

COMMITTEE OF THE WHOLE (PUBLIC MEETING) JUNE 23, 2009

**3. ZONING BY-LAW AMENDMENT FILE Z.09.012
MARIBEL DOSSANTOS AND JOAO DEFARIA
WARD 3**

P.2009.22

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File Z.09.012 (Maribel Dossantos and Joao Defaria) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 29, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of June 9, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to RD3 Residential Detached Zone Three (By-law 1-88 requires minimum 12 m lot frontages) to facilitate the severance of the property into four residential lots (proposed minimum lot frontages of 12.8 m) for single detached dwellings, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ South of Major Mackenzie Drive, on the east side of Pine Valley Drive, and north side of Via Teodoro, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Low Density Residential", "Valley Lands", and "Tableland Woodlot" by OPA # 600.▪ Proposal to rezone property to RD3 Zone to facilitate 4 lots would conform to the Official Plan.
Block Plan	<ul style="list-style-type: none">▪ Designated "Single Detached" in Block 39 Plan (Attachment #4).▪ Subject lands were non-participating in the Block 39 Plan process.

Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the tableland to RD3 Zone in conformity with the "Low Density Residential" designation in the Official Plan, and consistent with the zoning on the residential lands to the east.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial policies, Regional and City Official Plans, Block Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies, including the Consent (severance) policies in OPA #600, and the approved Block 39 Plan.
b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the tableland from A Agricultural Zone to RD3 Residential Detached Zone Three, will be reviewed in the context of the compatibility with the surrounding land uses and the residential lotting pattern in the adjacent approved Plan of Subdivision 19T-04V01 to the east and the woodlot to the north. ▪ The availability of servicing allocation for the 4 proposed lots will be reviewed. Consideration of an "H" Holding provision may be applied, if necessary. ▪ The appropriateness of rezoning the existing woodlot in the north portion of the property to OS4 Open Space Woodlot Zone and the landscaped buffer adjacent to Pine Valley Drive to OS1 Open Space Conservation Zone will be considered and addressed in the technical report.
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located south of an existing woodlot and are subject to setback requirements. The impact of these setbacks on the proposed development envelopes as well as any other concerns raised by the TRCA, will be reviewed in the technical report. ▪ The TRCA will need to confirm the location of the dripline at the rear of the proposed Lots 3 and 4, as the applicant is identifying an adjusted dripline from what was staked by the TRCA on March 5, 2009.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Zoning Exceptions	<ul style="list-style-type: none"> ▪ The applicant is requesting a reduction in the minimum rear yard setback from 7.5 m to 5.0 m for Lot 1 as shown on Attachment #3. The appropriateness of this exception to the RD3 Zone standard will be reviewed in consideration of the proposed lotting pattern and development envelope. ▪ Additional exceptions maybe required upon completion of the technical review.
e.	Future Consent Applications	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed lotting pattern will be reviewed in consideration of the Block 39 Plan, zoning standards, and the area context, to determine the appropriateness of the proposed rezoning. A Consent application to create 4 lots for single detached dwellings will be required to facilitate the development, if the zoning is approved.
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ A Phase 1 ESA (Environmental Site Assessment) must be submitted in support of the application and reviewed to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020 /Strategic Plan

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

Regional Implications

The Region of York is requesting that a portion of the subject lands adjacent to Pine Valley Drive be reserved for a future road widening. Any other issues identified will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Severance Plan
4. Block Plan - Block 39

Report prepared by:

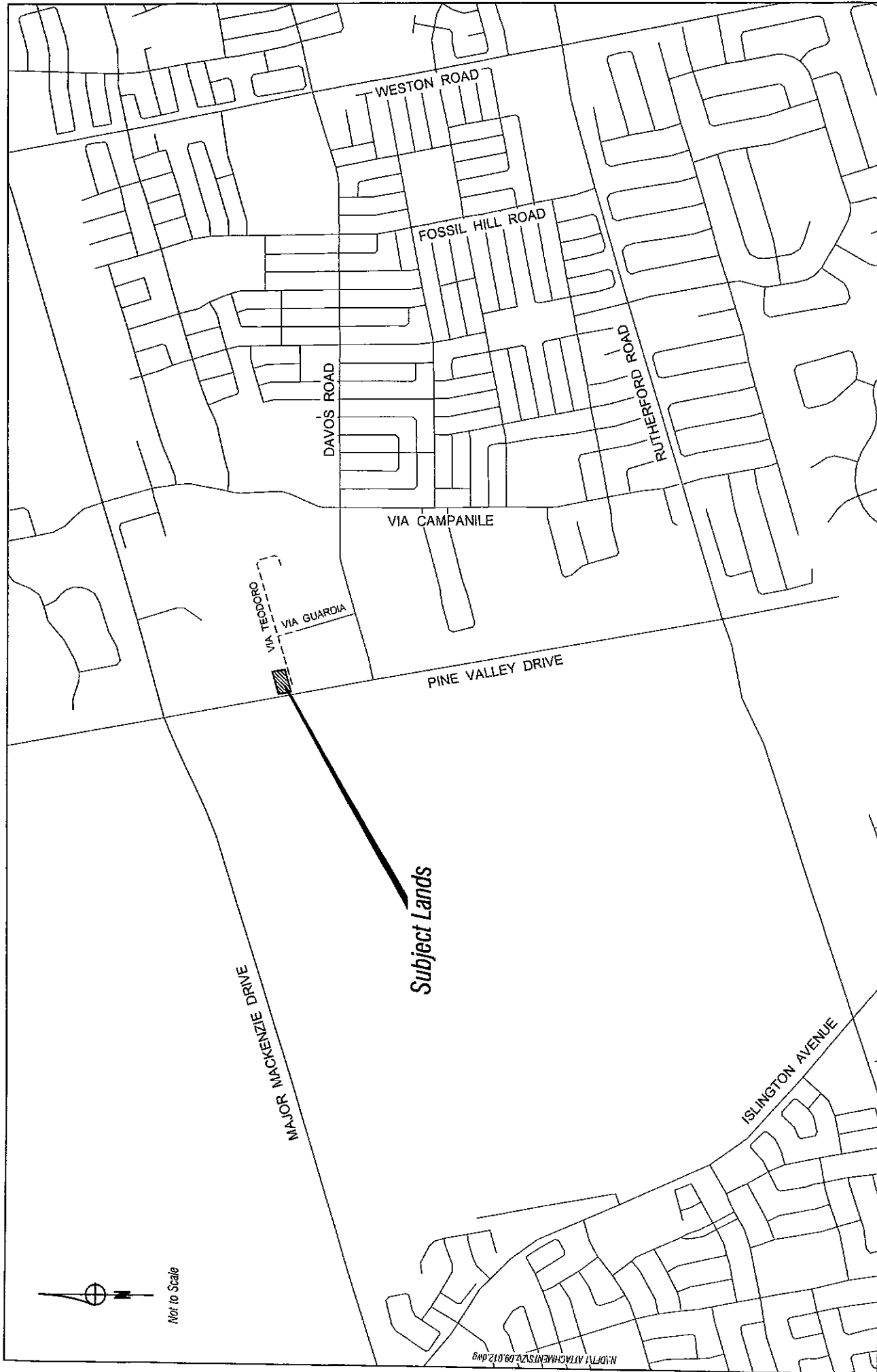
Morgan Jones, Planner 1, ext. 8216
Carmela Marrelli, Senior Planner, ext 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

