

COMMITTEE OF THE WHOLE (PUBLIC HEARING) AGENDA – MAY 7, 2001

1. **AMENDMENT TO ZONING BY-LAW FILE Z.01.024** **P.2001.35**
DRAFT PLAN OF SUBDIVISION FILE 19T-01V04
HUMBERPLEX DEVELOPMENTS INC.
PRELIMINARY REPORT

Recommendation

The Commissioner of Planning & Urban Design recommends:

THAT the Public Hearing for File Z.01.024 & 19T-01V04 (Humberplex Developments Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Background

Location

- East side of Regional Road #27, South of Kirby Road
- Part of Lot 27, Concession 8, City of Vaughan

Proposal

On March 22, 2001, the Owner submitted an application to amend the Zoning By-law, together with a Draft Plan of Subdivision, to rezone the lands R1 Residential and OS1 Open Space Conservation Zones. The Draft Plan consists of 174 residential lots with frontages ranging from 18.28 metres to 37.14 metres, a stormwater management pond, and two park blocks.

Land Use Status

- Designation - "Serviced Residential", "Valley Area", "Open Space", and "Community Park" by OPA #601 (Kleinburg-Nashville Community Plan)
- Zoning - A Agricultural Zone by By-law 1-88

Site Description

- a 36.83 ha site with 309.23 m frontage on Regional Road #27
- rolling topography backing onto the East Humber River Valley Corridor
- bisected by Trans Canada Pipeline
- the surrounding land uses are:

North - future Golf Course Development

South - future linear park, residential under development (R1 Residential Zone), Region of York water-tower

East - East Humber River valley, Environmentally Significant Area (OS1 Open Space Conservation Zone)

West - Regional Road 27, residential (RR Rural Residential and C6 Highway Commercial Zones)

Neighbourhood Circulation

On April 12, 2001, a notice of public hearing was circulated to all property owners within 120m of

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the subject lands, and to the Kleinburg & Area Ratepayers Association. No comments have been received to date. 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 application, Staff have identified the following matters to be reviewed in greater detail:

- the proposed development would have a density of 6.2 units per hectare, within the permitted range of 5.0 - 7.5 units per hectare in OPA #601;
- the requirement of a school site in this plan is pending resolution of referral to the Ontario Municipal Board of the designated school site on the subject lands;
- treatment of the rear yard setbacks along the north lot line requires further review to ensure compatibility with the layout of the adjacent golf course;
- sanitary and water servicing will be reviewed to ensure capacity;
- top-of-bank limits to be confirmed and approved by the Toronto and Region Conservation Authority (TRCA);
- implementation of the 10 metre buffer adjacent to the valley corridor and the ownership of the buffer, require review;
- the Master Environmental Servicing Plan requires review to determine the appropriateness of the proposed location for a stormwater management pond, and the treatment of stormwater and the East Humber Valley Corridor and Environmentally Significant Area;
- treatment of the Trans Canada Pipeline block to be reviewed to ensure that all development be sufficiently set back, and to determine opportunities for open space linkages;
- location and size of the proposed parks require further review;
- width and treatment of open space buffer along Regional Road 27 to be reviewed;
- the parks shall not form part of the open space buffer along Regional Road 27; and,
- pedestrian access to the open space system to the south should be provided.

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.

In particular, consideration will be given to the proposal in light of the environmental qualities of the site, and conformance to the policies of the Official Plan.

