

**2. ZONING BY-LAW AMENDMENT FILE Z.07.034
DRAFT PLAN OF SUBDIVISION FILE 19T-07V03
ELM THORNHILL WOODS INC.**

P.2007.22

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.07.034 and 19T-07V03 (Elm Thornhill Woods 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 the following on the subject lands shown on Attachment #1:

1. An application to amend the Zoning By-law to permit the frontage of the 32 freehold townhouse lots to be located on a private proposed condominium road, whereas the By-law requires freehold lots to front onto a public road.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate the creation of one block, under a single registered M-Plan, which would permit the development of 32 approved residential townhouse units, on a common element condominium road.

Both the Zoning By-law Amendment and Draft Plan of Subdivision applications are required to implement a related application for a Draft Plan of Condominium (Common Elements – roads, visitor parking spaces, walkways and common landscaped areas, File 19CDM-07V06). The subject lands have been site plan approved for the construction of 32 townhouse units with access from a private road (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Summeridge Drive and Dufferin Street, known municipally as 8777 Dufferin Street, being Part of Block 392 on Registered Plan 65M-3757, in the City of Vaughan. The 8,461.89m² block is presently under construction with the development of town houses and has 66.46m frontage on Dufferin Street, and 124m frontage on Summeridge Drive. The surrounding land uses are:

