

**1. ZONING BY-LAW AMENDMENT FILE Z.12.013
 W. MARTIN, S. HOWIESON AND R. STEVENS
 WARD 5 - VICINITY OF BATHURST STREET AND HIGHWAY 407**

P.2012.19

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.013 (W. Martin, S. Howieson and R. Stevens) 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 11, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of May 22, 2012: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.013, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R1V Old Village Residential Zone (minimum 30 m lot frontage) and OS1 Open Space Conservation Zone subject to Exception 9(941) to R1 Residential Zone (minimum 18m frontage) and OS1 Open Space Conservation Zone (valley) in the manner shown on Attachment #3. The proposed rezoning will facilitate the creation and development of 5 lots with frontage on Wigston Place for detached residential dwellings through a future severance application, and the reconfiguration of the property boundary for 31 Wigston Place, as shown on Attachment #3. The existing dwelling on 31 Wigston Place will be retained and the dwelling on 33 Wigston Place is proposed to be demolished.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Southeast of Bathurst Street and Highway #407, on the north side of Wigston Place (31 and 33 Wigston Place), shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Low Density Residential" by in-effect OPA #210 (Thornhill Community Plan).▪ "Low-Rise Residential" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and

	April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ R1V Old Village Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, subject to Exception 9(941). ▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands to R1 Residential Zone (minimum 18m frontages) and OS1 Open Space Conservation Zone (valley) in the manner shown on Attachment #3 to facilitate the future creation and development of 5 lots for detached dwellings and the reconfiguration of the property boundary for 31 Wigston Place.
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 the Proposed R1 Residential Zone	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the subject lands from R1V Old Village Residential Zone and OS1 Open Space Conservation Zone to R1 Residential Zone and OS1 Open Space Conservation Zone (valley) will be reviewed in consideration of the policies in the Official Plan, including OPA #94 (Severance Policy), the requirements of Zoning By-law 1-88, and compatibility with the surrounding land uses. Additional zoning exceptions, if required, will be identified through the detailed review of the application.
b.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within a TRCA Regulated Area. Confirmation of the top-of-bank and the development limits and any buffers and structural building setbacks (including accessory structures) must be identified, reviewed and approved to the satisfaction of the City and the TRCA.
c.	Tree Inventory Preservation Study	<ul style="list-style-type: none"> • There is significant vegetation, particularly in the southwest quadrant of the site, which may be impacted by the proposed development. A Tree Inventory and Preservation Study must be submitted and approved to the satisfaction of the Vaughan Development Planning Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed 5 residential units must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity is unavailable, the lands may be zoned with the Holding Symbol "(H)" which will be removed upon servicing capacity being identified and allocated by Vaughan Council.
e.	Phase 1 Environmental Site Assessment and Functional Servicing Report	<ul style="list-style-type: none"> The Phase 1 Environmental Site Assessment (ESA) and the Functional Servicing Report submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
f.	Land Exchange	<ul style="list-style-type: none"> In order to facilitate the proposed development, land will be exchanged between the current property owners of 31 and 33 Wigston Place as shown on Attachment #3, resulting in the lot reconfiguration of 31 Wigston Place, which is currently developed with an existing dwelling that will be retained. The appropriateness of the reconfigured lot will be reviewed with respect to compatibility with the surrounding lots and resulting building setbacks and conformity with Zoning By-law 1-88.
g.	Studies and Supporting Material	<ul style="list-style-type: none"> The Planning Justification Report submitted in support of the application must be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the application.
h.	Committee of Adjustment	<ul style="list-style-type: none"> An application to the Committee of Adjustment will be required to facilitate the severance of the subject lands to create the proposed lots.

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. Development Concept with Proposed Zoning

Report prepared by:

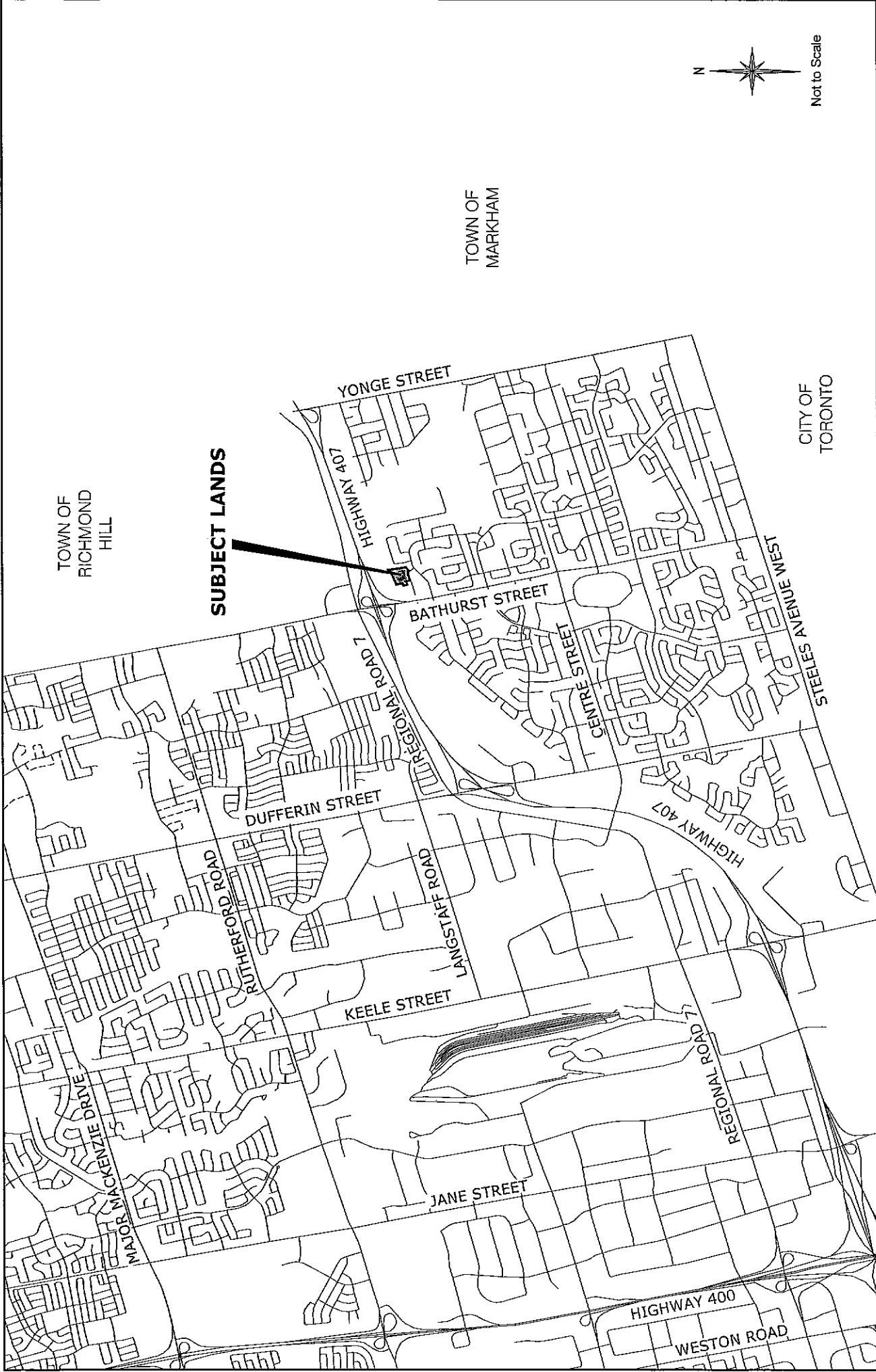
Laura Janotta, Planner, ext. 8634
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location:
Part of Lot 34, Concession 1

Applicant:
W. Martin, S. Howieson & R. Stevens

MAP11 ATTACHMENTS V.12.013.dwg

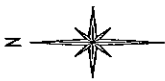


Attachment 1

File: Z.12.013
Related Files: Z.96.012 & Z.98.019

Date:
May 11, 2012






Not to Scale



LEGEND

- A - AGRICULTURAL ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

 SUBJECT LANDS

Location Map

Location:
Part of Lot 34, Concession 1

Applicant:
W. Martin, S. Howieson & R. Stevens

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Development Planning Department

