

COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 17, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.02.063
DRAFT PLAN OF SUBDIVISION FILE 19T- 02V05
FAIRBROOK DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2002.59

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.02.063 and 19T- 02V05 (Fairbrook Developments Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 19, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to the appropriate residential zone category to permit a proposed draft plan of subdivision on a 7.47 ha parcel. The plan contains 41 residential lots and a 3.815 ha open space block.

Background - Analysis and Options

The 7.47 ha site is located northwest of Keele Street and Rutherford Road (2440 and 2448 Rutherford Road), in Lots 16 and 17, Concession 4, City of Vaughan. The developable portion of the site is relatively flat with a gradual southeasterly slope towards the Don River Valley and Rutherford Road. Significant changes in the grade elevations occur closer to valley. There are many mature trees on the property.

The subject lands are designated "Low Density Residential" and "Open Space" by OPA No. 350 (Maple Community Plan) and zoned RR Rural Residential, A Agricultural and OS1 Open Space Conservation Zones by By-law 1-88. The surrounding land uses are:

- North - residential (R2 Residential Zone) and valley lands (OS1 Open Space Conservation Zone)
- South - Rutherford Road; valley lands (OS1 Open Space Conservation Zone)
- West - Don River (OS1 Open Space Conservation Zone) and three seniors' residential condominiums (RA3 Residential Apartment Zone)
- East - Greenock Drive; residential (R2 and R3 Residential Zones)

The northerly portion of the lands is subject to previously approved zoning application Z.97.91 and draft approved plan of subdivision 19T-86092(R) for 16 residential lots.

On August 23, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. A notice was also sent to the Maple Landing Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to the Committee of the Whole meeting.

Preliminary Review

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

- the tableland portion of subject lands is designated “Low Density Residential” by OPA #350, which permits detached residential lots; the policies of the Official Plan require the provision large lots with substantial lot depths adjacent to the valley lands;
- any exceptions to the proposed R2 and R3 Residential Zone standards required to implement the draft plan of subdivision, will be identified through the technical review of the applications;
- the Toronto Region Conservation Authority (TRCA) must identify the top-of-bank and the proposed 7.5m setback to the valley for Lots 27 and 28; lands below the top-of-bank (Block 43) comprise 3.815 ha and would be dedicated to either the City or the TRCA;
- the proposed design of the Waterside Crescent cul-de-sac must be reviewed by the Engineering Department and may result in changes to the layout and number of lots;
- servicing capacity must be identified for the proposed development;
- the proposal includes Block 42 as a remnant parcel; development options for this Block should be reviewed and final disposition identified; and
- a tree assessment and preservation study should be prepared to review the possibility of retaining trees along the rear of the lots abutting the valley lands;

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments expressed by the Public and Council at the public hearing or in writing, and assessed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of compatibility of the proposed subdivision with the existing residential neighbourhood, conformity with the Official Plan, and the environmental considerations due to the proximity of the subject lands to the Don River valley system. Once the subdivision designed has been finalized, the appropriate zoning standards to implement the plan will be determined.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

