

**1. ZONING BY-LAW AMENDMENT FILE Z.02.088
 HELGA GRAFF
 PRELIMINARY REPORT**

P.2003.6

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.088 (Helga Graff) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 17, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands to facilitate the severance of one residential lot from the subject property. The resulting two lots would have areas of 8506.9m² and 8854.11m².

Background - Analysis and Options

The site is located south of Nashville Road on the west side of Regional Road 27, being Lot 6 on Registered Plan M-1581 (90 Valleyview Court), in Part of Lot 23, Concession 8, City of Vaughan.

The site is designated "Suburban Residential" by OPA 601 (Kleinburg/Nashville Community Plan) and zoned RR Rural Residential by By-law 1-88, subject to Exception 9(117). The surrounding land uses are:

- North - residential (RR Rural Residential Zone)
- South - residential (RR Rural Residential Zone)
- West - residential (RR Residential Zone)
- East - Regional Road 27; agricultural (A Agricultural Zone)

On January 13, 2003 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg & Area Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future 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 "Suburban Residential" designation permits detached units, with a maximum residential density of 2 units per hectare and a minimum lot size of 0.4 hectares (4000m²); the proposed severance conforms to the density provisions of the Official Plan;
- the Official Plan sets out a number of design criterion for lands designated to "Suburban Residential", including recognition of topographic and environmental characteristics, dedication of valleylands, vegetative buffers from watercourses and woodlots, etc.; this application will be reviewed for conformity with these policies;
- the proposed lot consists of primarily valley wall and valley floor, and is partially covered with an identified high-function woodlot; it is questionable if a building envelope could be achieved outside of the woodlot, and hazard areas and their associated buffer areas;

- the Official Plan provides that all suburban residential lots shall be accessed by internal roads, and not by existing regional or provincial roads, whereas the severed lot is proposed to gain access from Regional Road 27; and
- the site-specific zoning recognizes the specific number of lots in the subdivision plan; a by-law amendment is required to permit an additional residential lot.

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, review will be given to conformity with the Official Plan policies for “Suburban Residential” development, including environmental and access issues, and the appropriateness of permitting an additional lot in this valleyland location.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

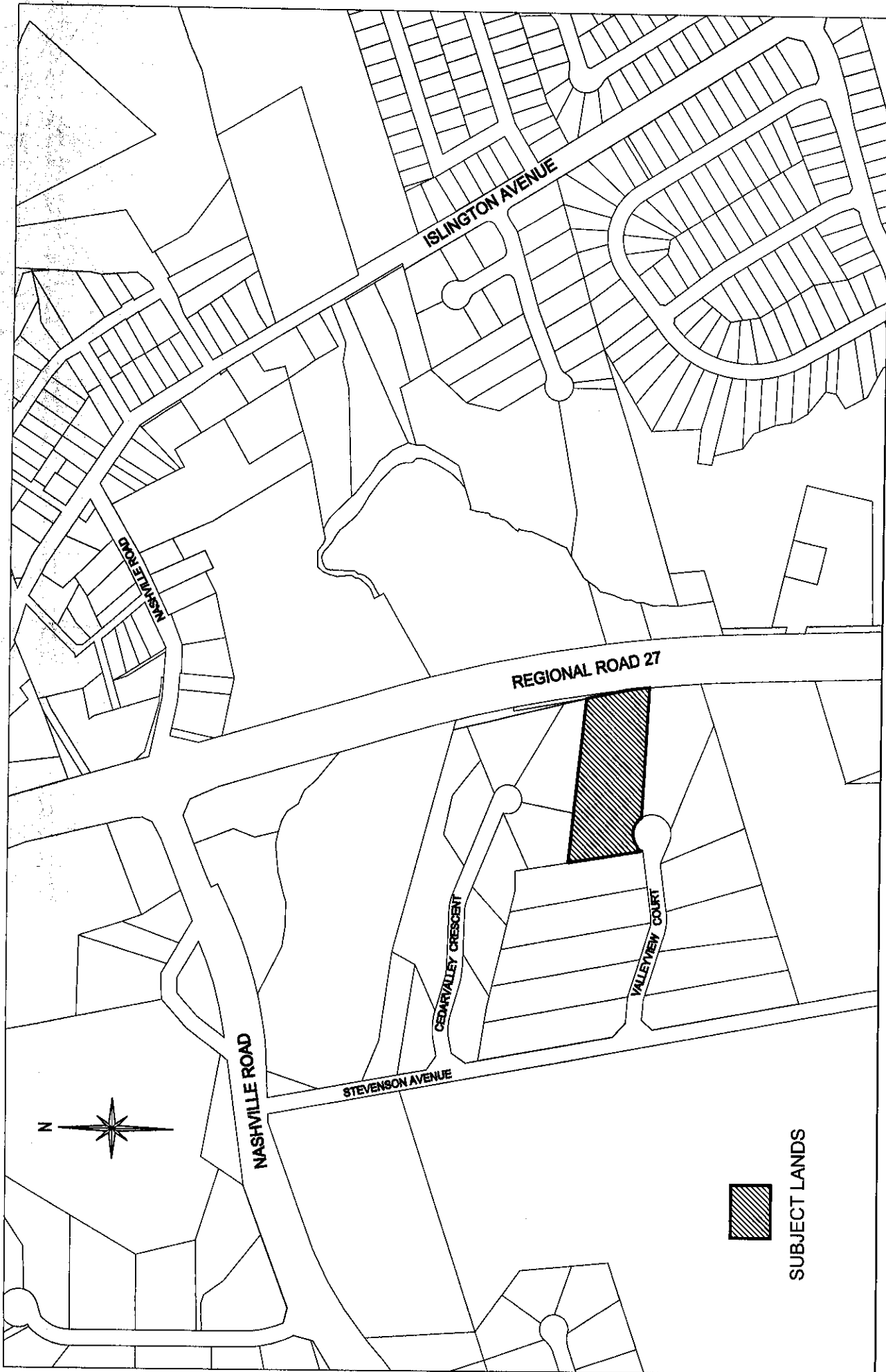
Margaret Sitarz, Planner 1, ext. 8216
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Part of Lot 23,
Concession 8
APPLICANT:
HELGA GRAAF



