

**3. ZONING BY-LAW AMENDMENT FILE Z.95.032
DRAFT PLAN OF SUBDIVISION 19T-95098(R)
2002537 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2003.67

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.95.032 and 19T-95098(R) (2002537 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 15, 2003, the applicant submitted revised applications for a Zoning By-law Amendment and Draft Plan of Subdivision to permit a 10-lot estate residential subdivision. The lots range in sizes from 4075.90m² to 4896.78m², with a minimum frontage of 37.8m on the extension of Richard Lovat Court.

Background - Analysis and Options

The lands are located northeast of Nashville Road and Huntington Road, in Lots 26 and 27, Concession 9, City of Vaughan. The lands are currently farmland and valleyland. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - detached residential (RR Rural Residential Zone)
- East - valleyland (OS1 Open Space Conservation Zone)
- West - C.P. railway (M3 Transportation Industrial Zone)

The lands are designated "Suburban Residential" with a "Neighbourhood Park" by OPA #601 (Kleinburg-Nashville Community Plan). The zoning is A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

On March 27, 1995, the applicant submitted a Draft Plan of Subdivision to the Region of York for 10 estate residential lots, ranging in size from 0.4ha to 0.98ha. The applicant also submitted a corresponding Zoning Amendment application to the City of Vaughan to rezone the lands from A Agricultural Zone to RR Rural Residential Zone.

On August 22, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the lands are designated "Suburban Residential", which permits detached residential development;

- the maximum density in the “Suburban Residential” designation is 2 units per hectare, with a minimum lot size of 0.4 ha. The proposed density is approximately 2.02 units per hectare, which slightly exceeds the permitted density;
- the Official Plan identifies a park in the area; this plan does not include a park; the location and size of the park needs to be determined;
- a Phase 1 Environmental Site Assessment is required and must be peer reviewed;
- the boundary (top-of-bank) of the valleylands must be confirmed by the Toronto and Region Conservation Authority;
- a detailed engineering and servicing report is required to demonstrate that the proposed lots can be serviced by individual sewage systems; and
- an environmental study prepared in accordance with the environmental policies in the Official Plan is required.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the design of the proposed subdivision will be reviewed, and a park location for this area will be determined. The results of the Phase 1 Environmental Site Assessment peer review will be required prior to preparation of a technical report.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

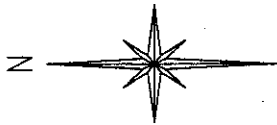
Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

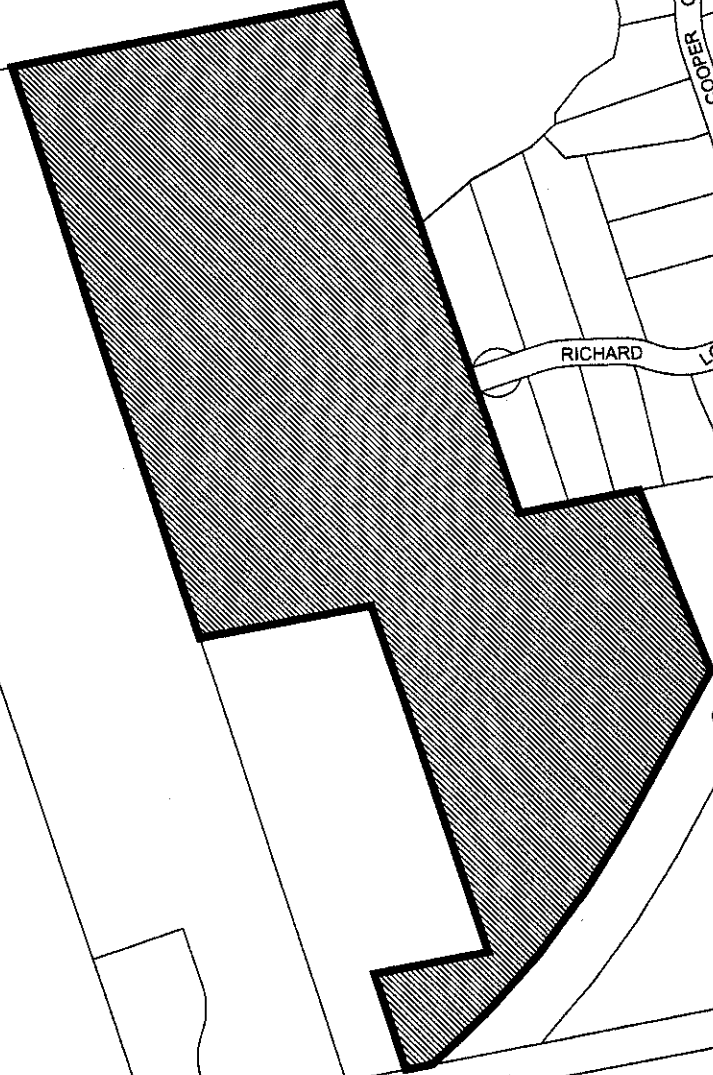
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Not to Scale



SUBJECT LANDS



Location Map

Part Lots 26 & 27,
Concession 9

APPLICANT:
2002537 ONTARIO LTD.

