

**4. OFFICIAL PLAN AMENDMENT FILE OP.03.007
ZONING BY-LAW AMENDMENT FILE Z.03.008
DRAFT PLAN OF SUBDIVISION 19T-03V02
ARGOT DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2003.24

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.007, Z.03.008, and 19T-03V02 (Argot 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 January 30, 2003, the Owner submitted applications to amend the Official Plan and Zoning By-law, along with a Draft Plan of Subdivision to permit a residential development. The subdivision consists of 53 lots with minimum 18m frontages, a future development block, and park and open space blocks, on the 40.52 ha site.

Background - Analysis and Options

The lands are located on the west side of Highway #27, south of Kirby Road (11220 Highway #27), in Lot 29, Concession 9, City of Vaughan. The lands are developed with a residential dwelling and barns. The surrounding land uses are:

- North - farmland, non-farm residential (A Agricultural Zone, OS1 Open Space Zone)
- South- residential, valley land (RR Rural Residential Zone, OS1 Open Space Conservation Zone, OS3 Open Space Commercial Zone)
- East - Highway #27; golf course (OS2 Open Space Park Zone)
- West - farmland (A Agricultural Zone)

The lands are designated "Future Residential" and "Valley Area" by OPA #601 (Kleinburg/Nashville Community Plan), and zoned A Agricultural Zone, Open Space Conservation Zone, and OS3 Open Space Commercial Zone by By-law 1-88.

On February 28, 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 and Hedgerow Estates Homeowners 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 subject lands are designated "Future Residential" and "Valley Area" by OPA #601; an Official Plan Amendment is required to redesignate the lands to a residential designation to permit the proposed development;

- on lands designated for residential use, the Official Plan permits a density of 5.0 to 7.5 units per hectare; the proposed development has a density of approximately 7.8 units per hectare;
- the Official Plan requires that prior to proceeding with an official plan amendment to permit development in this neighbourhood, a number of criteria must be addressed, including:
 - i) a review assessing the extent of growth in previous phases
 - ii) completion of the Kleinburg-Nashville Servicing Strategy
 - iii) identification of the preferred sanitary and water servicing option
 - iv) development of a comprehensive plan for the Humber North Neighbourhood Extension

At this time, the above matters have not been addressed.

- the subject lands must be developed on the basis of municipal water and sanitary sewers, once the Kleinburg-Nashville Servicing Strategy is completed and capacity has been identified; and
- a Master Environmental and Servicing Plan must be submitted to address the geological and hydrogeological conditions, the habitat and terrestrial resources, the environmental opportunities and constraints to development of the lands, etc.

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. The technical review of the applications is premature given the above criteria set out in the Official Plan, which must be addressed prior to proceeding with an official plan amendment. Until the detailed analysis required to amend the Official Plan to redesignate the Humber North Neighbourhood for residential use is completed and approved by Council, the subject applications must be held in abeyance.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Proposed Lots

Report prepared by:

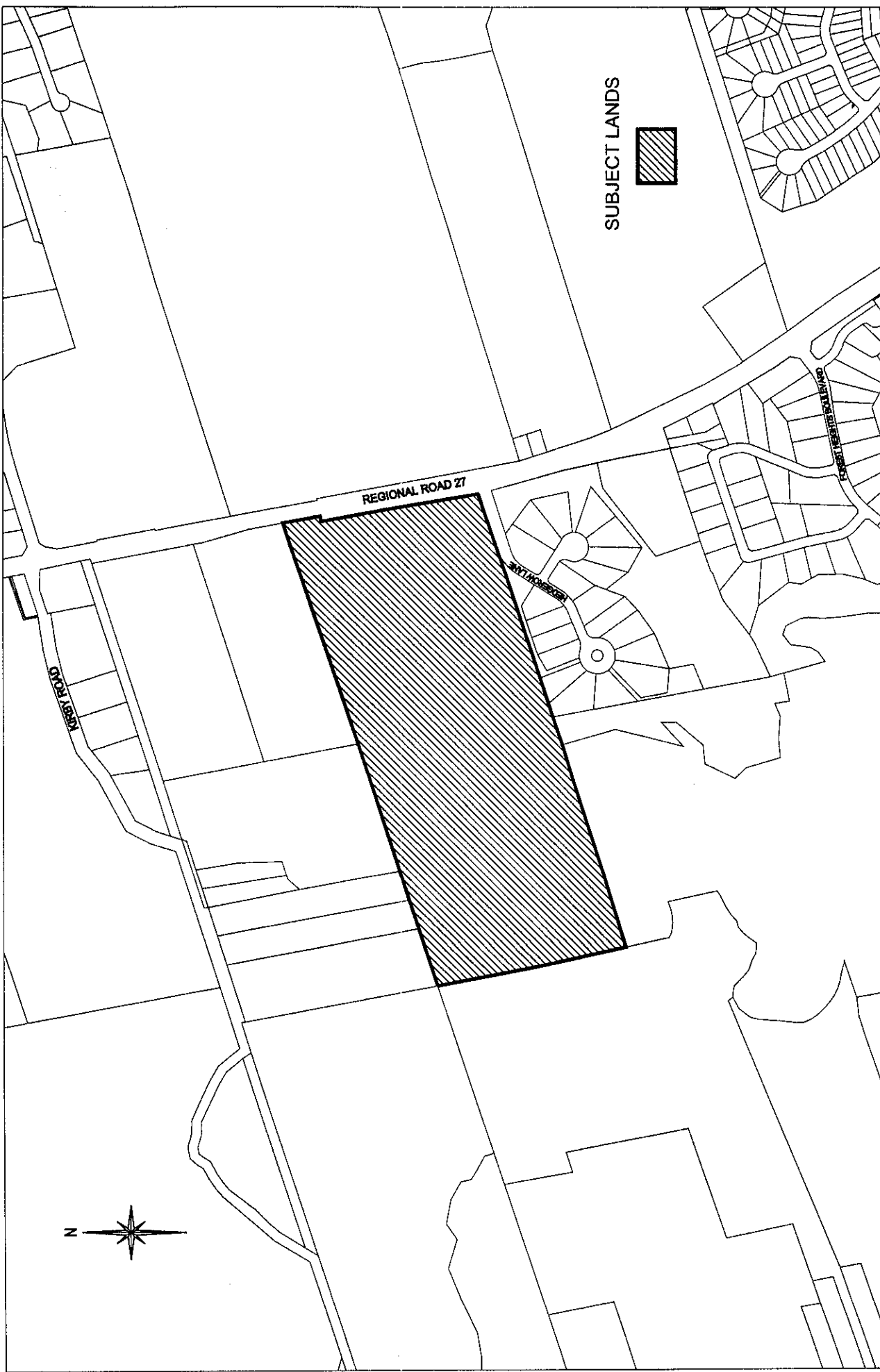
Todd Coles, Planner, ext. 8634
 Arto Tikiryan, Senior Planner, ext. 8212
 Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/CM



Location Map

Lot 29
 Concession 9
 APPLICANT:
 ARGOT DEVELOPMENTS INC.

