

C	<u>14</u>
Item #	<u>16</u>
Report No.	<u>7 (cw)</u>
<u>Council - February 17/15</u>	

**DATE:** FEBRUARY 13, 2015  
**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**RE:** COMMUNICATION  
COUNCIL MEETING – FEBRUARY 17, 2015

**ITEM #16, COMMITTEE OF THE WHOLE MEETING – FEBRUARY 3, 2015**  
**ZONING BY-LAW AMENDMENT FILE Z.13.027**  
**CLARZAN DEVELOPMENTS INC.**  
**WARD 2 – VICINITY OF CLARENCE STREET AND RUTHERFORD ROAD**

### Recommendation

The Commissioner of Planning recommends:

1. THAT staff recommendation #1 in Item #16 to the Committee of the Whole agenda dated February 3, 2015, respecting Zoning By-law Amendment File Z.13.027 (Clarzan Developments Inc.) be deleted and replaced with the following:
  - "1. THAT Zoning By-law Amendment File Z.13.027 (Clarzan Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and R1 Residential Zone, subject to site-specific Exception 9(845) and Exception 9(827) to R1 Residential Zone (minimum 18 m frontage with no exceptions to the R1 Zone standards), to facilitate the creation of 4 lots for detached dwelling units with frontage on Appian Way, in the manner shown on revised Attachment #3 to this Communication.
2. THAT the revised lotting pattern shown in "Revised Attachment #3" to this Communication, BE APPROVED, and replace Attachment #3 in the staff report."

### Background

On February 3, 2015, the Committee of the Whole considered the above-noted item and resolved:

"That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning / Director of Development Planning, and Manager of Development Planning, dated September 2014, be approved subject to a revised plan being submitted to the Council meeting of February 17, 2015, based on the revised proposal outlined in Communication C5, from the applicant, Mr. Mark Zanette, Castel Homes, Langstaff Road, Concord, dated February 2, 2015, to increase the lot frontage for lots 1 and 2."

On February 13, 2015, Vaughan Planning staff received a revised lotting plan (see Revised Attachment #3 attached to this Communication) from the applicant, which showed a reduction in the number of lots abutting Clarence Street from 2 to 1 lot and a reduction in the overall number of lots in the plan from 5 to 4 lots all with minimum 18 m frontages in accordance with the R1 Residential Zone in Zoning By-law 1-88. The revised Lot 1 now has a lot frontage of 30.4 m. There is no change to the proposed 3 lots on the east side of the Appian Way road extension.

The applicant is also no longer pursuing a reduction in the front yard setback from 7.5 m to 4.5 m for Lots 2 to 4 on the revised lotting plan to this Communication, which staff did not support in its report. All homes sited on lots in the revised plan will have a minimum 7.5 m front yard setback. The applicant is proposing to comply with all zone requirements of the R1 Residential Zone (ie. no exceptions).

In light of the changes to the lotting plan, it will be necessary to revise the staff recommendation in the report to reflect the changes to the plan attached to this Communication, as follows:

- a. Recommendation 1a) will need to reflect that there will be 4 lots rather than 5;
- b. Recommendation 1b) can now be eliminated as all lots will be a minimum of 18 m in frontage, and there are no longer any 15 m frontage lots proposed in the plan;
- c. Recommendation 1c) can now be eliminated as all lots in the plan will have a minimum 7.5m front yard setback in accordance with the R1 Zone requirement as noted in this report.

Should the Committee concur, the revised staff recommendation including the "Revised Attachment #3" to this Communication can be approved.

**Attachment**

Revised Attachment #3

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a large, sweeping flourish extending to the right.

**JOHN MACKENZIE**  
Commissioner of Planning

GU/cm

# Proposed Lot Creation, Road Extension, and Zoning

