

## COMMITTEE OF THE WHOLE SEPTEMBER 7, 2004

### **OFFICIAL PLAN AMENDMENT FILE OP.30.90 KERROWOOD DEVELOPMENTS LIMITED REPORT #P.2004.47**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.30.90 (Kerrowood Developments Limited) BE APPROVED, to redesignate the subject lands from "Suburban Residential" and "Valley Area" to "Serviced Residential" and "Valley Area".

#### **Purpose**

On December 2, 2003, the Owner submitted revised applications to amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision. The purpose of the Official Plan Amendment application is to redesignate the subject lands from "Suburban Residential" to "Serviced Residential" to permit a proposed development of 44 detached residential lots on full municipal services.

#### **Background - Analysis and Options**

The 8.46 ha property is located on the westside of Highway #27, (10740 Highway #27), just north of Nashville Road in Lots 24 and 25, Concession 8, City of Vaughan. There are 2 existing dwellings, a barn, and other accessory structures on the property. The surrounding land uses are:

- North - valley land, residential (OS1 Open Space Conservation Zone, RR Rural Residential Zone)
- South - vacant, residential (A Agricultural Zone, RR Rural Residential Zone)
- East - Highway #27; residential (R1 Residential Zone, RR Rural residential Zone)
- West - valley land (OS1 Open Space Conservation Zone)

On February 6, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area Ratepayers Association. A petition from 9 residents was received, objecting to the application. Their concerns related to:

- Scale and density of the proposed development
- Compatibility with surrounding area
- Impact on valley lands, drainage, erosion

The recommendation of the Committee of the Whole at the Public Hearing on March 1, 2004, to receive the public hearing and forward a comprehensive report to a future Committee meeting, was ratified by Council on March 8, 2004.

#### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) encourages cost-effective development patterns by focusing growth in urban areas, including towns and villages. Land use patterns are to be based on densities that efficiently use land and infrastructure. The PPS also promotes intensification in areas that have sufficient existing or planned infrastructure.

#### **Official Plan**

Official Plan Amendment #601 (Kleinburg-Nashville Community Plan) designates the land "Suburban Residential" and "Valley Area". The "Suburban Residential" designation permits single

detached residential buildings. Lots in the designation must have a minimum area of 0.4 hectares and the maximum density is 2 units per hectare. Development in the "Suburban Residential" designation must be provided by municipal water supply and sewage treatment can be by private septic systems or a municipal system.

The Owner is proposing to redesignate the tablelands to the "Serviced Residential" designation. This designation permits single detached residential development to a maximum density of 5.0 to 7.5 units per hectare. All development within this designation must be on the basis of full municipal services.

The site is also designated "Towns and Villages" and "Regional Greenlands System" by the Region of York Official Plan. The Regional Plan encourages growth in Towns and Villages subject to servicing capacity and other policies of the plan.

### Zoning

The lands are currently zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to exception 9(98). A Zoning By-law Amendment application (Z.147.85) has been submitted to rezone the lands. This application will be considered at a future Committee of the Whole meeting should the Official Plan Amendment application be approved once servicing capacity has been identified and allocated by the City.

### Subdivision

A draft plan of subdivision application (19T-84076) has also been submitted for the subject lands. The proposed subdivision consists of 44 single detached lots. The lots have a minimum frontage of 18.3 m on a cul-de-sac, with full municipal services. The plan also includes a stormwater management block and valleylands.

OPA #601 provides development polices for subdivisions that include a buffer along Regional Road #27 and the valley lands.

### Ontario Heritage Act

The subject property falls within the Kleinburg-Nashville Heritage Conservation District designated under Part V of the Ontario Heritage Act (R.S.O. 1990), as amended, and is also subject to the District Plan controls (enacted through By-law 184-2003) which guides heritage conservation issues and compatible new development in the community.

### Planning Considerations

The proposed redesignation satisfies the policies of the Provincial Policy Statement. The higher density results in more efficient use of the land and infrastructure. As the lots must be fully serviced, they reflect the PPS policy supporting intensification in areas with existing or planned infrastructure.

The Region of York Official Plan policies are also being met. The development will occur within the boundaries of a village. Development will be on the basis of full municipal services.

The proposed redesignation will allow the lands to be developed in a similar manner to other lands along Regional Road #27. The residential developments to the north and east, along with the newer subdivisions north along Regional Road #27, have full municipal services.

Within an urban area it is preferable to have development proceed on the basis of full municipal services. Compatibility issues can be addressed through the subdivision design. The official plan contains subdivision and urban design guidelines intended to ensure new development is compatible with the area.

