

**COMMITTEE OF THE WHOLE MARCH 26, 2007**

**ZONING BY-LAW AMENDMENT FILE Z.06.053  
1275620 ONTARIO INC.  
REPORT #P.2006.67**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.053 (1275620 Ontario Inc.) BE APPROVED to:
  - i) rezone Area "A" as shown on Attachment #2 of the subject lands from RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" and RD3 Residential Detached Zone Three to RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)";
  - ii) rezone Area "B" as shown on Attachment #2 of the subject lands from RD3 Residential Detached Zone Three and RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" to RD4 Residential Detached Zone Four;
  - iii) rezone Area "C" as shown on Attachment #2 of the subject lands from RD3 Residential Detached Zone Three to RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)";
  - iv) remove the Holding Symbol "H" from Area "D" as shown on Attachment #2 of the subject lands; and
  - v) zone Area "E" as shown on Attachment #2 of the subject lands to provide a 3.5m wide buffer block along the lots abutting the OS5 Open Space Environmental Zone at the east end of Delani Court, to the satisfaction of the Toronto and Region Conservation Authority.
2. THAT the Owner submit a revised Draft Plan of Subdivision incorporating a 3.5 m wide buffer block along the lots abutting the OS5 Open Space Environmental Zone located at the east end of Delani Court, prior to plan registration.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Zoning By-law Amendment application for the subject lands shown on Attachment #1, specifically to amend Zoning By-law 1-88 in accordance with the proposed zoning as detailed on Attachment #2. A minor relotting of the plan of subdivision has resulted in Phase 1 of the plan containing 30 lots as opposed to the previously approved 33 lots.

## **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, being 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 surrounding lands uses are as follows:

- North - future residential (RD3, RD3(H) Residential Detached Zone Three with and without the Holding Symbol "H")
- South - vacant (Agricultural Zone) and Woodlot (OS5 Zone)
- East - future residential (RD3 Zone) and future storm water management pond (OS5 Open Space Environmental Protection Zone)
- West - woodlot (OS5 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. As of March 14, 2007, no written comments have been received by the Development Planning Department. The recommendation of the Committee of the Whole on September 18, 2006 to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on September 25, 2006.

## **Official Plan**

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 subject lands "Settlement Area". The proposed amendments to Zoning By-law 1-88 conform to the Official Plan.

## **Zoning**

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 removal of the Holding Symbol "(H)" is contingent upon the availability of water and sanitary servicing capacity to service the residential lots.

Phase 1 of the approved Draft Plan of Subdivision File 19T-02V10 is currently allocated 33 units for water and sanitary servicing capacity. Due to the finalization of the approved draft plan of subdivision, relotting of certain residential lots within the plan and a minor shifting of the lands subject to the Holding Symbol "(H)", 30 units (18 full lots and 12 part lots) are now proposed in Phase 1. Overall, Phase 1 of Draft Plan of Subdivision File 19T-02V10 is underutilized by 3 units of its allocated water and sewage capacity.

The Development Planning Department can support Zoning Amendment Application File Z.06.053, as the current allocation of water and sanitary servicing capacity (33 units) will not be exceeded.

## **Subdivision Design**

There are no significant changes proposed to the draft plan of subdivision. The road pattern for the subdivision plan will remain unchanged. Upon approval of the implementing zoning by-law by Council, the total number of units in Phase 1 of Draft Plan of Subdivision File 19T-02V10 will be

30 units, which will not exceed the allocation of 33 units for the plan. The original conditions of subdivision approval dated June 21, 2004 will remain in effect.

The Owner has proposed minor revisions as shown on Attachment #2 to the lotting pattern of the approved draft plan of subdivision as shown on Attachment #3.

