

**6. ZONING BY-LAW AMENDMENT FILE Z.11.012
 OZNER CORPORATION (SOUTH)
WARD 3**

P.2011.25

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for File Z.11.012 (Ozner Corporation (South)) 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 20, 2011
- b) Circulation Area: 150 m
- c) Comments Received as of June 7, 2011: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.012 to amend Zoning By-law 1-88, specifically site-specific Exception 9(1223) to rezone the southerly 40.75 metres of the lands zoned OS2 Open Space Park Zone (originally intended to be a walkway block, however, it was not considered to be appropriate to have pedestrians outlet into the rear loading area of the Smart Centres commercial development to the south, and hence the proposed zoning by-law amendment) to RT1 Residential Townhouse Zone (for street townhouses) as shown on Attachment #3; and, to permit site-specific zoning exceptions to the RT1 Residential Townhouse Zone standards to facilitate the development of 66 street townhouse dwelling units (freehold) within 12 townhouse blocks as follows:

	By-law Standard	By-law 1-88 Requirements Exception 9(1223) (RT1 Residential Townhouse Zone)	Proposed Exceptions to RT1 Zone of By-law 1-88, Exception 9(1223)
a.	Minimum Exterior Side Yard Setback (Block 5, Lot 1)	3.5 m	2.95 m
b.	Maximum Number of Townhouse Units to be Constructed in a Row (Blocks 8 and 9)	6	7 <i>(Previously approved by Committee of Adjustment Minor Variance Applications A183/10 and A182/10)</i>

	By-law Standard	By-law 1-88 Requirements Exception 9(1223) (RT1 Residential Townhouse Zone)	Proposed Exceptions to RT1 Zone of By-law 1-88, Exception 9(1223)
c.	Minimum Exterior Side Yard Setback (Block 9, Lot 7)	4.5 m	2.83 m <i>(Previously approved by Committee of Adjustment Minor Variance Application A182/10)</i>
d.	Minimum Exterior Side Yard Setback (Block 142, Lot 1 on Registered Plan 65M-4104)	4.50 m	3.13 m

Other zoning exceptions may be identified through the detailed review of the application.

The Owner has also submitted related Site Development File DA.11.036 to facilitate the development of the subject lands.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North of Major Mackenzie Drive, east of Weston Road, specifically on Zachary Place, in Planning Block 33 West, City of Vaughan, and shown as Subject Lands on Attachments #1 and #2 (Ward 3).
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Vellore Village Centre – Low-Rise Residential" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), which permits the proposed street townhouse use. The permitted density is between 17 and 40 units per hectare. The proposed development has a density of 27 units per hectare, and conforms to the Official Plan. ▪ "Low-Rise Residential" by the new City of Vaughan Official Plan 2010 (VOP 2010), adopted by Vaughan Council on September 7, 2010, and pending approval from the Region of York. A street townhouse use is permitted under this designation. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ RT1 Residential Townhouse Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1223). ▪ The proposed rezoning of the southerly 40.75 m of the walkway block from OS2 Open Space Park Zone to RT1 Residential Townhouse Zone, together with site-specific zoning exceptions to permit the street townhouse development, require amendments to Zoning By-law 1-88. ▪ The Owner has previously obtained minor variances from the

	<ul style="list-style-type: none"> Committee of Adjustment for Blocks 8 and 9, and is requesting that they be captured in the By-law under one site-specific zoning exception.
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:

a.	City Official Plan	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of rezoning the southerly portion of the OS2 Open Space Park Zone (walkway) to RT1 Residential Townhouse Zone and the site-specific zoning exceptions to facilitate the proposed townhouse development will be reviewed in consideration of the overall development of the site and compatibility with the surrounding land uses. The street townhouse development will be reviewed in consideration of approved Draft Plan of Subdivision File 19T-00V03 (Attachment #4) to ensure appropriate site layout and block/lot configuration.
b.	Lot Creation	<ul style="list-style-type: none"> The applicant will be required to submit a future Part Lot Control Application to create the individual townhouse lots once the Draft Plan of Subdivision has been registered.
c.	Site Development Application	<ul style="list-style-type: none"> The applicant has submitted related Site Development File DA.11.036 to implement the proposal. The Application will be reviewed to ensure the following (but not limited to): appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; and landscaping.
d.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the future site plan approval process.