Attachment 2

File: Z.12.013
Related Files: Z.96.012 & Z.98.019

Date:
May 11, 2012

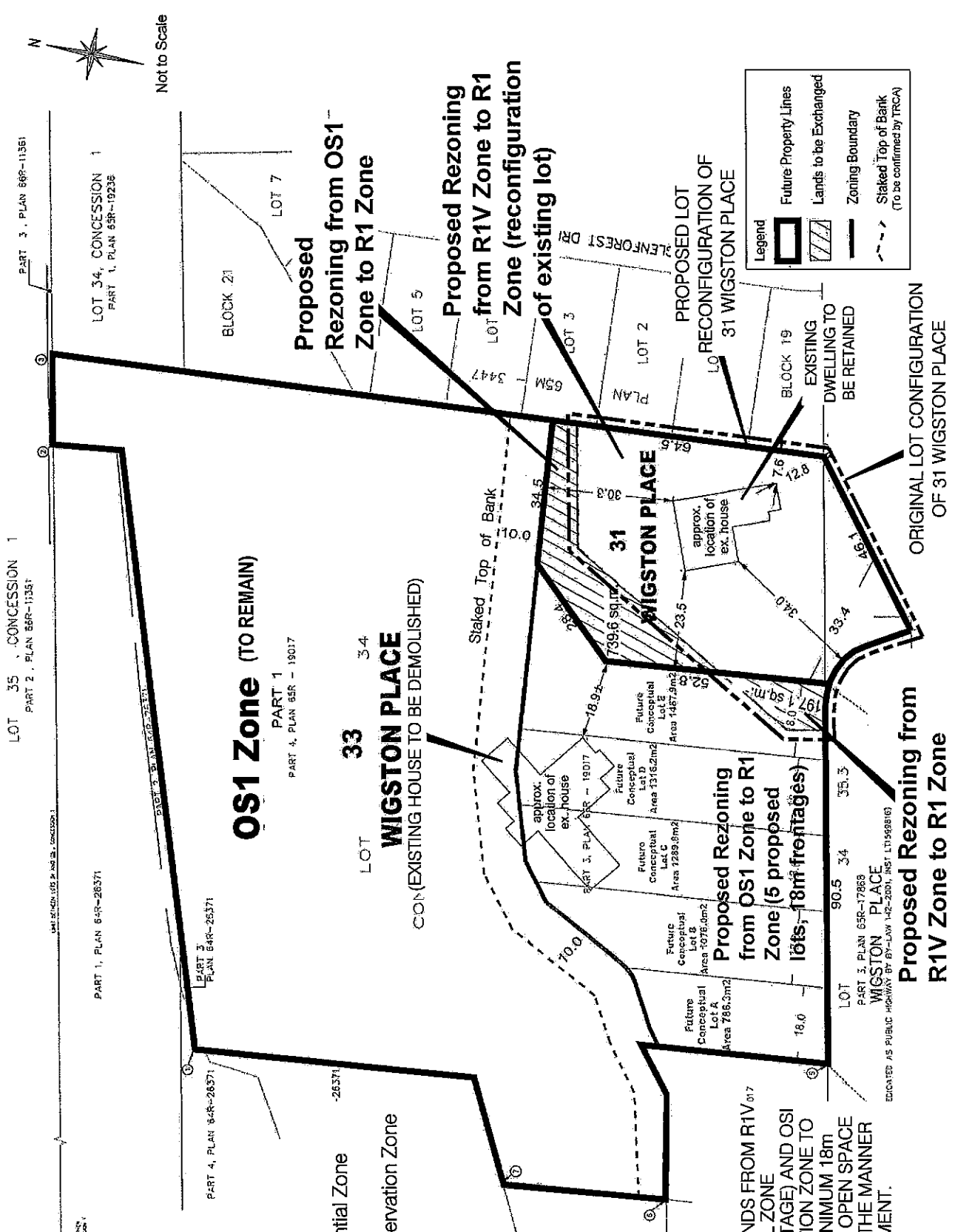
BATHURST STREET
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)

ZONE CATEGORIES

- R1V - Old Village Residential Zone
- R1 - Residential Zone
- OS1 - Open Space Conservation Zone

ZONING AMENDMENT

REZONE THE SUBJECT LANDS FROM R1V⁰¹⁷ OLD VILLAGE RESIDENTIAL ZONE (MINIMUM 30m LOT FRONTAGE) AND OSI (MINIMUM 18m LOT FRONTAGE) TO OPEN SPACE CONSERVATION ZONE TO R1 RESIDENTIAL ZONE (MINIMUM 18m LOT FRONTAGE) AND OS1 OPEN SPACE CONSERVATION ZONE IN THE MANNER SHOWN ON THIS ATTACHMENT.



**Development Concept
with Proposed Zoning**

Applicant: W. Martin, S. Howieson & R. Stevens Part of Lot 34, Concession 1



Attachment

File: Z.12.013
Related Files: Z.96.012 & Z.98.019
Date: May 11, 2012