

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 21, 2002

**2. ZONING BY-LAW AMENDMENT FILE Z.02.030
RELATED PLANS OF SUBDIVISION 19T-96V10 & 19T-97V06
FOREST HILL HOMES (MAPLE) LTD.
PRELIMINARY REPORT**

P.2002.35

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.030 (Forest Hill Homes (Maple) Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 12, 2002, the Owner submitted an application to amend the Zoning By-law to rezone the subject lands and provide exceptions to facilitate modifications to portions of draft approved Plans of Subdivision 19T-96V10 and 19T-97V06. The application proposes an additional 13 units, resulting in a total of 118 units on 5.84ha.

Currently, the subject lands accommodate 61 mixed units in Plan 19T-96V10 and 44 detached units in Plan 19T-97V06. The proposal would add 4 units to Plan 19T-96V10, resulting in 65 units (7 detached with 9m and 10.7m frontages and 25m depths, and 58 semi-detached with 7m frontages and 25m depths). The proposal would also add 9 units to Plan 19T-97V06, resulting in 53 units (11 detached with 10.7m frontages and 30m depths, and 42 detached with 10.7m frontages and 25m depths).

Background - Analysis and Options

Site History

On December 3, 1997, the Ontario Municipal Board (OMB) draft approved Plan of Subdivision 19T-96V10 (Venturon Development Corp.) for 1,349 detached, semi-detached and townhouse units. The OMB, on October 27, 1998, amended the draft approval for Phase I of the Plan to replace 42 semi-detached units with 31 detached units, for a new total of 1,338 units, and again on August 10, 1999, for Phase I to allow 637 wide/shallow units (425 detached and 212 semi-detached) for the latest total of 1,353 units.

On December 3, 1997, the Ontario Municipal Board (OMB) draft approved Plan of Subdivision 19T-97V06 (G. & H. Maple Holdings Ltd.) for 44 detached units.

Location

The 5.84ha site is located northwest of Major Mackenzie Drive and Jane Street, in Parts of Lot 24 and 25, Concession 5, City of Vaughan. The subject lands are designated "Low Density Residential" by OPA #600. The lands are zoned RV4, RV4(W.S), RVM1(B) and RVM1(W.S-A) Residential Urban Village Zones by By-law 1-88, subject to Exception Paragraph 9(1003). The surrounding land uses are:

North - place of worship, vacant park and school blocks (A Agricultural, RV3(WS) Residential Urban Village and OS2 Open Space Park Zones)
South - residential (RV4(WS), RVM1(A) and RVM1(B) Residential Urban Village Zones)
East - vacant school block (C4/RVM1(A), C4/RVM1(WS-A and C4 Neighbourhood Commercial and Residential Urban Village Zones)
West - residential; Highway #400 (RVM1(B) Residential Urban Village Zone)

Preliminary Review

Following an initial review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- OPA #600 designates the lands “Low Density Residential”, which permits detached and semi-detached units at a maximum density of 22 units per ha, and a maximum block plan density between 16 to 18 units per ha;
- the subject lands were approved for detached, semi-detached and street townhouse units at densities of 12 to 24 units per ha, and an average block plan density of 16 units per ha;
- the density for all of Plan 19T-96V10 with the proposed units would be approximately 22 units per ha, and Plan 19T-97V06 with the proposed units would be 18 units per ha; the proposal conforms to the density requirements of the Official Plan;
- the proposal requires a rezoning of some lots to the appropriate Residential Urban Village Zone category and relief to the existing zone standards for the proposed frontages and depths of the remaining lots;
- the noise attenuation requirements of draft approval, which included 1.82 m high acoustic fences, and an east - west single-loaded road adjacent the Mosque lands to the north will remain in effect; review will be given to any additional noise attenuation measures that may be required;
- the proposal for Plan 19T-96V10 intends to reduce the width of both Coast Avenue, which is approved as a primary road and part of the greenway system, and Seagull Road, from 20m to 18m, to accommodate lots with 25m depth;
- the subject lands are affected by a servicing easement in favour of the lands to the south, which is no longer required as alternative servicing arrangements have been made for the school block; the disposition of this easement needs to be determined; and
- the proposal intends to convert an approved east-west road allowance between the northerly extensions of John Deisman Boulevard and Boom Road to a landscape buffer; the existing services within the road are to be located on the proposed lots or landscape buffer.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