#### Oak Ridges Moraine Conservation Plan

The subject lands are located on the Oak Ridges Moraine and are designated as "Settlement Area" by OPA #604, which amends OPA #600 to be in conformity with the Oak Ridges Moraine Conservation Plan (ORMCP). The Development Planning Department is satisfied that the application conforms to the requisite provisions of the Oak Ridges Moraine Conservation Plan, and can therefore be supported.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the application provided that the OS5 Open Space Environmental Protection Zone category continues to remain in place for the southern limits of the subdivision lands. The TRCA has advised that the zoning for an additional buffer block feature, in accordance with the draft conditions for the related Draft Plan of Subdivision Application 19T-02V10 and the original Zoning Amendment Application Z.02.084 for the subject lands, be provided along those lots abutting the OS5 Open Space Environmental Protection Zone at the east end of Delani Court, as shown on Attachment #2. The 3.5 m wide buffer block will continue to be zoned OS5 Open Space Environmental Protection Zone.

#### Planning Considerations

The Zoning By-law Amendment Application purposes to rezone certain residential lots in Draft Plan of Subdivision File 19T-02V10 to facilitate minor revisions to the original approved lotting pattern for the plan. The proposed amendments comply with the Official Plan and do not alter the road pattern of the approved draft plan of subdivision. In addition, the Engineering Department has confirmed that servicing is available to facilitate the changes proposed to the approved draft plan of subdivision.

In light of the above, the Development Planning Department can support the Zoning By-law Amendment Application.

#### Engineering Services

The Engineering Department has noted that the peer review of the Environmental Site Assessment Phase 1 is still required for the original Draft Plan of Subdivision File 19T-02V10. In accordance with the Council approved Block 18 Plan conditions, the completion of the peer review and the implementation of any recommendations will be completed to the satisfaction of the Engineering Department prior to the final approval of the Draft Plan of Subdivision File 19T-02V10. The conditions of approval as outlined in the Committee of the Whole report for File 19T-02V10, dated June 21, 2004, remain in effect.

The Engineering Department previously reserved the allocation of sewage servicing capacity on the subject lands for 33 units for Phase 1 of approved Draft Plan of Subdivision 19T-02V10, whereas 30 units are now proposed in Phase 1.

### **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".

### **Regional Implications**

N/A

### **Conclusion**

The Development Planning Department has reviewed the Zoning By-law Amendment Application File Z.06.053 to rezone portions of the subject lands as shown on Attachment #2. The proposed zoning amendments will result in a minor relotting of the plan, however the overall road pattern of the approved Draft Plan of Subdivision File 19T-02V10 will remain the same. For these reasons, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

### **Attachments**

1. Location Map
2. Proposed Zoning Amendments and Lotting Pattern (19T-02V10)
3. Existing Zoning Schedule "E-1354" and Lotting Pattern (19T-02V10)