- North - approved for Institutional Synagogue use (A Agricultural Zone)
- South - Summeridge Drive; commercial (C4 Neighbourhood Commercial Zone)
- East - residential (RVM1 (WS-A) Residential Urban Village Multiple Zone One)
- West - Dufferin Street; commercial (C4 Neighbourhood Commercial Zone)

On August 10, 2007, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. As of August 21, 2007, no comments have been received. Any responses

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 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 approved Site Plan (File DA.04.047), and to ensure implementation of the proposed draft plan of condominium for the common elements (road, visitor parking spaces, walkways and common landscaped areas).

Relationship to Vaughan Vision 2007

The applicability of these applications 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 applications, 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 proposed draft plan of subdivision and zoning by-law amendment will be reviewed in the context of the approved site plan, and to ensure implementation of the proposed draft plan of condominium for the common elements.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Approved Site Layout for Townhouse Development

Report prepared by:

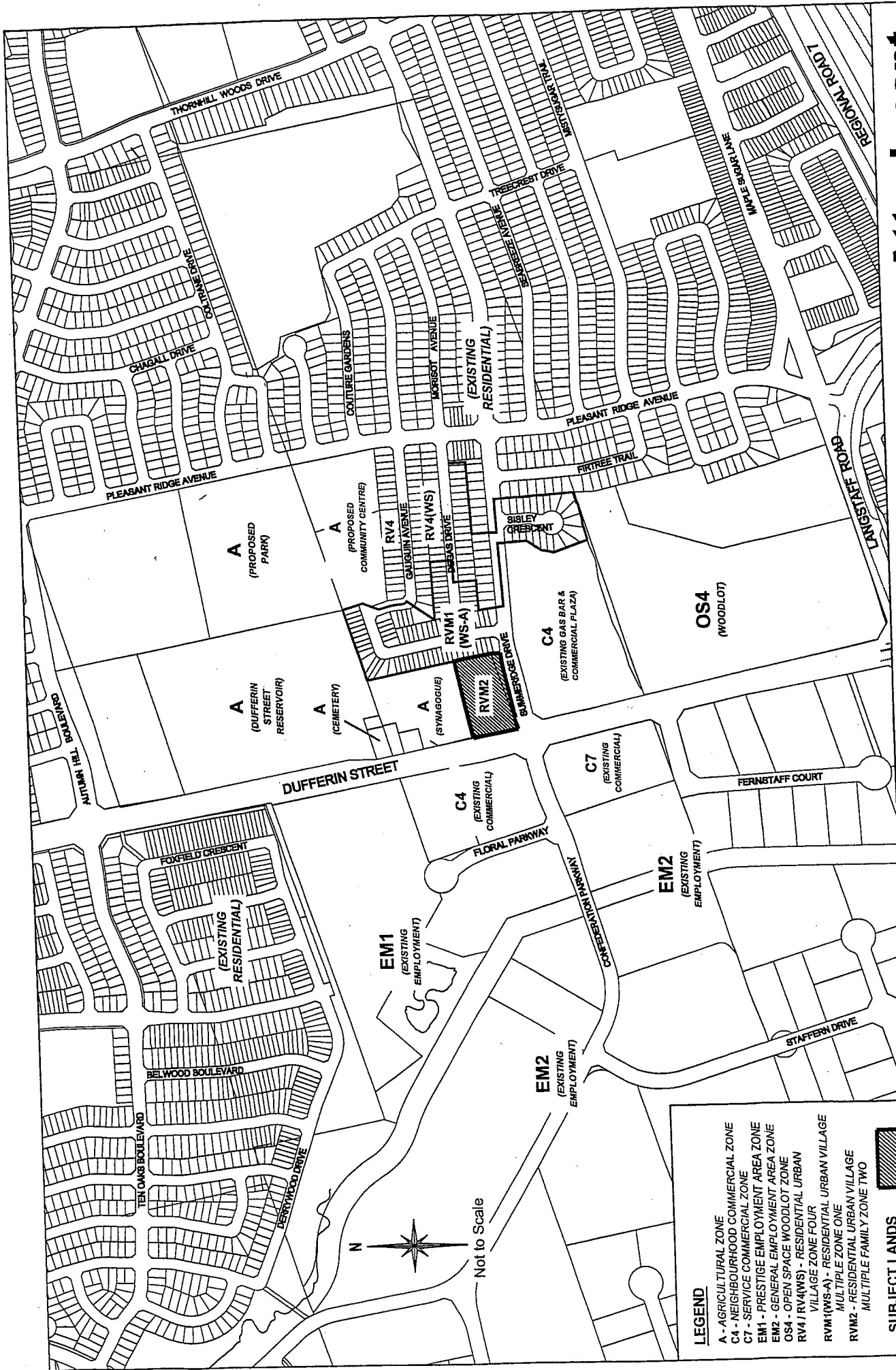
Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



