

**4. DRAFT PLAN OF SUBDIVISION FILE 19T-04V07
MACKENZIE GLEN DEVELOPMENTS LTD.
PRELIMINARY REPORT**

P.2004.73

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-04V07 (Mackenzie Glen Developments Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 3, 2004, the Owner submitted an application for a Draft Plan of Subdivision to permit 42 detached residential lots having frontages between 12m and 15.3m.

Background - Analysis and Options

The 2.52 ha site is located on the north side of Cunningham Drive, between Helmsdale Avenue and St. Joan of Arc Avenue, being Block 441, Plan 65M-3338, in Part of Lot 23, Concession 4, City of Vaughan.

The subject lands are designated "Low Density Residential" with an "Elementary School – Institutional" identification by OPA 350. The York Catholic District School Board has released the site back to the original landowner, and OPA 350 allows the lands to be developed as "Low Density Residential". The lands are zoned RV3 Residential Urban Village Zone Three by By-law 1-88. The surrounding land uses are:

- North - residential (RV3 Residential Zone)
- South - Cunningham Drive; residential (R3 Residential Zone)
- West - residential; open space (R2 Residential and OS2 Open Space Park Zones)
- East - residential (RV3 & R3 Residential Zones)

On May 14, 2004, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, including the Gates of Maple Ratepayer Associations. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation of OPA 350 permits a maximum density of 22 units/net residential hectare; the proposed subdivision yields a density of approximately 16.7 units/net hectare and would conform to the Official Plan;
- the application proposes to use the current RV3 Residential Urban Village Zone Three by By-law 1-88, which permits a minimum lot frontage of 12 m and area of 360 m²; the proposal will be reviewed to determine conformity of the proposed lots or any variances required;

- the road pattern and the four center lots will be reviewed for their feasibility and functionality within the subdivision plan;
- consideration will be given to the appropriateness, compatibility, form and scale of the development within the existing residential neighbourhood; and,
- servicing capacity for the proposed subdivision must be identified.

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 application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, Staff will review the appropriateness and compatibility of the draft plan of subdivision of 42 detached residential lots, within the context of the surrounding neighbourhood.

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

/CM



Location Map

Part Lot 23,
Concession 4

APPLICANT:
MACKENZIE GLEN DEVELOPMENTS LIMITED

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Community Planning Department

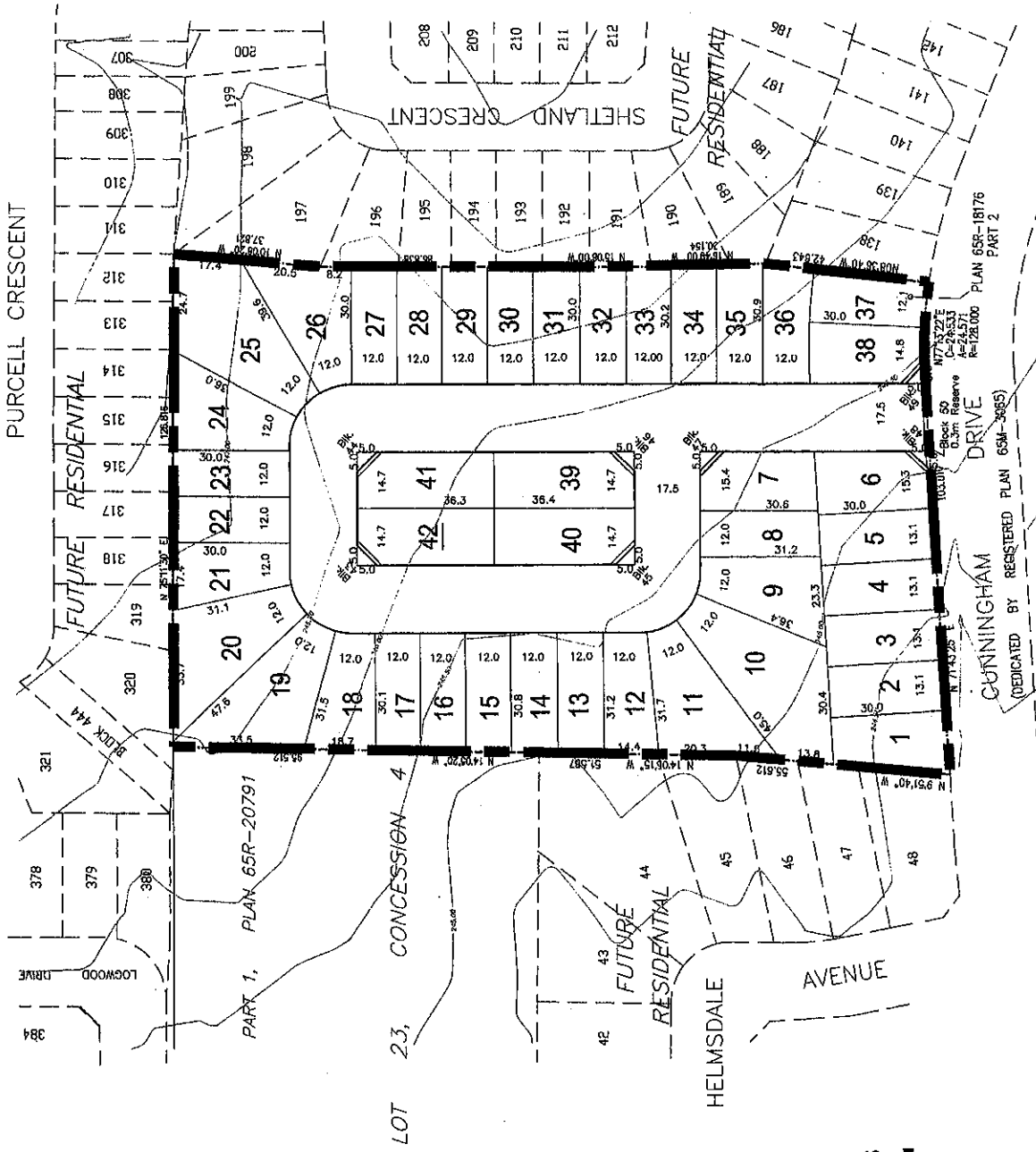
Attachment

FILE No.:
19T-04V07

Not to Scale

May 10, 2004





SUBJECT LANDS
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Draft Plan of Subdivision

Part Lot 23,
 Concession 4
 APPLICANT:
 MACKENZIE GLEN DEVELOPMENTS LIMITED
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