

**2. ZONING BY-LAW AMENDMENT FILE Z.09.023
1668135 ONTARIO INC.
WARD 2**

P.2009.29

Recommendation

The Commissioner of Planning recommends:

1. THAT the Public Hearing report for File Z.09.023 (1668135 Ontario 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.

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: September 4, 2009
- b) Circulation Area: 150 m and the West Woodbridge Homeowners' Association
- c) Comments Received as of September 15, 2009: None

Purpose

Proposal:

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.023) to amend the standards of the R5 Residential Zone of By-law 1-88, subject to Exception 9(1034) as follows:

Lots	By-law Standard	By-law 1-88 Requirements: R5 Zone	Proposed Exceptions: R5 Zone
24-31 and 36-43	Min. Setback to Garage	6.4m	6.0m
24-31 and 36-42	Min. Rear Yard Setback	7.5m	6.0m
43	Min. Rear Yard Setback	7.5m	5.6m
20	Min. Exterior Side Yard	4.5	2.3m
24	Min. Exterior Side Yard	4.5	4.2m
43	Min. Exterior Side Yard	4.5	3.3m
24-31 and 36-43	Maximum Lot Coverage	50%	53%

Background - Analysis and Options

Location	<ul style="list-style-type: none">North side of Langstaff Road, west of the Canadian Pacific Rail line, in Part of Lot 11, Concession 8, City of Vaughan shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">"Low Density Residential" (tableland) and "Drainage Tributary" (valleyland) by OPA #240 (Woodbridge Community Plan).Proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">R5 Residential Zone by By-law 1-88, subject to Exception 9(1034).Proposal does not comply with the R5 Zone standards in By-law 1-88.
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.	Appropriateness of Proposed Zoning Exceptions	The appropriateness of the proposed zoning exceptions will be reviewed in consideration of the R5 Zone standards, the proposed lot design, and with regard to compatibility with other residential lots within the subdivision.

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 application has been circulated to the Region of York for review and comment. Any issues 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 Exceptions

Report prepared by:

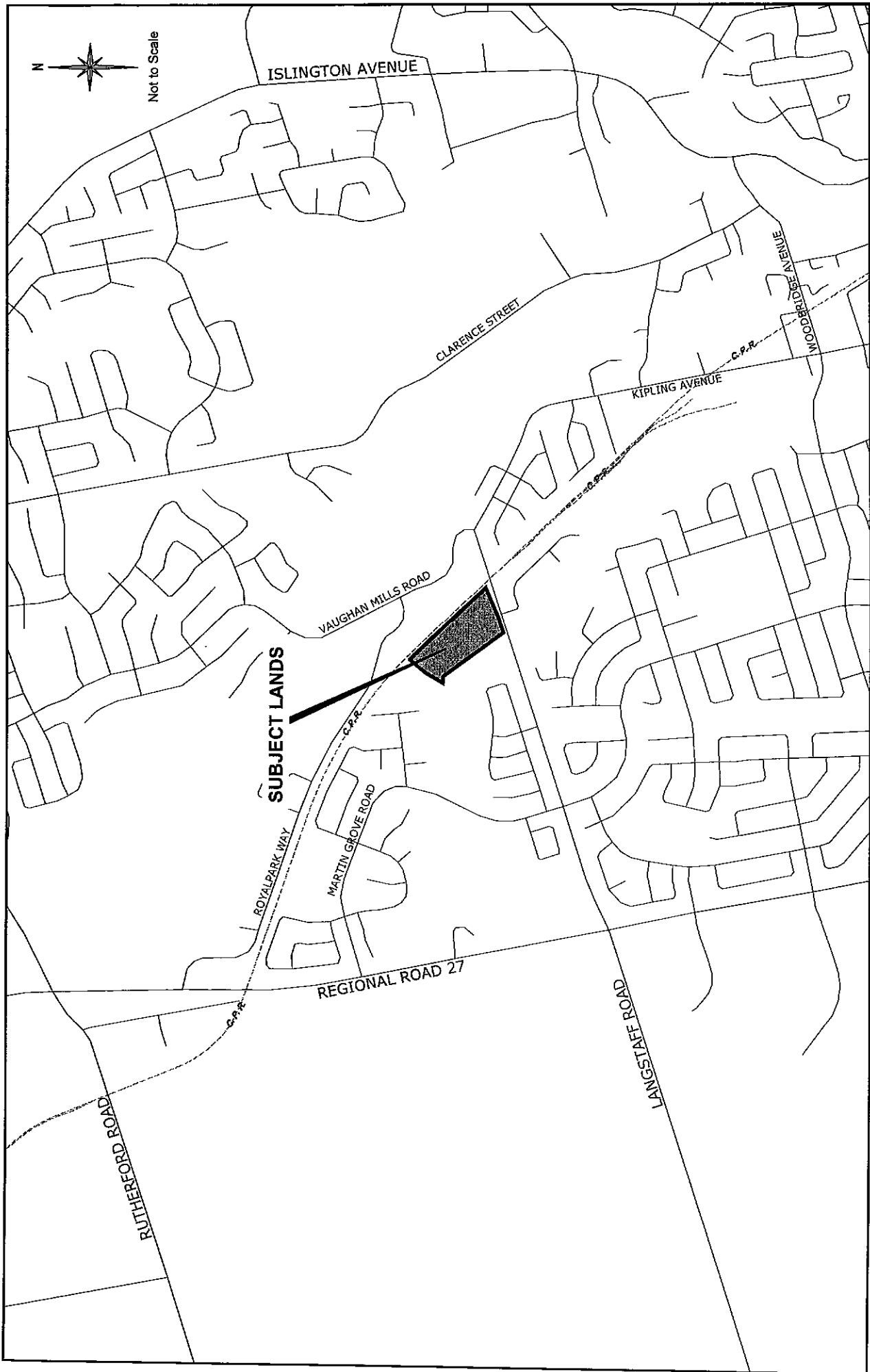
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 11,
Concession 8

