

**2.      ZONING BY-LAW AMENDMENT FILE Z.09.030  
WARREN NEWFIELD AND JOE WADE  
WARD 5**

**P.2010.2**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.030 (Warren Newfield and Joe Wade) 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: December 18, 2009
- b)      Circulation Area: 150 m
- c)      Comments Received as of January 4, 2010: None

**Purpose**

- 1.      To amend the City's Zoning By-law 1-88, to rezone the respective rear portions of the subject lands (143 Thornridge Drive and 138 Arnold Avenue) shown on Attachments #1 and #2, from R1V Old Village Residential Zone to R2 Residential Zone as shown on Attachment #3, to facilitate the severance of the property into five (5) new residential lots for single detached dwellings (proposed minimum 15m lot frontages) fronting onto the easterly extension of Pondview Road, in accordance with the Council adopted "A4" Neighbourhood Development Plan (January 20, 1979, as amended March 4, 1980), as shown on Attachment #4. The following site specific exceptions to By-law 1-88 are proposed:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the R2 Zone, R1V Zone and Section 3.20</b>	<b>Proposed Exceptions to R2 Zone, R1V Zone and Section 3.20</b>
a.	Minimum Front Yard Setback in an R2 Residential Zone	4.5m, or 6.4m where a garage faces the lot line	4.5m

b.	Maximum Lot Coverage in an R1V Old Village Residential Zone	20%	35% (for retained R1V Lot on Arnold Avenue)
c.	Section 3.20 – Use of Residential Lots	1 dwelling permitted per lot in Registered Plan 4061	Permit a total of 4 dwellings on Lot 43, Registered Plan 4061 (143 Thornridge Drive); and Permit a total of 3 dwellings on Lot 19, Registered Plan 3319 (138 Arnold Avenue)

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 143 Thornridge Drive and 138 Arnold Avenue shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "Low Density Residential" by OPA #210 (Thornhill Vaughan Community Plan).</li> <li>▪ Proposal to rezone the respective rear portions of the subject lands to R2 Residential Zone to facilitate 5 new lots for single detached dwellings would conform to the Official Plan, and the Council adopted "A4" Neighbourhood Development Plan, as discussed later in this report.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R1V Old Village Residential Zone by By-law 1-88.</li> <li>▪ An amendment to the Zoning By-law is proposed to rezone the respective rear portions of the subject lands to R2 Residential Zone in conformity with the "Low Density Residential" designation of the Official Plan, and consistent with the zoning on the residential lands to the west.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

### **"A4" Neighbourhood Development Plan**

The subject lands are located within the A4 Neighbourhood Area of the Thornhill Community. The "A4" Neighbourhood Plan was developed in accordance with Official Plan Amendment No. 70 (former Thornhill Community Plan), with extensive public consultation and public meetings. Vaughan Council adopted the "A4" Neighbourhood Development Plan on January 20, 1979. Additional issues concerning the "A4" Neighbourhood Plan were resolved by the "A4" Subcommittee of Council, Staff and area residents, and Council later adopted a revised "A4" Neighbourhood Development Plan on March 4, 1980, as shown on Attachment #4.

The "A4" Neighbourhood Development Plan provided for the easterly and westerly extensions of Pondview Road from Edward Street, and facilitated the rear lot severances of 146, 148, 154, 158, 162 and 166 Arnold Avenue. The rear of these properties were rezoned to R2 Residential Zone and severed into 15m lot frontages along the new Pondview Road.

The rezoning and severances were appealed to the Ontario Municipal Board (OMB). City Planning Staff attended the OMB hearing in support of the proposed rezonings and severances which were in keeping with the proposed "A4" Neighbourhood Development Plan. The OMB approved the zoning amendment and severance applications on January 21, 1999. Ten dwelling units have since been built on the existing easterly and westerly portions of Pondview Road.

