

**3. ZONING BY-LAW AMENDMENT FILE Z.07.010
1231674 ONTARIO INC.**

P.2007.20

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.010 (1231674 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.

Communications Plan

N/A

Purpose

The Owner has submitted a Zoning By-law Amendment application to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to R5 Residential Zone, to facilitate the development of 12 semi-detached dwellings units on a private road that is accessed from Sicilia Street, on lands over which Hydro One has an easement, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located south of Sicilia Street, east of Genova Court, located northeast of Martin Grove Road and Langstaff Road, being Block 121 and Part of Block 120 within Registered Plan 65M-2984, City of Vaughan.

The subject lands are vacant, and designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(692). The surrounding land uses are as follows:

- North - existing residential (R3 Residential Zone), Sicilia Street; hydro corridor (A Agricultural Zone)
- South - vacant lands (A Agricultural Zone and OS2 Open Space Park Zone)
- East - existing residential (R4 Residential Zone)
- West - existing residential (R3 Residential Zone)

On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, Genova Court, Sicilia Street, Campania Court, and Calabria Court, as well as, the Owners of property with municipal addresses 143-165, 183-193, and 172-230 on Castlepoint Drive and 8709-8779 Martin Grove Road. As of June 11, 2007, no comments have been received by the Development Planning Department.

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 appropriateness of the proposed rezoning to R5 Zone to facilitate condominium – style semi-detached dwelling units on a private road will be reviewed in the context of the policies of the Official Plan, and the requirements of By-law 1-88;

- ii) the proposed development concept contemplates residential lots and development accessed by a private road from Sicilia Street, through the hydro corridor as shown on Attachment #3; the appropriateness of the semi-detached dwelling type and number of units, the design of the proposed lots and private road and the impact on parkland dedication will be reviewed in greater detail in the context of the surrounding land uses and built form;
- iii) a formal site plan application should be submitted to determine the appropriateness of the proposal, and to identify any exceptions that may be required to implement the proposal, if approved;
- iv) the development limits of the subject lands must be established to the satisfaction of the City and the Toronto and Region Conservation Authority;
- v) the availability of water and sanitary servicing capacity for the proposed development must be identified, and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

N/A

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 Development Planning Department will consider the proposed rezoning in the context of the policies of the Official Plan, the requirements of By-law 1-88, compatibility with the surrounding land uses, the proposed lotting pattern, and the appropriateness and design of the proposed private road.

Attachments

1. Location Map
2. Subject Lands
3. Concept Plan

Report prepared by:

