

**2.      ZONING BY-LAW AMENDMENT FILE Z.08.065  
         VENTANA HOMES INC.**

**P.2008.51**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.065 (Ventana Homes 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 November 7, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 20, 2008, no comments have been received by the Development Planning Department. Any responses 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 on the subject lands shown on Attachment #1, to amend Zoning By-law 1-88, to permit the following exceptions to the R1 Residential Zone standards as further shown on Attachment #4, to facilitate the development of an approved residential subdivision comprising 83 lots (Attachment #3):

	<b>By-law Requirement</b>	<b>Proposed Zoning Exception</b>
<b>Area "A"</b>	9.5 m maximum Building Height	11.0 m maximum Building Height
	Maximum 33% Lot Coverage	Lot Coverage not to be applied
<b>Area "B"</b>	7.5 m minimum Front Yard Setback	4.5 m minimum to House
	7.5 m minimum Front Yard Setback	Minimum 6.0 m to garage
	1.5 m minimum Side Yard Setback	1.2 m minimum Side Yard Setback
	9.5 m maximum Building Height	11.0 m maximum Building Height
	Maximum 35% Lot Coverage	Lot Coverage not to be applied

Further to the above, within Area "B", the Owner proposes a minimum Lot Depth of 30 m, whereas By-law 1-88 does not include a minimum requirement for Lot Depth, and therefore, this exception is not necessary.

**Background - Analysis and Options**

The subject lands are located on the west side of Dufferin Street, north of Teston Road, municipally known as 10980, 10960 and 10944 Dufferin Street, in Part of Lots 26 and 27, Concession 3, City of Vaughan. The subject lands are comprised of approximately 14.857 ha of developable land.

On June 3, 2008, the Committee of the Whole approved Zoning By-law Amendment File Z.03.058 and Draft Plan of Subdivision File 19T-03V11 for the Ventana Homes Inc. residential subdivision comprised of 83 lots (and 2 residential blocks) with 18.3 m to 22.6 m frontages and lot areas of 567m<sup>2</sup> to 904 m<sup>2</sup>, as shown on Attachment #2. The approved Zoning By-law (By-law 171-2008) rezoned the developable tablelands from A Agricultural Zone to R1 Residential Zone, as shown on Attachment #3.

On October 30, 2008, the Owner submitted a Zoning By-law Amendment Application to provide the zoning exceptions identified in the proposal and shown on Attachment #4.

The subject lands are designated "Executive Residential" within the "North Maple Residential Area" by OPA #332, as amended by OPA #535 (Maple Valley Plan), and further amended by OPA #681. The proposal conforms to the Official Plan. The subject lands are zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(1306). The proposed amendments to the R1 Zone requires an amendment to By-law 1-88. 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 Owner will be required to submit a planning justification report in support of the application and an overall plan showing the proposed siting of the dwellings on the lots based on the proposed zoning standards. Review will be given based on the merits of the planning justification report and effectiveness and compatibility of the proposed zone standards in relation to the existing residential development to the north and the approved plan of subdivision to the south (File 19T-06V02).

### **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**

There are no Regional implications associated with the proposed amendments to the R1 Residential Zone associated with the approved Subdivision Plan 19T-03V11.

### **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 appropriateness and compatibility of the proposed exceptions will be reviewed in consideration of the existing residential development to the north and the approved residential subdivision to the south.

**Attachments**

1. Location Map
2. Approved Plan of Subdivision 19T-03V11
3. Approved Zone Schedule (By-law 171-2008)
4. Proposed Zone Schedule