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. Site Plan and Proposed Zoning
4. Approved Draft Plan of Subdivision File 19T-00V03 (as amended on March 25, 2011)

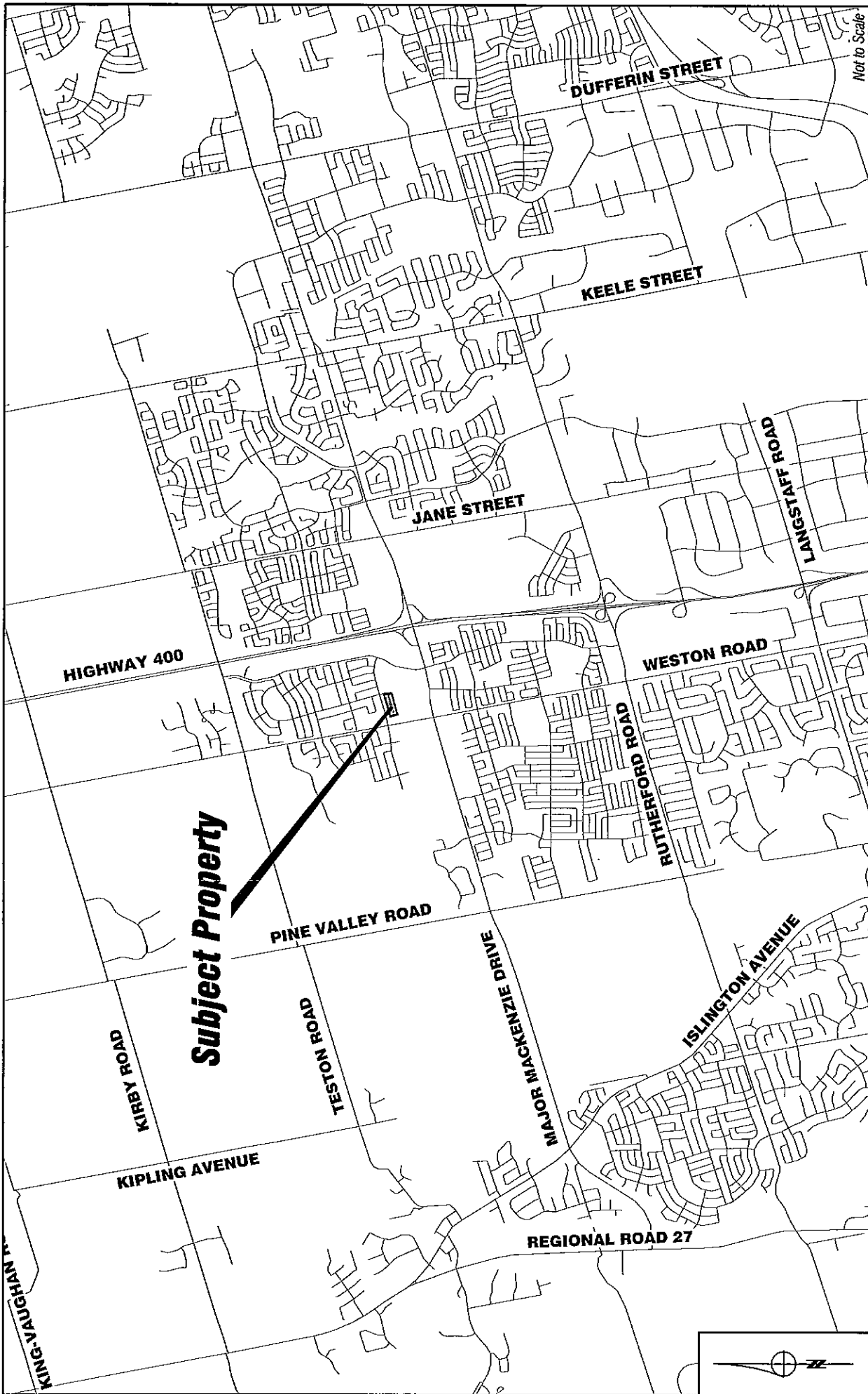
Report prepared by:

