

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 21, 2002

**2. OFFICIAL PLAN AMENDMENT FILE OP.01.016
ZONING BY-LAW AMENDMENT FILE Z.01.078
1346909 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2002.8

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.01.016 and Z.01.078 (1346909 Ontario Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner is applying to amend the Official Plan and Zoning By-law to permit a lot that is less than .3 ha in size abutting the National Estates Golf Course subdivision. The proposed lot would have a lot size of .15 ha with a 30m frontage onto Valdorr Avenue.

Background - Analysis and Options

The subject site is a remnant parcel from Draft Plan of Subdivision 19T-99V04 (OPA #532) to the east, which was to be developed in conjunction with the adjacent block to the immediate west (Block 41, Plan 65M-3310) to create a .30 ha lot. However, Block 41 is currently subject to a development application to permit lots less than .3 ha adjacent to the National Estates Golf Course subdivision (Attachment #3, Files OP.01.012 and Z.01.060).

The subject lands are located southwest of Rutherford Road and Weston Road, on the south side of Valdorr Avenue, being Block 76 and Part of Lot 75 on Plan 65M-3432, and Part 6 on Plan 65R-23624 (Part of Draft Plan 19T-99V04), in Lot 15, Concession 6, City of Vaughan.

The site is .15 ha with 30m frontage onto Valdorr Avenue. The site is designated "Low Density Residential" by OPA #240, subject to the policies OPA #532, and zoned RR Rural Residential by By-law 1-88, subject to Exception 9(1084). The surrounding land uses are as follows:

- North - Valdorr Avenue (formerly Orr Avenue); detached residential (R1 Residential Zone)
- South - estate residential (RR Rural Residential Zone)
- East - residential (R1 Residential Zone)
- West - residential (RR Rural Residential Zone)

On December 21, 2001, a notice of public hearing was mailed to all property owners within an extended polling area, the Weston Downs Ratepayers Association, Pinewood Ratepayers Association, and other individuals requesting notification. To date, there have been no responses. Any responses will be addressed in the technical review and included in the detailed staff report to 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 lands are subject to OPA #532, which identifies the subject lands as a block with a minimum lot frontage to be implemented by the site specific by-law;

- the lands are zoned RR Rural Residential Zone, subject to Exception 9(1084), which requires the subject lands to be combined with the adjacent parcel to create a lot that is .3 ha in size;
- the proposed development would require an amendment to the approved subdivision agreement and is dependent on the approval of the application to the immediate west (Block 41);
- the proposed lotting pattern will be reviewed to ensure consistency and conformity with the Official Plan; and,
- compatibility with lots both to the south and north, as a transition lot, will be reviewed.

Conclusion

The above issues, but not limited to, shall be considered in the technical review of the application, and be addressed in a comprehensive report to a future Committee of the Whole meeting. The proposed development will be reviewed with respect to compatibility with adjacent development and in accordance with a similar application previously approved by Council.

Attachments

1. Location Map
2. Site Plan
3. Proposed New Lotting

Report prepared by:

Eugene Fera, Planner, ext.8064
Art Tikiryán, Senior Planner, ext. 8212
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

