

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 7, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.01.075
MAPLEWOOD VILLAGES LTD.
PRELIMINARY REPORT**

P.2002.2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.01.075 (Maplewood Villages Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 5, 2001, the Owner submitted an application for exceptions to the residential zone standards of By-law 1-88 to facilitate the March 20, 2000, Draft Approved Plan of Subdivision 19T-99V05. The exceptions proposed are as follows:

- a reduction of parking spaces/unit from 3 to 2 spaces/unit; and,
- a reduction of the garage setback requirements of 6 m and 7.25 m to 5.8 m where a garage faces the lot line and 5m where the driveway does not cross a sidewalk; site-specific By-law 409-2001 previously increased the standards from comprehensive By-law 1-88 to address insufficient driveway lengths on lots having certain lot and street angle-bend configurations.

Background - Analysis and Options

The subject proposal is located on 36.784 ha at the southeast corner of Keele Street and Kirby Road, in Lot 30, Concession 3, City of Vaughan. The lands are designated "Special Residential" by OPA #332, as amended by OPA #535. Part of the subject lands are subject to the "Settlement Area" and "National Core Area" designation of Bill 122, "An Act to Conserve the Oak Ridges Moraine" and the Oak Ridges Moraine Conservation Plan. The lands are zoned RV2, RV3, RV4, RV4(WS), RVM1(A), RVM1(B) and RVM1(WS-B) Residential Zones and OS1 Open Space Conservation Zone by By-law 1-88, as amended by By-laws 336-2000, 342-2001 and 409-2001. The surrounding land uses are:

North - unopened road allowance for Kirby Road, vacant (A Agricultural Zone)
South - vacant (RM2-H Multiple Residential Zone)
East - estate residential (R1 Residential Zone)
West - vacant (A Agricultural Zone)

On December 14, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

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

- on November 26, 2001, Council adopted the report for the City of Vaughan Design Standards Review, which recommends general modifications to the zoning standards for

new and infill residential development. In particular, the parking space requirement for detached units is to be reduced from 3 to 2 spaces, and the garage setback requirement is to be increased from 5.8m where a garage faces the lot line and 5m where the driveway does not cross a sidewalk, to 6m from the lot line;

- the exception to the number of parking spaces requirement would affect 124 detached lots in the subdivision, and the exception to the garage setback requirement would affect 338 detached lots;
- the exceptions will be reviewed in the context of the Design Standards Review; in particular, the appropriateness of providing the parking exception to all lots within the plan will be reviewed; and,
- Bill 122, "An Act to Conserve the Oak Ridges Moraine", which received Royal Assent in the Provincial Legislature on December 14, 2001, and the Oak Ridges Moraine Conservation Plan, designate the subject lands "Settlement Area" and "Natural Core Area"; the effect of the Bill and the Plan on the proposal will be reviewed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting.

Staff will review the proposed zoning in accordance with the policies of the Official Plan and Zoning By-law, the Design Standards Review and the Oak Ridges Moraine Conservation Plan.

Attachments

1. Location Map
2. Draft Plan

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



DATE: 11/23/2001
 SCALE: NOT TO SCALE

APPLICANT:
 MAPLEWOOD VILLAGES LIMITED

SUBJECT LANDS
 CITY OF VAUGHAN
 PLANNING DEPARTMENT

FILE #	REPORT #
Z.01.075	LOCATION: PART LOT 30, CON. 3

ATTACHMENT '1'
 LOCATION MAP



DATE: 11/23/2001
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APPLICANT:
 MAPLEWOOD VILLAGES LIMITED

CITY OF VAUGHAN
 PLANNING DEPARTMENT

FILE #:
 Z.01.075

REPORT #:
 LOCATION:
 PART LOT 30, CON. 3

ATTACHMENT '2'
 DRAFT PLAN



KIRBY ROAD

KEELE STREET

161-696-T-161