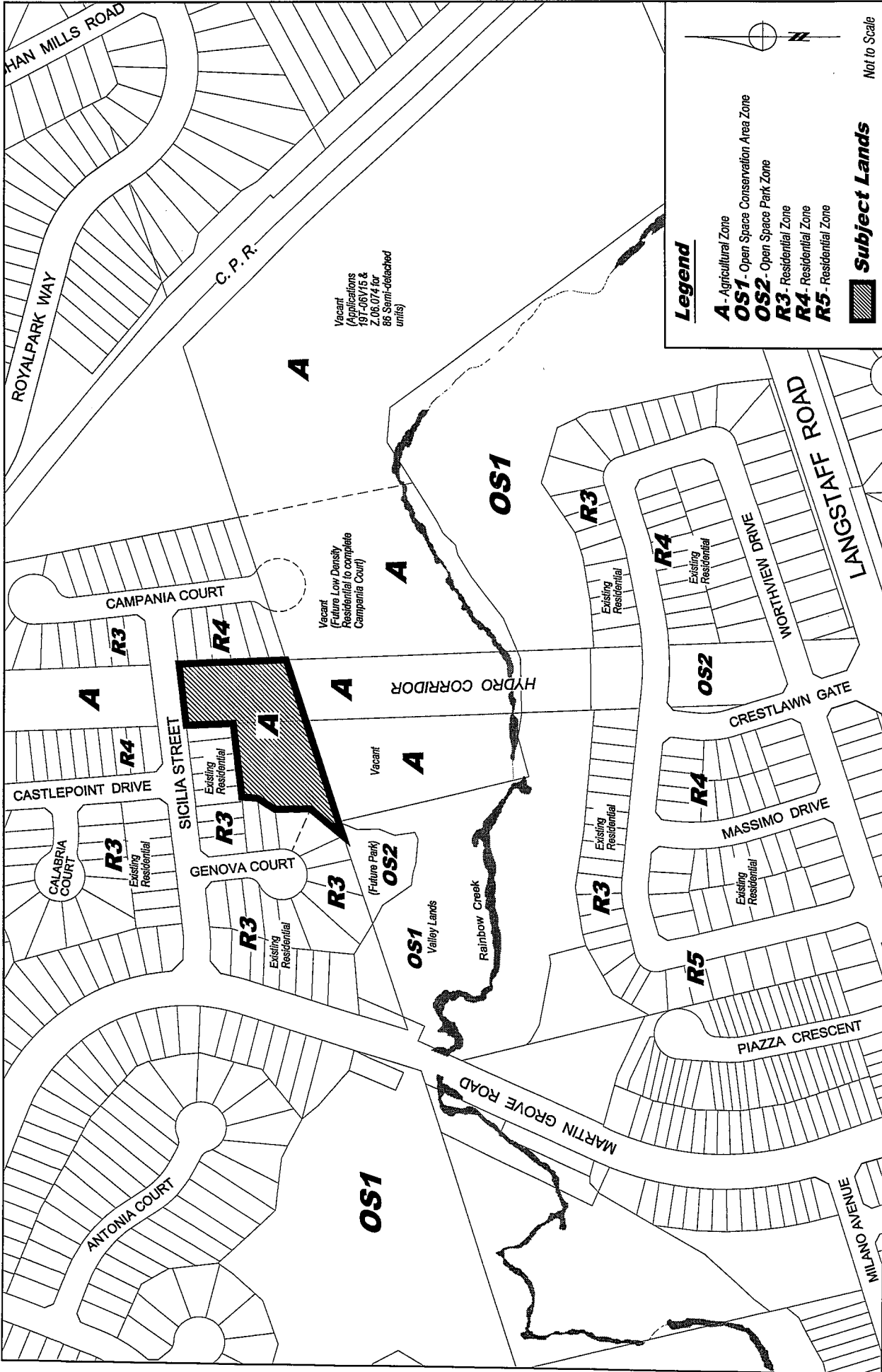
Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Legend

- A - Agricultural Zone
- OS1 - Open Space Conservation Area Zone
- OS2 - Open Space Park Zone
- R3 - Residential Zone
- R4 - Residential Zone
- R5 - Residential Zone