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans, and Neighbourhood Development Plan	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including the City's Consent (severance) policies, and the Council adopted "A4" Neighbourhood Development Plan (January 1979, as last amended February 1980), as shown on Attachment #4.</li> </ul>
b.	Appropriateness of Proposed Uses and Zoning Exceptions; Servicing Allocation	<ul style="list-style-type: none"> <li>The appropriateness of rezoning the respective rear portions of the subject lands from R1V Old Village Residential Zone to R2 Residential Zone (minimum 15m lot frontages), will be reviewed with regard to compatibility with the surrounding land uses and the residential lotting pattern on the adjacent lands.</li> <li>The appropriateness of the proposed zoning exceptions as outlined in the "Purpose" section of this report will be reviewed in greater detail in the technical report. Additional exceptions may be required upon completion of the technical review.</li> <li>The availability of servicing allocation for the 5 proposed lots will be reviewed. Consideration will be given to placing the Holding Symbol "(H)" on the lands proposed to be severed, if required.</li> </ul>
c.	Flood Line Study	<ul style="list-style-type: none"> <li>The subject lands and area experienced flooding in 2005. As a result, the TRCA and the City require a flood study to be submitted for analysis and review, prior to approval of any development on a property.</li> <li>The Flood Line Study submitted by the applicant in support of the proposal must be reviewed and approved by the Toronto and Region Conservation Authority and the Vaughan Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The Vaughan Engineering Department completed a larger area, Thornhill Storm Drainage Improvement Study in 2007, which also included the subject lands. The application will be reviewed by Vaughan Engineering Department in the context of this study.</li> </ul>
d.	Functional Servicing Report	<ul style="list-style-type: none"> <li>• The Functional Servicing Report submitted in support of the application must be reviewed and approved by the Vaughan Engineering Department.</li> </ul>
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>• The Thornridge property contains a minor watercourse and the final development limits and any buffer area must be identified and finalized to the satisfaction of the Toronto and Region Conservation Authority, and the Vaughan Engineering Department. Lands beyond the established development limit may be zoned OS1 Open Space Conservation Zone and dedicated to the TRCA or the City.</li> </ul>
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>• The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.</li> </ul>

### **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 Hearing 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 Lotting & Zoning
4. Council Adopted "A4" Neighbourhood Development Plan

**Report prepared by:**

Laura Janotta, Planner, ext. 8634

Carmela, Marrelli, Senior Planner, ext. 8791

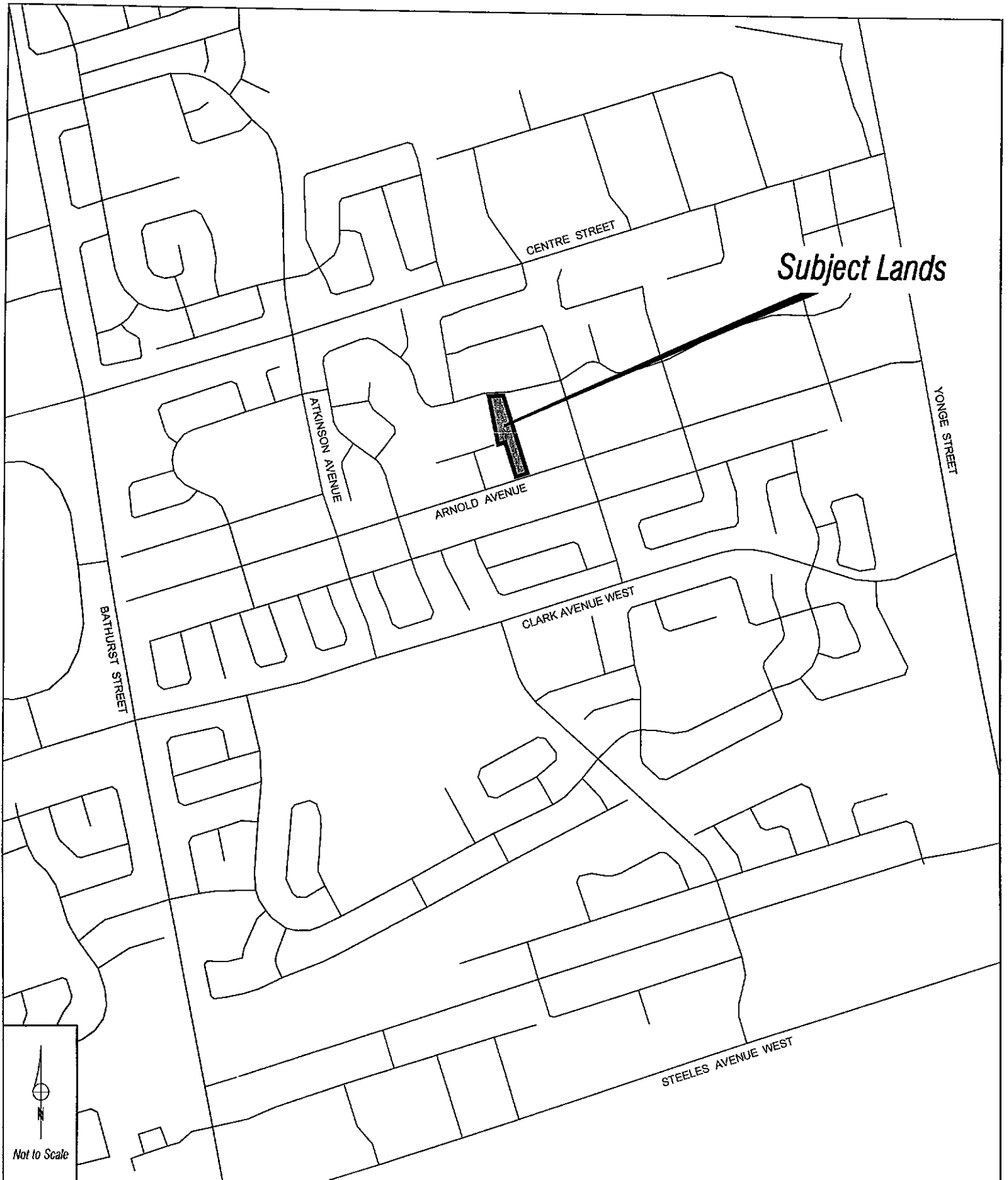
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part Lots 29 & 30, Concession 1