### **Report prepared by:**

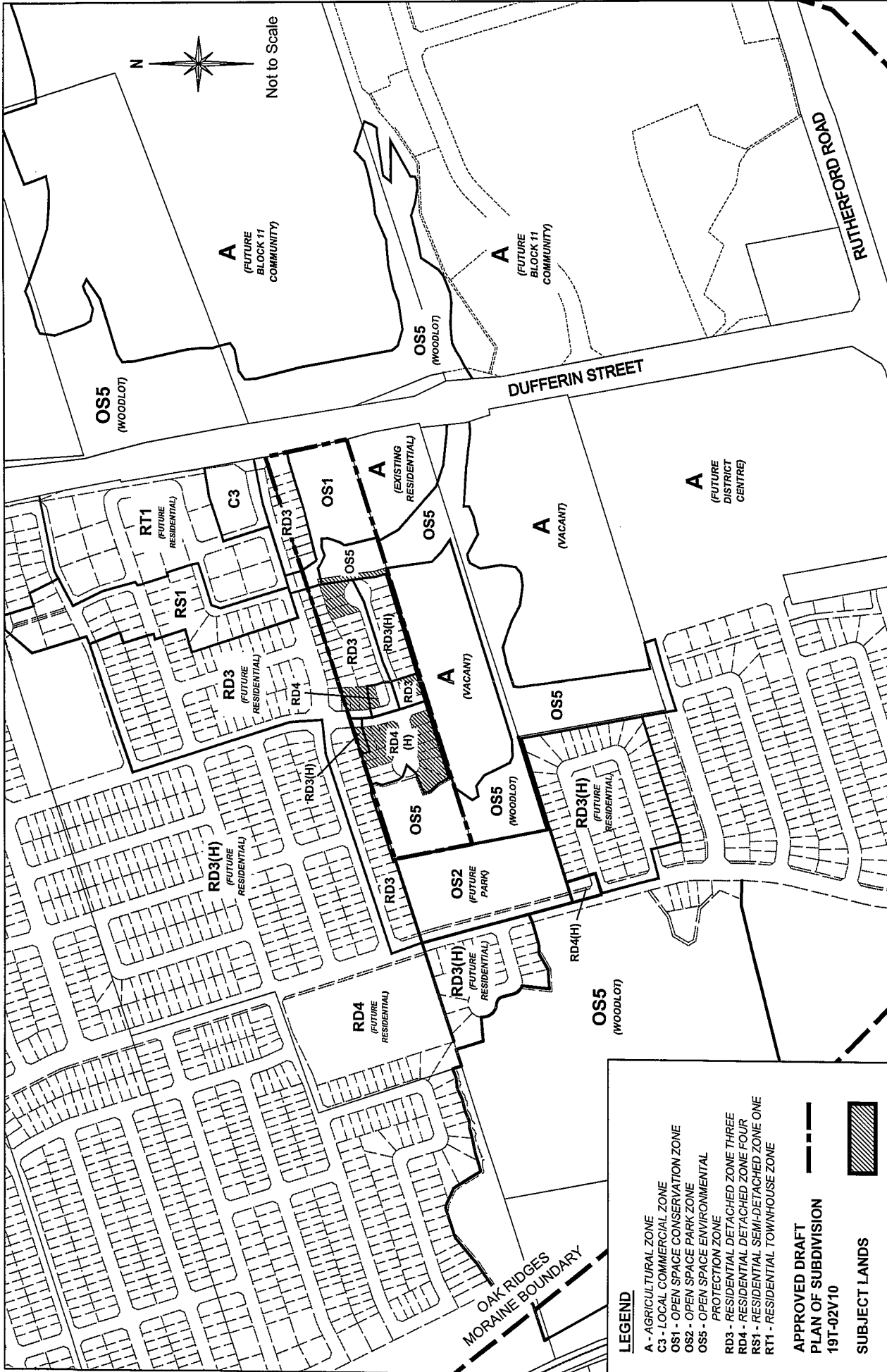
Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

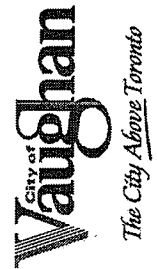
MARCO RAMUNNO  
Director of Development Planning

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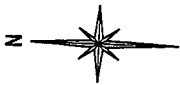


