

**2. ZONING BY-LAW AMENDMENT FILE Z.11.001
MAJOR BOB FARMS INC.
WARD 4**

P.2011.4

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.001 (Major Bob Farms 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: January 7, 2011
- b) Circulation Area: 150 m
- c) Comments Received as of January 20, 2011: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.11.001) to rezone the subject lands shown on Attachment #2, from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two and OS5 Open Space Environmental Protection Zone, as shown on Attachment #3.

The subject lands were approved on May 25, 2004 as a 6.0m wide walkway block (Block 205 on Draft Plan of Subdivision 19T-89124) leading from Lady Nadia Drive through to the valleylands, and subsequently zoned OS2 Open Space Park Zone by By-law 228-2004 on June 28, 2004. Since that time, the City confirmed that the walkway block on the subject lands was not feasible due to the steep grades on the lands.

Two proposed trails that transverse the valleylands are shown on Attachment #4 and are part of the City's Block 12 Trails Master Plan. The subject lands are not part of the Block 12 Trails Master Plan and therefore, the walkway block was subsequently subdivided to form part of adjacent Lots 25 and 26 within Registered Plan 65M-4223 (121 and 127 Lady Nadia Drive). However, the walkway block was not rezoned. Consequently, the properties at 121 and 127 Lady Nadia Drive are split-zoned RD2 Zone and OS2 Open Space Park Zone.

The proposed zoning amendment would implement a consistent RD2 Zone for 121 and 127 Lady Nadia Drive, and rezone the rear portion OS5 Open Space Environmental Protection Zone to form part of the open space buffer block (Block 86 on Registered Plan 65M-4223) that runs along the easterly edge of the valley lands. The proposed rezoning of the subject lands is illustrated on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">Southwest of Bathurst Street and Teston Road, between 121 and 127 Lady Nadia Drive, within Planning Block 12, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">"Low Density Residential" and "Valley Lands" by OPA #600."Low-Rise Residential" and "Natural Areas" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect.The application proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">OS2 Open Space Park Zone by By-law 1-88.The proposed amendment to Zoning By-law 1-88 is identified in the "Purpose" section of this report.
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 that there are no issues to review, and that the subject zoning by-law amendment is a technical matter that must be addressed.

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. However, given the proposal, there are no Regional implications.

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 Rezoning
4. Block 12 Community Plan Excerpt

Report prepared by:

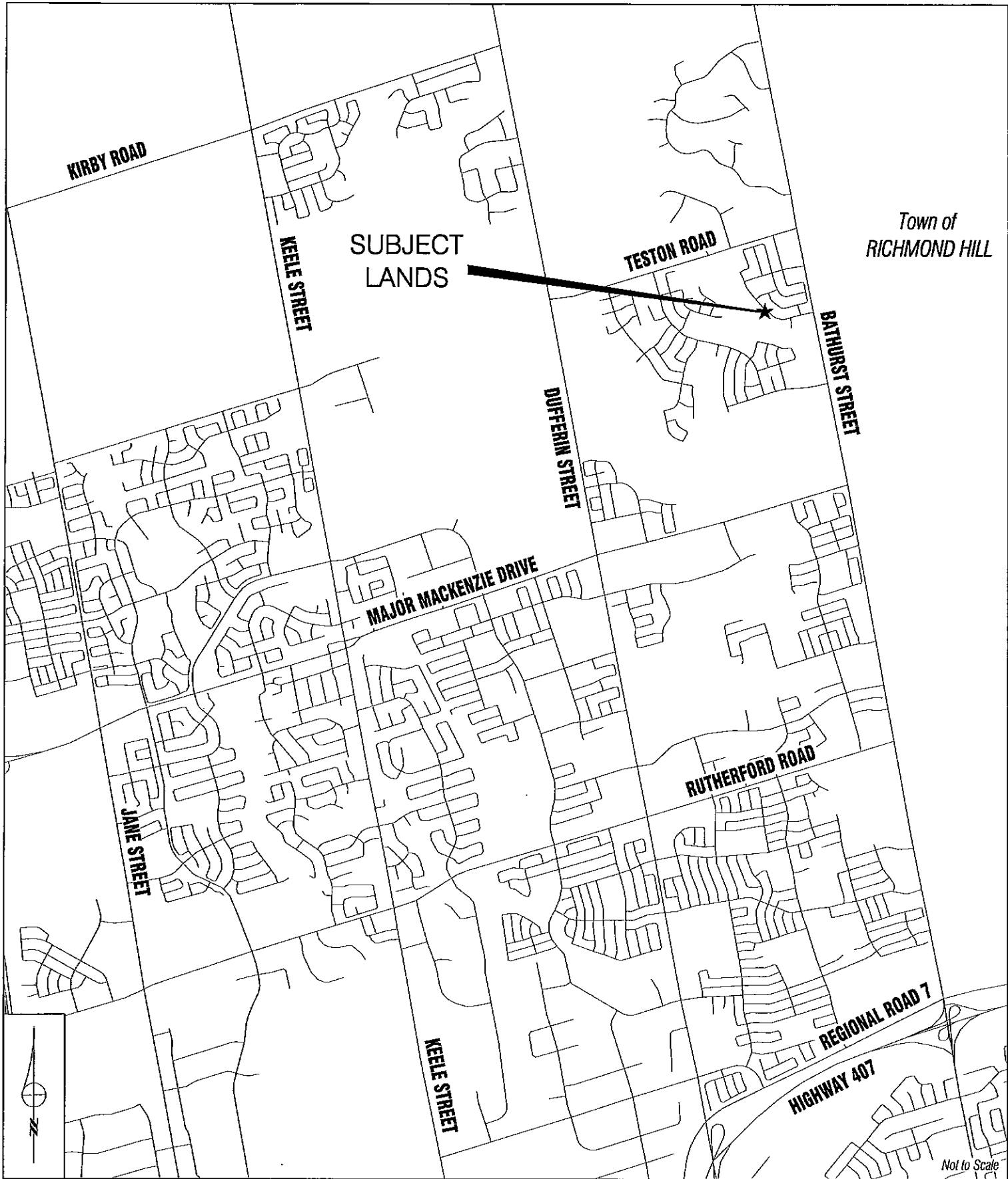
Stephen Lue, Planner, ext. 8210
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lot 24, Concession 2