APPLICANT:  
Warren Newfield and Joe Wade

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*The City Above Toronto*

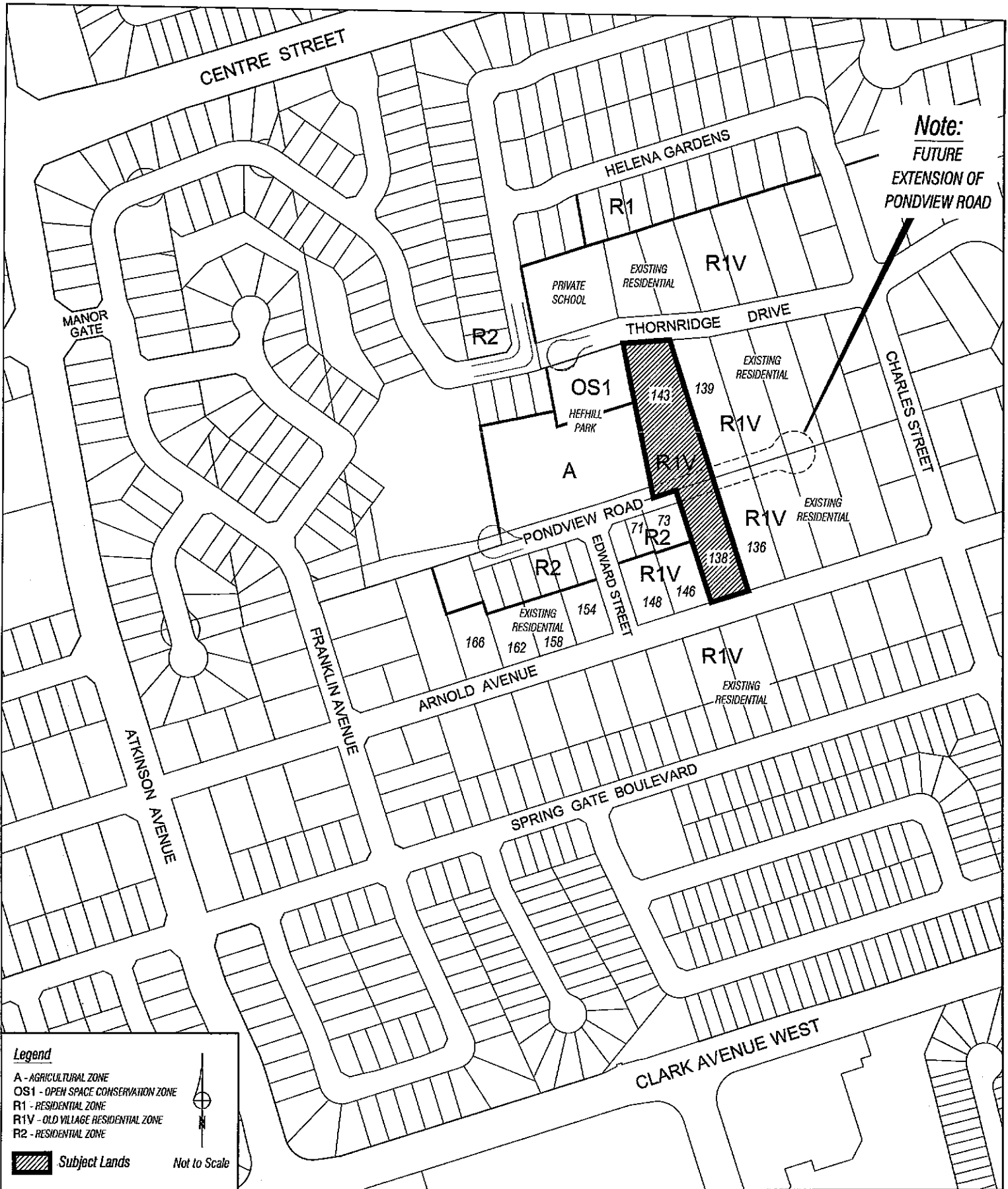
Development Planning Department

## Attachment

FILE:  
7.09.030

DATE:  
December 4, 2009

1



**Note:**  
FUTURE  
EXTENSION OF  
PONDVIEW ROAD

