

COMMITTEE OF THE WHOLE (PUBLIC HEARING) APRIL 7, 2008

- 1. OFFICIAL PLAN AMENDMENT FILE OP.07.007
 ZONING BY-LAW AMENDMENT FILE Z.07.043
 L & L HOLDINGS INC.**

P.2008.12

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.007 and Z.07.043 (L & L Holdings 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

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to land owners located on Waymar Heights Boulevard and Davidson Drive, 99, 100, 102 and 103 Gamble Street, the Board of Trade Golf Course, and Pine Grove Elementary School. As of March 29, 2008, several letters have been received by the Development Planning Department from residents in the area and the Board of Trade Golf Course, requesting to be notified of the status of the applications and expressing concern with respect to maintaining the character of the area. Specifically, there were 7 letters in opposition; 12 letters requesting future notice of meetings; and, 1 petition signed by 44 homeowners in opposition, that were received. Any additional responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

At the November 19, 2008, Committee of the Whole meeting, Mr. Joseph Salvatore, who resides at 132 Davidson Drive, appeared on deputation on behalf of several residents in the area, to address the subject development proposal. Mr. Salvatore requested that the City protect the existing character of the established large lot residential area through inclusion of policies in an Official Plan Amendment and rezoning to R1V Old Village Residential Zone through a Zoning By-law Amendment to apply to Davidson Drive, Waymar Heights Boulevard and the Gamble Street cul-de-sac. The Development Planning Department will be responding to this deputation in a separate report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1 (146 and 160 Waymar Heights Boulevard):

1. An Official Plan Amendment Application (File OP.07.007) to amend the "Low Density Residential" policies in OPA No. 240 (Woodbridge Community Plan), to reduce the minimum lot area for lands abutting the Board of Trade Golf and Country Club from 930m² to 768.25 m².
2. A Zoning By-law Amendment Application (File Z.07.043) to amend By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone (minimum 845 m² lot area and 30 m lot frontage) to R2 Residential Zone (minimum 450 m² lot area and 15 m lot frontage).

The applications would facilitate the future severance of the two existing residential lots having a combined area of 4,225 m² into five residential lots as shown on Attachment #2, with lot areas ranging between 768.25 m² to 921.83 m² and minimum lot frontages of 18.28 m, for the purposes of constructing five single-detached dwellings.

Background - Analysis and Options

The subject lands shown on Attachment #1 are comprised of two residential properties located at the southwest corner of Waymar Heights Boulevard and Gamble Street, abutting the Board of Trade Golf Course, being Lots 1 and 2 on Registered Plan M-4134 (146 and 160 Waymar Heights Boulevard, respectively), in Lots 9 and 10, Concession 7, City of Vaughan.

The property at 146 Waymar Heights Boulevard has a lot area of 2,232.5 m², lot frontage of 45.725 m, and a lot depth of 49 m. The property at 160 Waymar Heights Boulevard has a lot area of 1992.9 m², lot frontage of 45.725 m, and a lot depth of 45 m. A house exists on each of the two lots, which are proposed to be demolished, should the applications be approved.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), subject to a provision that lands abutting the Board of Trade Golf and Country Club shall be a minimum of 930 m² in lot area. The lands are zoned R1V Old Village Residential Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

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 surrounding land uses, with particular consideration given to the consistency of the proposed development in terms of lot sizes and frontages and building form with existing development on Waymar Heights Boulevard;
- ii) the applicant has requested that the subject lands be zoned R2 Residential Zone, which provides for minimum 15 m lot frontages. However, based on the 18.28 m frontages shown on the concept plan (Attachment #2), the corresponding zone category should be reflective of the R1 Residential Zone (minimum lot frontage of 18 m). The appropriateness of the proposed R2 Residential Zone and associated standards will be reviewed; and,
- iii) 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 these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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 amendments to the Official Plan and Zoning By-law to facilitate the severance of two (2) residential lots into five (5) smaller lots will be reviewed in consideration of the applicable Official Plan policies, Zoning By-law standards, and consistency with the existing development pattern and form of development on Waymar Heights Boulevard and in the surrounding area.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

