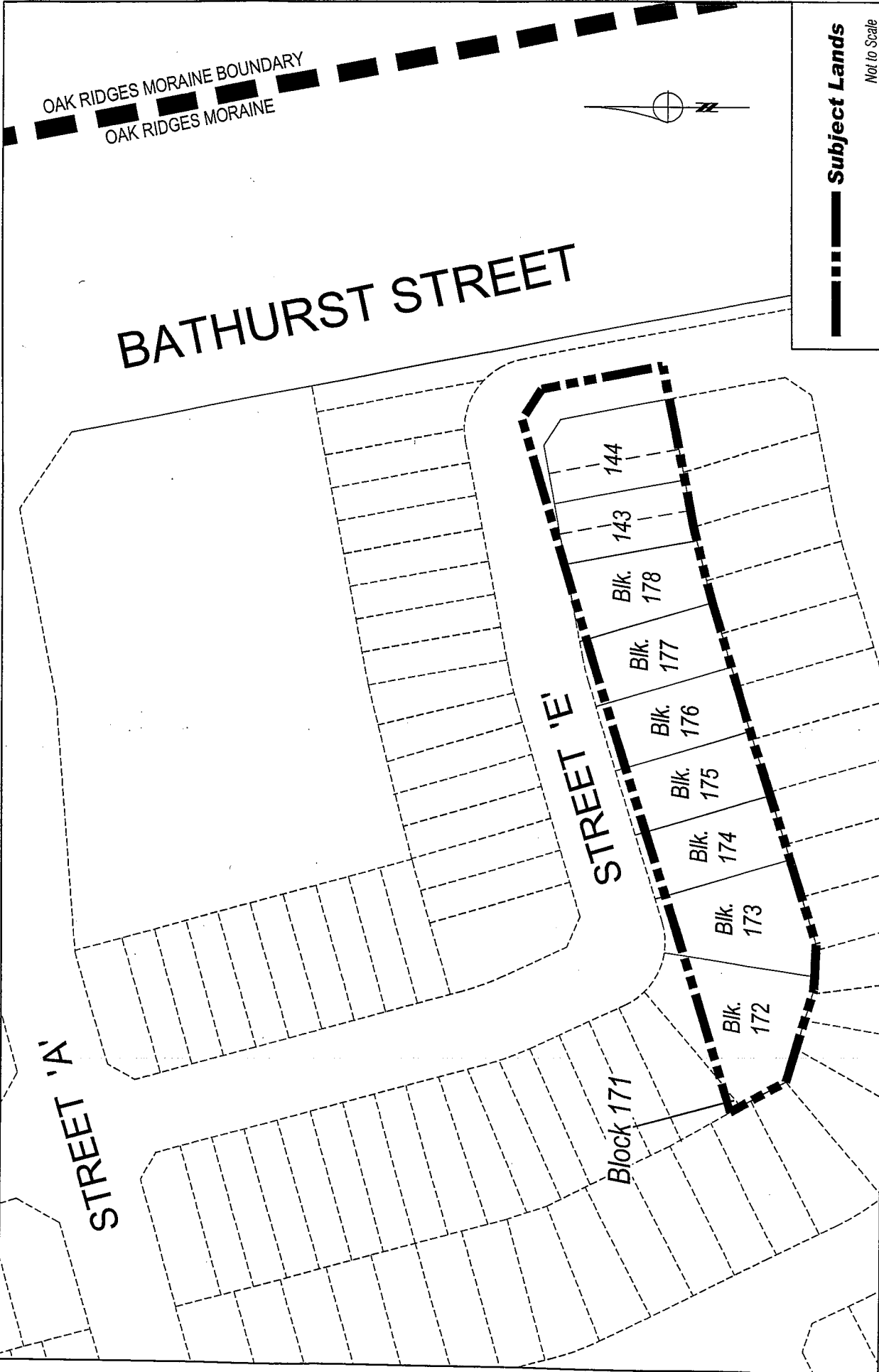
Attachment

FILE No.:
Z.06.008

Not to Scale

February 06, 2006





OAK RIDGES MORaine BOUNDARY
 OAK RIDGES MORaine



BATHURST STREET

STREET 'A'

STREET 'E'

Block 171

144

143

Blk. 178

Blk. 177

Blk. 176

Blk. 175

Blk. 174

Blk. 173

Blk. 172

Subject Lands

Not to Scale

Subject Lands

Part of Lot 24,
 Concession 2

APPLICANT:
 MAJOR BOB FARMS INC.
INVENTORY ATTACHMENTS/2006-008.dwg

Attachment

FILE No.:
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Not to Scale

February 06, 2006



Development Planning Department

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