**Legend**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE

 Subject Lands

Not to Scale

**Location Map**

LOCATION:  
Part Lots 29 & 30, Concession 1

APPLICANT:  
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The City Above Toronto

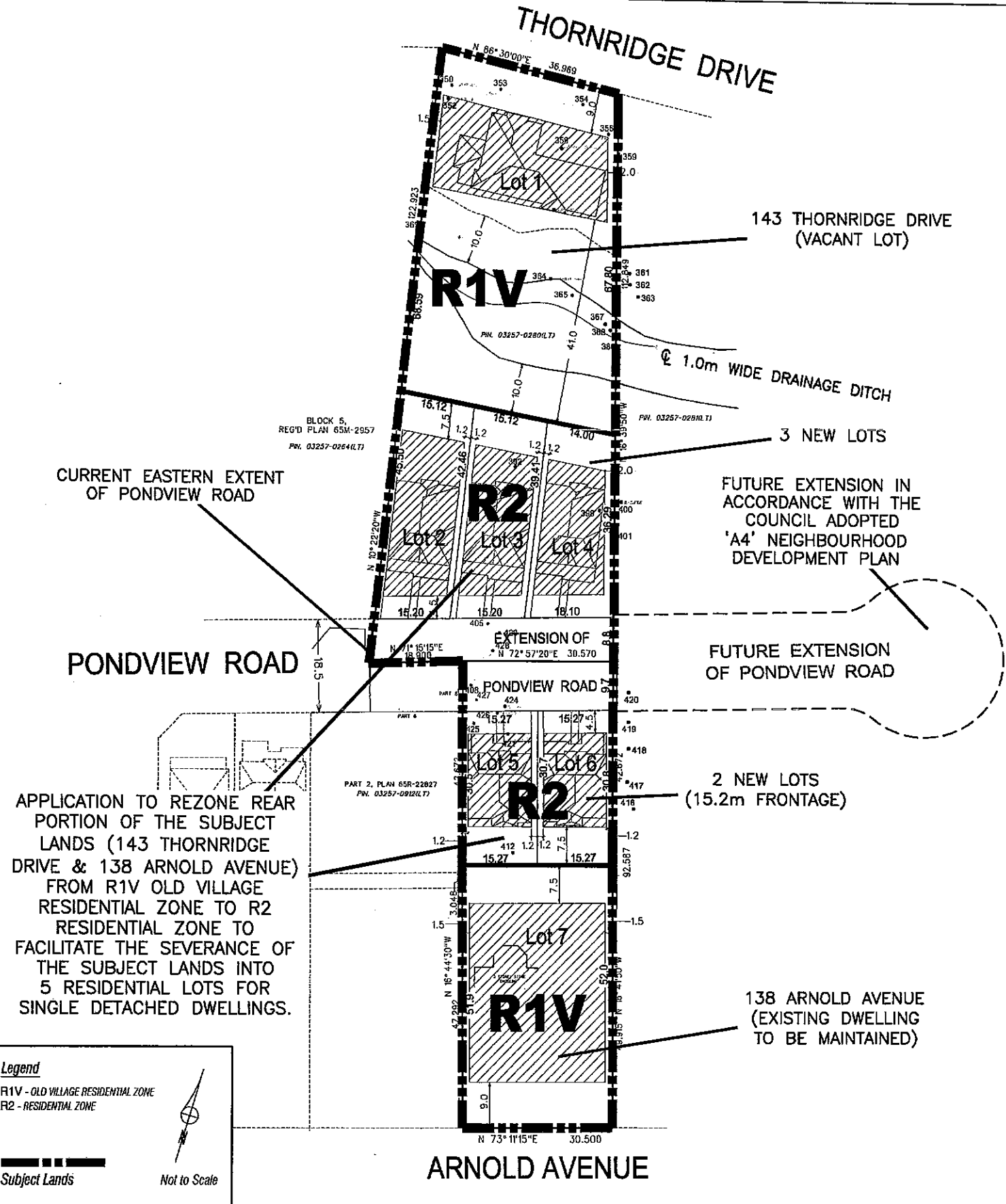
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**Attachment**