Mary Caputo, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

GRANT UYEHAMA
Director of Development Planning

/LG



Not to Scale

Attachment 1

FILES:
Z.11.012 / DA.11.036

DATE:
June 08, 2011

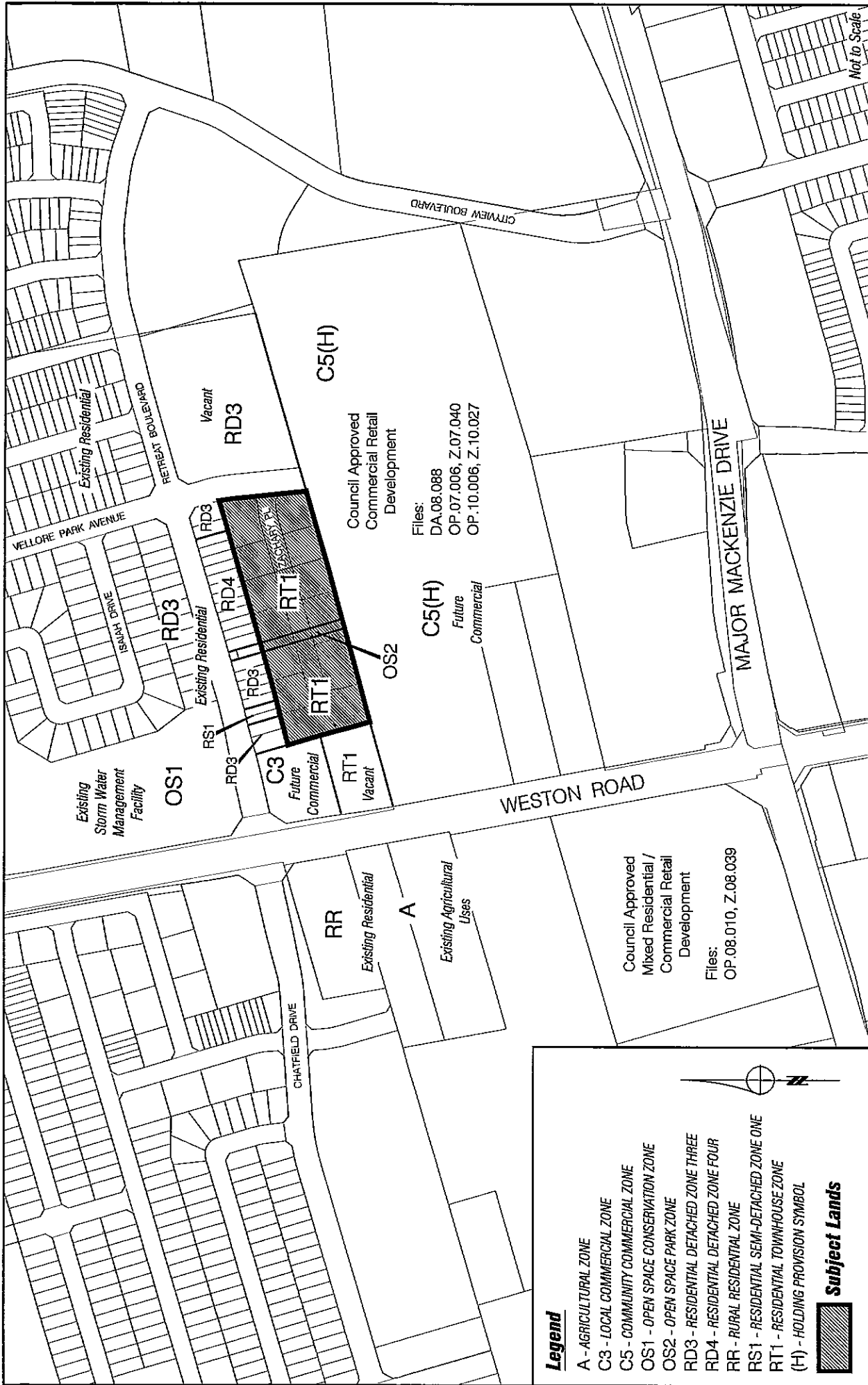


Context Location Map

LOCATION:
Part of Lot 22, Concession 5

APPLICANT:
Ozner Corporation (South)

N:\DFT\1 ATTACHMENTS\DA\da.11.036z.11.012.dwg



Location Map

LOCATION:
Part of Lot 22, Concession 5

APPLICANT:
Ozner Corporation (South)