### **Relationship to Vaughan Vision 2007**

This draft plan of subdivision is consistent with the priorities of Vaughan Vision 2007 established in Section 4.7.1 that encourages managed growth through the implementation of OPA #600.

This report is consistent with the priorities set by Council and the necessary resources have been allocated and approved.

### **Conclusion**

In consideration of the existing fully-serviced residential development in the area, and that it is preferable to have serviced development rather than private services within an urban area, Planning Staff consider the redesignation to "Serviced Residential" to be appropriate. Should Committee concur, the 'Recommendation' can be adopted.

### **Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision

### **Report prepared by:**

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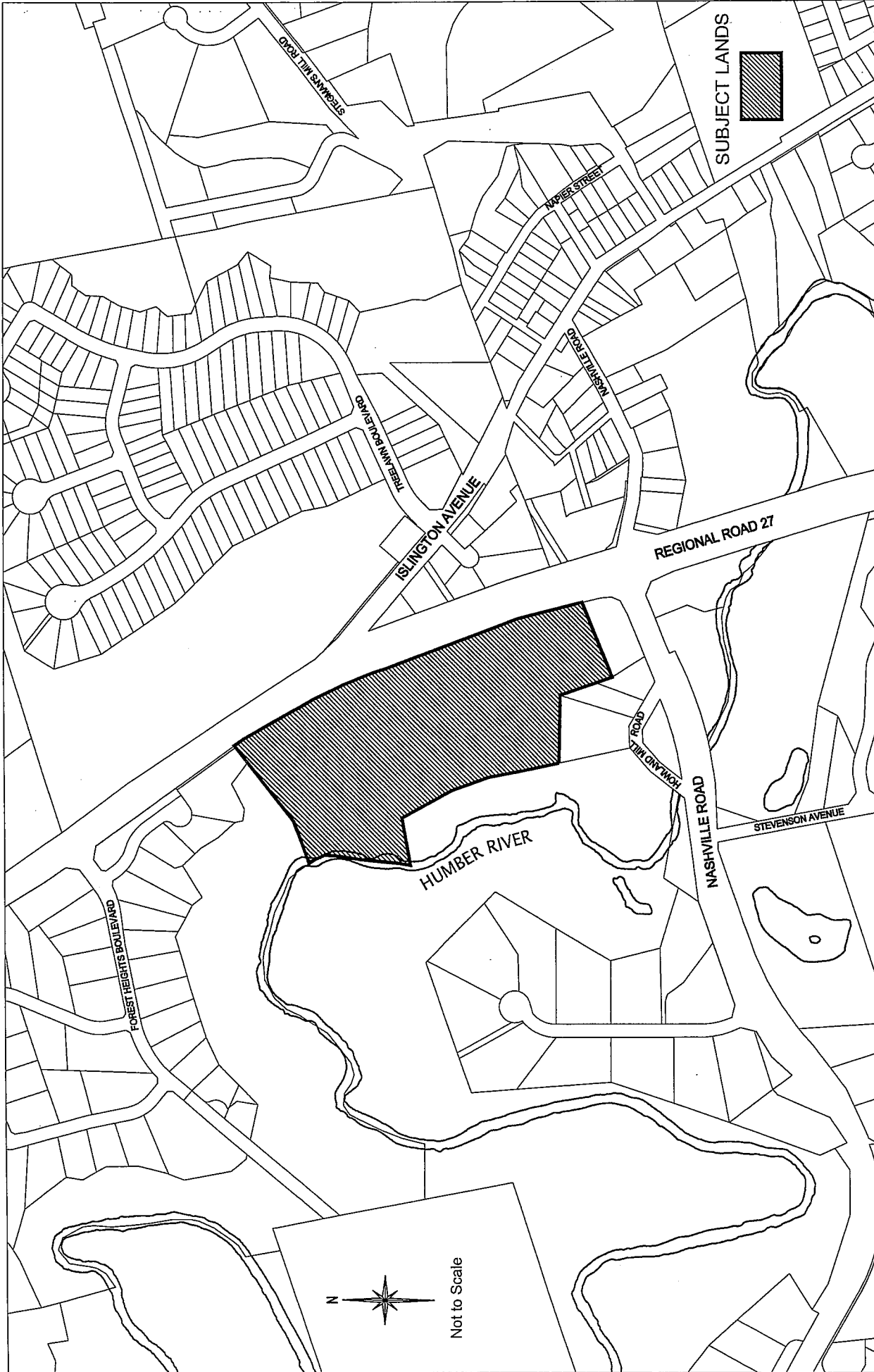
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Location Map

