

**6. ZONING BY-LAW AMENDMENT FILE Z.97.073
DRAFT PLAN OF SUBDIVISION FILE 19T-97V21
BRALAWN DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2004.41

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.97.073 & 19T-97V21 (Bralawn 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 December 2, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision consisting of 70 detached residential lots with 12.8 m frontages, and blocks for an elementary school, a stormwater management facility and a woodlot. The plan also includes residential part lots to be joined to part lots in an adjacent plan of subdivision.

Background - Analysis and Options

The 11 ha parcel is located on the south side of Major Mackenzie Drive, east of Pine Valley Drive within Planning Block 39, in Part of Lot 19, Concession 6, City of Vaughan.

The lands are designated "Low Density Residential" and "Valley Lands" by OPA 600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant; proposed residential subdivision 19T-04V01 (A Agricultural and OS4 Open Space Woodlot Zones)
- South - vacant; (A Agricultural and OS4 Zones)
- East - residential (RV4 Residential Urban Village Zone Four and OS1 Open Space Conservation Zone)
- West - Pine Valley Drive (A Agricultural and OS2 Open Space Park Zones)

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Vellore Village Residents Association and the Millwood Woodend Ratepayers' Association. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density across the Block of 16-18 units/ha; review will be given to ensure the draft plan densities conform to the Official Plan;

- 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 pond;
- the draft plan will be reviewed for consistency with the Block Plan, including coordination of lotting and road patterns with the adjacent plans of subdivision; and
- water and sewer 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-noted issues, but not limited to, will be considered in the technical review of the applications, 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 plan will be reviewed for conformity with the Official Plan and consistency with the approved Block 39 Plan. The outstanding Block Plan issues must be resolved and servicing capacity must be available prior to draft approval of the plan.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

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Respectfully submitted,

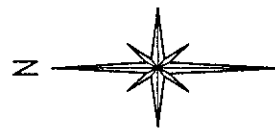
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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SUBJECT LANDS



Not to Scale

Location Map

Part Lot 19,
Concession 6

APPLICANT:
BRALAWN DEVELOPMENTS INC.

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City of Vaughan

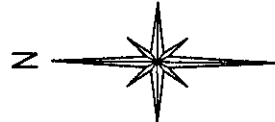
Community Planning Department

Attachment

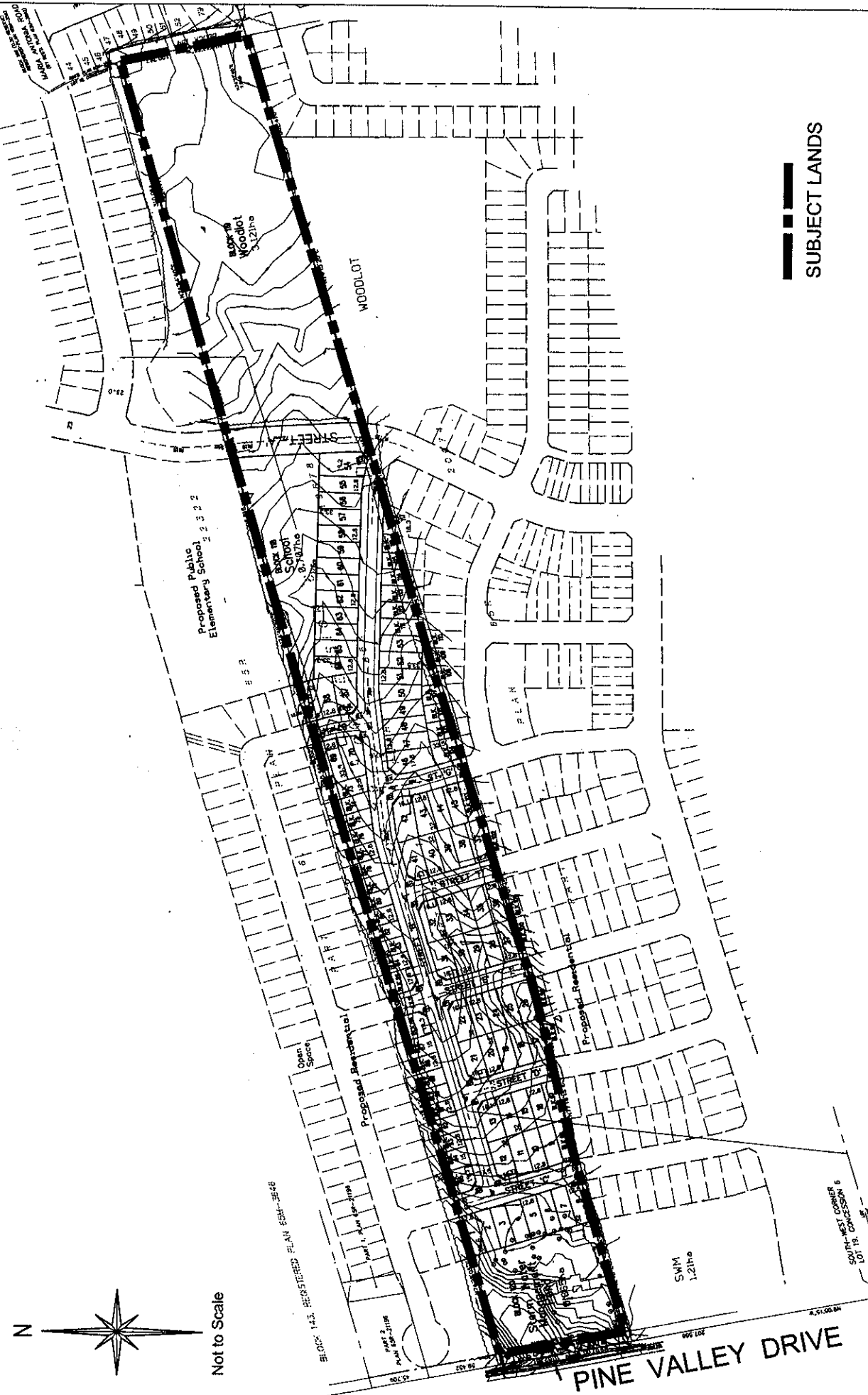
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December 4, 2003



Not to Scale



■ ■ ■
SUBJECT LANDS

Attachment
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City of
Vaughan
Community Planning Department

Draft Plan of Subdivision
APPLICANT:
BRALAWN DEVELOPMENTS INC.
Part Lot 19, Concession 6

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19T-97V21 &
Z.97.073

December 4, 2003

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