

COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 19, 2001

2. **ZONING BY-LAW AMENDMENT APPLICATION FILE Z.01.071** **P.2001.75**
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-01V09
ROYAL LANE HOMES (WESTON II) INC.
PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.01.071 and 19T-01V09 (Royal Lane Homes (Weston II) Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On October 11, 2001, the Owner submitted applications to amend the Zoning By-law and for Draft Plan of Subdivision proposing 42 residential lots having minimum frontages of 18m.

Background - Analysis and Options

The site is located on the south side of Rutherford Road, west of Weston Road in Lot 15, Concession 6, City of Vaughan. It is a 3.99 ha vacant site with 98m frontage on Rutherford Road. The surrounding land uses are as follows:

- North - Rutherford Road; residential (RV2 (WS) Zone)
- South - Residential (R2 Zone)
- East - Residential (R1 Zone)
- West - Residential (R1 Zone)

On October 26, 2001, a Notice of Public Hearing was mailed to all property owners within 120m of the subject site, the Weston Downs Ratepayers Association, and to several individuals requesting notification. To date, there have been no responses. All responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the site is designated Low Density Residential by OPA#240 (Woodbrige Community Plan) which permits detached residential units; the proposed development conforms to the Official Plan;
- the site is zoned A Agricultural Zone by By-law 1-88, which restricts residential development to one detached unit; the proposed draft plan would require rezoning the site to R1 Residential Zone, which is consistent with the zoning in the immediate area;
- the proposed development includes a road connection from Velmar Drive to Polo Crescent, which will discontinue the use of the Polo Crescent access to Rutherford Road. The road will be dedicated to the City of Vaughan and therefore, a Phase 1 environmental report is required;

- proximity to Rutherford Road will require the preparation of a noise report to the satisfaction of the Engineering Department;
- the development will be reviewed in accordance with the objectives and policies of the Weston Downs Neighbourhood Three North Plan, Urban Design Guidelines and the Developers Group Agreement;
- sewer and water allocation must be available by Council upon draft approval.

Conclusion

The above noted issues, but not limited to, shall be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing and be addressed in a comprehensive report to future Committee of the Whole meeting. The proposed development will be reviewed in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and with respect to compatibility with adjacent properties, density, road network, environment and lotting.

Attachments

1. Location Map
2. Subdivision Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064

Art Tikiryán, Senior Planner, ext. 8212

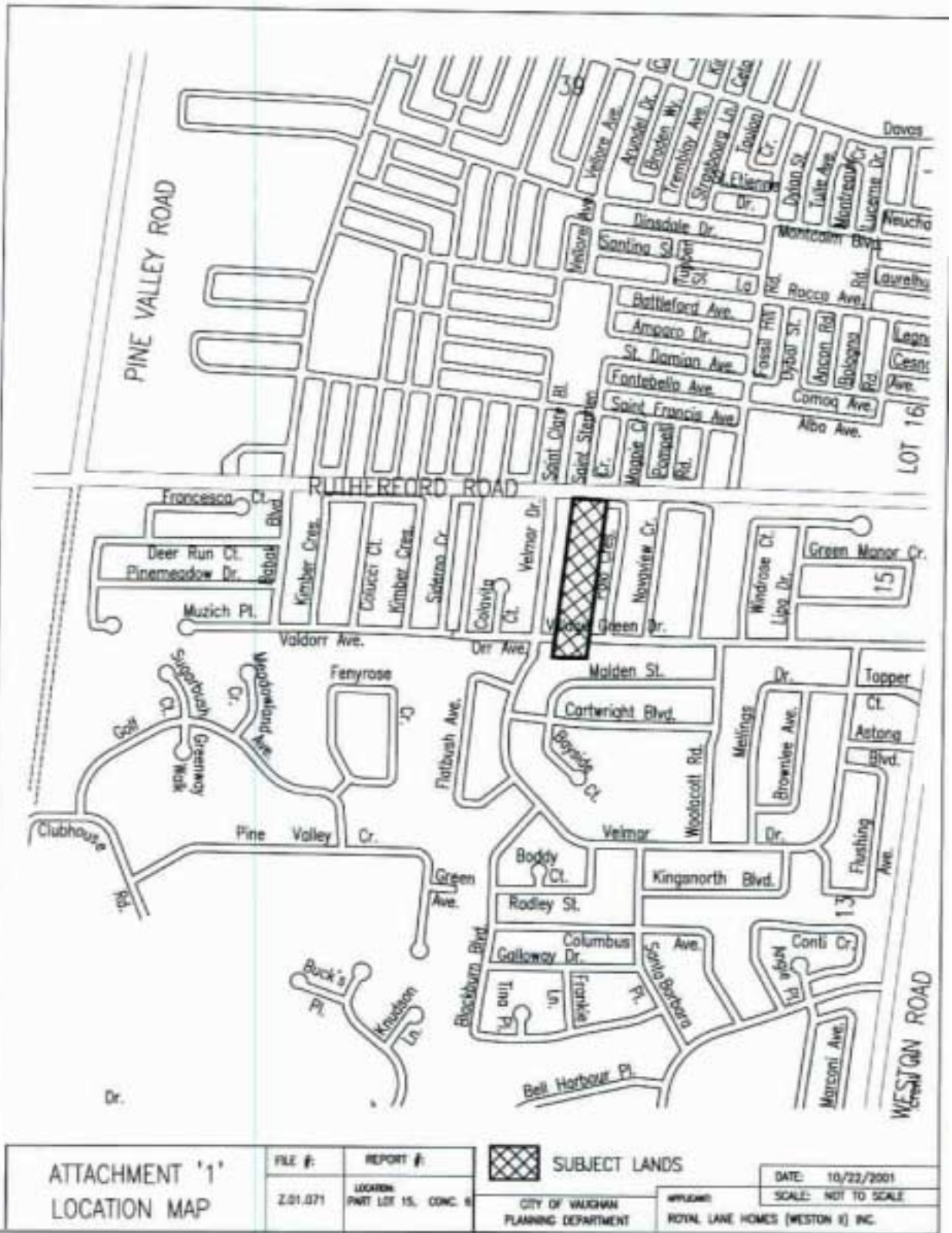
Bianca M.V Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