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City of Vaughan

Community Planning Department

Attachment

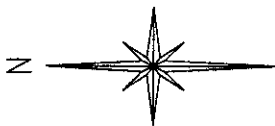
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19T-95098(R).
Z.95.032

August 20, 2003

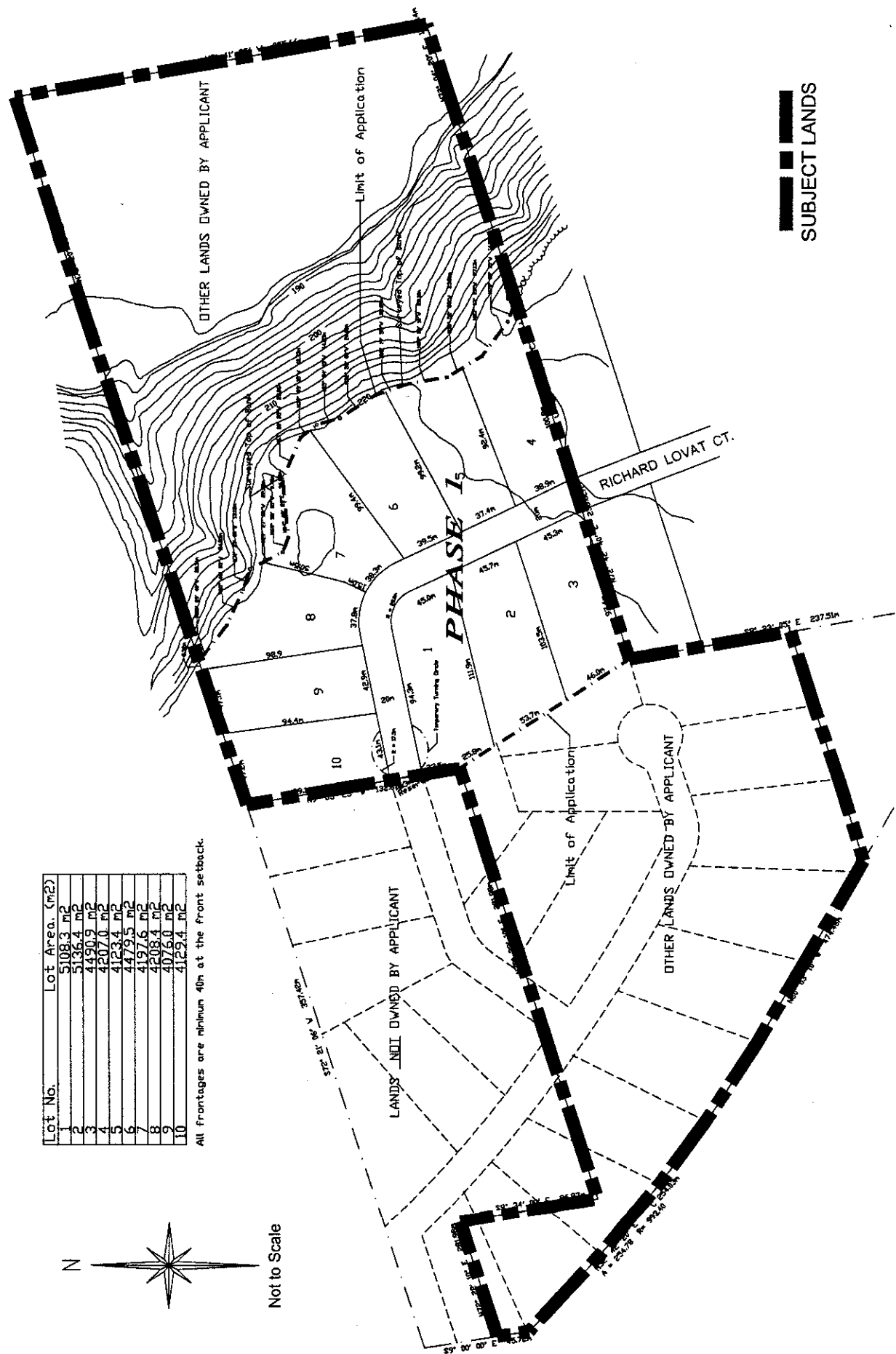


Lot No.	Lot Area. (m ²)
1	5108.3 m ²
2	5124.4 m ²
3	4136.4 m ²
4	4450.9 m ²
5	4207.0 m ²
6	4123.4 m ²
7	4479.5 m ²
8	4197.6 m ²
9	4208.4 m ²
10	4075.0 m ²
11	4129.4 m ²

All frontages are minimum 40m at the front setback.



Not to Scale



SUBJECT LANDS

Attachment 2
 FILE No.: 19T-95098(R), Z.95.032
 August 29, 2003

CITY OF Vaughan
 Community Planning Department

Draft Plan of Subdivision

APPLICANT: Part Lots 26 & 27, Concession 9
 2002537 ONTARIO LTD.

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