

**2. ZONING BY-LAW AMENDMENT FILE Z.07.062
LINVEST PROPERTIES LIMITED**

P.2008.5

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.062 (Linvest Properties Limited) 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

On January 11, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of January 22, 2008, 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.

Purpose

The Owner has submitted an application to amend the Zoning By-law on 33 low density residential lots within Phase 2 of Draft Plan of Subdivision 19T-04V05 described as the subject lands on Attachment #1, specifically to amend the RD3 and RD4 Residential Detached Zone standards in By-law 1-88, to permit a reduced interior side yard setback of 0.6 m in one yard, rather than the current minimum requirement of 1.2m in both interior side yards, with respect to the construction of single-detached dwellings.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southwest of Major Mackenzie Drive and Bathurst Street, comprising Lots 43-56, 73-80, 85-88, 126-127, 132-135, and 140 within Approved Subdivision 19T-04V05, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA #600 (Carrville Urban Village 2), which permits single detached residential dwellings. The proposed Zoning By-law Amendment conforms to the policies of the Official Plan.

The subject lands are zoned RD4(H) Residential Detached Zone Four and RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" by By-law 1-88, subject to Exception 9(1231). There are 32 lots zoned RD4(H) and one corner lot zoned RD3(H), which permits the proposed single-detached dwellings to be constructed on the subject lands. The Holding Symbol "(H)" will not be removed as part of this application, but will be considered for removal in a subsequent application once the Region of York has confirmed that appropriate water and servicing capacity is available to service the lots.

The current RD4 Zone standards permit a minimum interior side yard setback of 1.2m with a reduced interior side yard setback of 0.6m, where it abuts a yard of 1.2m, provided the lot has a frontage equal to or less than 9.5m. The RD4 lots have minimum lot frontages of 9.8m, and are

not permitted the reduced interior side yard setback. The RD3 Zone standards that apply to the one corner lot (14.1m frontage) requires a minimum 1.2m interior side yard setback in both yards.

The Owner is seeking a minimum interior side yard setback requirement of 0.6m in one yard, where it abuts a yard of 1.2m, while maintaining the current minimum By-law requirement of 1.2m in the other yard, for all 33 lots as shown on Attachment #1.

The surrounding land uses are shown on Attachment #1:

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 application will be reviewed in the context of the policies contained within OPA #600 (Carville Urban Village 2), the zone standards in By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposal; and
- ii) the application will be reviewed in the context of the approved Draft Plan of Subdivision to determine if any additional conditions of approval are required to be included, if the subject applications is approved;

Relationship to Vaughan Vision 2020

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

Regional Implications

The proposed Zoning By-law Amendment affects 33 lots which are internal to an approved Draft Plan of Subdivision, and will not have implications on either of the adjacent Regional Roads. The current Holding Symbol (H) applicable to the lots may be lifted upon the Region of York confirming the appropriate water and servicing capacity available to service the lots, to be considered in a future application by the Owner.

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, a more comprehensive review will be undertaken to consider the implications of the proposal within the context of the policies in OPA #600, the zoning requirements in By-law 1-88, and area context.

Attachments

1. Location Map

Report prepared by:

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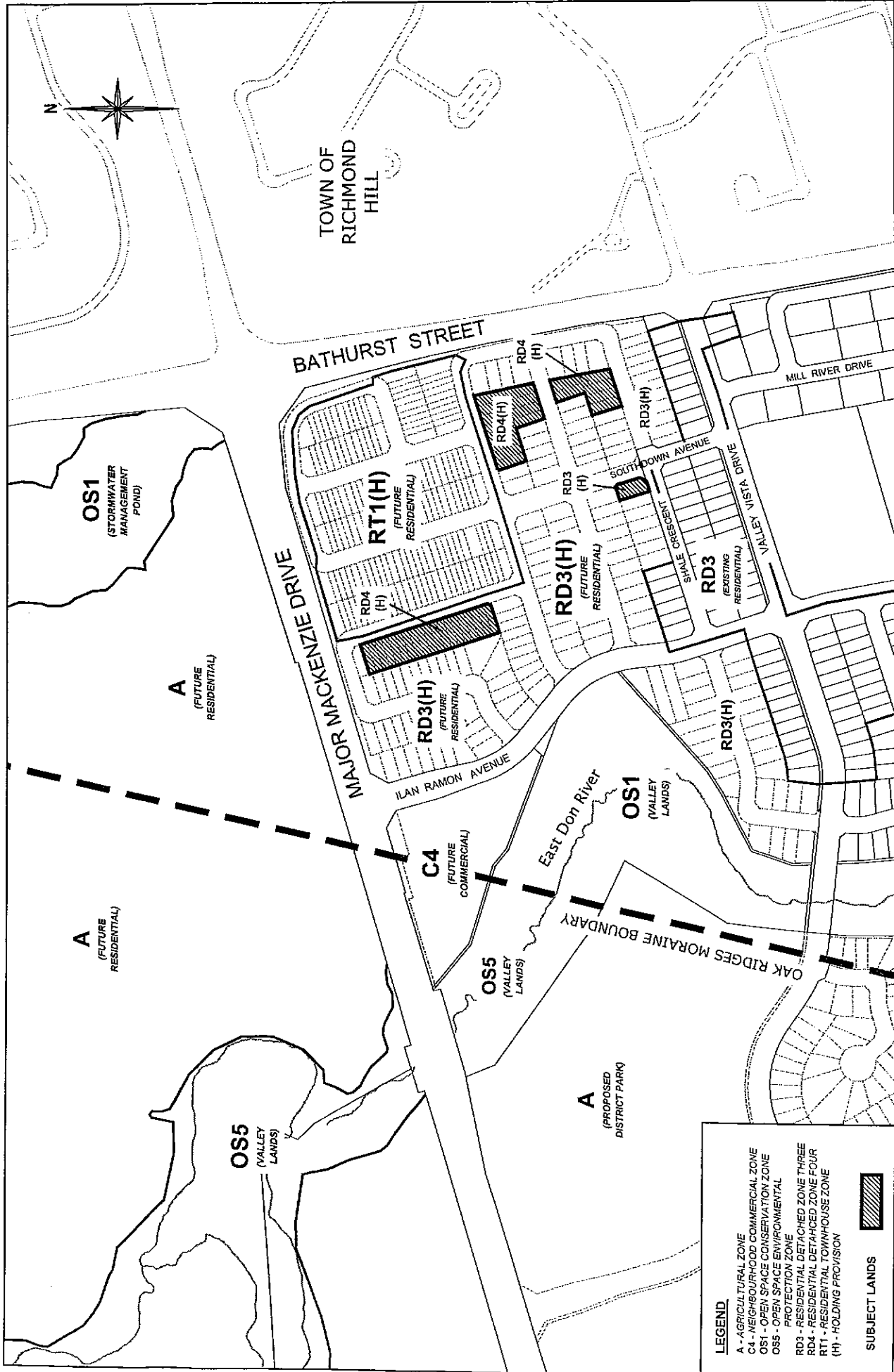
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



TOWN OF RICHMOND HILL

BATHURST STREET

MAJOR MACKENZIE DRIVE

MILL RIVER DRIVE

SOUTH DOWN AVENUE

SHALE CRESCENT

VALLEY VISTA DRIVE

ILAN RAMON AVENUE

East Don River

OAK RIDGES MORaine BOUNDARY

- LEGEND**
- A - AGRICULTURAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
 - RD3 - RESIDENTIAL DETACHED ZONE THREE
 - RD4 - RESIDENTIAL DETACHED ZONE FOUR
 - RT1 - RESIDENTIAL TOWNHOUSE ZONE
 - (H) - HOLDING PROVISION
- SUBJECT LANDS**

Attachment 1

FILE No.: Z.07.062

Not to Scale

January 8, 2008



Location Map

Part of Lot 20, Concession 2

APPLICANT: LINDVEST PROPERTIES (BATHURST MACKENZIE) LIMITED

Development Planning Department