**Report prepared by:**

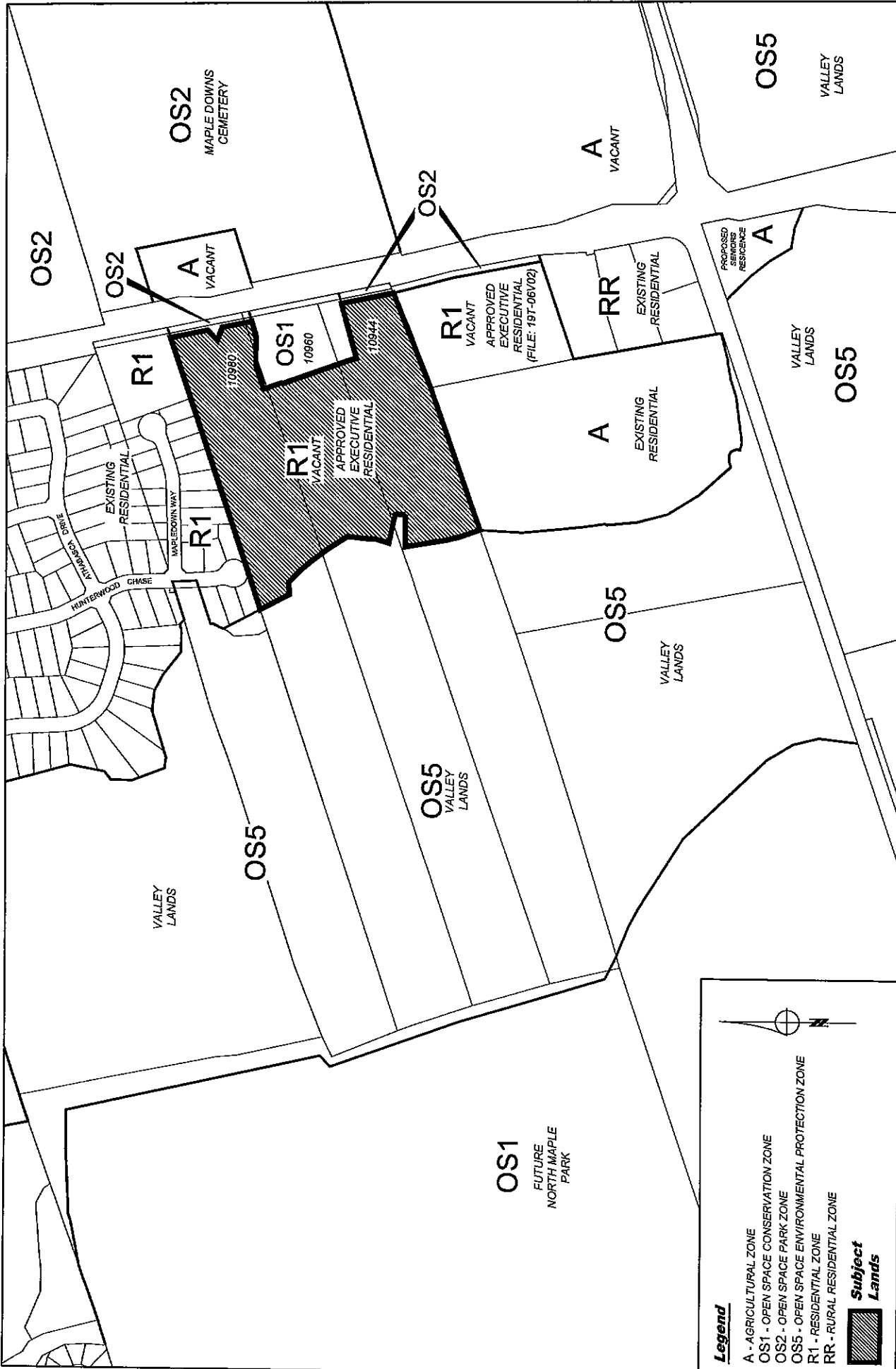
Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



**Legend**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- R1 - RESIDENTIAL ZONE
- RR - RURAL RESIDENTIAL ZONE

**Subject Lands**

# Location Map

Part of Lots 26 & 27,  
Concession 3

APPLICANT:  
VENTANA HOMES INC.

