

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

**3. ZONING BY-LAW AMENDMENT FILE Z.02.014
LANGSTAFF WOODS DEVELOPMENT CORP.
PRELIMINARY REPORT**

P.2002.36

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.014 (Langstaff Woods Development Corp.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 19, 2002, the Owner submitted an application to amend the Zoning By-law to rezone Areas 'A' to 'J' shown on Attachment '1', as follows:

- 1) Area 'A' from RV3(W.S) Zone to RV4(W.S) Zone;
- 2) Area 'B' from OS1 Zone to RV3(W.S) Zone;
- 3) Area 'C' from OS1 Zone to RV4(W.S) Zone;
- 4) Area 'D' from RVM1(A) Zone to RV4(W.S) Zone;
- 5) Area 'E' from RV4 Zone to RV4(W.S) Zone;
- 6) Area 'F' from RV4 Zone to RVM1(W.S-A) Zone;

- 7) Area 'G' from RV4 (WS) Zone to C4 Zone;
- 8) Area 'H' from RVM1(A) Zone to C4 Zone;
- 9) Area 'I' from RVM1(A) Zone to RV4(W.S) Zone; and,
- 10) Area 'J' to increase the maximum permitted lot area of the C4 Zone from 34,000m² to 42,030m².

In a letter, dated May 9, 2002, the Applicant revised the application by deleting Items 7 through 10, noted above. Accordingly, this public and the technical review will address Items 1 through 6 only.

The proposed rezoning would facilitate the relotting of the draft-approved plan of subdivision, with an overall increase in the number of single, semi-detached and townhouse units from 928 to 933. The effect of rezoning portions of the Open Space (OS1) Zone to a residential zone is to enable a reduced setback for a dwelling from an adjacent OS1 Zone on those lots abutting the woodlot.

Background - Analysis and Options

The subject lands are located northeast of Dufferin Street and Langstaff Road, within Draft Plan of Subdivision 19T-89037 Revised (West), in Lots 12 and 13, Concession 2, City of Vaughan (Planning Block 10). The surrounding land uses are:

- North - future residential (RV4(W.S) Zone)
- South - future residential (RV3(W.S) and RV4(W.S) Zones), OS1 Woodlot
- East - future residential (RV4(W.S) Zone), OS1 Woodlot
- West - future residential (RV3(W.S) and RV4(W.S) Zones)

The subject lands are designated "Low Density Residential" and "Tableland Woodlot" by OPA #600, and zoned RV4/RV4(W.S) Residential Urban Village Zone Four; RVM1(A)/RVM1(W.S-A) Residential Urban Village Multiple Zone One; RV3/RV3(W.S) Residential Urban Village Zone Three; and OS1 Open Space Conservation (Woodlot) Zone by By-law 1-88, subject to Exception 9(1063).

On April 26, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments 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 has identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation provides opportunities for residential uses with a mix of lot sizes and building types; the proposed zoning amendments would conform to the Official Plan;
- the “*Tableland Woodlot*” designation provides for the protection and maintenance of existing woodland areas by prohibiting development within the woodland and associated buffer areas, and limiting the permitted uses to passive recreational and other similar uses; the proposed rezoning of the edge of the woodlots from OS1 to a Residential Zone is not considered to conform to the Official Plan;
- the appropriateness of either permitting a reduced setback from a dwelling to an OS1 Zone, or relotting the blocks adjacent to the woodlot, will be considered in lieu of the proposed rezoning of portions of the woodlot;
- the overall increase in the number of single, semi-detached and townhouse units from 928 to 933, will be reviewed with respect to the impact on the mix of housing forms and densities, lotting patterns, and overall streetscape design; and,
- the reorientation of certain lots to coordinate with the lotting in adjacent plans will be reviewed to ensure proper subdivision design.

Conclusion

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

In particular, the overall increase in the number of single, semi-detached and townhouse units from 928 to 933 will be reviewed with respect to the impact on the mix of housing forms and densities, lotting patterns, and overall streetscape design. Alternatives to rezoning the OS1 wood lands to a Residential Zone, which would not conform to the Official Plan, will also be reviewed.