APPLICANT:
Major Bob Farms Inc.

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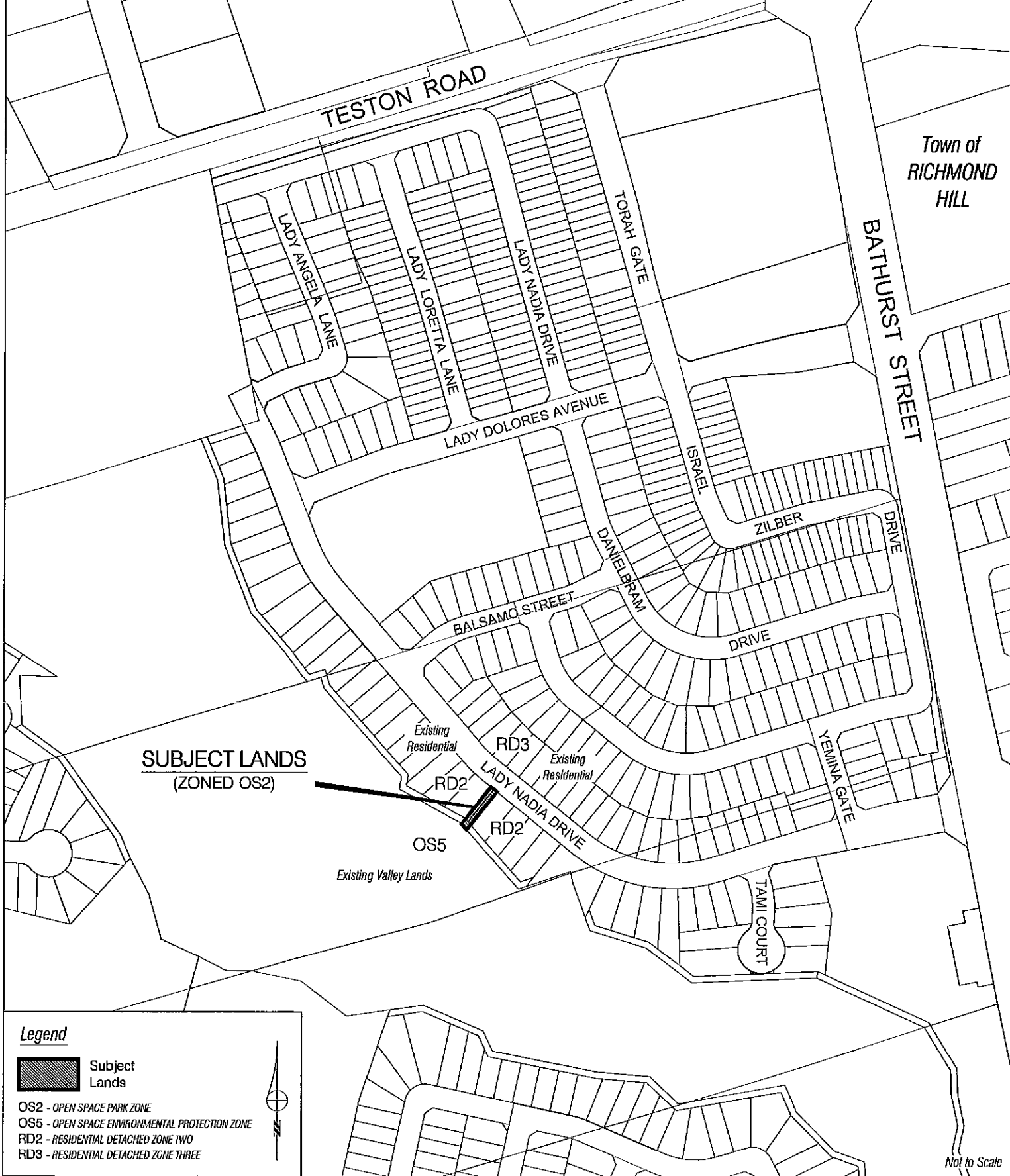


