COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 9, 2002

1. ZONING BY-LAW AMENDMENT FILE Z.02.052 DRAFT PLAN OF SUBDIVISION FILE 19T-02V02 NORTHDALE RIDGE DEVELOPMENTS LIMITED PRELIMINARY REPORT 2002.75

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.02.052 and 19T-02V02 (Northdale Ridge Developments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 19, 2002, the Owner submitted an application to amend the Zoning By-law and for Draft Plan of Subdivision approval to facilitate the development of the subject lands for a residential subdivision containing 31 lots, with frontages of 23m and areas of 1000m².

Background - Analysis and Options

The 4.8 hectare site is located on the west side of Dufferin Street, between Kirby Road and Teston Road, in Lot 27, Concession 3, City of Vaughan.

The lands are designated "Executive Residential" by OPA 332, as amended by OPA 535. The lands are also designated "Settlement Area" by the Oak Ridges Moraine Conservation Plan. The lands are zoned OS1 Open Space Conservation Zone, and R1-H Residential Zone with the (H) Holding Symbol, by By-law 1-88, as amended by Exception 9(948). The surrounding land uses are:

North - residential (R1 Residential Zone)

South - agricultural (A Agricultural Zone)

West - valley land (OS1 Open Space Conservation Zone)

East - Dufferin Street, Golf Course (OS2 - Open Space Park Zone)

On November 15, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff report to a future 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 lands are designated "Executive Residential" by OPA 332, which permits detached residential lots; the policies of the Official Plan require the provision of large lots to maintain the land form of the area;
- the proposed development is subject to the Oak Ridges Moraine Conservation Plan (ORMCP); submission of the appropriate documents to demonstrate how the proposal conforms to the ORMCP is required to enable review of the applications;

- the Official Plan permits a density of 5 uph, plus up to 0.5 uph of bonusing, subject to specific criteria; the proposed density will be reviewed to ensure conformity with the density provisions;
- the termination of Street "A" and Hunterwood Chase must meet City Engineering design standards; appropriate turning circles or other road configuration may be required;
- the proposed zoning would be R1 Residential Zone, which requires lots having a minimum 23m frontage and 1000m² area;
- the configuration of the lotting will be reviewed, particularly Lots 14 and 25; and
- servicing capacity for the subject lands must be identified.

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. In particular, the proposal will be reviewed once documents have been submitted establishing conformity with the Oak Ridges Moraine Conservation Plan. The proposal will be reviewed in context of the requirements of the Official Plan and the R1 Zone.

Attachments

- 1. Location Map
- 2. Proposed Draft Plan of Subdivision

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Respectfully submitted,

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