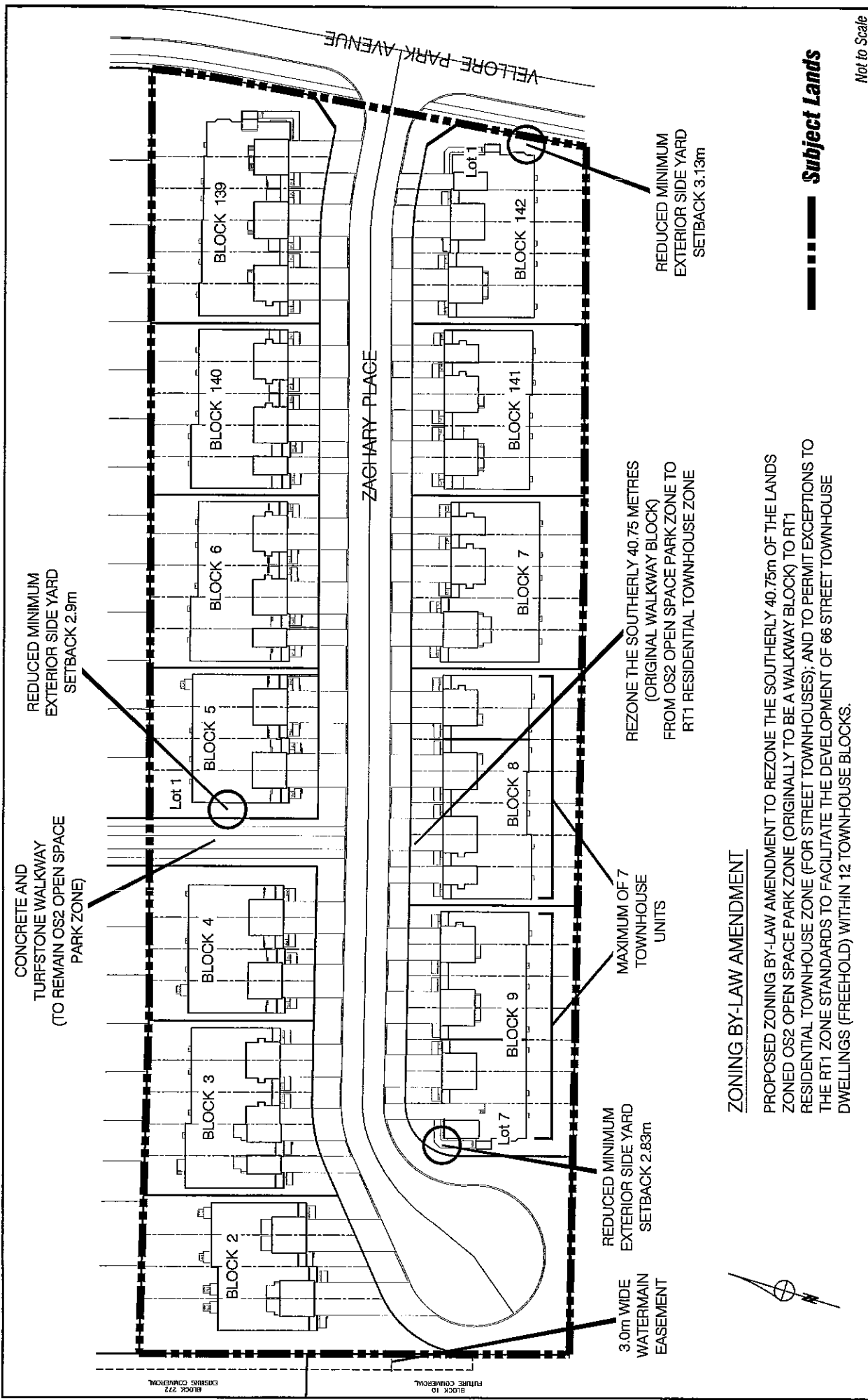


Attachment

FILES:
Z.11.012 / DA.11.036

DATE:
June 08, 2011

2



Subject Lands

Not to Scale



ZONING BY-LAW AMENDMENT

PROPOSED ZONING BY-LAW AMENDMENT TO REZONE THE SOUTHERLY 40.75m OF THE LANDS ZONED OS2 OPEN SPACE PARK ZONE (ORIGINALLY TO BE A WALKWAY BLOCK) TO RT1 RESIDENTIAL TOWNHOUSE ZONE (FOR STREET TOWNHOUSES); AND TO PERMIT EXCEPTIONS TO THE RT1 ZONE STANDARDS TO FACILITATE THE DEVELOPMENT OF 66 STREET TOWNHOUSE DWELLINGS (FREEHOLD) WITHIN 12 TOWNHOUSE BLOCKS.