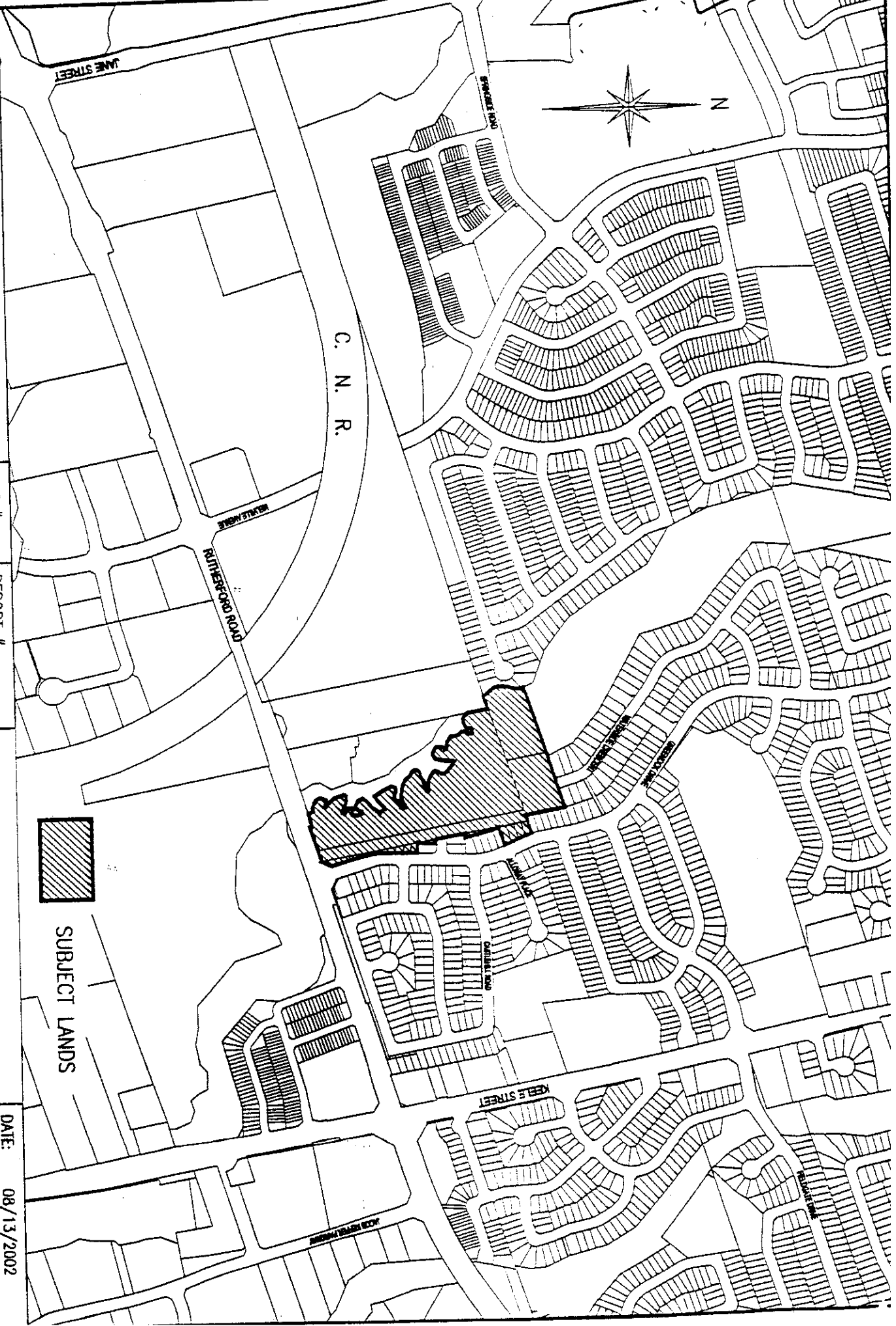
Mauro Peverini, Planner, ext. 8407
Art Tikiryán, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



ATTACHMENT '1'
LOCATION MAP

FILE #:	19T-02V05 Z.02.063	REPORT #:	PART OF LOTS 16 & 17, CON. 4	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	FAIRBROOK DEVELOPMENTS INC.
DATE:	08/13/2002	SCALE:	NOT TO SCALE			



SUBJECT LANDS

ATTACHMENT '2' SITE PLAN

FAIRBROOK DEVELOPMENTS INC.