NA\DF\1 ATTACHMENTS\2\Z-08.065.dwg

**City of Vaughan**  
*The City Above Toronto*

Development Planning Department

**Attachment 1**

FILE No.: Z.08.065  
RELATED FILE:  
19T-03V11

November 20, 2008

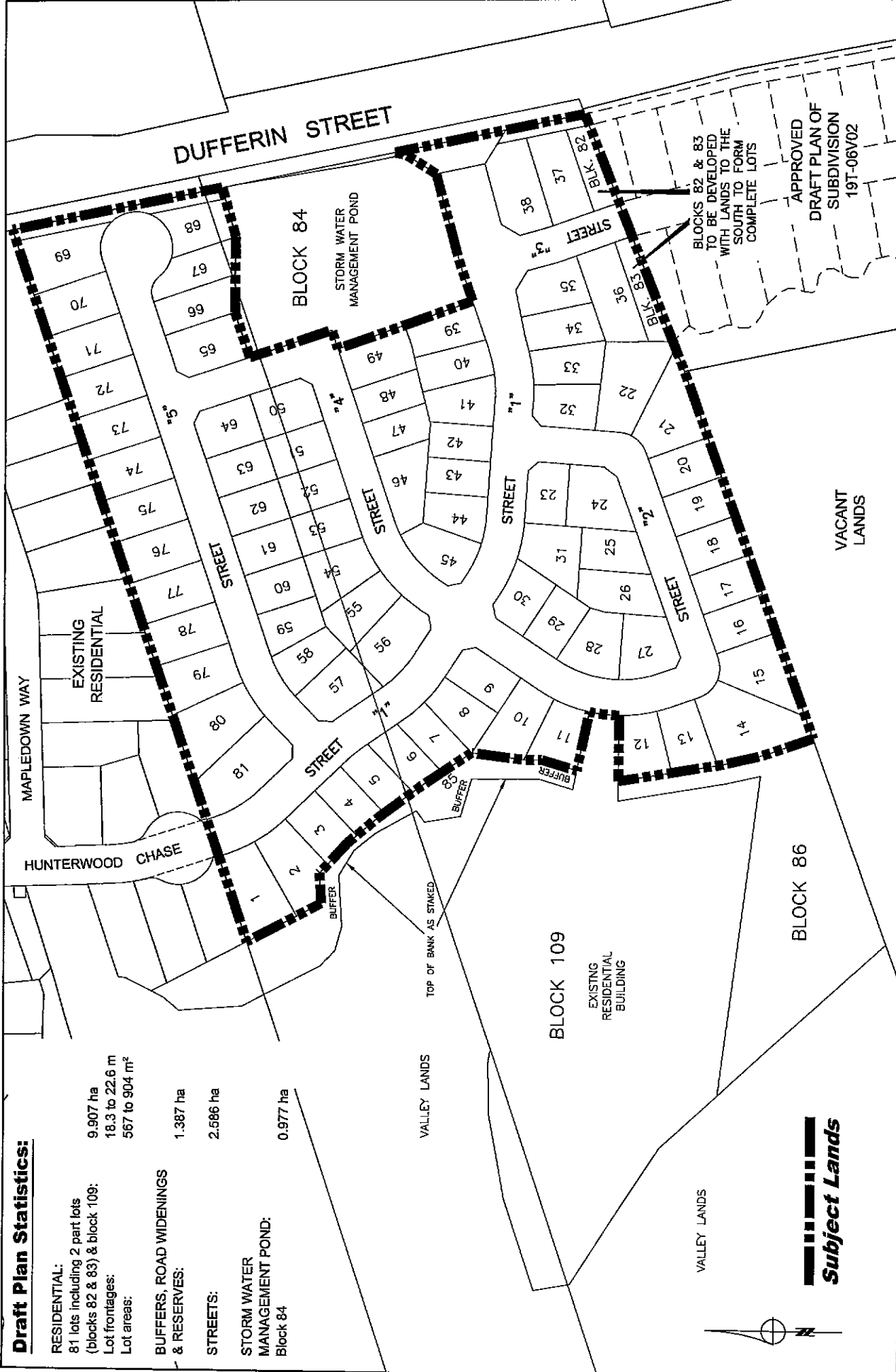
**Draft Plan Statistics:**

**RESIDENTIAL:**  
 81 lots including 2 part lots  
 (blocks 82 & 83) & block 109:  
 Lot frontages:  
 Lot areas:  
 9,907 ha  
 18.3 to 22.6 m  
 567 to 904 m<sup>2</sup>

