

COMMITTEE OF THE WHOLE FEBUARY 10, 2009

ZONING BY-LAW AMENDMENT FILE Z.08.043 PETER AND ERICA ADAMO WARD #1

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.043 (Peter and Erica Adamo) BE APPROVED, specifically to amend Section 3.20 (a) of By-law 1-88, to permit two (2) single family dwellings on the subject lands, whereas By-law 1-88 does not permit more than one (1) single family dwelling on the subject lands shown on Attachment #1, in order to facilitate the severance of the subject lands into two (2) residential lots as shown on Attachment #2.
2. That the implementing zoning by-law include the following provisions respecting Lot 1 (corner lot) as shown on Attachment #2:
 - i) that the Ravendale Court lot line shall be deemed to be the front lot line; and,
 - ii) that all driveway access to Lot 1 shall be from Ravendale Court only.

Economic Impact

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

Communications Plan

On October 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Kleinburg and Area Ratepayers Association. As of January 22, 2009, no written comments have been received by the Development Planning Department, and there were no concerns expressed by the public at the Public Hearing on November 17, 2008.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 17, 2008, and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on November 24, 2008.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically to amend Section 3.20(a) of By-law 1-88, to permit two (2) single family dwellings on the subject lands, whereas By-law 1-88 permits only one (1) single family dwelling on the subject lands (legally described as Lot 13 on Plan M-5582) shown on Attachment #1.

The requirement to amend the Zoning By-law is a condition of an approved Committee of Adjustment Consent Application (File #B058/07) related to the subject lands, which facilitates the severance of the subject lands being Lot 13 on Plan M-5582 (Attachment #1) into two lots, each to be developed with a single family dwelling within the proposed building envelopes as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the property municipally known as 160 Ravendale Court, and adjacent to Stegman's Mill Road and Ravendale Gate, being Lot 13 on

Registered Plan M-5582, in Part of Lot 25, Concession 8, Ward 1, City of Vaughan. The surrounding land uses are shown on Attachment #1.

Official Plan

The subject lands are designated "Suburban Residential" by OPA #601 (Kleinburg-Nashville Community Plan), which permits single detached dwellings. The proposal conforms to the Official Plan.

Zoning

The subject lands are zoned RR Rural Residential Zone by By-law 1-88, which requires a minimum lot frontage and lot size of 45 m and 4,000 m² (0.4 hectares), respectively. The lands to be severed will have a lot frontage of 62.31 m (Ravendale Court) and a lot area of 4,000 m² (0.4 hectares) and the lands to be retained will have a lot frontage of 51.90 m and a lot area of 4,375.93 m² (0.43 hectares) as shown on Attachment #2. Therefore, each proposed lot would comply with the minimum lot frontage and lot area requirements of the RR Rural Residential Zone.

On August 28, 2008, the Committee of Adjustment approved a Consent Application (File B058/07) to sever the subject lands in the manner shown on Attachment #2, subject to the following condition:

"Relief from Section 3.20 (a) of By-law 1-88 "use of residential lots" is required, subject to the satisfaction of the Building Standards Department and the Development Planning Department."

Section 3.20 (a) of Zoning By-law 1-88 states that no person shall erect more than one (1) single family dwelling on any lot within Registered Plan M-5582. The subject lands represents Lot 13 on Registered Plan M-5582. Accordingly, an amendment to Section 3.20 (a) is required in order to facilitate the severance of the existing residential lot on Plan M-5582 into two lots for the purposes of erecting a new single family detached dwelling on each proposed lot.

Planning Considerations

The proposed zoning by-law amendment would facilitate the severance of the subject lands into two parcels in the manner shown on Attachment #2. The proposed lots would have lot frontages of 62.31 m and 51.90 m and lot areas of 4,000 m² and 4,375.93 m², respectively, which would meet the minimum By-law 1-88 requirements for lot frontage and lot area of 45 m and 4,000 m² in a RR Rural Residential Zone. The proposed lots would also be compatible in size, frontage and configuration with other lots on Ravendale Court, which range in lot frontage from approximately 21 m to 47 m, and in lot area from approximately 2,400 m² to 6,900 m². In addition, the proposed building envelopes shown on Attachment #2 also comply with the minimum required front, rear, and interior and exterior side yards for the RR Zone in By-law 1-88, and the applicant has not requested any other variances to the Zoning By-law at this time.