Attachments

1. Location Map
2. Proposal

Respectfully submitted,

MICHAEL DeANGELIS

JOANNE R. ARBOUR

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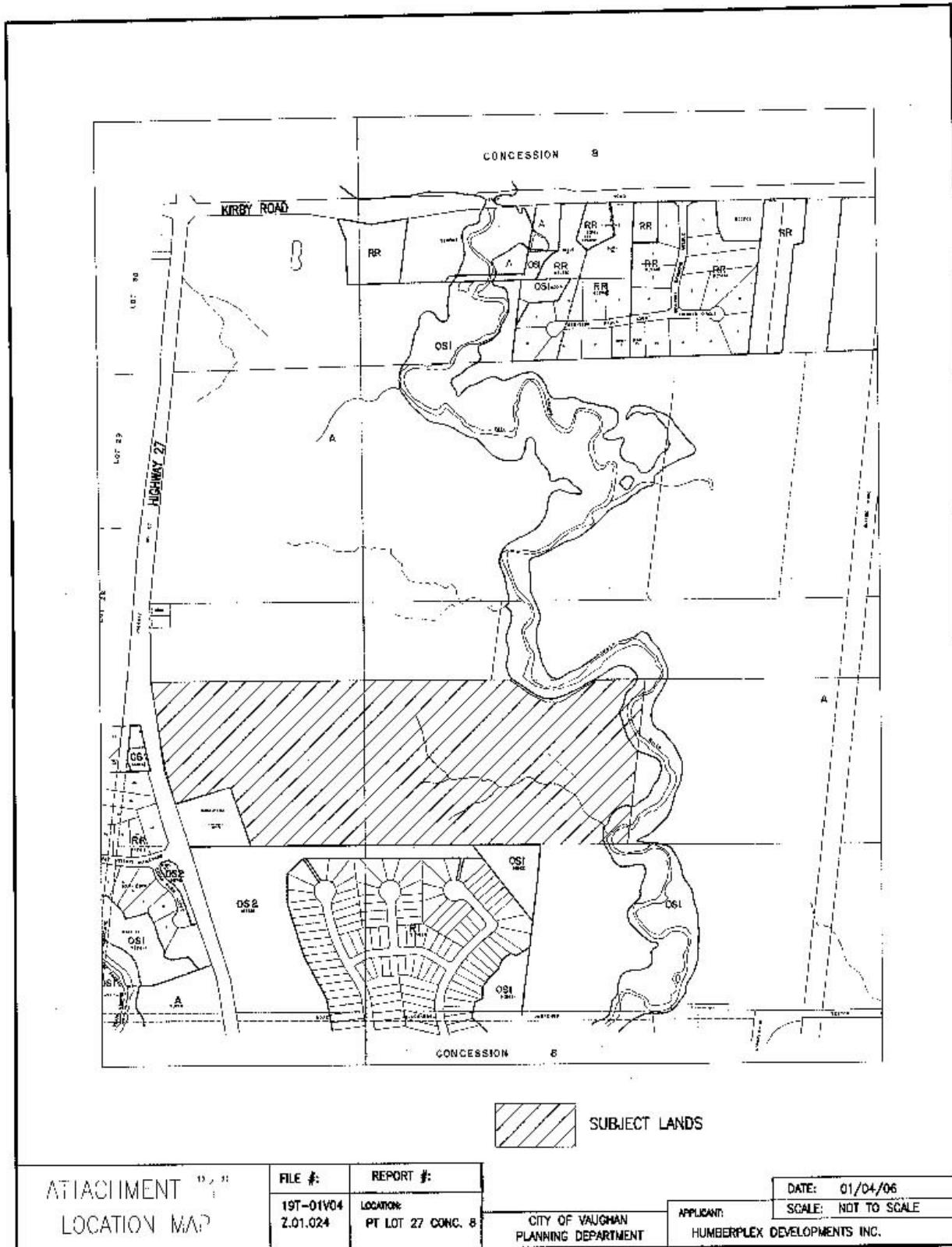
Commissioner of Planning & Urban Design