# Attachment 1

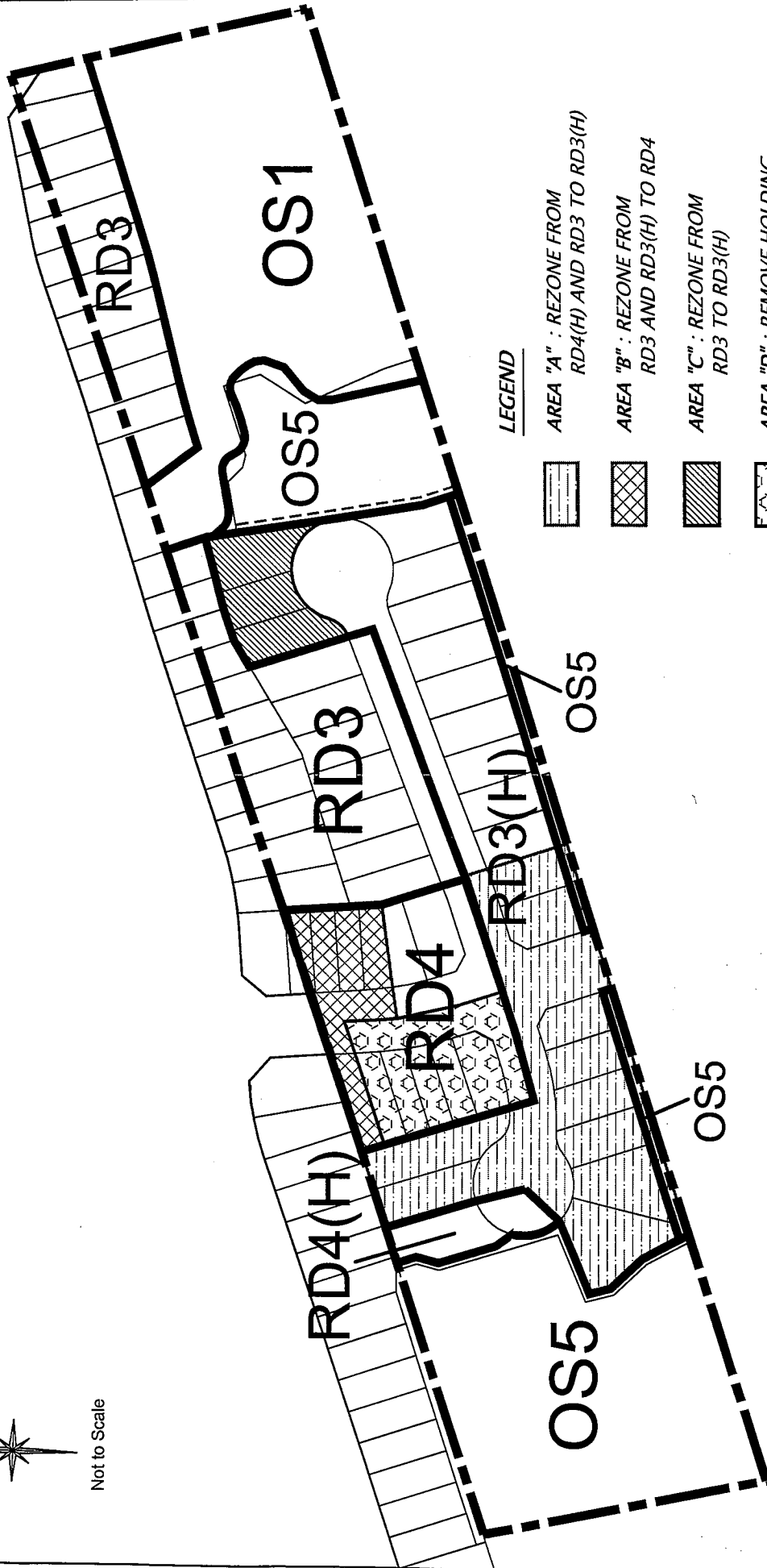
FILE No.: Z.06.053  
 RELATED FILES: 19T-02V10 & Z.02.084  
 March 15, 2007



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**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)



AREA "D" : REMOVE HOLDING SYMBOL "H"



AREA "E" : 3.5m WIDE BUFFER BLOCK



BOUNDARY OF APPROVED DRAFT  
PLAN OF SUBDIVISION 19T-02V10

**Proposed Zoning Amendments & Lotting Pattern (19T-02V10)**

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

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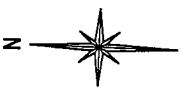
Development Planning Department

