

**3. ZONING BY-LAW AMENDMENT FILE Z.03.102
DRAFT PLAN OF SUBDIVISION FILE 19T-03V24
EURO ESTATES INC.
PRELIMINARY REPORT**

P.2004.38

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-03V24 and Z.03.102 (Euro Estates Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 18, 2003, the owner submitted applications to amend the Zoning By-law to rezone the subject lands and for a Draft Plan of Subdivision consisting of 48 detached residential lots and a 0.69 ha commercial block.

Background - Analysis and Options

The 4.0838 ha property is located on the south side of Major Mackenzie Drive, between Pine Valley Drive and Weston Road (4123 Major Mackenzie Drive) in Lot 20, Concession 6, City of Vaughan. There is a dwelling and farm structures on the lands. The surrounding land uses are:

- North - Major Mackenzie Drive; farmland (A Agricultural/RR Rural Residential Zones)
- South - vacant stormwater management pond (A Agricultural, RV3 Residential Urban Village Zone Three, OS1 Open Space Conservation Zones)
- East - vacant (19T-03V03) (A Agricultural Zone)
- West - vacant (19T-97V23) (A Agricultural Zone)

The lands are designated "Medium Density Residential/Commercial" and "Neighbourhood Commercial Centre" by OPA 600, and zoned A Agricultural Zone by By-law 1-88.

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Residents Association and the Millwood Woodend 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 "Medium Density Residential/Commercial" designation of OPA 600 permits the proposed residential and commercial development;
- the density of the proposed development is 14.53 units/hectare, which is below the range of 17-40 uph required by the Official Plan; density of the development will need to be reviewed for conformity;

- the northerly portion of the Block 39 Block Plan approved by Council is subject to resolving outstanding issues, including the location of a school/park/woodlot campus and stormwater management;
- the residential forms, lotting and road pattern will be reviewed for conformity with the Block Plan;
- the subject lands are within the "Waste Disposal Assessment Area" (Passer Estate); the required Environmental Site Assessment (ESA) must be peer reviewed; and
- servicing capacity for the proposed development is not currently available.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, 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 plan will be reviewed for conformity with the Official Plan and consistency with the approved Block 39 Plan. The outstanding Block 39 Plan issues must be resolved and servicing capacity must be available prior to draft plan approval.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

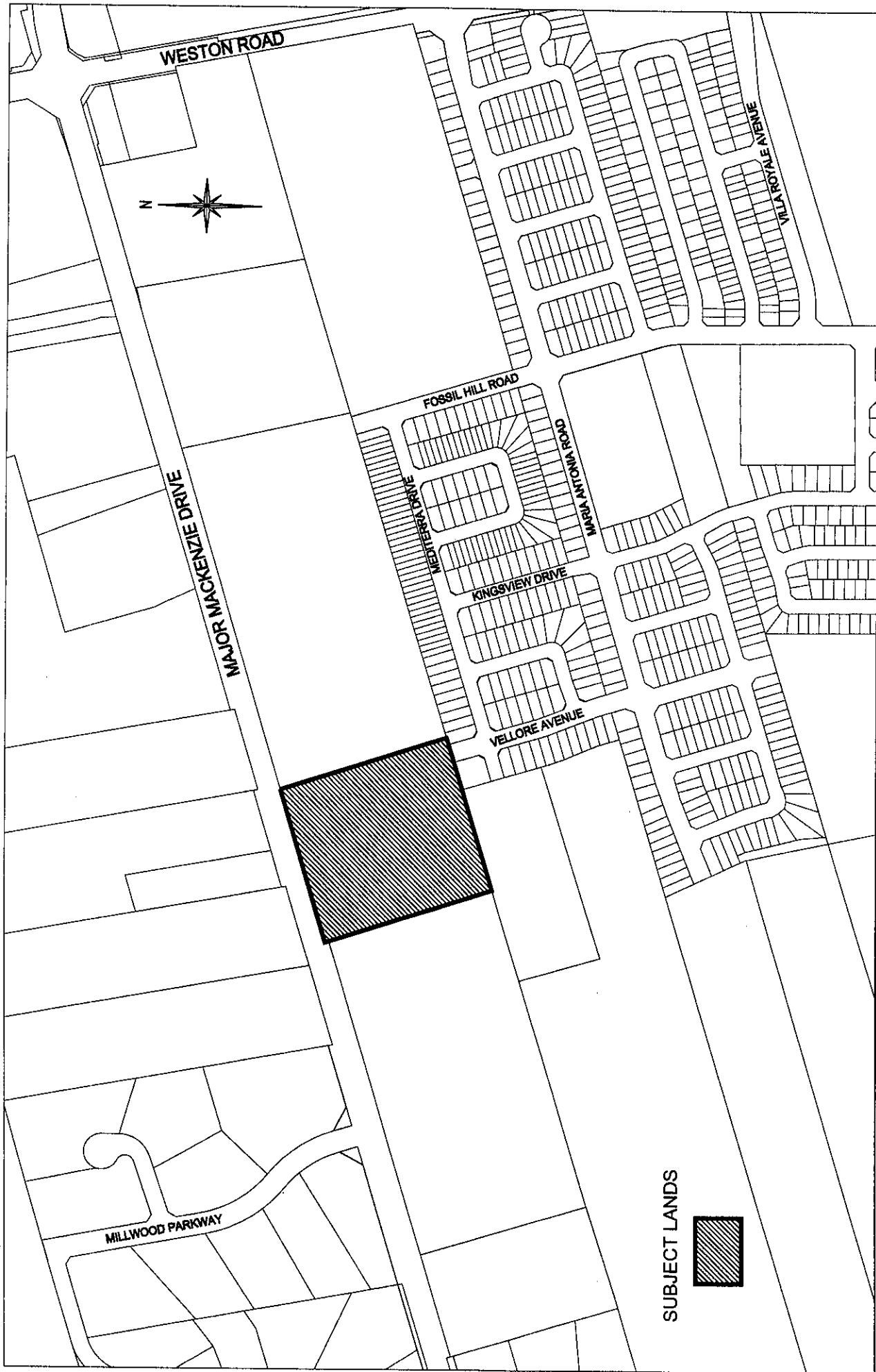
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