Applicant:
1668135 Ontario Inc.

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The City Above Toronto

Development Planning Department

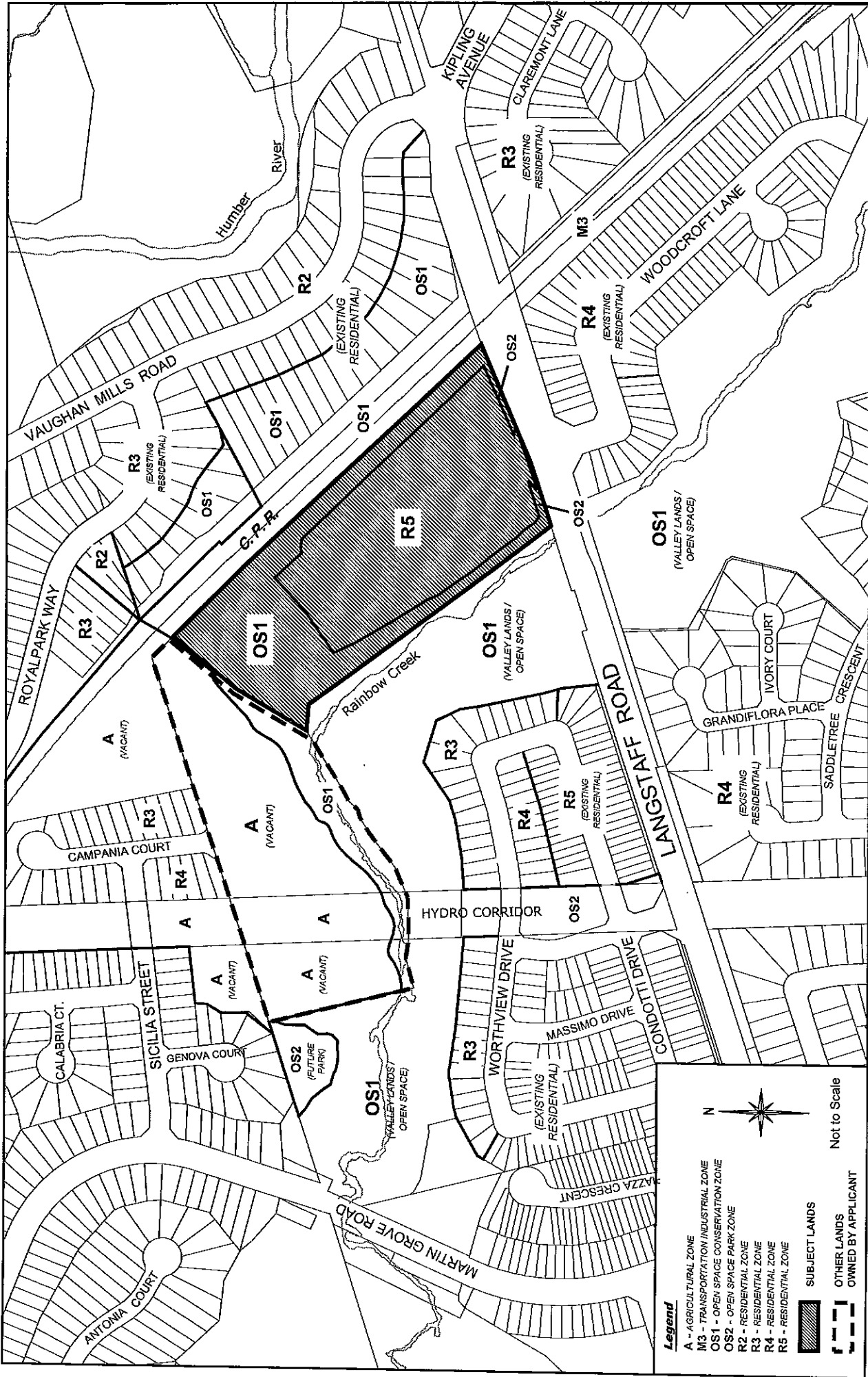
Attachment

File: Z.09.023

Related Files: 19I-06V15&
Z.06.074

Date: August 24, 2009





Location Map

Location: Part of Lot 11,
Concession 8

Applicant:
1668135 Ontario Inc.