Director of Community Planning

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ATTACHMENT "A"
LOCATION MAP

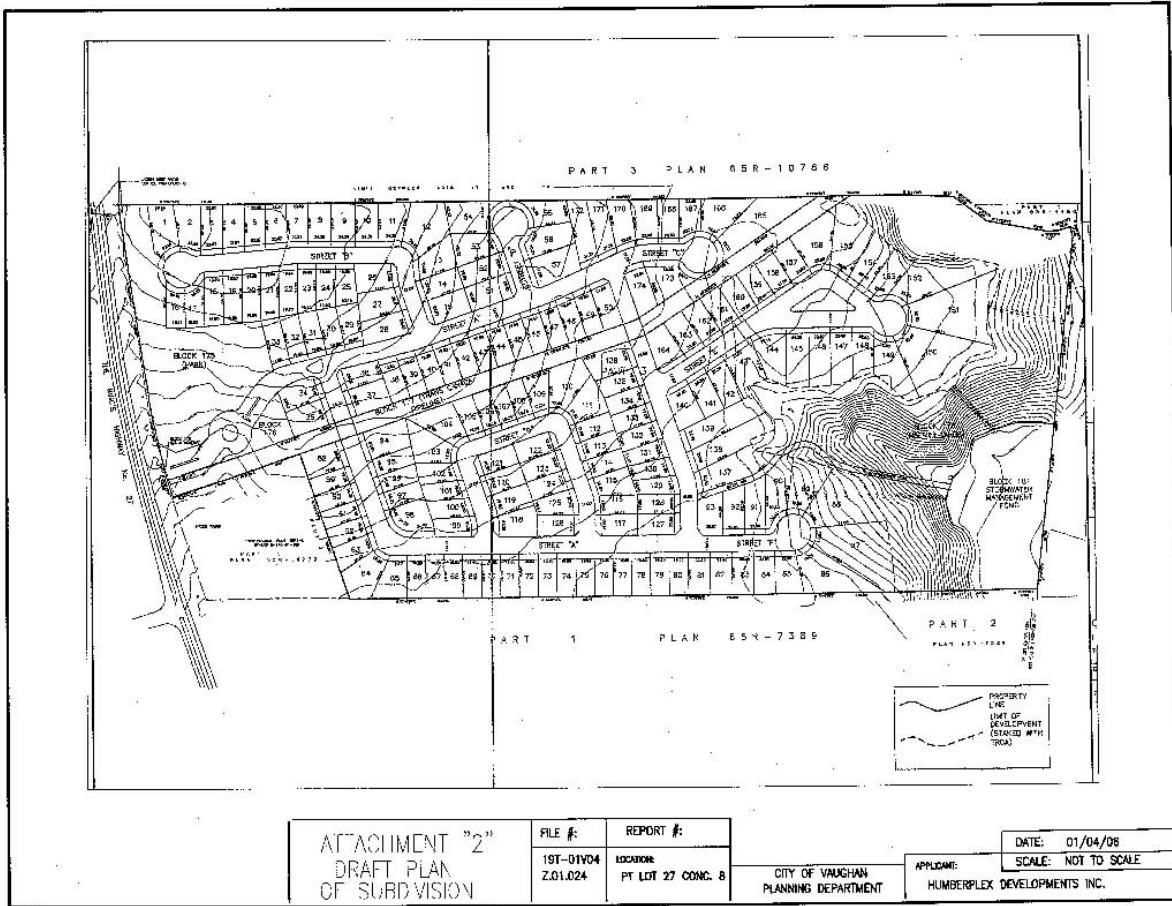
FILE #:	REPORT #:
19T-01V04 Z.01.024	LOCATION: PT LOT 27 CONC. 8

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	01/04/06
SCALE:	NOT TO SCALE
APPLICANT:	HUMBERPLEX DEVELOPMENTS INC.

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ATTACHMENT "2" DRAFT PLAN OF SUBDIVISION	FILE #:	REPORT #:	DATE:
	19T-01V04 Z01.024	LOCATION: PT LOT 27 CONC. 8	01/04/08 SCALE: NOT TO SCALE
	CITY OF VANCOUVER PLANNING DEPARTMENT		APPLICANT: HUMBERPLEX DEVELOPMENTS INC.