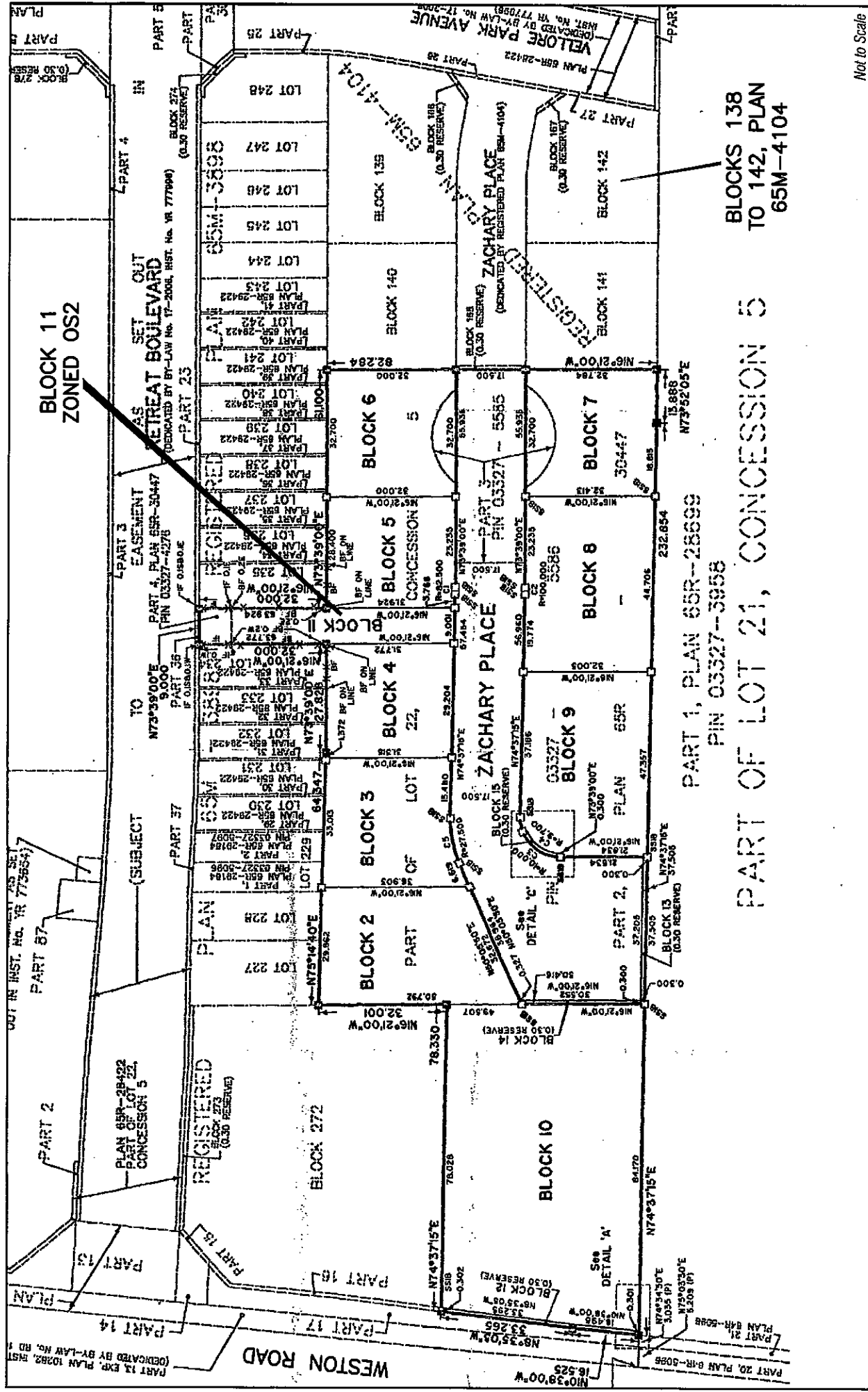
Site Plan & Proposed Zoning

APPLICANT: *Czner Corporation (South)*
 LOCATION: *Part of Lot 22, Concession 5*



Attachment 3

FILES: *Z.11.012 / DA.11.036*
 DATE: *June 08, 2011*



Not to Scale

Approved Draft Plan of Subdivision 19T-00V03 (as amended 03 25 2011)

APPLICANT:
Ozher Corporation (South)