**BUFFERS, ROAD WIDENINGS  
 & RESERVES:**  
 1.387 ha  
 2.586 ha

**STREETS:**  
 0.977 ha

**STORM WATER  
 MANAGEMENT POND:**  
 Block 84



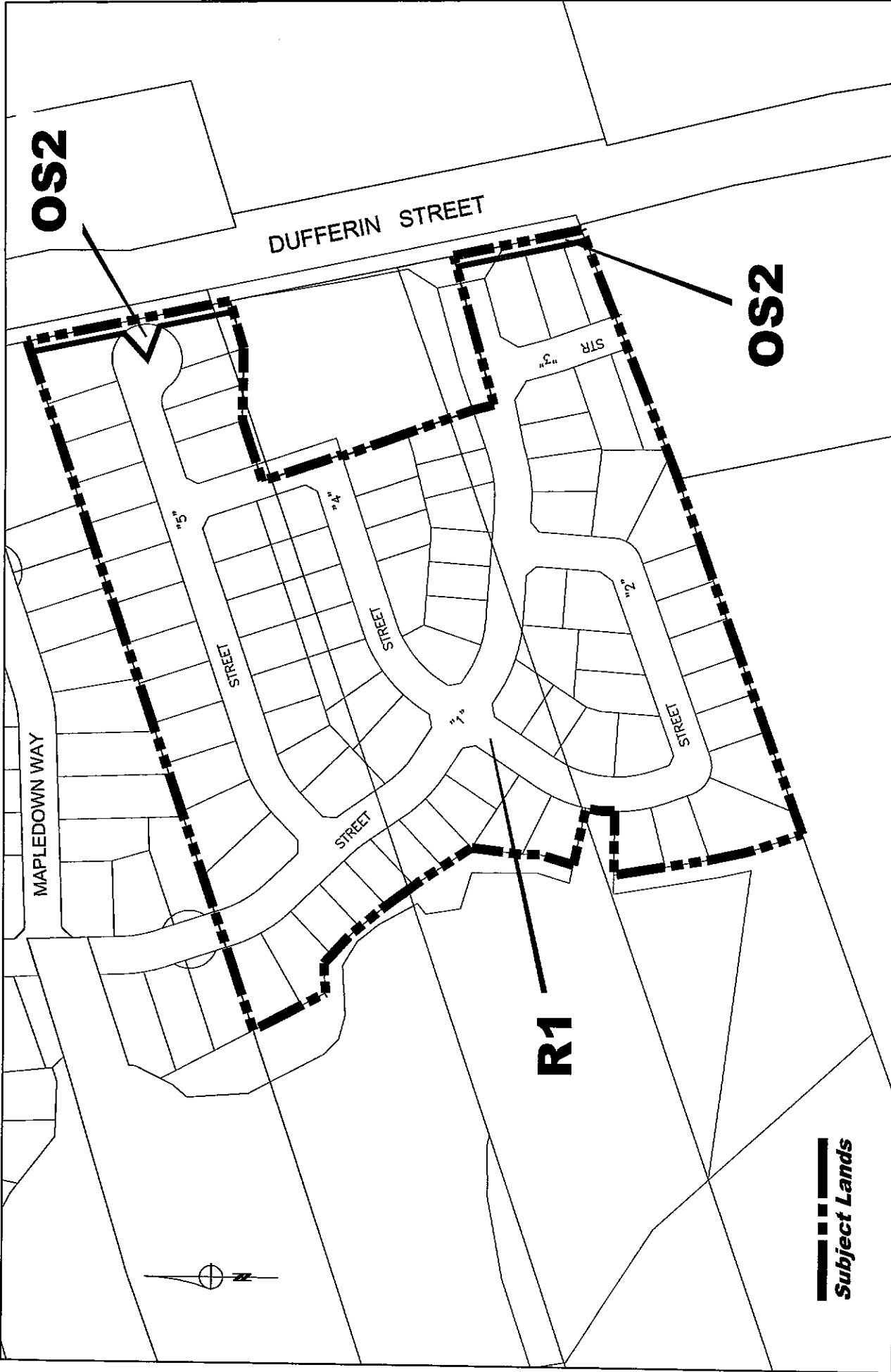
**Approved Plan of  
 Subdivision 19T-03V11**

APPLICANT:  
 VENTANA HOMES INC.  
 Part of Lots 26 & 27,  
 Concession 3



*The City Above Toronto*  
 Development Planning Department

NA\DT\1 ATTACHMENTS\Z.08.065.dwg



**OS2**

DUFFERIN STREET

**OS2**

**R1**

**Subject Lands**

**Approved Zone Schedule -  
By-Law 171-2008**

Part of Lots 26 & 27,  
Concession 3

APPLICANT:  
VENTANA HOMES INC.  
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*The City Above Toronto*