CITY OF VAUGHAN
PLANNING DEPARTMENT

LOCATION:
PART OF LOTS 16
& 17, CON. 4

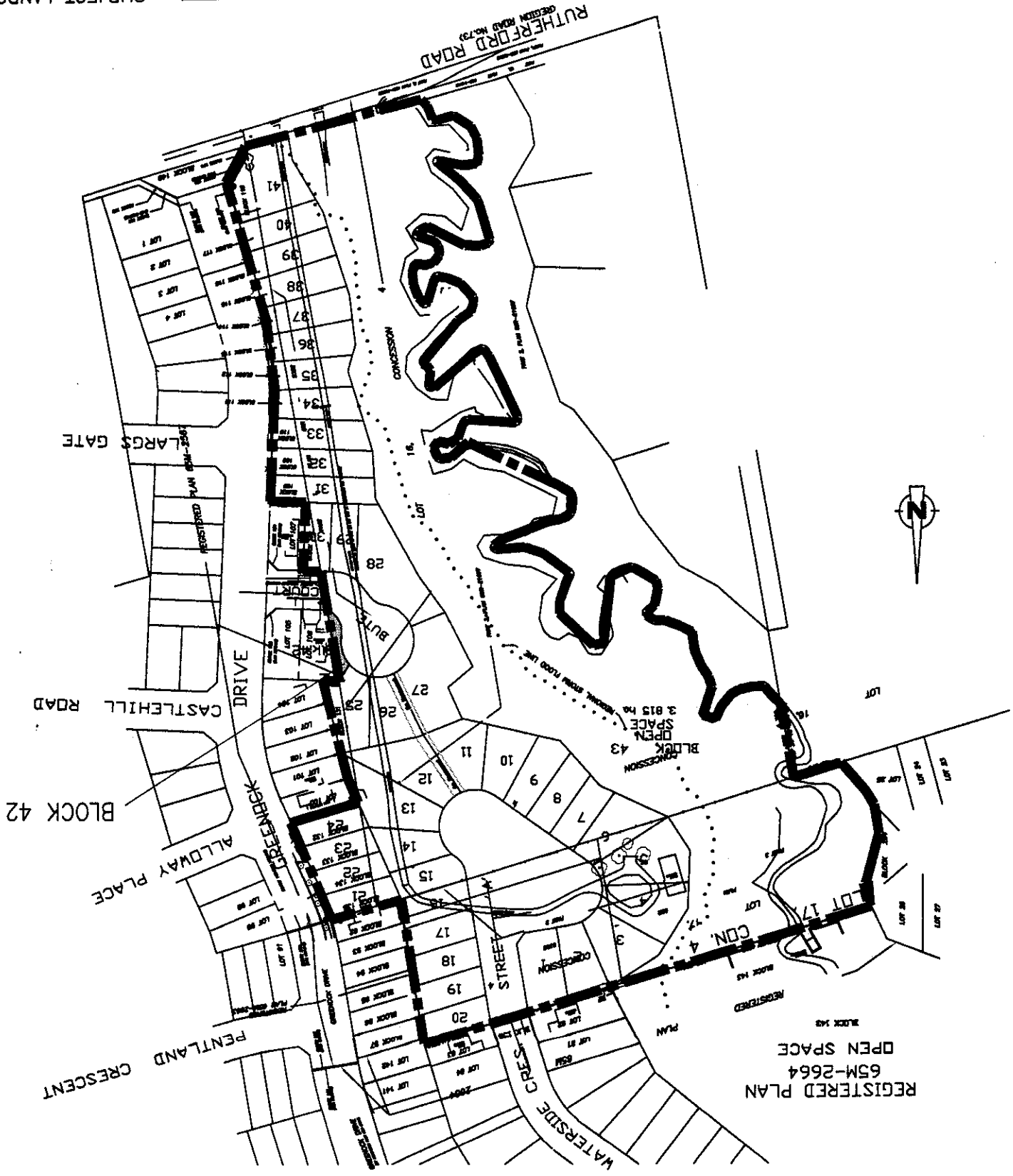
FILE #:
19T-02V05
Z.02.063

APPLICANT:
SCALE: NOT TO SCALE

REPORT #:

DATE: 08/14/2002

SUBJECT LANDS



REGISTERED PLAN
65M-2664
OPEN SPACE