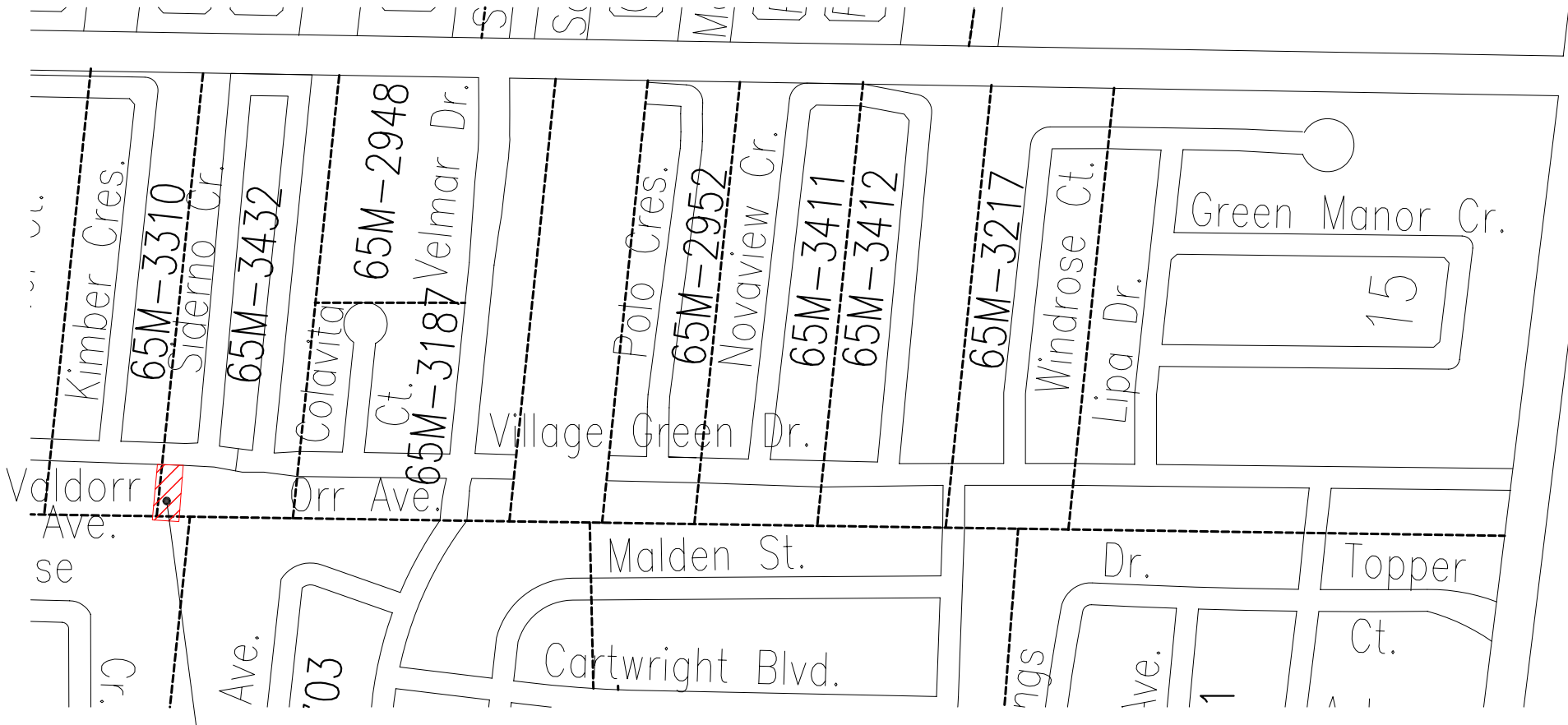
Respectfully submitted,

JOANNE R. ARBOUR
Director of Community Planning

/CM

RUTHERFORD ROAD

WESTON ROAD




BLOCK 76
65M-3432
PART 6
65M- ----



ATTACHMENT '1' LOCATION MAP

FILE #:	REPORT #:
Z.01.078 OP.01.016	LOCATION: Part Lot 15, CON. 6

 SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
1346909 ONTARIO LIMITED

DATE:	11/26/2001
SCALE:	NOT TO SCALE

EXISTING SINGLE FAMILY RESIDENTIAL

EXISTING SINGLE FAMILY RESIDENTIAL

EXISTING SINGLE FAMILY RESIDENTIAL

EXISTING SINGLE FAMILY RESIDENTIAL

BABICK ROAD

KIMBER CRESCENT

COLUCCI DRIVE

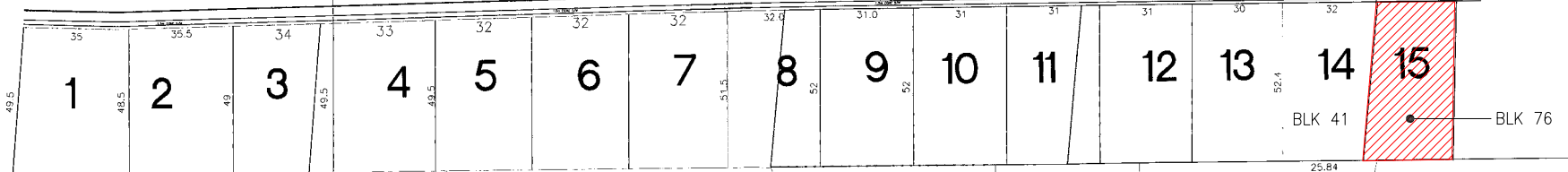
KIMBER CRESCENT

MUZICH PLACE

VALDORR AVENUE

VALDORR AVENUE

ORR AVENUE



BLK 41

BLK 76

EXISTING ESTATE SINGLE FAMILY RESIDENTIAL

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

REGISTERED

PLAN

65M - 2252

PART 2, PLAN 65R-7354

PART 3, PLAN 65R-7354

PART 1, PLAN 65R-9747

PROPOSAL TO THE WEST
SEE
OP.01.012
Z.01.060



SUBJECT LANDS



ATTACHMENT '3'
PROPOSED NEW LOTTING

FILE #:

REPORT #:

Z.01.016
OP.01.078

LOCATION:
PART LOT 15 CONC 6.

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

1346909 ONTARIO LIMITED

DATE: 01/09/2002

SCALE: NOT TO SCALE