Attachment

FILE:
Z.11.001

DATE:
January 06, 2011

1



Town of
RICHMOND
HILL

SUBJECT LANDS
(ZONED OS2)

Legend

 Subject Lands

- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE



Not to Scale

Location Map

LOCATION:
Part Lot 24, Concession 2

APPLICANT:
Major Bob Farms Inc.

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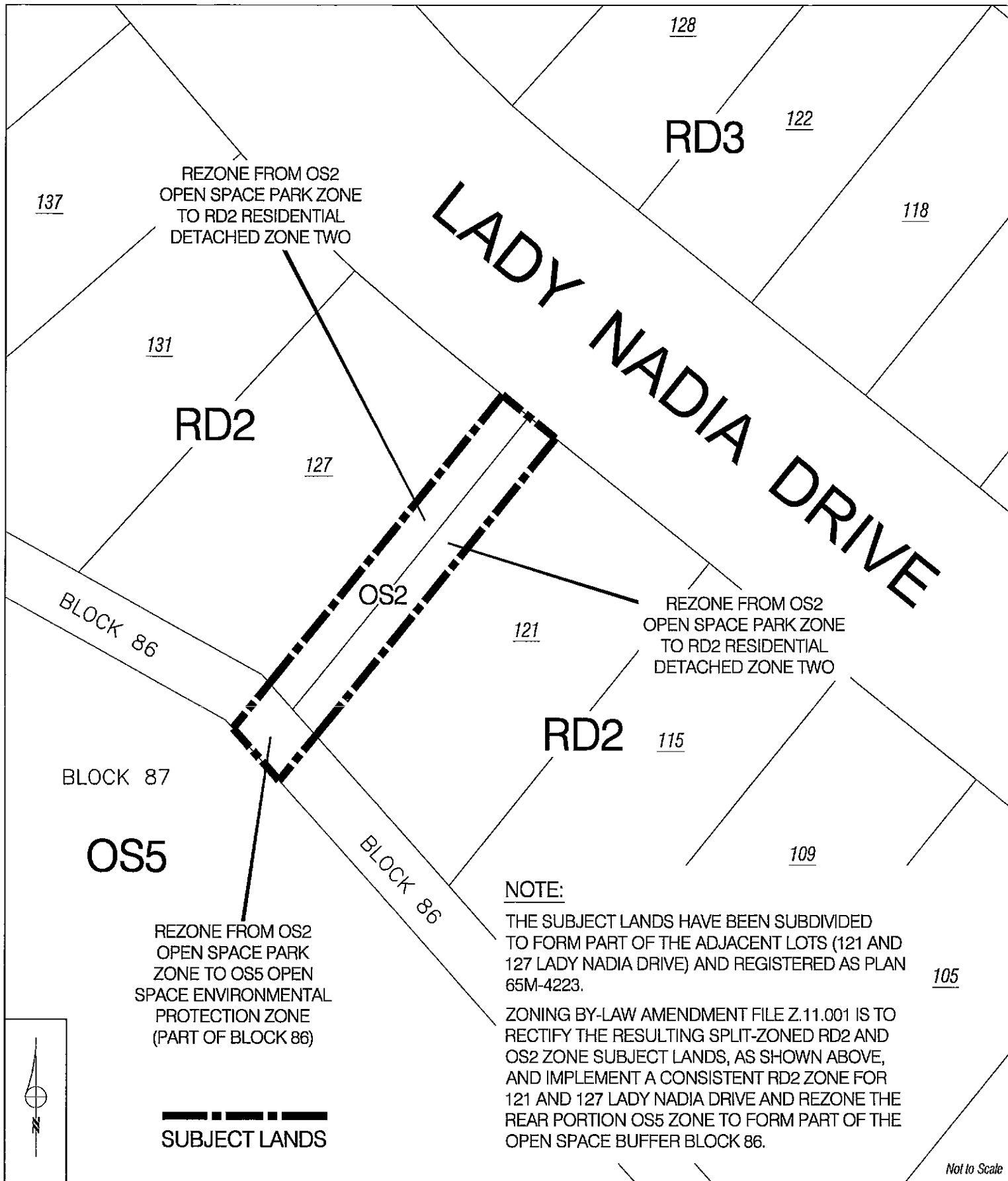


Attachment

FILE:
Z.11.001

DATE:
January 06, 2011

2



Proposed Rezoning

LOCATION:
 Part Lot 24, Concession 2

APPLICANT:
 Major Bob Farms Inc.