Subject Lands Not to Scale

Not to Scale

Attachment 1

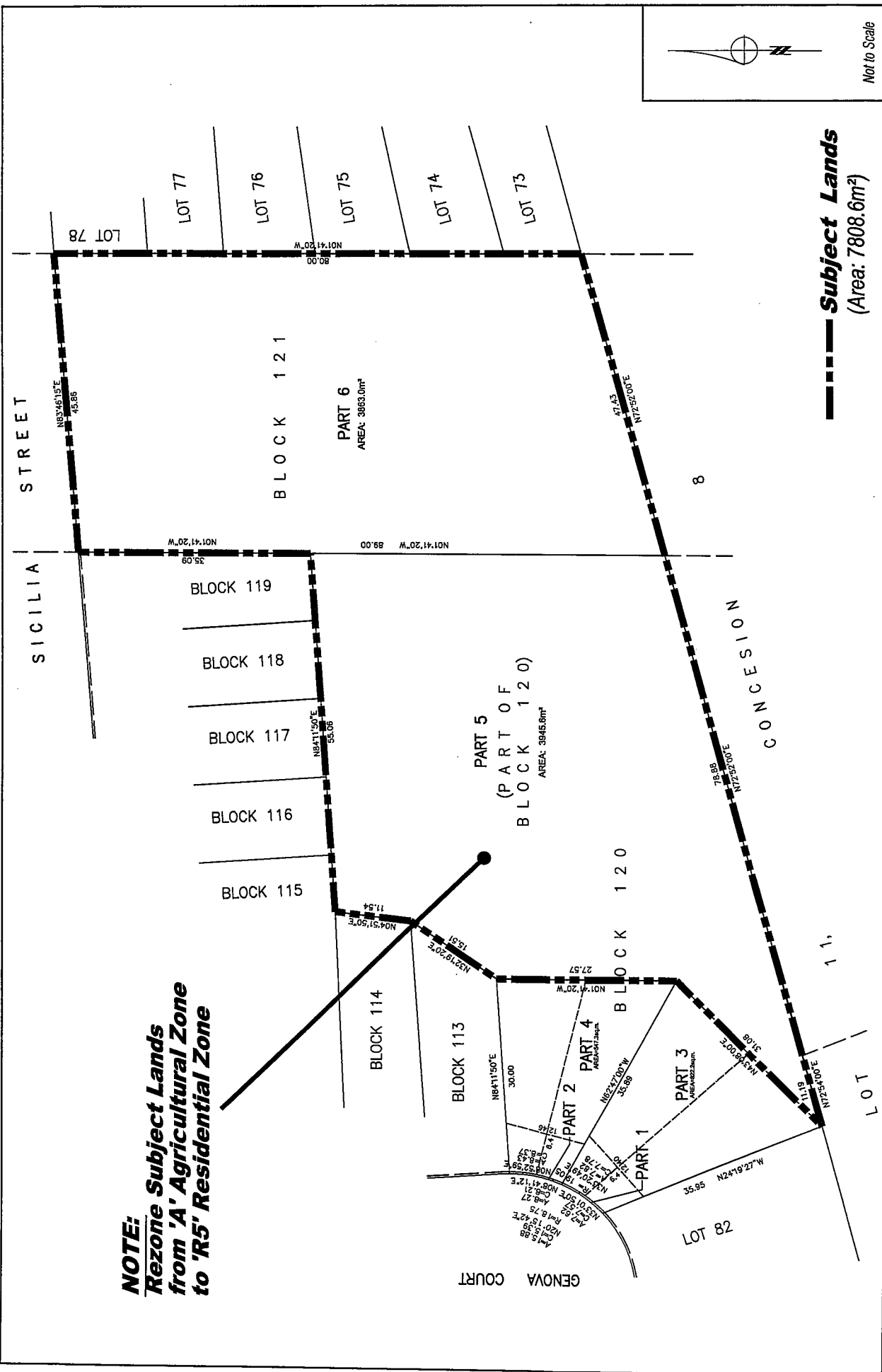
FILE No.: Z.07.010
May 02, 2007



Development Planning Department

Location Map

Part of Lot 12,
Concession 8
APPLICANT:
1231674 ONTARIO INC.
NSPDT ATTACHMENTS\2007.05.02.04g



NOTE:
 Rezone Subject Lands
 from 'A' Agricultural Zone
 to 'R5' Residential Zone