SUBJECT LANDS



Location Map

Lot 20,
Concession 6
APPLICANT:
EURO ESTATES INC.



Community Planning Department

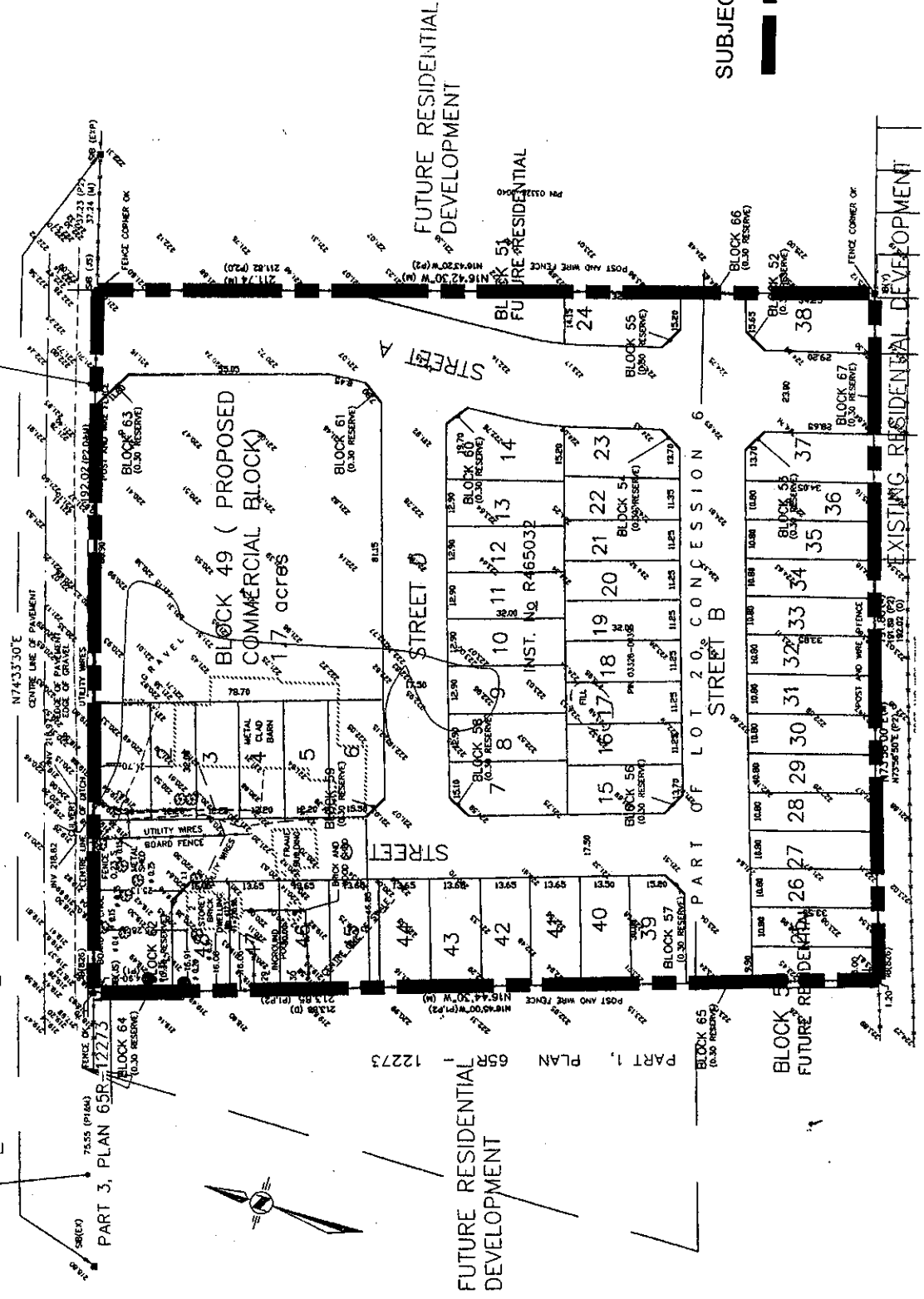
Attachment

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FILE No.:
19T-03V24
Z-03.102
January 9, 2004
Not to Scale

MAJOR MACKENZIE DRIVE
(ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 6)
(SECTION 34 AND 25)
PIN 03327-0001

WORKING BY EXPROPRIATION
PLAN 4472 (O.U. FILE L-1-13)
DEDICATED BY BY-LAW 1187
POST. NO. 1476625 (LAND MISC.)



SUBJECT LANDS



Draft Plan of Subdivision

Lot 20,
Concession 6
APPLICANT:
EURO ESTATES INC.



Community Planning Department

Attachment

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FILE No.:
19T-03V24
Z.03.102
January 9, 2004
Not to Scale