

COMMITTEE OF THE WHOLE (PUBLIC HEARING) JANUARY 20, 2003

**1. DRAFT PLAN OF SUBDIVISION 19T-02V09
LANGSTAFF CONTWO INVESTMENTS LIMITED
PRELIMINARY REPORT**

P.2003.4

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-02V09 (Langstaff Contwo Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 2, 2002, the Owner submitted a Draft Plan of Subdivision application to permit residential development on a 0.567 ha site. The plan consists of three on-street townhouse blocks and a road allowance block to complete Daniel Reaman Crescent, which will not connect to Regional Road #7. The proposal is for 7 units in each of Blocks 1 and 2, and 6 units in Block 3, for total of 20 units.

Background - Analysis and Options

The subject lands are located on the south side of Maple Sugar Lane, east of Dufferin Street (Planning Block 10), in Part of Lot 10, Concession 2, City of Vaughan. The surrounding land uses are:

- North - Maple Sugar Lane; residential (RVM1(A) Zone)
- South - Regional Road #7
- East - future Daniel Reaman Crescent; residential (RVM1(A) Zone)
- West - residential (RVM1(B), RV4(WS), RVM1(WS-A) Zones); open space (OS2 Zone)

The subject lands are designated "*Medium Density Residential/Commercial*" by OPA #600, and zoned RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063).

On December 20, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments 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 has identified the following matters to be reviewed in greater detail:

- the "*Medium Density Residential/Commercial*" designation permits residential development having a mix of lot sizes and building types, including on-street townhouses at a density between 17 and 40 units/ha; in Block 10, the average density across all "*Medium Density Residential/Commercial*" designations must be between 25 and 35 units/ha; the density in the draft plan of subdivision is 35.3 units/ha (20 units/0.567ha); the proposal conforms to the Official Plan;

- the lands are zoned RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063), which permits street townhouse dwellings with minimum 6m frontages; the individual lots within the 3 blocks are to be created through the part lot control process and must comply to the applicable RVM1(A) Zone standards;
- the proposal contemplates townhouse groupings of 6 and 7 units, whereas the City's recently-approved design guidelines provide for groupings of a maximum of 6 units; consideration will be given to reorganizing the units into smaller groupings;
- a noise report, Phase 1 Environmental Site Assessment (ESA), soils study, and archaeological assessment report are required to assess the proposed development;
- the proposal will be reviewed to ensure that the new development will be appropriately integrated into the community;
- the road allowance block is to be dedicated to the City to complete Daniel Reaman Crescent, with access from Maple Sugar Lane only;
- parkland dedication and/or cash-in-lieu contribution will be reviewed in light of the parkland dedication requirements for the Block 10 Plan; and,
- as an infill development in the Thornhill Woods community, servicing capacity is available for the proposed units.

Conclusion

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

In particular, the various studies (noise, environmental, soil, and archaeological) will be reviewed to ensure technical standards are met. Also, the proposed subdivision development must be appropriately integrated into the community, and consideration will be given to reorganizing the units into smaller groupings.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

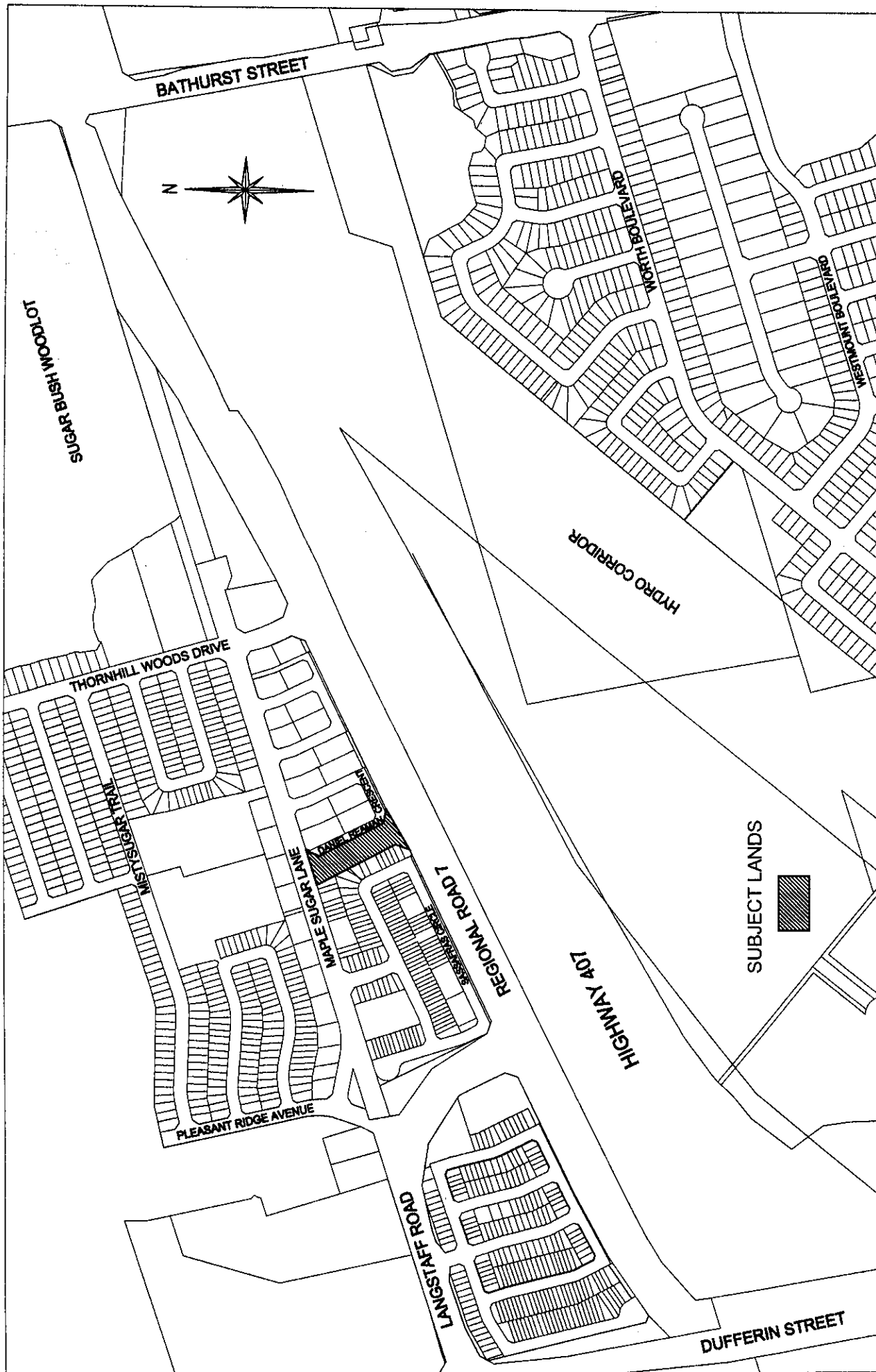
Jason Sheldon, Planner, ext. 8320
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/LG



Location Map

Part of Lot 10,
Concession 2

APPLICANT:
LANGSTAFF CONTWO
INVESTMENTS LIMITED

City of
Vaughan

Community Planning Department

Attachment

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FILE No.:
19T - 02V09
December 9, 2002
Not to Scale

December 9, 2002
Not to Scale

Community Planning Department

**Part of Lot 10,
Concession 2**

**APPLICANT:
LANGSTAFF CONTWO
INVESTMENTS LIMITED**

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