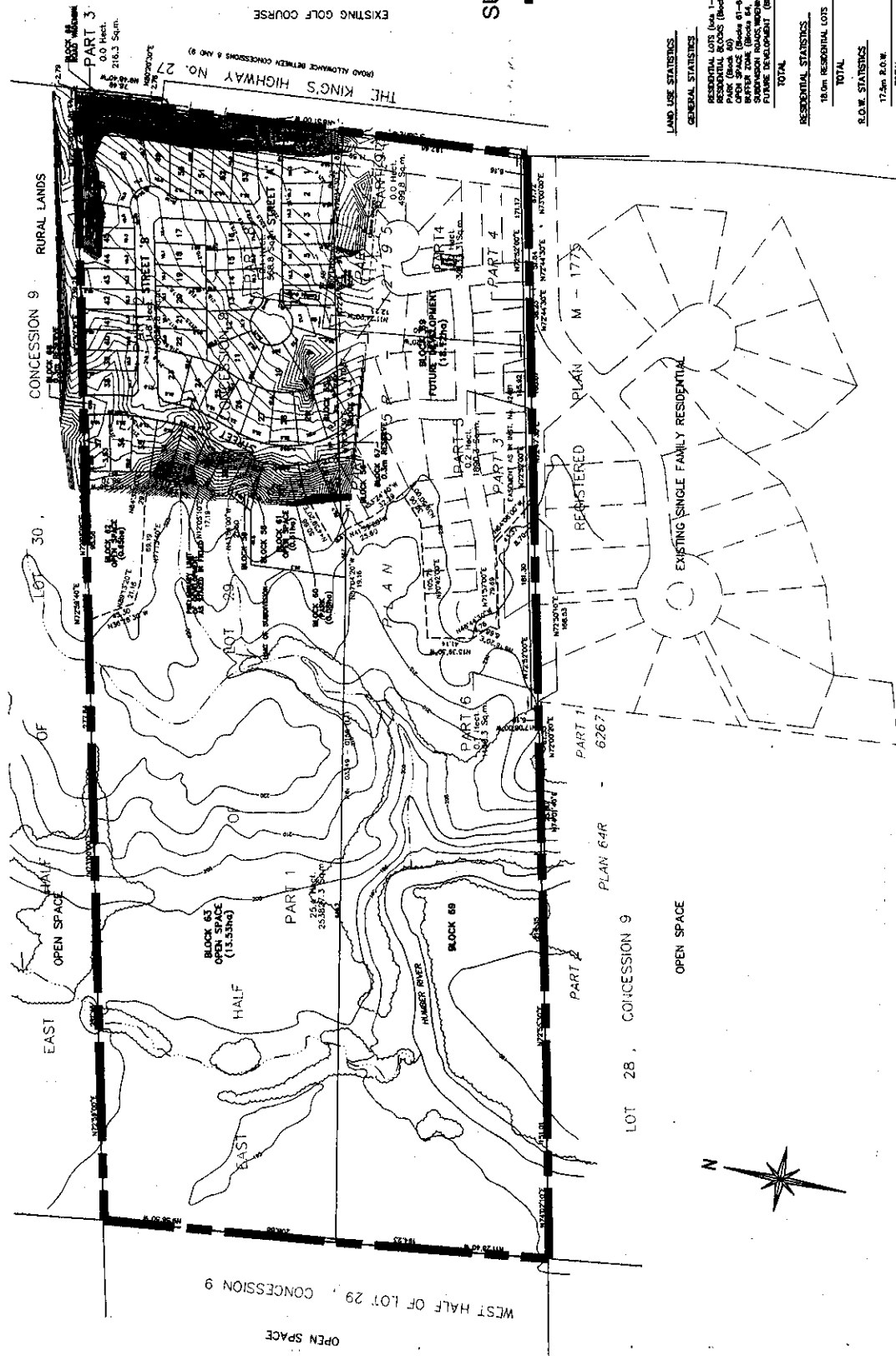


Community Planning Department

Attachment

1

FILE No.:
 19T-03V02, OP.03.007
 & Z.03.008
 January 29, 2003
 Not to scale



SUBJECT LANDS

LAND USE STATISTICS

AREA	UNITS
RESIDENTIAL LOTS (Lots 1-23)	53
RESIDENTIAL BLOCKS (Blocks 54-59)	53
OPEN SPACE (Blocks 61-63)	53
RAILWAY ZONE (Blocks 64, 65)	53
INDUSTRIAL ZONE (Blocks 66-68)	53
PLANNED DEVELOPMENT (Lots 19)	53
TOTAL	40.53 Ha.

RESIDENTIAL STATISTICS

UNITS	LINEAR METERS
18.0m RESIDENTIAL LOTS	53
TOTAL	53

R.O.W. STATISTICS

LINEAR METERS	
17.5m R.O.W.	715.3m
TOTAL	715.3m

Draft Plan of Subdivision

Lot 29,
Concession 9

APPLICANT:
ARGOT DEVELOPMENTS INC.