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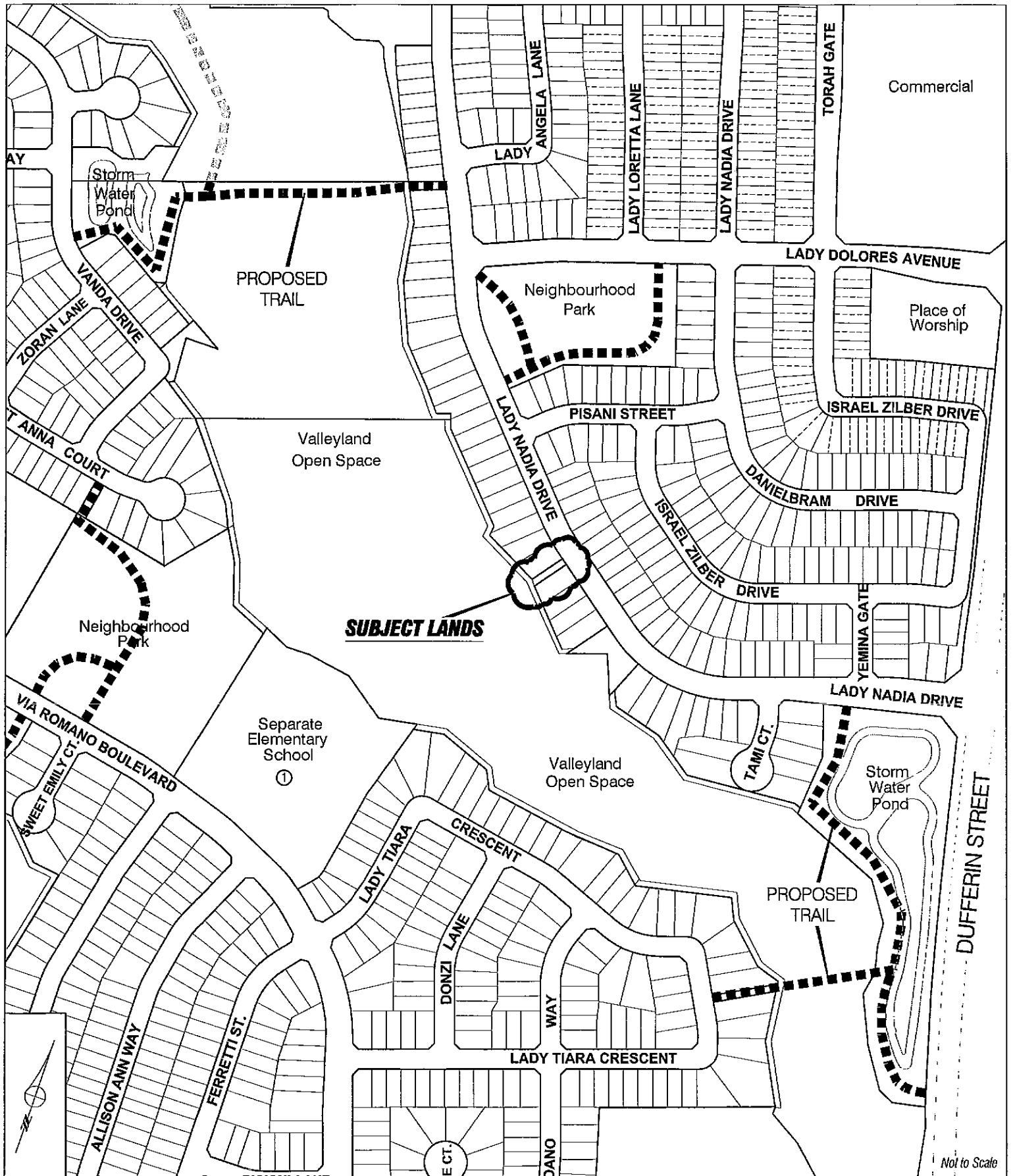


Attachment

FILE:
 Z.11.001

DATE:
 January 06, 2011

3



Block 12 Community Plan Excerpt



Attachment

APPLICANT: Major Bob Farms Inc.
LOCATION: Part Lot 24, Concession 2

FILE: Z.11.001
DATE: January 06, 2011

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