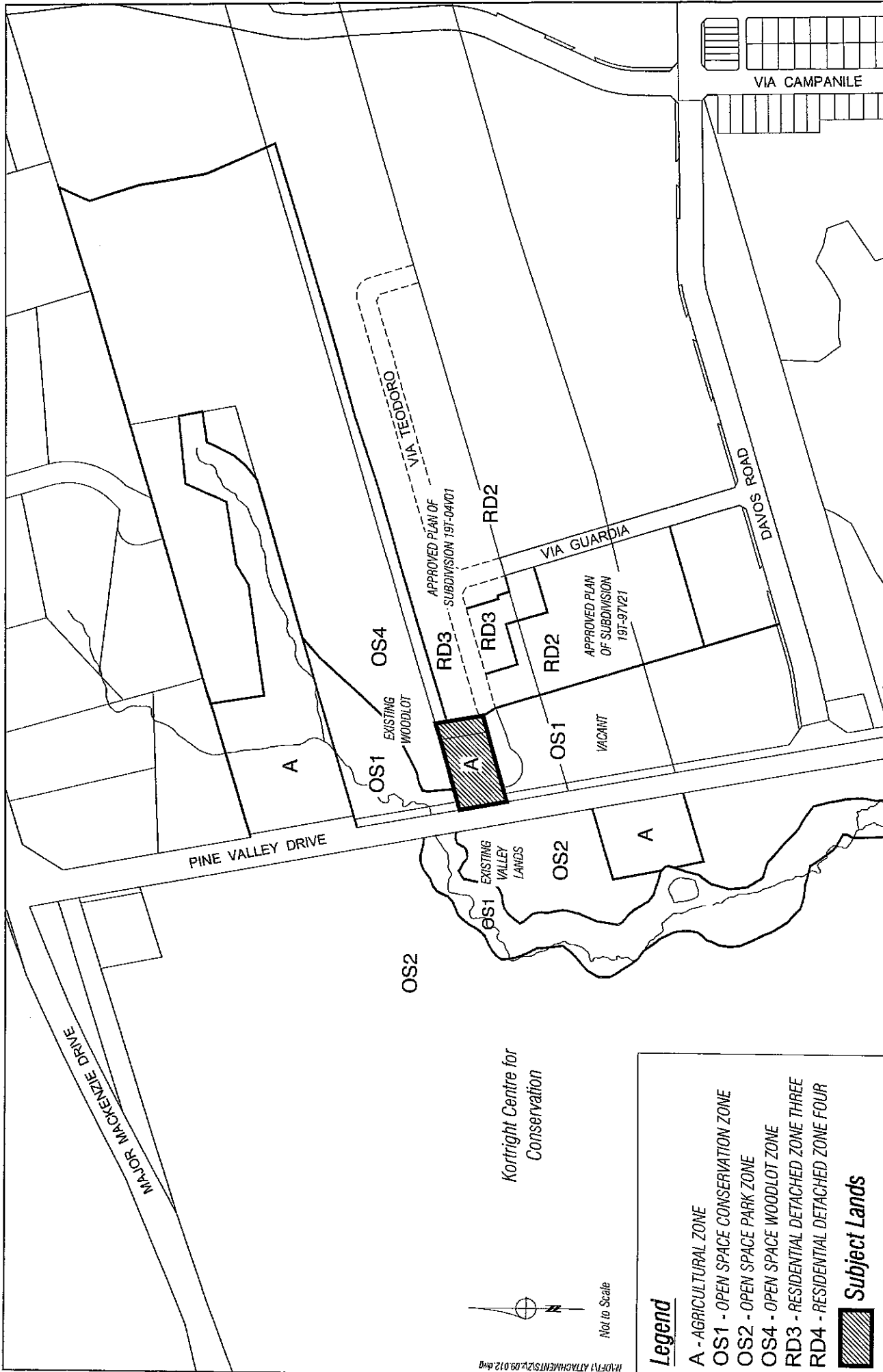
Respectfully submitted,

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
- OS4 - OPEN SPACE WOODLOT ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR



Subject Lands

Location Map

Location:
Part Lot 19, Concession 6

Applicant:
Maribel Dossantos & Joao Delaria



Development Planning Department

Attachment

File:
Z.09.012

Date:
May 12, 2009

2



Not to Scale

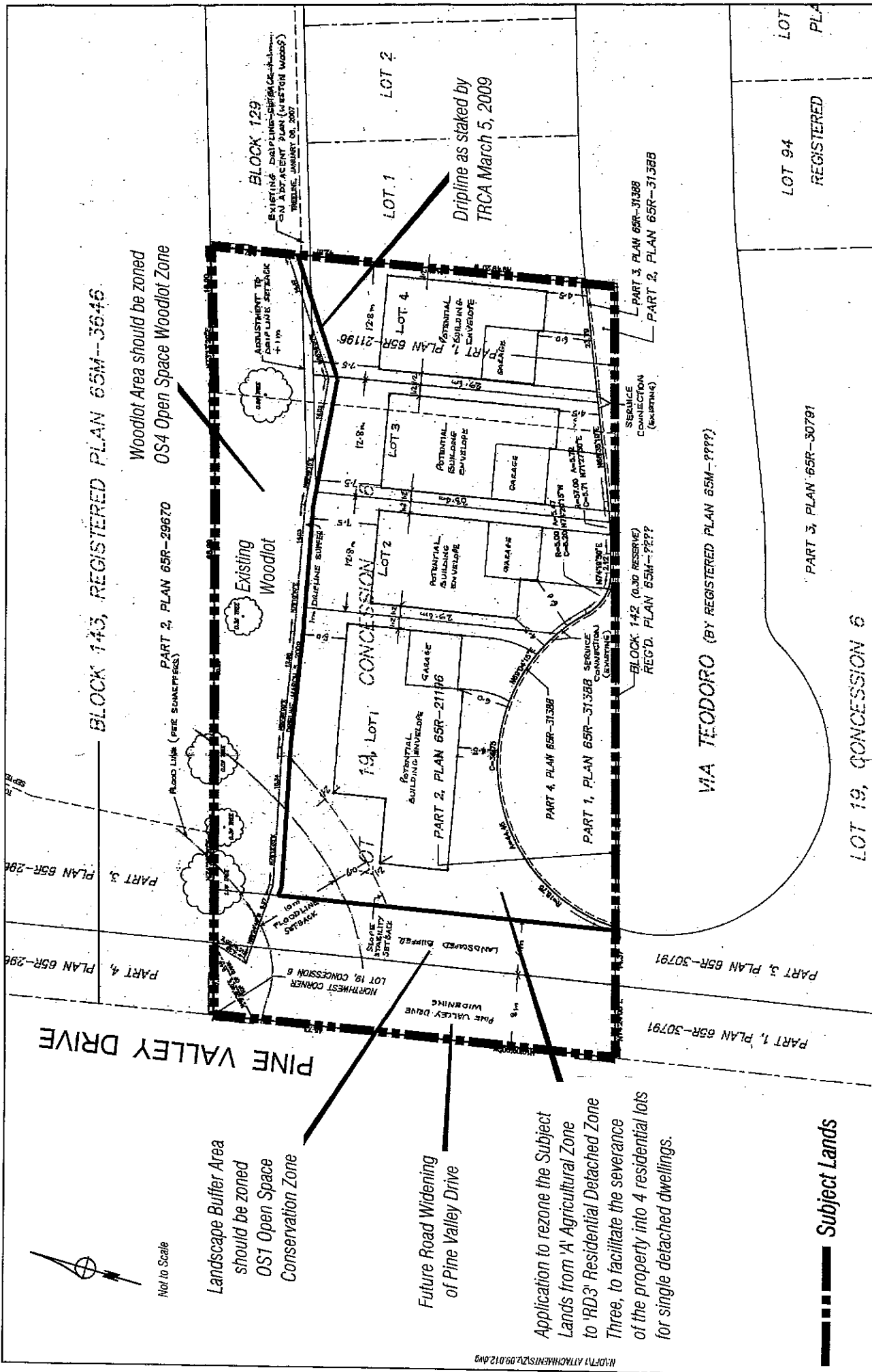
Landscape Buffer Area should be zoned OS1 Open Space Conservation Zone

Future Road Widening of Pine Valley Drive

Application to rezone the Subject Lands from 'A' Agricultural Zone to 'RD3' Residential Detached Zone Three, to facilitate the severance of the property into 4 residential lots for single detached dwellings.

Subject Lands

PINE VALLEY DRIVE



BLOCK 143, REGISTERED PLAN 65M-3646

Woodlot Area should be zoned OS4 Open Space Woodlot Zone

PART 2, PLAN 65R-29670 (PER CONVEYANCES)

Existing Woodlot

CONCESSION

Dripline as staked by TRCA March 5, 2009

PART 1, PLAN 65R-31388 SERVICE CONNECTION (EXISTING)

VIA TEODORO (BY REGISTERED PLAN 65M-????)