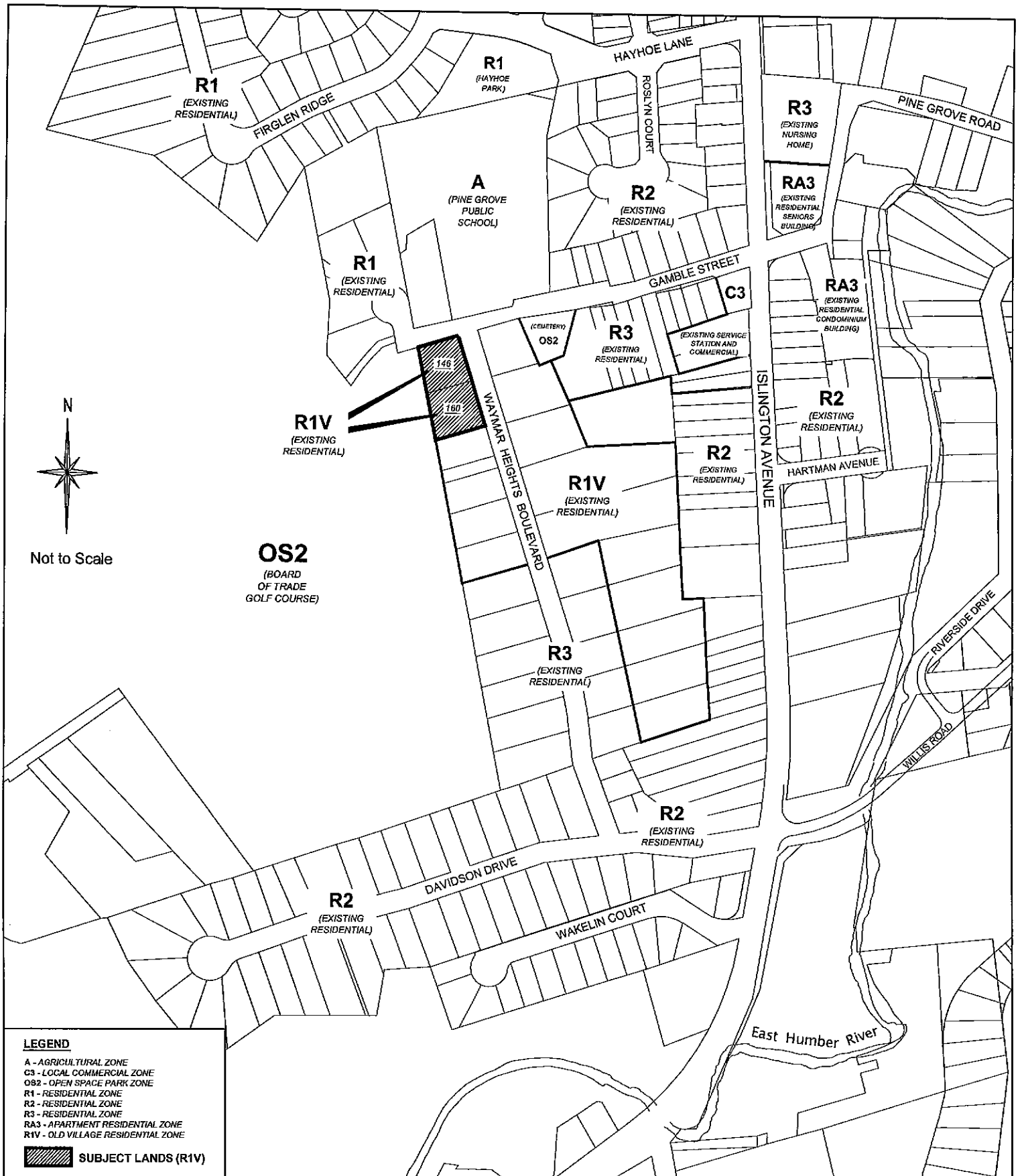
Clement Messere, Planner, ext. 8409
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Manager of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- SUBJECT LANDS (R1V)

Location Map

Part of Lots 9 & 10,
Concession 7

APPLICANT:
L AND L HOLDINGS INC. (IN TRUST)



The City Above Toronto

Development Planning Department

Attachment

FILE No(s):
OP.07.007 &
Z.07.043

March 12, 2008

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OFFICIAL PLAN AMENDMENT APPLICATION