Attachments

1. Location Map

Report prepared by:

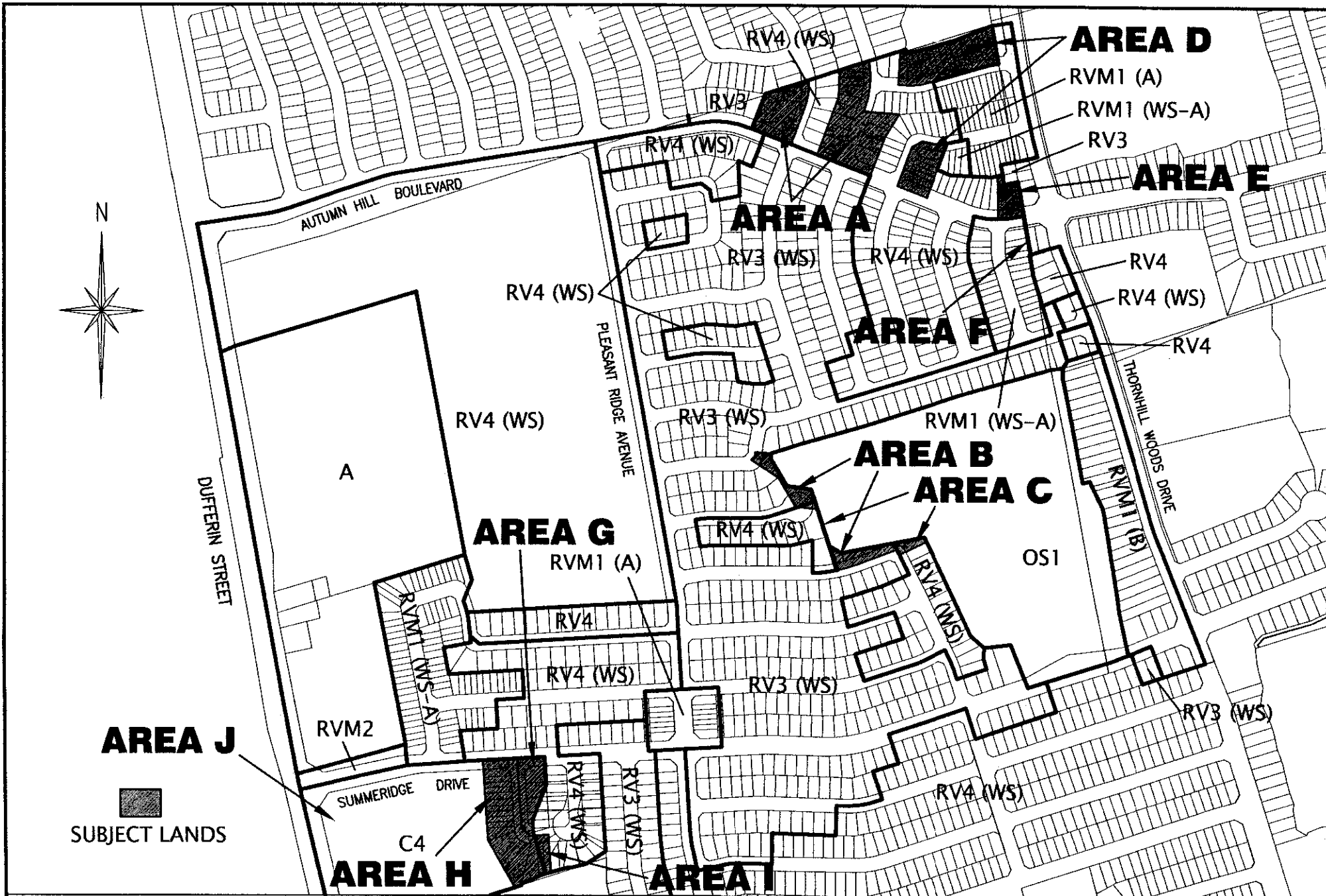
Jason Sheldon, Planner, ext. 8320
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



ATTACHMENT '1' PROPOSED ZONING

FILE #:	REPORT #:	DATE:	04/26/2002
Z.02.014	LOCATION: PART OF LOTS 12 & 13, CONCESSION 2	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: LANGSTAFF WOODS DEVELOPMENT CORP.
		SCALE: NOT TO SCALE	