Staff will review the proposed zoning amendment in accordance with the policies of the Official Plan and Zoning By-law.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision
3. Proposed Revised Plans

Report prepared by:

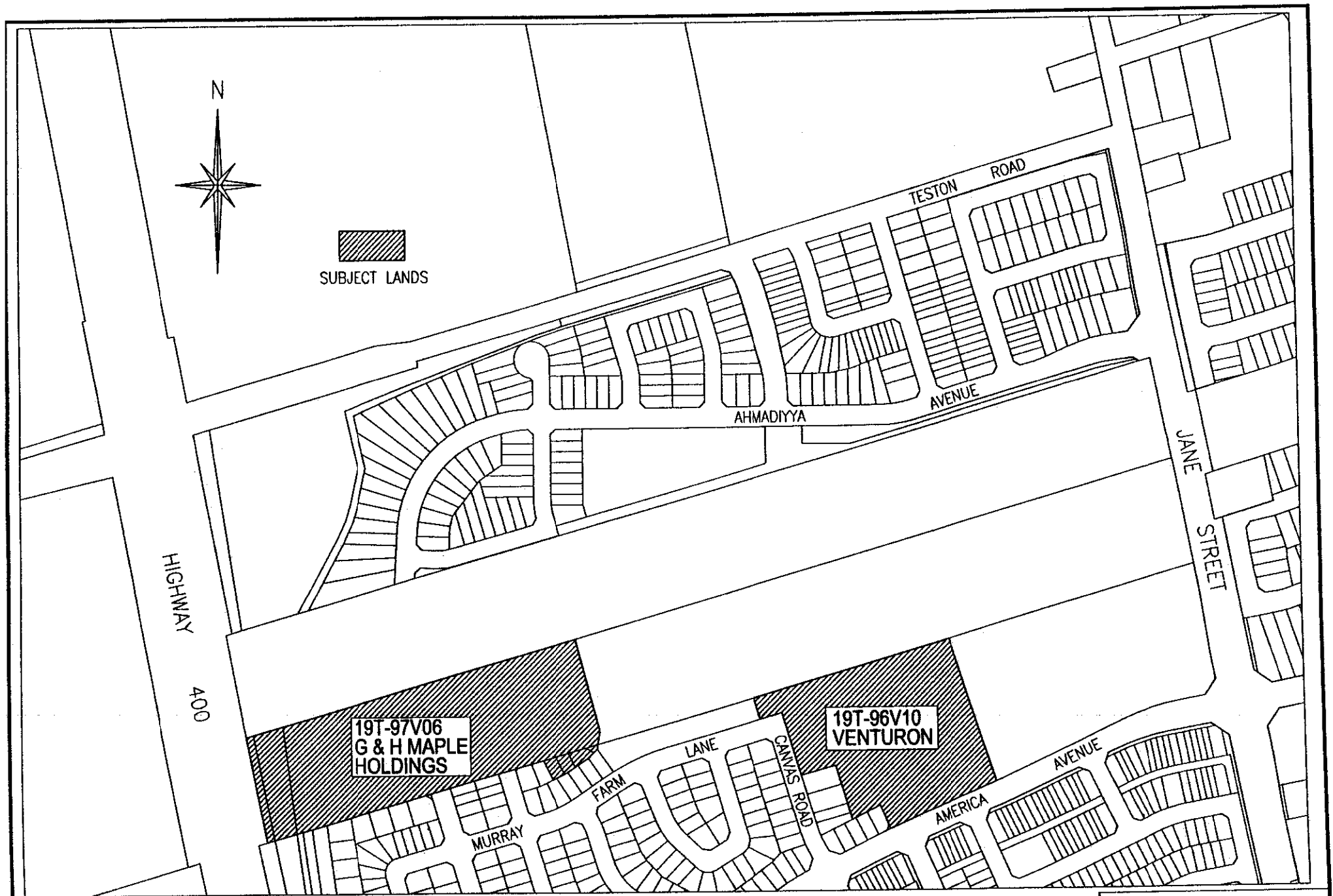
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