- LEGEND**
- A - AGRICULTURAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - OS4 - OPEN SPACE WOODLOT ZONE
 - RV1/RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
 - RVN1(WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
 - RVN2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- SUBJECT LANDS**
- [Hatched Box Symbol]

Location Map

Part of Lot 12,
Concession 2
APPLICANT:
ELM THORNHILL WOODS INC.



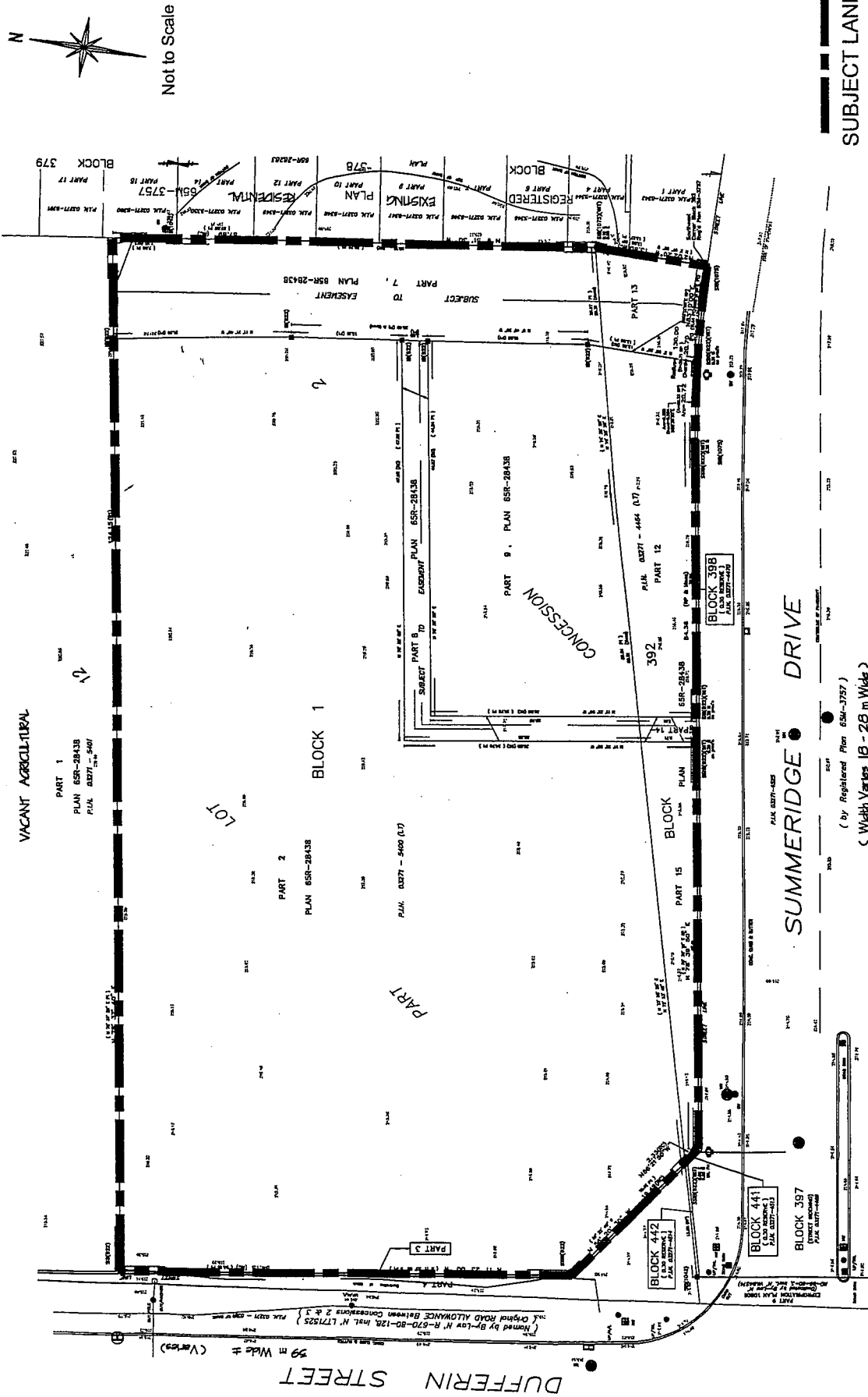
The City Above Toronto

Development Planning Department

Attachment 1

FILE No.:
Z.07.034 & 19T-07V03
RELATED FILES:
19CDM-07V06 & DA.04.047
August 2, 2007

ELECTRIC POWER, SEWER, GAS, & WATER SERVICES SHALL BE PROVIDED BY THE CITY OF VAUGHAN.



VACANT AGRICULTURAL

PART 1
PLAN 6SR-28438
PLAN 03271-5400

LOT

BLOCK 1
PLAN 6SR-28438

PART 2
PLAN 6SR-28438

PART 3
PLAN 03271-5400 (L.O.)

BLOCK 2
PLAN 6SR-28438

PART 4
PLAN 03271-5400 (L.O.)

BLOCK 3
PLAN 03271-5400 (L.O.)

BLOCK 4
PLAN 03271-5400 (L.O.)

BLOCK 5
PLAN 03271-5400 (L.O.)

BLOCK 6
PLAN 03271-5400 (L.O.)

BLOCK 7
PLAN 03271-5400 (L.O.)

BLOCK 8
PLAN 03271-5400 (L.O.)

BLOCK 9
PLAN 03271-5400 (L.O.)

BLOCK 10
PLAN 03271-5400 (L.O.)

BLOCK 11
PLAN 03271-5400 (L.O.)

BLOCK 12
PLAN 03271-5400 (L.O.)

BLOCK 13
PLAN 03271-5400 (L.O.)

BLOCK 14
PLAN 03271-5400 (L.O.)

BLOCK 15
PLAN 03271-5400 (L.O.)

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PLAN 03271-5400



Not to Scale

SUBJECT LANDS

Draft Plan of Subdivision

Part of Lot 12,
Concession 2

APPLICANT:
ELIM THORNHILL WOODS INC.