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**2**



CURRENT EASTERN EXTENT OF PONDVIEW ROAD

143 THORNRIDGE DRIVE (VACANT LOT)

**R1V**

1.0m WIDE DRAINAGE DITCH

BLOCK 5, REG'D PLAN 65M-2957 P.N. 03257-0264(LT)

3 NEW LOTS

FUTURE EXTENSION IN ACCORDANCE WITH THE COUNCIL ADOPTED 'A4' NEIGHBOURHOOD DEVELOPMENT PLAN

PONDVIEW ROAD

FUTURE EXTENSION OF PONDVIEW ROAD

EXTENSION OF PONDVIEW ROAD

APPLICATION TO REZONE REAR PORTION OF THE SUBJECT LANDS (143 THORNRIDGE DRIVE & 138 ARNOLD AVENUE) FROM R1V OLD VILLAGE RESIDENTIAL ZONE TO R2 RESIDENTIAL ZONE TO FACILITATE THE SEVERANCE OF THE SUBJECT LANDS INTO 5 RESIDENTIAL LOTS FOR SINGLE DETACHED DWELLINGS.

2 NEW LOTS (15.2m FRONTAGE)

**R2**

138 ARNOLD AVENUE (EXISTING DWELLING TO BE MAINTAINED)

**R1V**

ARNOLD AVENUE

**Legend**

R1V - OLD VILLAGE RESIDENTIAL ZONE  
 R2 - RESIDENTIAL ZONE

Subject Lands

Not to Scale

**Proposed Lotting & Zoning**



**Attachment**

LOCATION:  
 Part Lots 29 & 30, Concession 1

FILE:  
 Z.09.030

APPLICANT:  
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The City Above Toronto