By-law 1-88 defines the front lot line as the line facing the main entrance of the building when a lot abuts more than two (2) streets. The applicant did not originally identify which lot line the main entrance to the dwelling of the proposed corner lot (Lot 1) would face. However, there is an existing raised centre median along Ravendale Gate for almost its' entire length. In addition, the existing dwellings in this development front onto Ravendale Court. Accordingly, the front wall containing the main entrance to the future dwelling should face Ravendale Court to be consistent with the existing dwellings and that all driveway access to Lot 1 be provided from Ravendale Court. This would mean that the lot line along Ravendale Court would be the front lot line as defined by By-law 1-88, and the area between the proposed dwelling and this lot line would be the front yard. The applicant has provided a drawing showing the proposed building envelopes

for both Lots 1 and 2, which would facilitate a single family dwelling within each envelope as shown on Attachment #2.

It is noted that the RR Rural Residential Zone of By-law 1-88 permits a maximum lot coverage of 10%. The applicant has outlined the building envelopes as shown on Attachment #2 for both Lots 1 and 2. These building envelopes will adequately accommodate the placement of a single family dwelling subject to a maximum 10% lot coverage as provided by Zoning By-law 1-88.

Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application as the two proposed lots would conform and comply with the requirements of the Official Plan and Zoning By-law, respectively, and result in residential lots and dwellings that are consistent and compatible with the existing surrounding development.

Servicing

The Vaughan Engineering Department has advised that servicing is available for each proposed lot.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan and Manage Growth & Economic Vitality".

Regional Implications

There are no Regional issues associated with this application.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.08.043 to amend By-law 1-88, specifically to provide an exception to Section 3.20 (a) to permit two single family dwellings on the subject lands, in order to facilitate the severance of the subject lands into two (2) lots as shown on Attachment #2. The zoning by-law amendment conforms to the Official Plan, and each lot would comply with the minimum lot frontage and lot area requirements of By-law 1-88 for the RR Rural Residential Zone. In addition, the Owner has not requested any other variances to the zoning by-law at this time, and therefore, the future dwellings would comply with the zoning by-law standards for the RR Zone. The Development Planning Department is also recommending that the front lot line be deemed to be Ravendale Court and that all driveway access be provided from Ravendale Court. The proposed zoning by-law amendment, subject to the recommendations in this report, would result in the creation of two lots that are compatible and in keeping with the existing residential development in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Location Map
2. Proposed Severance Plan

Report prepared by:

Mary Serino, Planner, ext. 8215

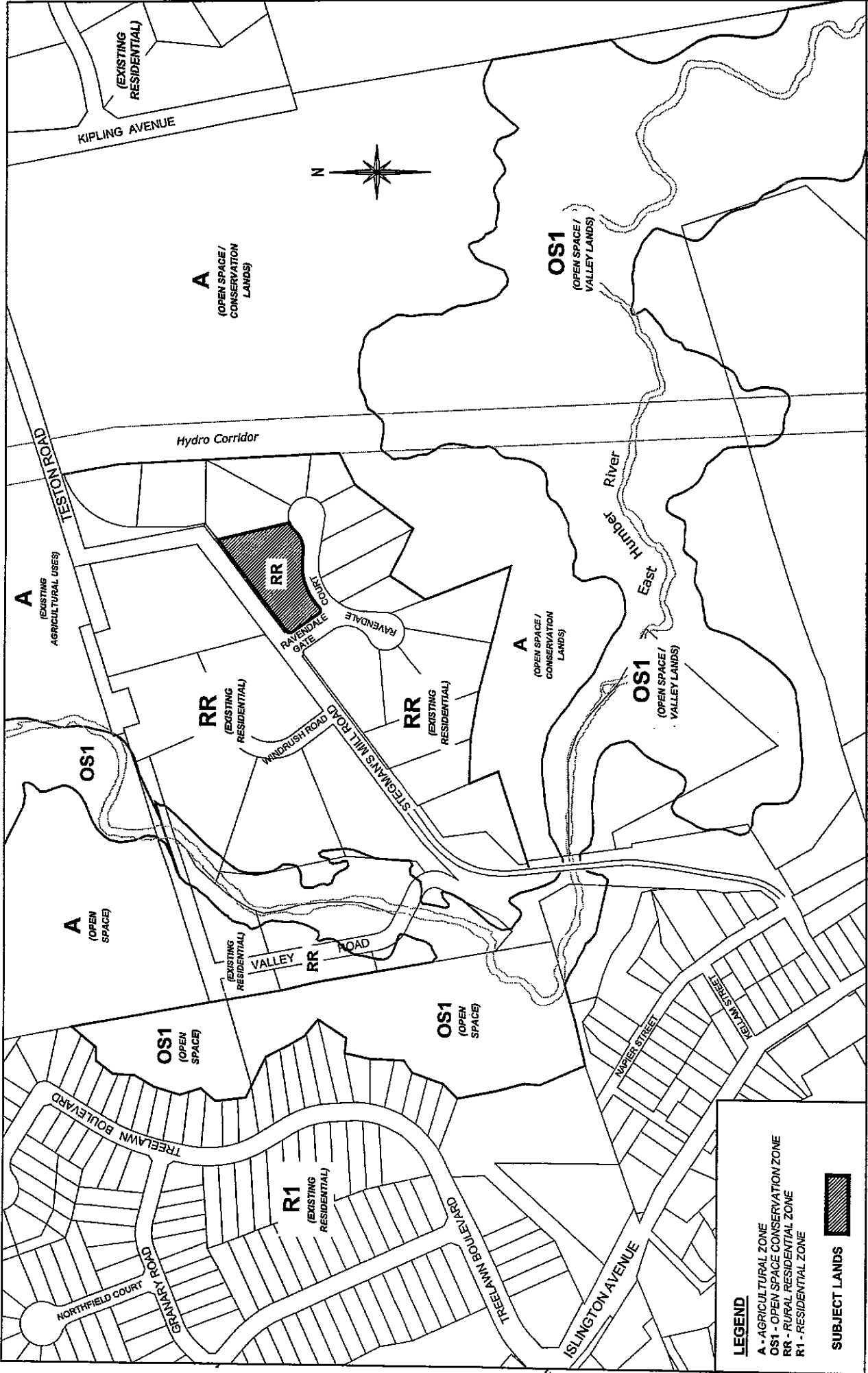
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE
- R1 - RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lot 25,
Concession 8
APPLICANT:
PETER & ERICA ADAMO
NA.DP.V1 ATTACHMENTS \21-08-043