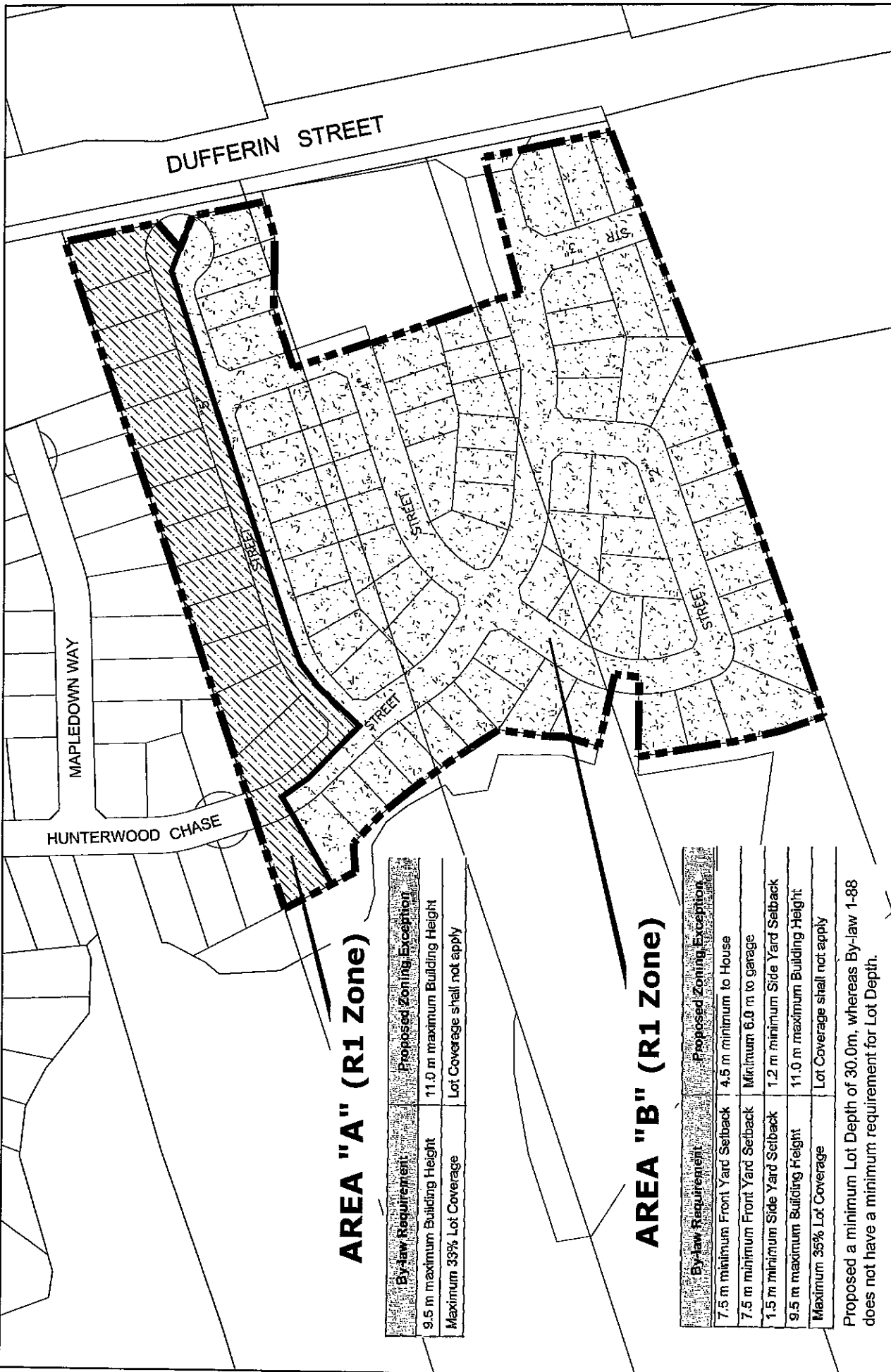
Development Planning Department

**Attachment**

FILE No.: Z.08.065  
RELATED FILE:  
19T-03V11

November 20, 2008

**3**



**AREA "A" (R1 Zone)**

By-law Requirement	Proposed Zoning Exception
9.5 m maximum Building Height	11.0 m maximum Building Height
Maximum 33% Lot Coverage	Lot Coverage shall not apply

**AREA "B" (R1 Zone)**

By-law Requirement	Proposed Zoning Exception
7.5 m minimum Front Yard Setback	4.5 m minimum to House
7.5 m minimum Front Yard Setback	Minimum 6.0 m to garage
1.5 m minimum Side Yard Setback	1.2 m minimum Side Yard Setback
9.5 m maximum Building Height	11.0 m maximum Building Height
Maximum 35% Lot Coverage	Lot Coverage shall not apply

Proposed a minimum Lot Depth of 30.0m, whereas By-law 1-88 does not have a minimum requirement for Lot Depth.

**Proposed Zone Schedule**

Part of Lots 26 & 27,  
Concession 3

APPLICANT:  
VENTANA HOMES INC.

VA-DPTV ATTACHMENT 3, 2, 08, 065, 049



*The City Above Toronto*

Development Planning Department

**Attachment**

FILE No.: Z.08.065  
RELATED FILE:  
19T-03V11

November 20, 2008

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