Attachment 2

FILE No.:
 Z.07.010
 May 02, 2007

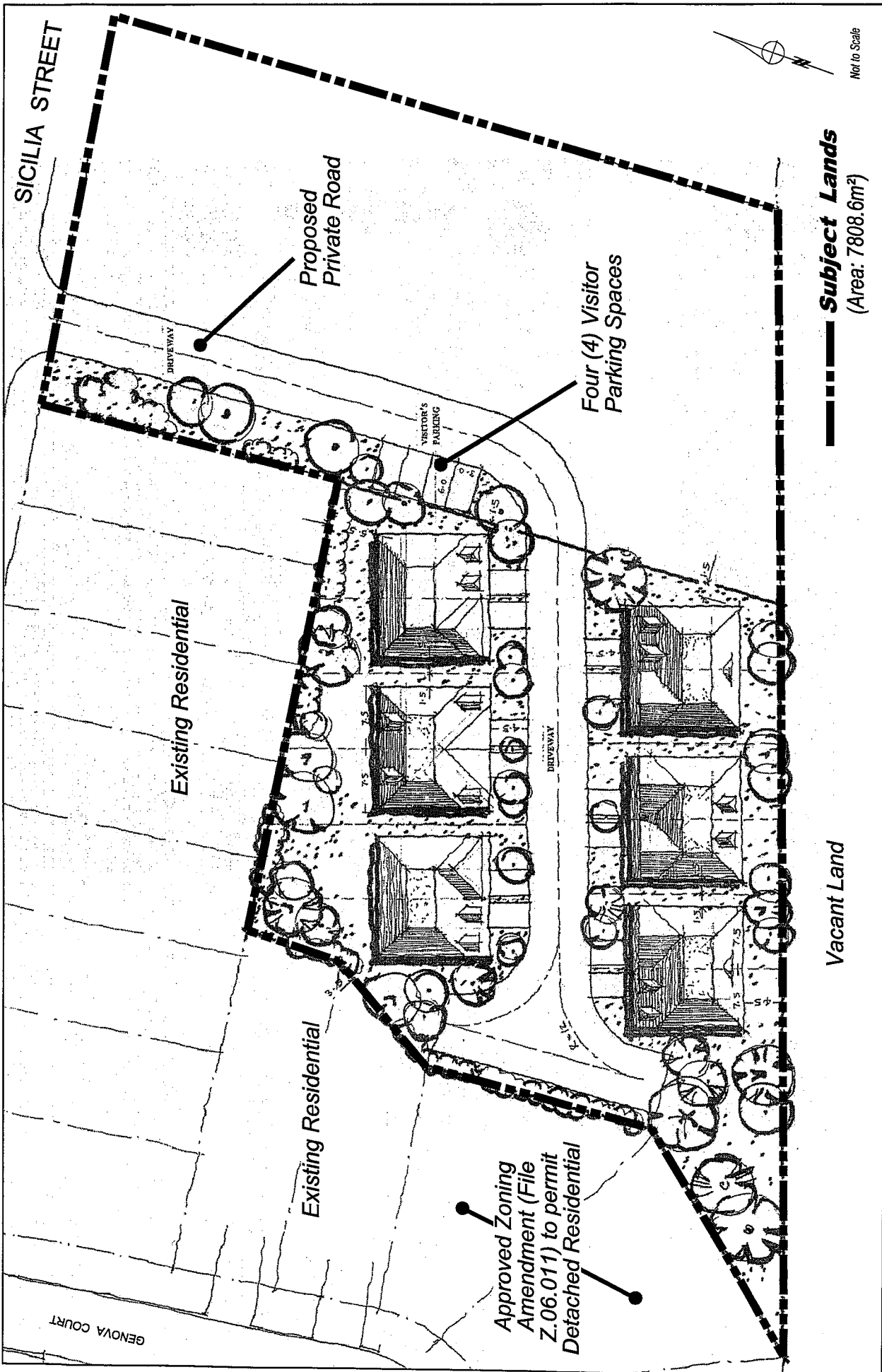


Development Planning Department

Subject Lands

Part of Lot 12,
 Concession 8
 APPLICANT:
 1231674 ONTARIO INC.

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Not to Scale

Attachment 3

FILE No.: Z.07.010
 May 02, 2007

Concept Plan

Part of Lot 12, Concession 8
 APPLICANT: 1231674 ONTARIO INC.
REPORT ATTACHMENTS/07.010.dwg



Development Planning Department