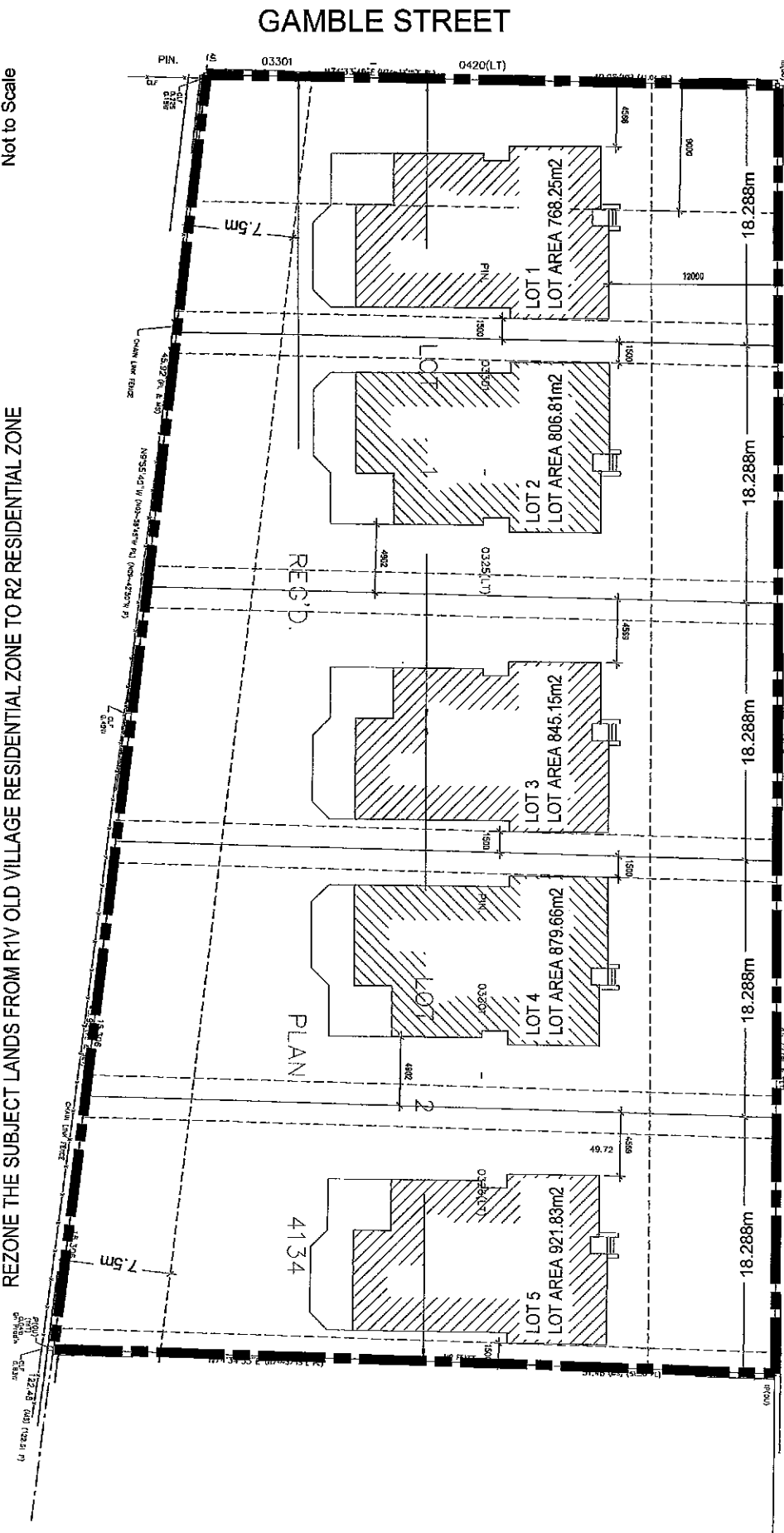
AMEND OPA #240 (WOODBIDGE COMMUNITY PLAN) TO REDUCE THE MINIMUM LOT AREA ABUTTING THE BOARD OF TRADE GOLF COURSE FROM 930 m² TO 768.25 m²

ZONING AMENDMENT APPLICATION

REZONE THE SUBJECT LANDS FROM R1V OLD VILLAGE RESIDENTIAL ZONE TO R2 RESIDENTIAL ZONE



Not to Scale



SUBJECT LANDS

WAYMAR HEIGHTS BOULEVARD

Proposed Site Plan

Part of Lots 9 & 10,
Concession 7

APPLICANT:
LAND L HOLDINGS INC. (IN TRUST)



Development Planning Department

Attachment 2

FILE No(s):
OP.07.007 &
Z.07.043

March 18, 2008