Community Planning Department

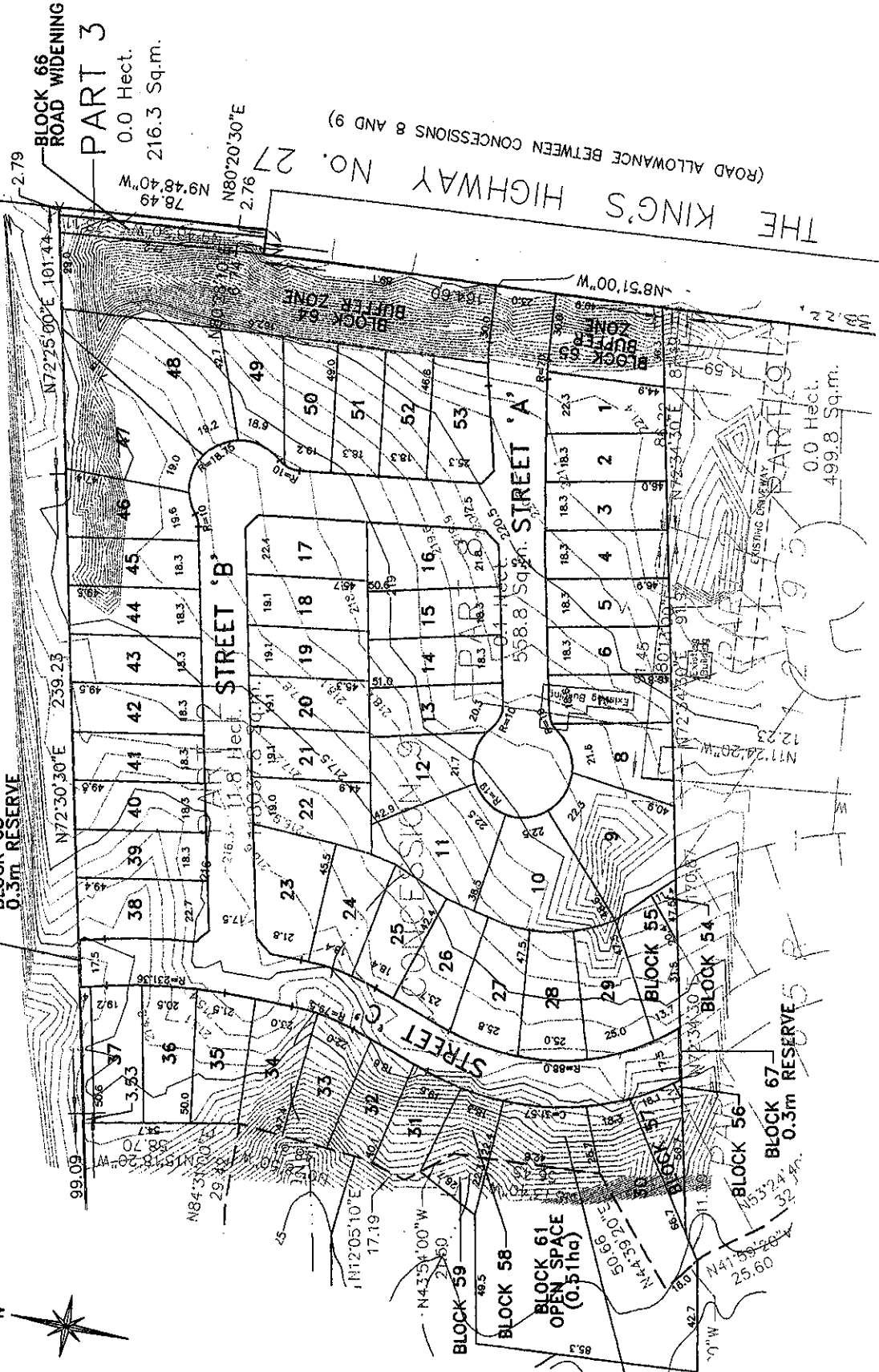
Attachment 2

FILE NO.:
19T-03V02, OP.03.007
& Z.03.008

January 29, 2003

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CONCESSION 9 RURAL LANDS



Proposed Lots

Lot 29,
Concession 9
APPLICANT:
ARGOT DEVELOPMENTS INC.



Community Planning Department

Attachment 3

FILE No.:
19T-03V02, OP.03.007
& Z.03.008
March 7, 2003
Not to scale