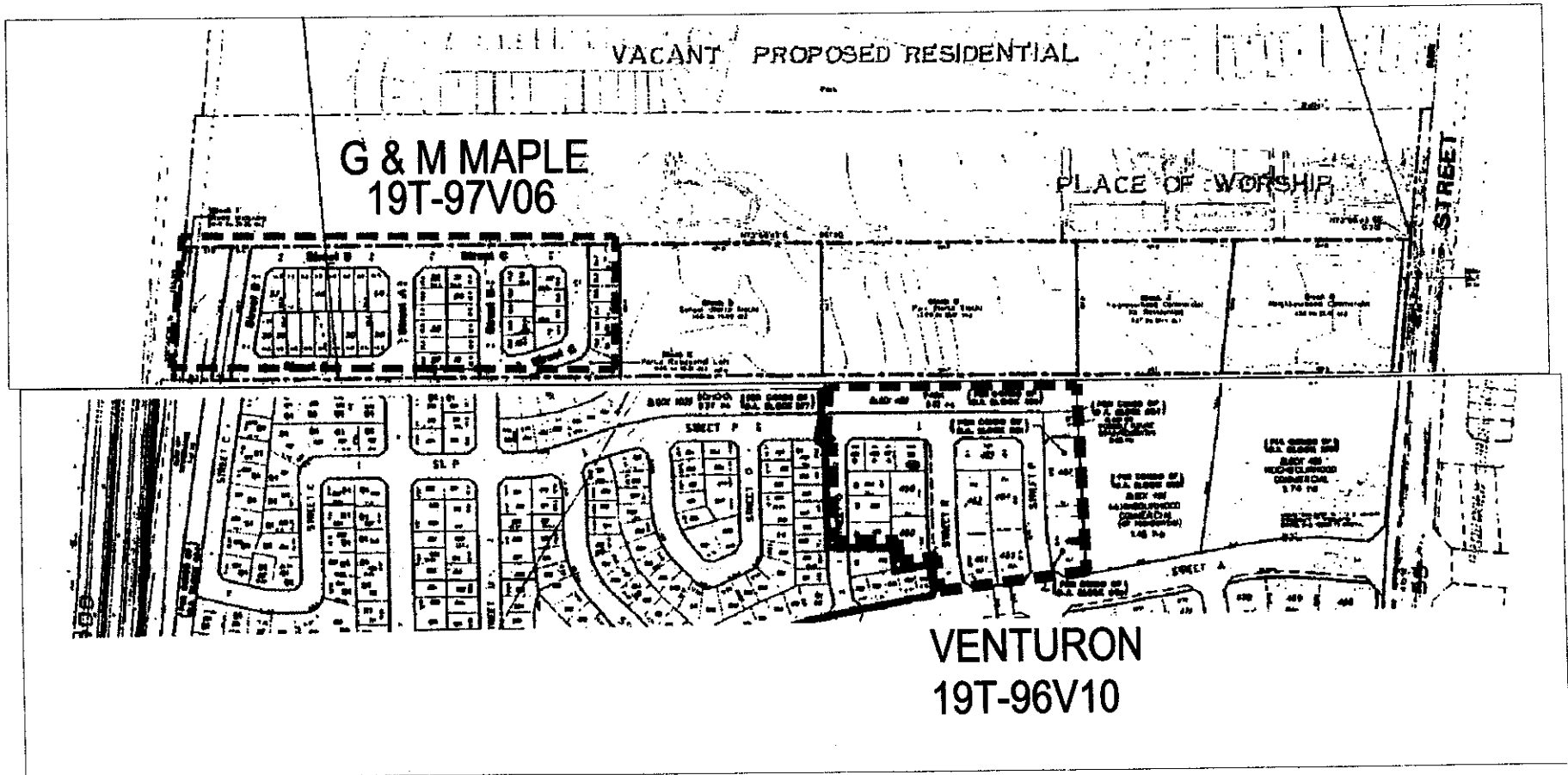


ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
Z.02.030	LOCATION: PART OF LOT 25, CONCESSION 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