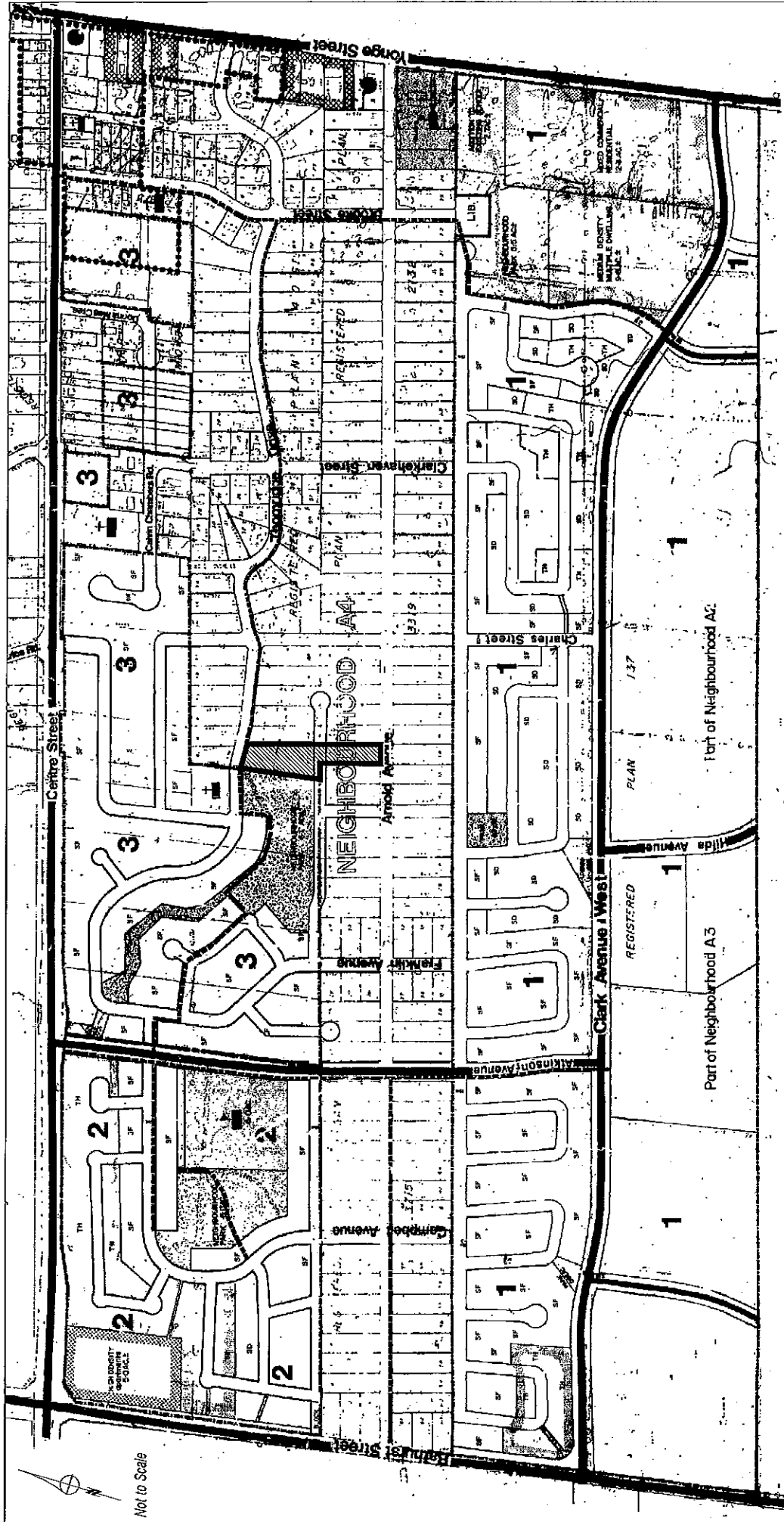
Development Planning Department

DATE:  
 December 4, 2009

**3**

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Not to Scale

- OWNERSHIP**
- 1 RUNWEGE DEVELOPMENT CORPORATION LIMITED
  - 2 AGLAC PARKVIEW DEVELOPMENT CORPORATION LIMITED
  - 3 SMALL HOLDINGS
- RESIDENTIAL**
- SF DETACHED SINGLE-FAMILY LOTS
  - SD SEMI-DETACHED LOTS
  - TH TOWNHOUSE LOTS (INVEST & IN)
  - LOW DENSITY
  - MEDIUM DENSITY
  - HIGH DENSITY
- INSTITUTIONAL**
- PUBLIC ELEMENTARY
  - CHURCH
  - LIB. LIBRARY
- COMMERCIAL**
- MIXED COMMERCIAL & RESIDENTIAL
  - GENERAL COMMERCIAL
  - SERVICE STATION
- PARK & OPEN SPACE**
- PEDESTRIAN SYSTEM
  - FURTHER STUDY AREA
- SUBJECT LANDS**

**Council Adopted A4 Neighbourhood  
Development Plan (January 20, 1979,  
as amended March 4, 1980)**

APPLICANT:  
Warren Newfield and Joe Wade

LOCATION:  
Part Lots 29 & 30, Concession 1



The City of Vaughan  
Development Planning Department

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