LOCATION:
Part of Lot 22, Concession 5



Attachment 4

FILES:
Z.11.012 / DA.11.036

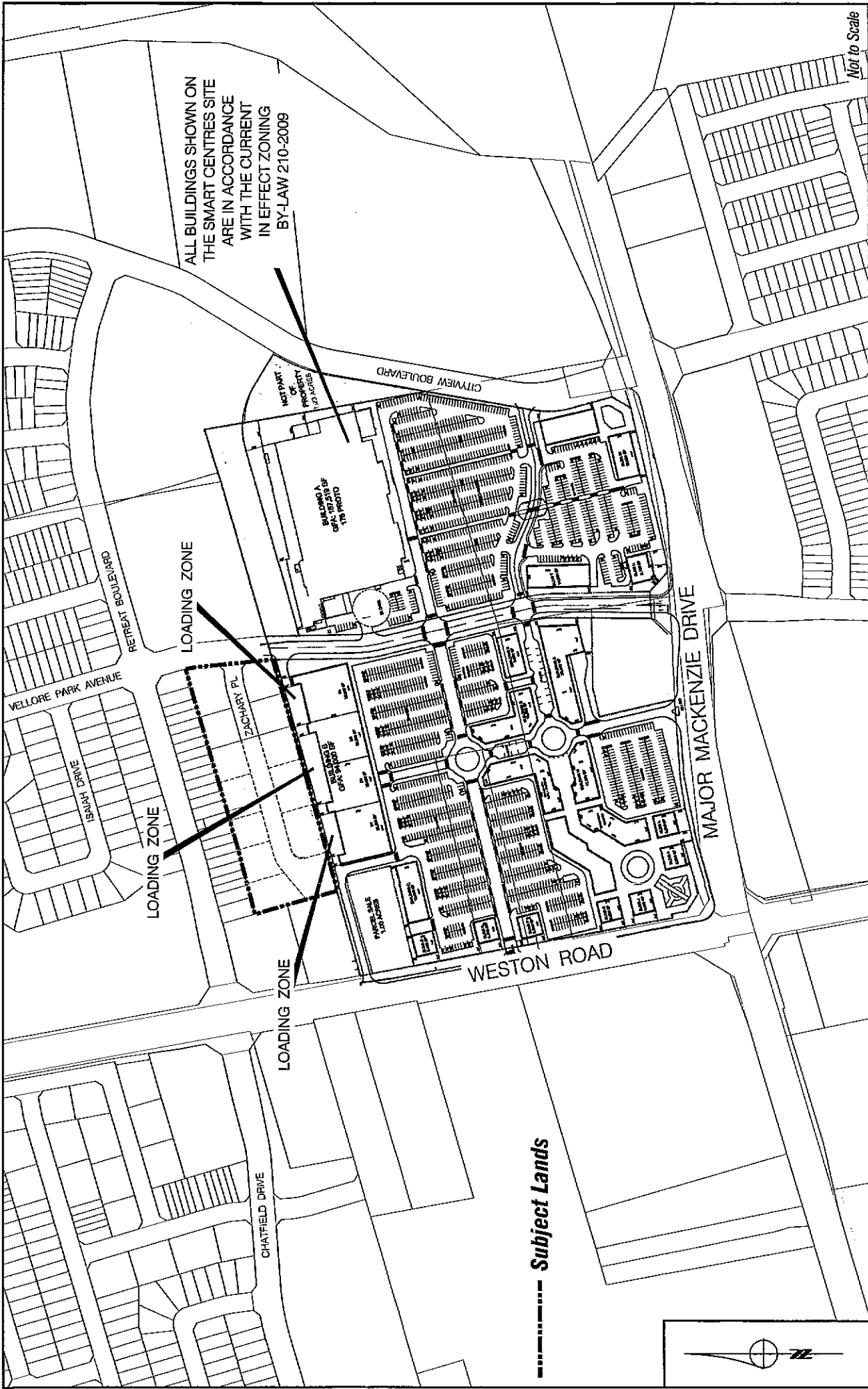
DATE:
June 08, 2011

BLOCKS 138
TO 142, PLAN
65M-4104

BLOCK 11
ZONED OS2

PART 1, PLAN 65R-28699
PIN 03327-3958

PART OF LOT 21, CONCESSION 5



Surrounding Development

APPLICANT: Ozner Corporation (South)
 LOCATION: Part of Lot 22, Concession 5



Attachment

FILES: Z.11.012 / DA.11.036
 DATE: June 08, 2011

5