The City Above Toronto

Development Planning Department

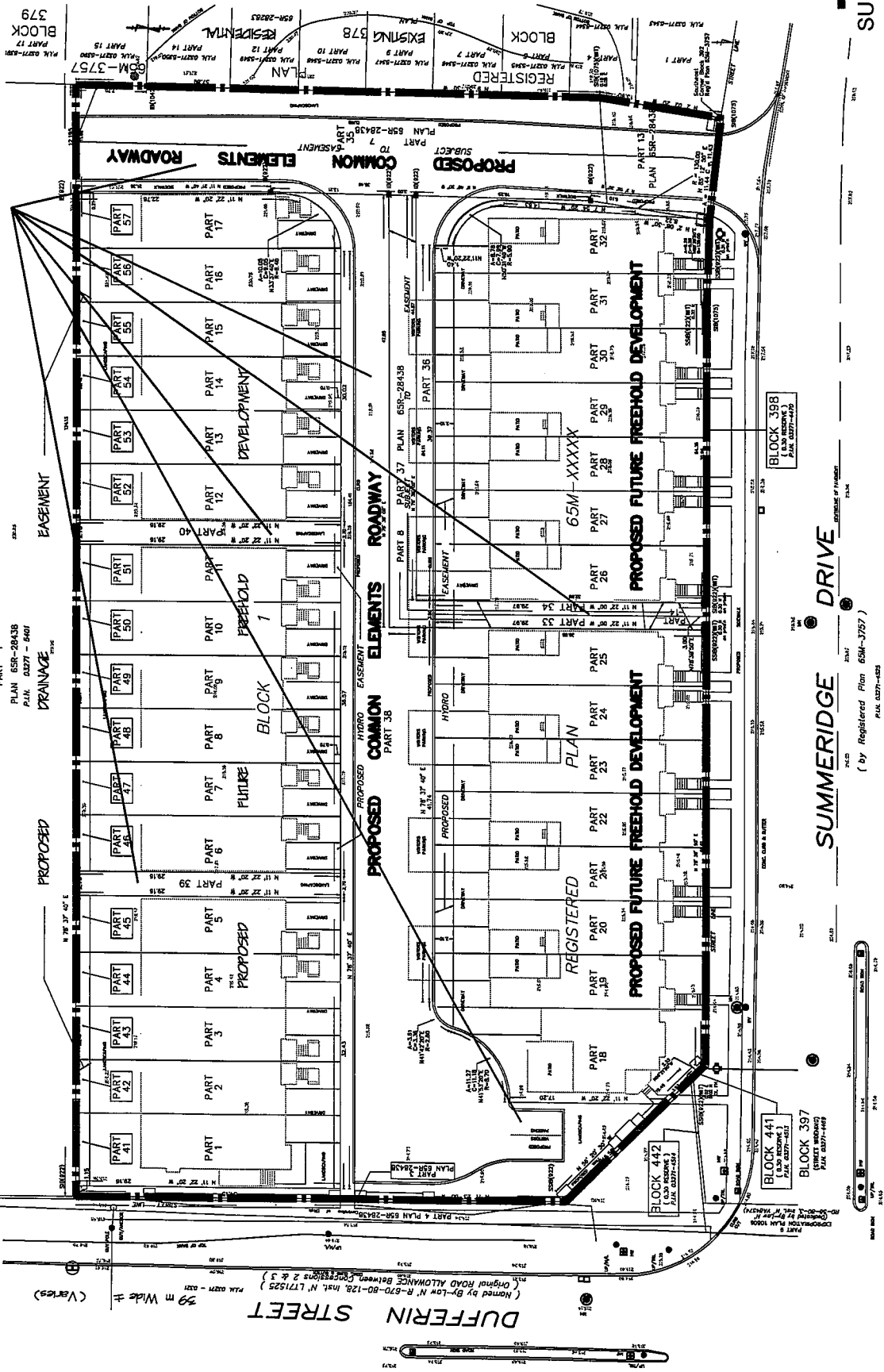
Attachment 2

FILE No.:
Z.07.034 & 19T-07V03
RELATED FILES:
19CDM-07V06 & DA.04.047
August 2, 2007

VACANT AGRICULTURAL

PART OF LOT 12, CONCESSION 2

COMMON ELEMENTS INCLUDE;
Roads, Visitor Parking Spaces,
Landscaping, and Walkways



Not to Scale

SUBJECT LANDS

Approved Site Layout For Townhouse Development

APPLICANT: ELM
THORNHILL WOODS INC.

Part of Lot 12,
Concession 2



The City Above Toronto

Development Planning Department

Attachment 3

FILE NO.:
19T-07V03 & Z.07.034
RELATED FILE:
19CDM-07V06

August 15, 2007