Community Planning Department

Attachment 1
FILE No.:
Z.02.088
Not to Scale
January 9, 2003

Site Plan

Part of Lot 23,
Concession 8
APPLICANT:
HELGA GRAAF

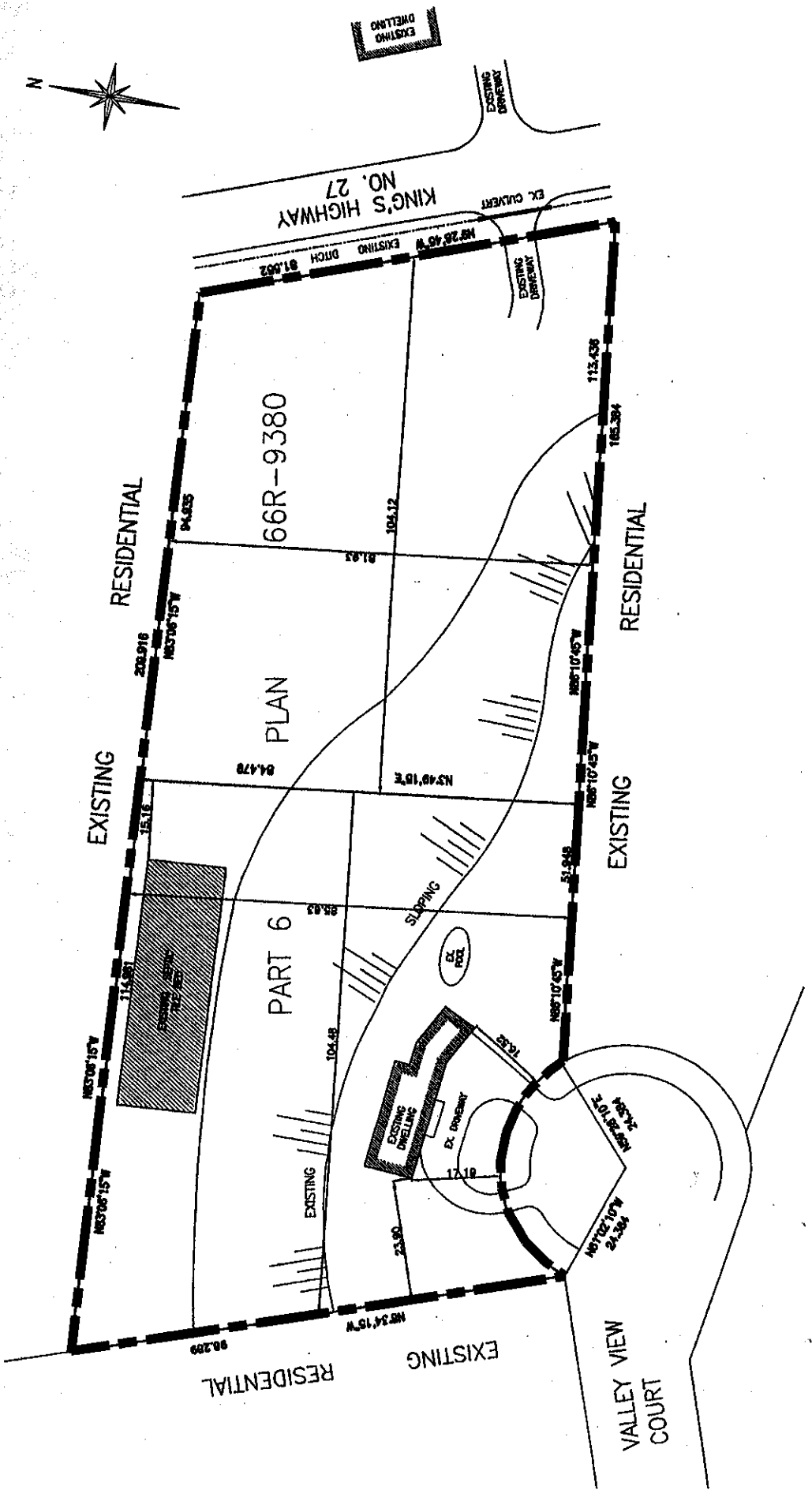
City of Vaughan


Community Planning Department

Attachment 2

FILE No.:
Z.02.088

Not to Scale
January 9, 2003



 LAND TO BE SEVERED
AREA= 8506.90 SQM.
(2.102 ACRES)

 LAND TO BE RETAINED
AREA= 8854.11 SQM.
(2.188 ACRES)

 SUBJECT LANDS