

COMMITTEE OF THE WHOLE JANUARY 17, 2005

ZONING BY-LAW AMENDMENT FILE Z.04.064
NORTHDALDA RIDGE DEVELOPMENTS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.04.064 (Northdale Ridge Developments Limited) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, shown on Attachments #1 and #2, and currently zoned R1-H Residential Zone by By-law 1-88, and that the implementing by-law be brought forward for enactment.

Purpose

The Owner has submitted a Zoning By-law Amendment application to lift the Holding Symbol "H" from the subject lands following the completion of the necessary studies required prior to the registration of the plan of subdivision.

Background - Analysis and Options

The subject lands are located on the west side of Dufferin Street, between Kirby Road and Teston Road, being Block 102 on Plan 65M-3544, City of Vaughan. The subject lands are designated "Executive Residential" and "Natural Core Area" by OPA #332, as amended by OPA #604. The subject lands are zoned R1-H Residential Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1107). The surrounding land uses are:

- North - residential (R1 Residential Zone)
- South - agricultural (A Agricultural Zone)
- West - valley land and the Keele Valley Landfill (OS1 Open Space Conservation Zone)
- East - Dufferin Street; golf course (OS2 Open Space Park Zone)

The existing zoning by-law permits the development of a 31 lot residential draft plan of subdivision and establishes conditions to lift the Holding Symbol which includes the approval of servicing, stormwater management, infiltration and hydrological, and transportation studies, by the City and draft plan of subdivision approval.

Council approved draft plan of subdivision (File 19T-02V02) on May 10, 2004, and the Owner entered into a subdivision agreement with the City on October 1, 2004. The Owner has further satisfied the necessary requirements for lifting the Holding Symbol "H" on the subject lands.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA No. 332, as amended.

Conclusion

Staff has reviewed the proposed zoning by-law amendment and is satisfied that the applicant has addressed the necessary requirements to lift the Holding Symbol "H" from the subject lands. Accordingly, Staff recommends the approval of the zoning by-law amendment application. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Zoning Map

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment 1

FILE No.:
Z.04.064
RELATED FILES:
191-02V02 &
Z.02.052
November 23, 2004

City of Vaughan

Development Planning Department

Location Map

Part Lot 27,
Concession 3
APPLICANT:
NORTHDALE RIDGE
DEVELOPMENTS LIMITED

DUFFERIN STREET

R1

R1 (H)

R1 (H)

MAPLEDOWN WAY

HUNTERWOOD CHASE

LIFT HOLDING ZONE "H"
FROM R1 RESIDENTIAL
ZONE LANDS

OS5

OS5

SUBJECT LANDS



Not to Scale

Attachment

2

FILE No.:
Z.04.064
RELATED FILES:
19T-02V02 &
Z.02.052
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City of Vaughan

Development Planning Department

Zoning Map

Part Lot 27,
Concession 3
APPLICANT:
NORTHDALE RIDGE
DEVELOPMENTS LIMITED
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