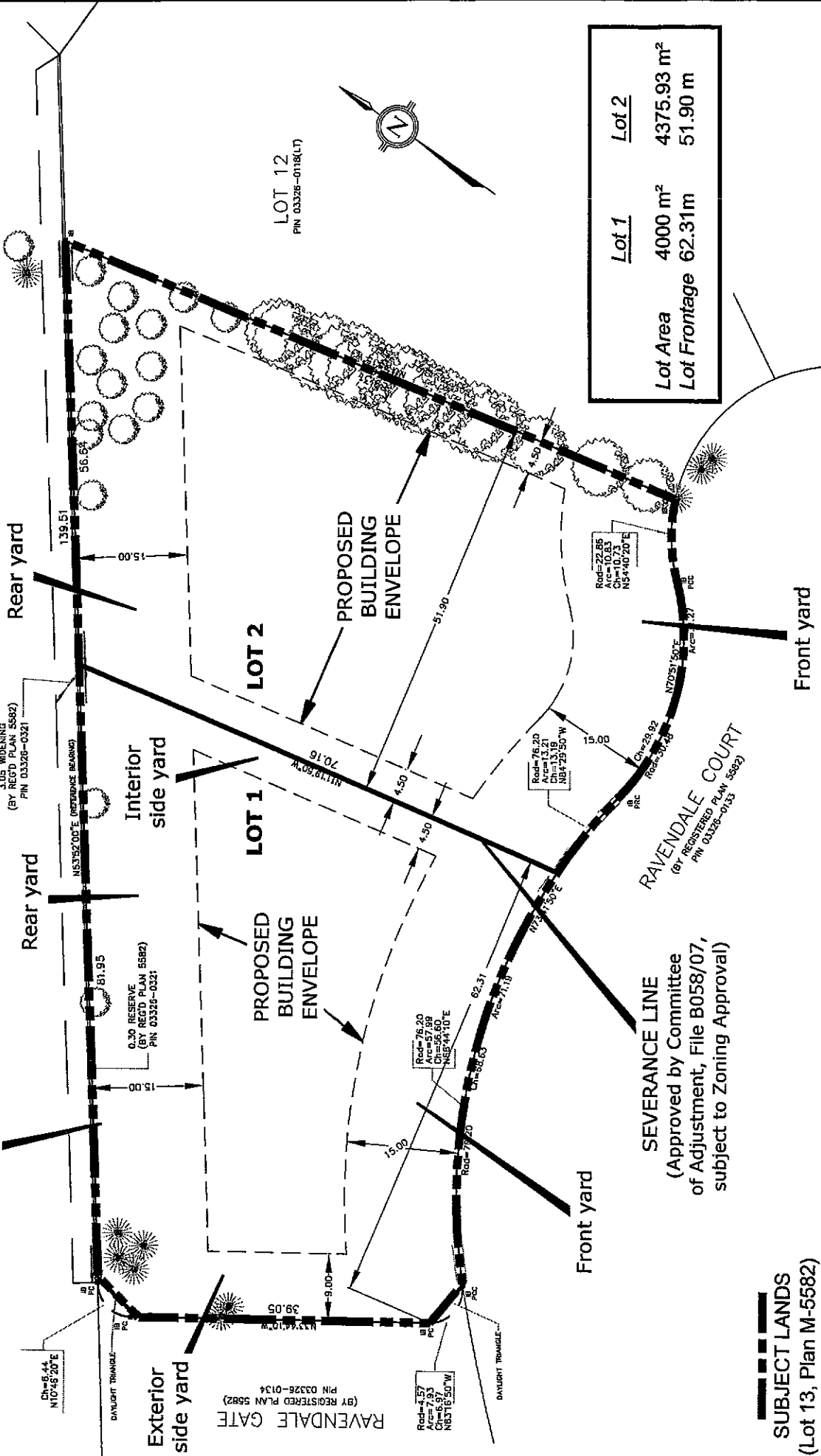


Development Planning Department

Attachment 1

FILE No.:
Z.08.043
 Not to Scale
 January 20, 2009

ZONING BY-LAW AMENDMENT APPLICATION TO FACILITATE THE SEVERANCE OF THE SUBJECT LANDS TO PERMIT 2 DWELLINGS ON THE SUBJECT LANDS (ON THE ORIGINAL LOT 13, PLAN M-5582) WHEREAS BY-LAW 1-88 PERMITS ONLY ONE (1) DWELLING ON THE SUBJECT LANDS



LOT 12
PIN 03326-018(LT)



<u>Lot 1</u>	<u>Lot 2</u>
Lot Area 4000 m ²	4375.93 m ²
Lot Frontage 62.31m	51.90 m

SUBJECT LANDS
(Lot 13, Plan M-5582)

SEVERANCE LINE
(Approved by Committee of Adjustment, File B058/07, subject to Zoning Approval)

Proposed Severance Plan

APPLICANT: PETER & ERICA ADAMO
Part of Lot 25, Concession 8



Development Planning Department

Attachment 2

FILE No.: Z.08.043

Not to Scale

January 20, 2009

N:\DPT\1 ATTACHMENTS\A-E\08.043