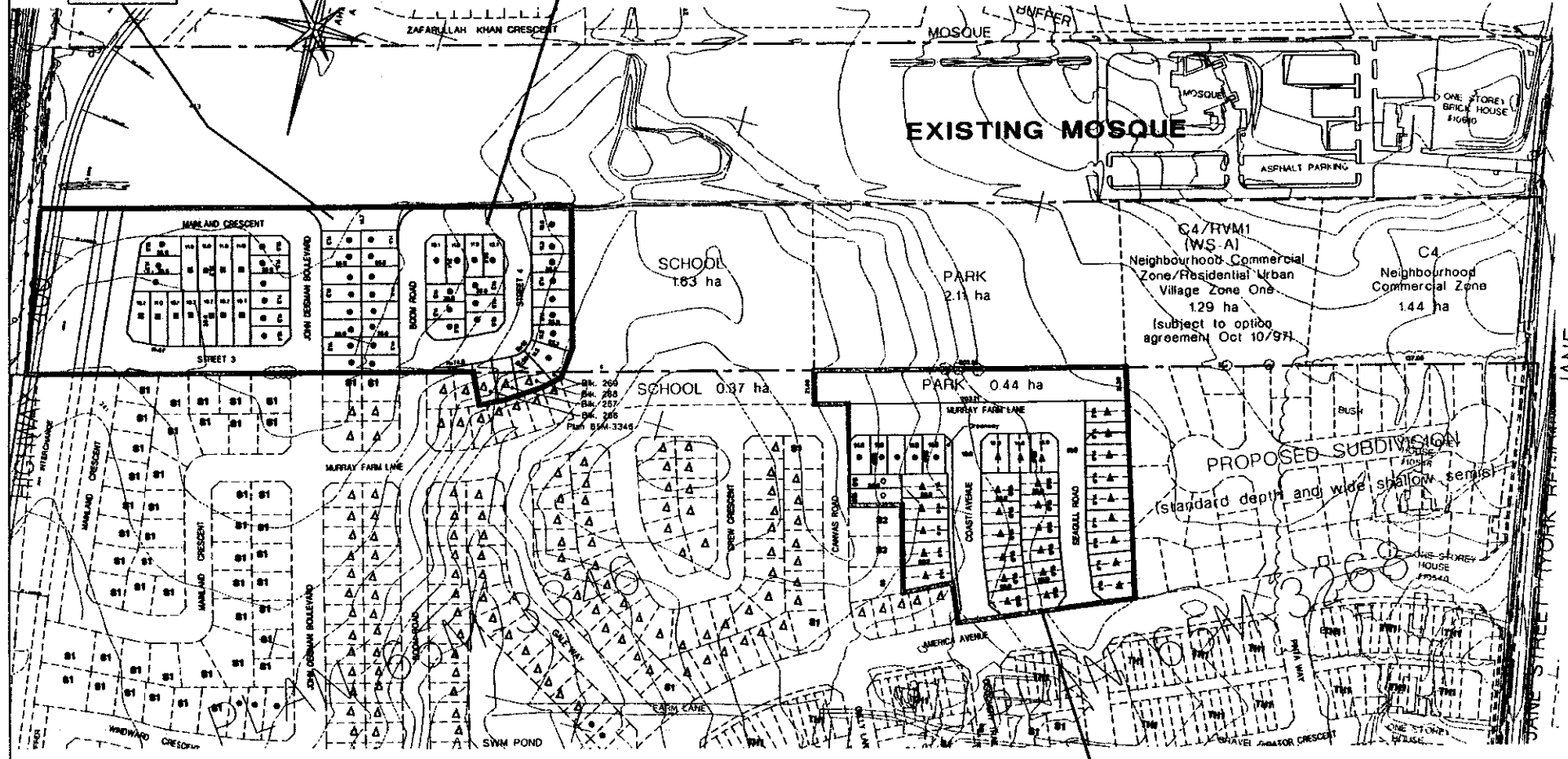
APPLICANT:	DATE: 04/22/2002
FOREST HILL HOMES (MAPLE) LTD.	SCALE: NOT TO SCALE



ATTACHMENT '2' APPROVED DRAFT PLANS 19T-96V10 & 19T-97V06	FILE #:	REPORT #:	■■■■■ SUBJECT LANDS CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE: 05/16/2002
	z.02.030	LOCATION: PART OF LOT 25, CONCESSION 5		FOREST HILL HOMES (MAPLE) LTD.	SCALE: NOT TO SCALE

G & H MAPLE
HOLDINGS LIMITED
PLAN 19T-97V06

PROPOSED
LANDSCAPE
BUFFER



VENTURON
PLAN 19T-96V10

ATTACHMENT '3'
PROPOSED REVISED PLANS

FILE #:	REPORT #:	DATE:	04/22/2002
Z.02.030	LOCATION: PART OF LOT 25, CONCESSION 5	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		FOREST HILL HOMES (MAPLE) LTD.	