PART 3, PLAN 65R-30791

LOT 19, CONCESSION 6

Proposed Zoning & Severance Plan

Location: Part Lot 19, Concession 6

Applicant: Maribel Dossantos & Joao Defaria



The City Above Toronto
Development Planning Department

Attachment 3

File: Z.09.012

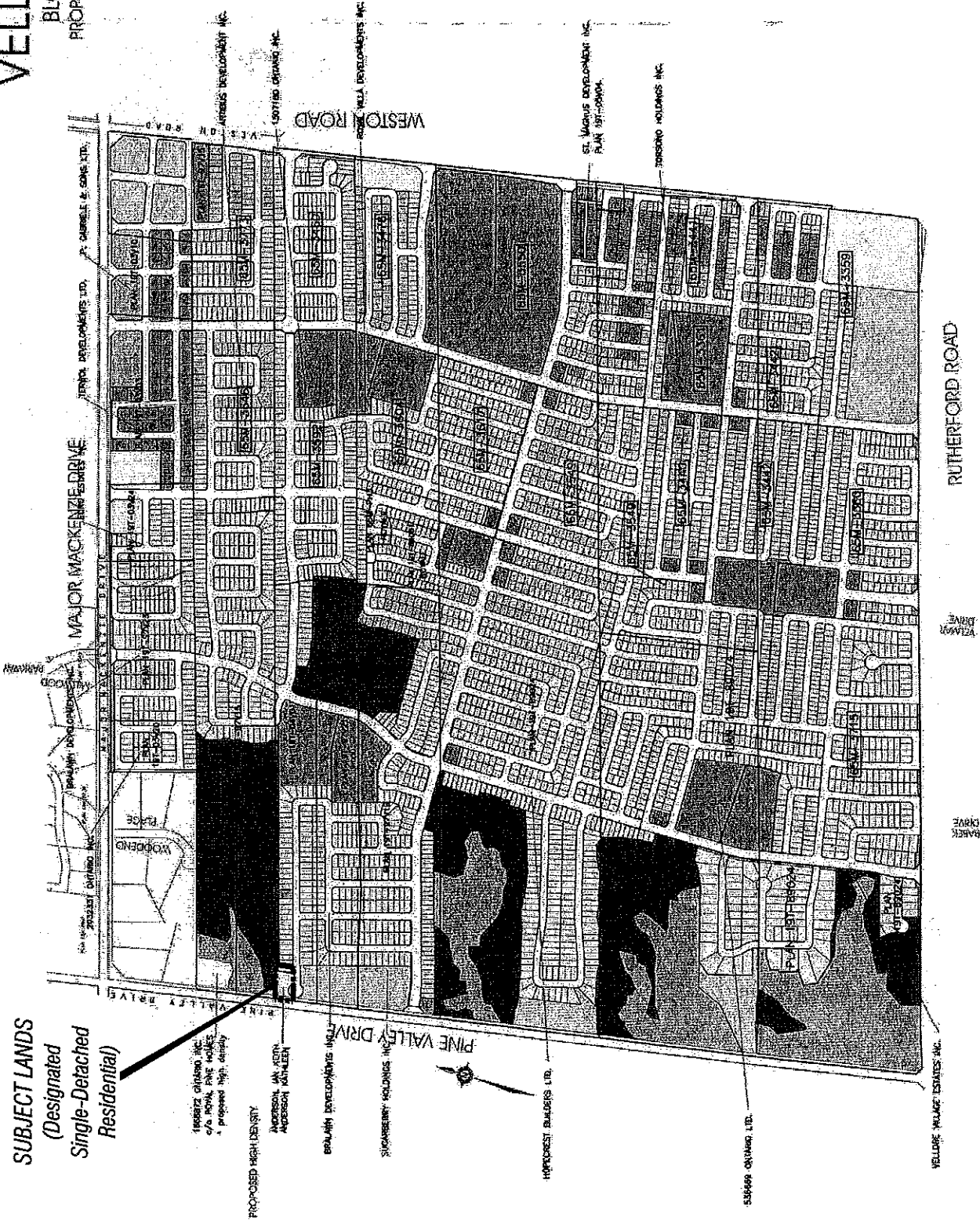
Date: May 12, 2009

VELLORE VILLAGE

BLOCK PLAN - BLOCK 39
 PROPOSED REVISION SEPTEMBER 2006

LEGEND

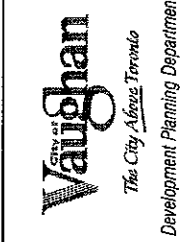
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[Pattern]	SCHOOL & CHURCH
[Pattern]	VALLEY LAND
[Pattern]	S.W.M.
[Pattern]	GREENWAY
[Pattern]	PARK
[Pattern]	BUFFER
[Pattern]	TABLELAND WOODLOT



SUBJECT LANDS
 (Designated
 Single-Detached
 Residential)

Not to Scale

Attachment
 File: Z.09.012
 Date: May 12, 2009



Block Plan - Block 39

Location:
 Part Lot 19, Concession 6

Applicant:
 Maribel Dossantos & Joao Delaria

Development Planning Department