

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AUGUST 20, 2001

**DRAFT PLAN OF SUBDIVISION FILE 19T-01V07
CALVI & FIORELLO
PRELIMINARY REPORT**

P.2001.56

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-01V07 (Calvi & Fiorello) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 5, 2001, the Owner submitted an application for a draft plan of subdivision, consisting of six estate residential lots on a cul-de-sac, with lot areas ranging from 3991.9 sq.m to 9822.7 sq.m.

Background - Analysis and Options

Land Use Status

The subject lands are located at the northeast corner of Pine Valley Drive and Major Mackenzie Drive, being 10071 Pine Valley Drive, in Lot 21, Concession 6, City of Vaughan. The site is designated "Estate Residential" by OPA #600, and identified as "Woodland Area" on Schedule "H", and zoned RR Rural Residential by By-law 1-88.

It is a 3.57 ha site, with 179.5 metres of frontage on Major Mackenzie Drive. The northwest portion is developed with a one-storey stone dwelling and pond and the remainder of the lands is predominantly forested. The surrounding land uses are:

- North - estate residential subdivision (65M-2868)
- South - Major Mackenzie Drive; estate residential subdivision (M-1191)
- West - vacant agricultural lands
- East - estate residential subdivision (65M-2234)

On July 27, 2001, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

Preliminary Review

Following a preliminary review of the proposed amendment to the Official Plan, Staff have identified the following matters to be reviewed in greater detail:

- the subject lands are not identified as a woodlot to be retained by the City, however, the "Woodland Area" policies in Section 5.11, Terrestrial (Woodland) Resources Protection, apply:
 - (i) development shall occur in a manner which attempts to preserve the environmental features to the extent practical; and,

- (ii) the City shall encourage development proponents to identify and examine opportunities for retention of woodlots of low functional significance and hedgerows.
- a detailed inventory, assessment and preservation report will be required to assess the existing woodlot for its capacity to withstand the proposed development, and should include:
 - a characterization of the relative contribution of various vegetation communities in the woodlot to assist in the determination of which portions, if any, merit removal;
 - identification of a proposed limit of clearing;
 - identification of the recommended protective buffer required to maintain retained functions; and,
 - information regarding the edge management of the woodlot, including rehabilitation plans.
- 6 m wide landscape buffers are required along Major Mackenzie Drive and Pine Valley Drive as a high quality perimeter urban treatment for this intersection;
- consideration will be given to the use of a site plan for each lot to identify building envelopes which ensure maximum retention of forested area;
- the proposed draft plan will be reviewed in terms of the Official Plan (Section 6.2.5.2) - Estate Residential Subdivision Design Criteria;
- the average lot size reflected in the draft plan of subdivision is 5,962.3 sq.m (.59 ha), and 4 of the 6 lots proposed are under 0.6 ha: OPA #600 requires an average lot size of 0.8 ha, and a minimum lot area of 0.6 ha; and,
- the subject draft plan will be reviewed for its compatibility (design, lot size, etc.) with the established estate residential immediately to the north and east, and on the south side of Major Mackenzie Drive.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of 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.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report Prepared By:

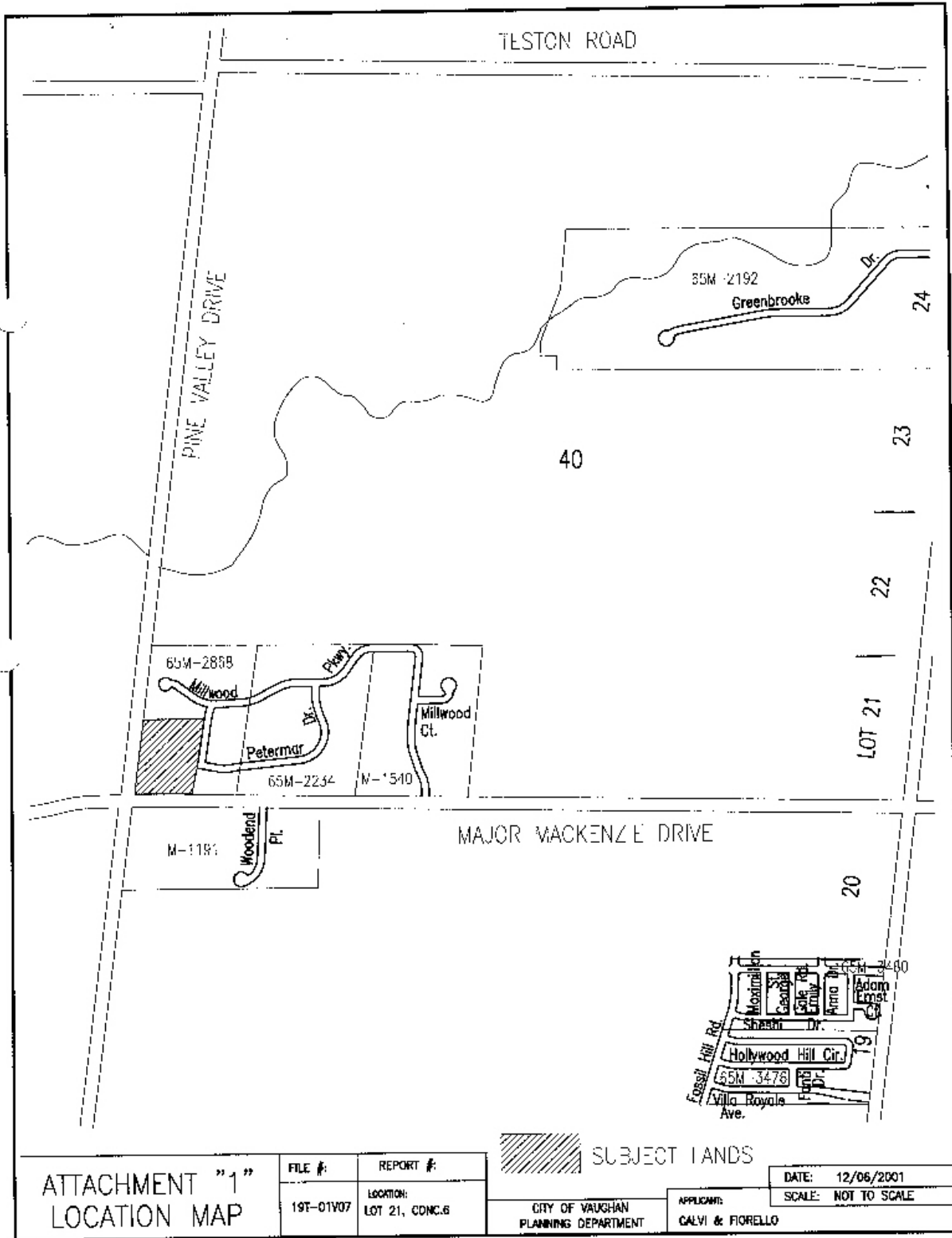
Anna Sicilia, Planner, ext. 8063
Art Tikiryán, Senior Planner, ext. 8212
Bianca M.V. Bielski, Manager, Development Planning, ext.8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

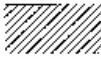
JOANNE R. ARBOUR
Director of Community Planning

/CM



ATTACHMENT "1"
LOCATION MAP

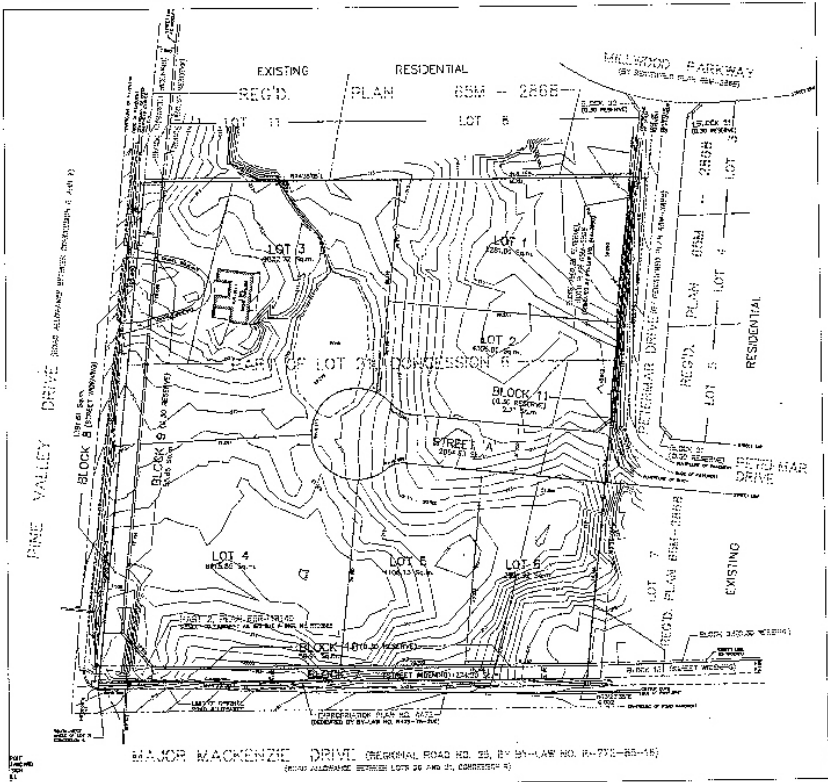
FILE #: 19T-01V07	REPORT #: LOCATION: LOT 21, CONC.6
-----------------------------	---

 **SUBJECT LANDS**

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 12/06/2001
SCALE: NOT TO SCALE

APPLICANT:
CALVI & FIORELLO



ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE:
	191-0107	LOT 21, CONC. B	12/08/2001
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	SCALE: NOT TO SCALE
		CALVI & FIORELLO	