Lots 24, 25,  
Concession 8

APPLICANT:  
KERWOOD DEVELOPMENTS LIMITED

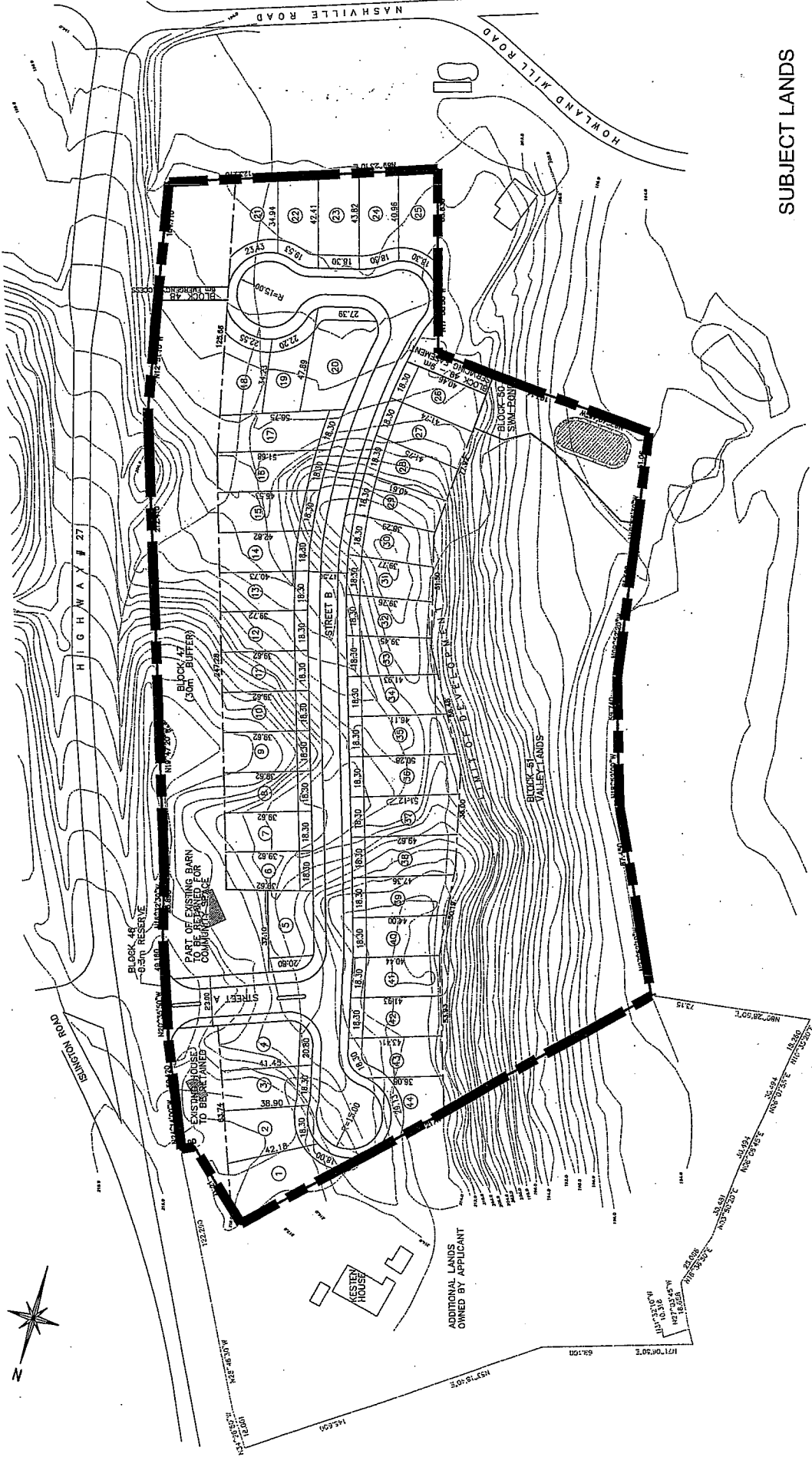


Community Planning Department

# Attachment 1

FILE No.:  
19T - 84076, OP.30.90  
& Z.147.85

December 15, 2003



SUBJECT LANDS



Not to Scale

# Draft Plan of Subdivision

Lots 24, 25,  
Concession 8

APPLICANT:  
KERWOOD DEVELOPMENTS LIMITED



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# Attachment

# 2

FILE No.:  
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December 15, 2003