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Attachment

File: Z.09.023

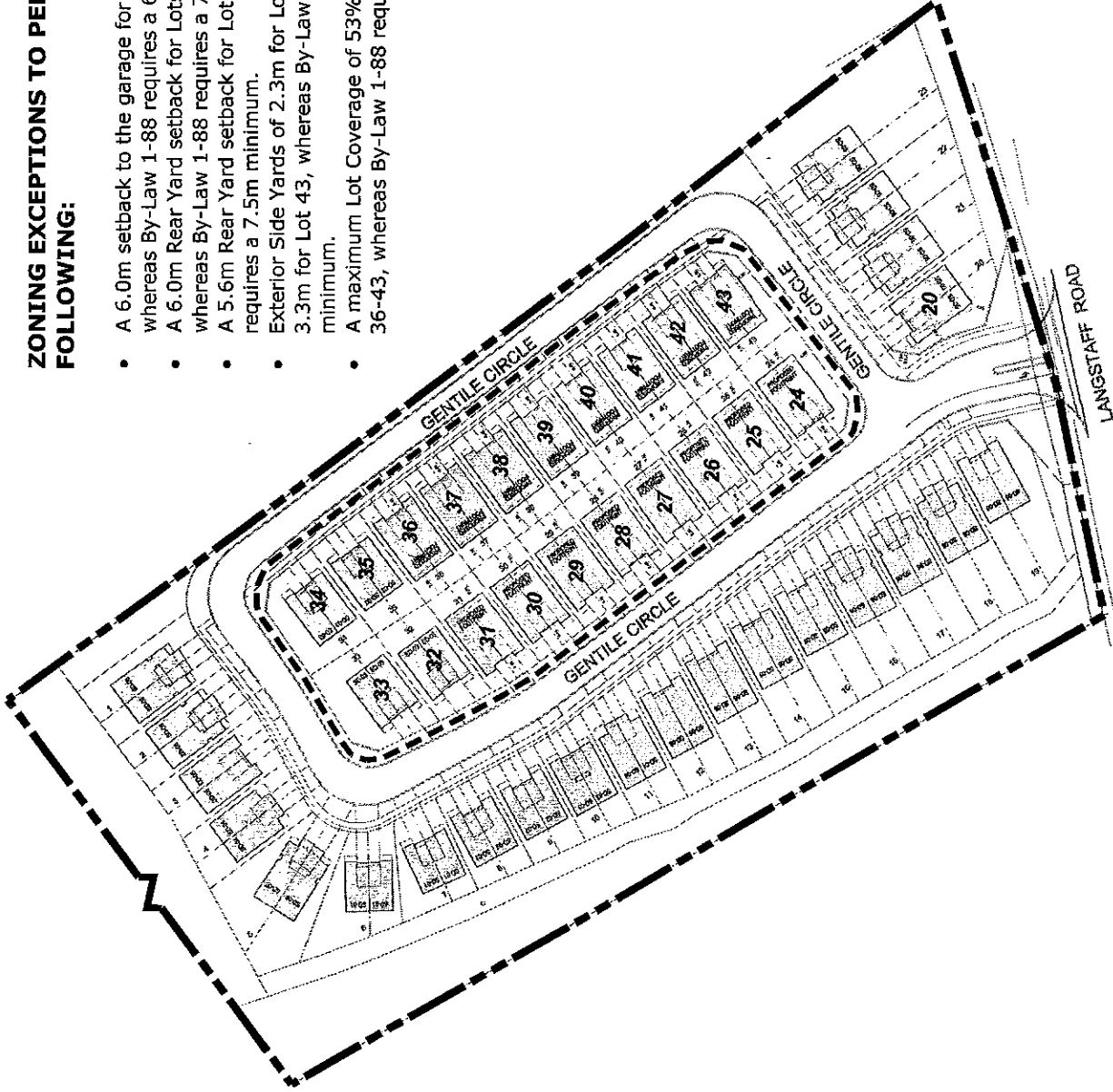
Related Files: 19T-06V15 &
Z.06.074

Date: August 24, 2009

2

ZONING EXCEPTIONS TO PERMIT THE FOLLOWING:

- A 6.0m setback to the garage for Lots 24-31, and 36-43, whereas By-Law 1-88 requires a 6.4m minimum.
- A 6.0m Rear Yard setback for Lots 24-31 and 36-42, whereas By-Law 1-88 requires a 7.5m minimum.
- A 5.6m Rear Yard setback for Lot 43, whereas By-Law 1-88 requires a 7.5m minimum.
- Exterior Side Yards of 2.3m for Lot 20, 4.2m for Lot 24 and 3.3m for Lot 43, whereas By-Law 1-88 requires a 4.5m minimum.
- A maximum Lot Coverage of 53% for Lots 24-31, and 36-43, whereas By-Law 1-88 requires 50%.



Not to Scale

SUBJECT LANDS

Proposed Exceptions

Location: Part of Lot 11,
Concession 8

Applicant:
1668135 Ontario Inc.

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Development Planning Department

Attachment

File: Z.09.023

Related Files: 19T-06V15 &
Z.06.074

Date: August 24, 2009

3