

**2. ZONING BY-LAW AMENDMENT FILE Z.04.071
DRAFT PLAN OF SUBDIVISION FILE 19T-04V16
ANLAND WOODBRIDGE LIMITED
PRELIMINARY REPORT**

P.2005.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.04.071 and 19T-04V16 (Anland Woodbridge Limited) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications to amend the Zoning By-law and for Draft Plan of Subdivision approval on the subject lands shown on Attachment #1 to:

1. amend Zoning By-law 1-88 to rezone the subject lands from R2 Residential Zone to R3 Residential Zone to facilitate the proposed draft plan of subdivision, shown on Attachment #2; and
2. permit a draft plan of subdivision consisting of 12 single-detached lots with frontages ranging between 12m to 15.8m on a cul-de-sac road.

Background - Analysis and Options

The subject lands are located south of Langstaff Road, west of Islington Avenue, being Lots 3 and 4 on Registered Plan M-1117 (8456 and 8770 Islington Avenue), in Part of Lot 10, Concession 7, City of Vaughan, as shown on Attachment #1. The 0.762ha parcel represents an assembly of two residential lots with access currently from Islington Avenue. The property is heavily treed with a gradual eastward slope towards Islington Avenue. The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA # 597, the latter which was adopted by Council on June 23, 2003, and is awaiting Region of York approval. The lands are currently zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential lot with a dwelling, (R2 Residential Zone)
- South - residential lot, (R3 Residential Zone); approved Draft Plan of Subdivision 19T-96V13
- East - Islington Avenue, existing residential homes (R2 Residential Zone)
- West - future residential (approved Draft Plan of Subdivision 19T-96V13), (R3 and R4 Residential Zones)

On January 28, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. To date no comments have been received. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation of OPA#240 (Woodbridge Community Plan) permits detached and semi-detached dwelling units at a gross residential density of 8.6units/ha (maximum 7 units); OPA #597, when in full force and effect amends OPA #240 and identifies the west half of the subject lands as "Area 1", which permits a maximum gross residential density of 17units/ha while the remainder of the site (east half) maintains a gross residential density of 8.6 units/ha, The gross density calculation includes the net residential land area, streets, and one-half of the boundary streets (Islington Avenue and Autumn Ridge Court), resulting in a total site area of 0.937ha. Based on this land area the permitted number of units would be as follows:

West portion OPA#597 (0.47ha @17uph) = 8 units

East portion OPA#597 (0.47ha @ 8.6uph) = 4 units

Total = 12 units

The proposed draft plan of subdivision would conform to the maximum density provisions of the Official Plan, upon adoption of OPA #597 by the Region of York;

- The Region of York has circulated OPA #597 to the Ministry of Municipal Affairs and Housing (MMA) for comment since certain lands within OPA #597 are located within the Woodbridge Special Policy Area (development that is permitted within the flood plain). The MMA has indicated that there are outstanding issues with respect to the Special Policy Area designation and for this reason the OPA has not been approved. Prior to recommending approval of the draft plan, OPA #597 shall be in full force and effect;
- the proposed infill development will be reviewed to ensure compatibility with the existing and proposed surrounding land uses;
- the appropriateness of the proposed lotting and road pattern will be reviewed to ensure the design is compatible with adjacent lands, with consideration to be given to the proposed double cul-de-sac design, the relationship between Lot 1 and the semi-detached lot to the immediate west, and the impact on the development potential for the residential property to the immediate north, and whether a future northerly road connection should be protected;
- the proposed cul-de-sac road incorporates Alternative Design Standards for a reduced road allowance width; the final road design must be to the satisfaction of the Engineering Department;
- the proposed development represents an extension of approved Plan of Subdivision 19T-96V13, as shown on Attachment #2; the urban design guidelines approved for the adjacent subdivision, should be applied to the subject lands to ensure consistency;
- Council allocation of water and sanitary sewage capacity is required;
- the site is heavily treed, and a tree inventory and preservation report is to be submitted and approved by the City.

Relationship to Vaughan

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 from 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, review will be given to ensuring compatibility of the proposed infill development with the adjacent neighbourhood having regard to appropriate lotting and road pattern.

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
Director of Development Planning

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 SUBJECT LANDS

Location Map

Part of Lot 10,
Concession 7
APPLICANT:
ANLAND WOODBRIDGE LIMITED

CITY OF Vaughan

Development Planning Department

Attachment 1

FILE No.:
19T-04V16
RELATED FILE:
Z.04-071

December 21, 2004

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