ATTACHMENT '1'
LOCATION MAP

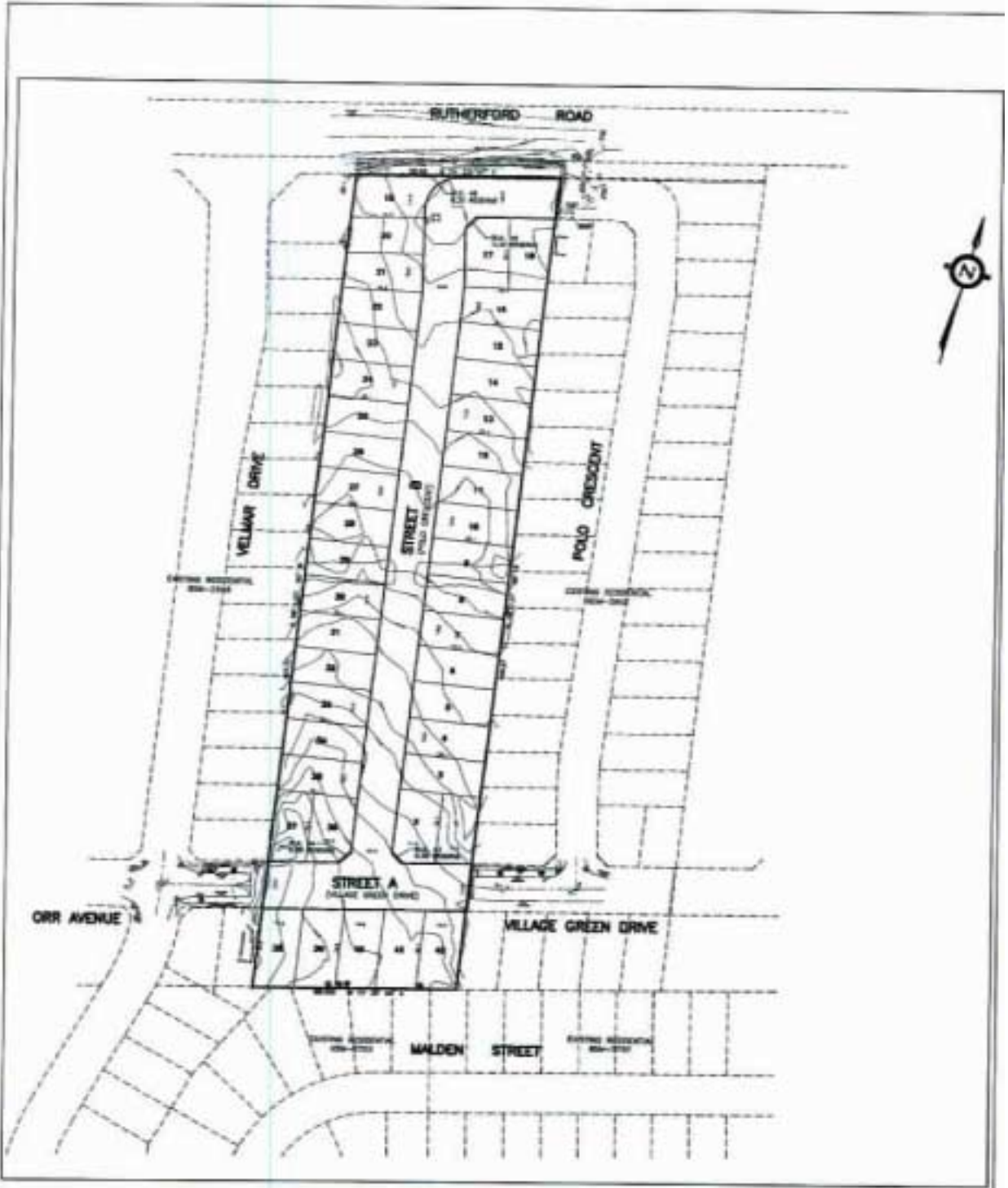
FILE #:	REPORT #:
Z.01.071	LOCATION PART LOT 15, CONC. B

 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ROYAL LANE HOMES (WESTON) INC.

DATE: 10/23/2001
SCALE: NOT TO SCALE



ATTACHMENT '2'
STIE PLAN

FILE #:	REPORT #:
Z.01.071	LOGBOOK PART LOT 15, CONC. #

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ROYAL LAKE HOMES (WESTON) INC.

DATE: 10/22/2001
SCALE: NOT TO SCALE