**Attachment 2**

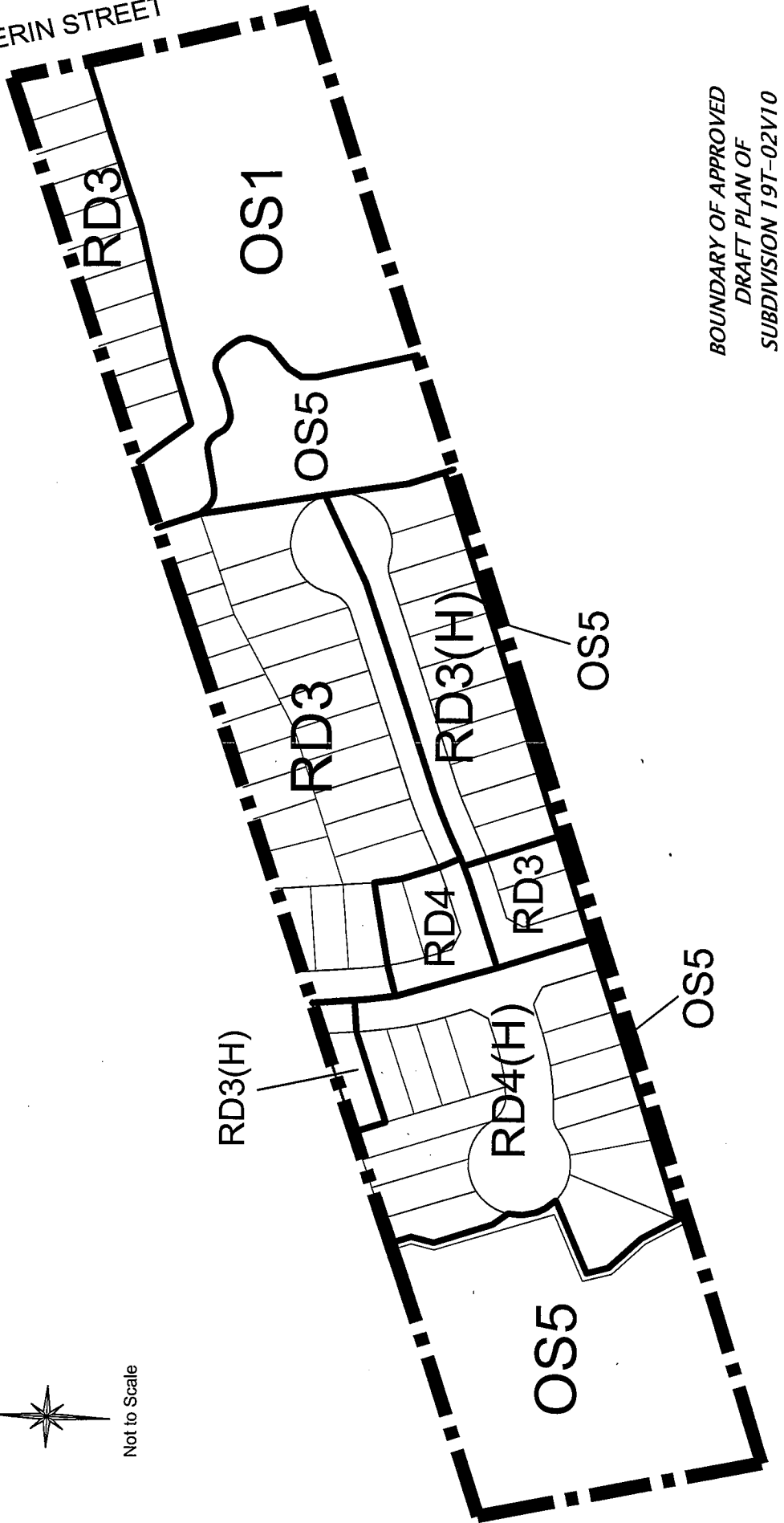
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March 15, 2007

DUFFERIN STREET



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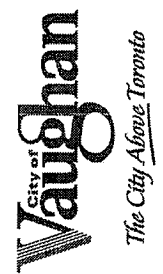
BOUNDARY OF APPROVED  
DRAFT PLAN OF  
SUBDIVISION 19T-02V10



**Existing Zoning Schedule  
"E-1354" & Lotting Pattern  
(19T-02V10)**

Part of Lot 17,  
Concession 3

APPLICANT:  
1275620 ONTARIO INC.  
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**Attachment 3**

FILE No.:  
Z.06.053  
RELATED FILES:  
19T-02V10 & Z.02.084  
March 15, 2007