

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) OCTOBER 7, 2002**

**2. ZONING BY-LAW AMENDMENT FILE Z.02.067  
LANGSTAFF WOODS DEVELOPMENT CORP.  
PRELIMINARY REPORT**

**P.2002.63**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File Z.02.067 (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 August 30, 2002, the Owner submitted an application to amend the Zoning By-law to rezone Areas 'A' to 'D' shown on Attachment '1', as follows:

- 1) Area 'A' from RVM1(A) Zone to RV4(W.S) Zone;
- 2) Area 'B' from RVM1(A) Zone to C4 Zone;
- 3) Area 'C' to increase the maximum permitted area of a lot in the C4 Zone from 34,000m<sup>2</sup> to 42,030m<sup>2</sup>; and,
- 4) Area 'D' from RV4(W.S) Zone to C4 Zone.

The notice of public hearing showed the proposed rezoning of Area 'B' from RVM1(A) Zone to C4 Zone, whereas a portion of Area 'B' is zoned RV4(W.S). This matter has been clarified for this report with the addition of #4 noted above, which separates a new area (D) out of the previous 'B' area.

The proposed rezoning would facilitate the relotting of the draft-approved plan of subdivision by deleting 30 semi-detached and on-street townhouse units to enlarge the adjacent neighbourhood commercial block from 34,000m<sup>2</sup> to 42,030m<sup>2</sup>. The result would be an overall decrease in the number of units within the subdivision to 885.

**Background - Analysis and Options**

The subject lands are located northeast of Dufferin Street and Langstaff Road, on Summeridge Drive, 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 - Summeridge Drive; future residential (RVM2 and RVM1(W.S-A) Zones)
- South - woodlot (OS4 Woodlot)
- East - future residential (RV4(W.S) Zone)
- West - Dufferin Street; commercial (C4 and C7 Zones)

The subject lands are designated "Low Density Residential" and "Neighbourhood Commercial" by OPA 600, as amended by OPA 563. The lands are zoned RV4(W.S) Residential Urban Village Zone Four, RVM1(A) Residential Urban Village Multiple Zone One, and C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(1063).

On September 13, 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:

- C the "Low Density Residential" designation provides opportunities for residential uses with a mix of lot sizes and building types; the proposed rezoning from RVM1(A) Zone to RV4(WS) Zone, would conform to the Official Plan;
- C the reduction in the number of units within the subdivision and overall block plan will need to be reviewed to ensure conformity with the minimum/maximum density requirements for "Low Density" areas;
- C the "Neighbourhood Commercial" designation provides opportunities for retail uses within buildings having 5,000m<sup>2</sup> to 15,000m<sup>2</sup> of Gross Leasable Area, not to exceed 20,000m<sup>2</sup> GLA; provided the above is maintained, the proposed rezoning from RV4(WS) and RVM1(A) Zones to C4 Zone and the proposed enlargement of the commercial block would conform to the Official Plan;
- C a Commercial Needs Study will be required to demonstrate the appropriateness and need for increasing the maximum permitted lot area of the commercial block from 34,000m<sup>2</sup> to 42,030m<sup>2</sup> (by 23%);
- C the revised residential street pattern from a crescent to a cul-de-sac, and the increased commercial block area will be reviewed with respect to access, traffic and parking impact within the community; and
- C any revisions to Draft Approved Plan of Subdivision 19T-89037 Revised (West) are subject to approval of the Ontario Municipal Board.

### **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 revised residential street pattern from a crescent to a cul-de-sac, and the enlarged commercial block, will be reviewed with respect to access, traffic and parking impact within the community. A Commercial Needs Study will be required to demonstrate the appropriateness and need for a 23% increase in the maximum permitted lot area of the C4 Zone block from 34,000m<sup>2</sup> to 42,030m<sup>2</sup>. Also, conformity with the residential density requirements in the Official Plan will need to be verified, with the reduction of 30 units in the subdivision and block plan.

### **Attachments**

1. Location Map

### **Report prepared by:**

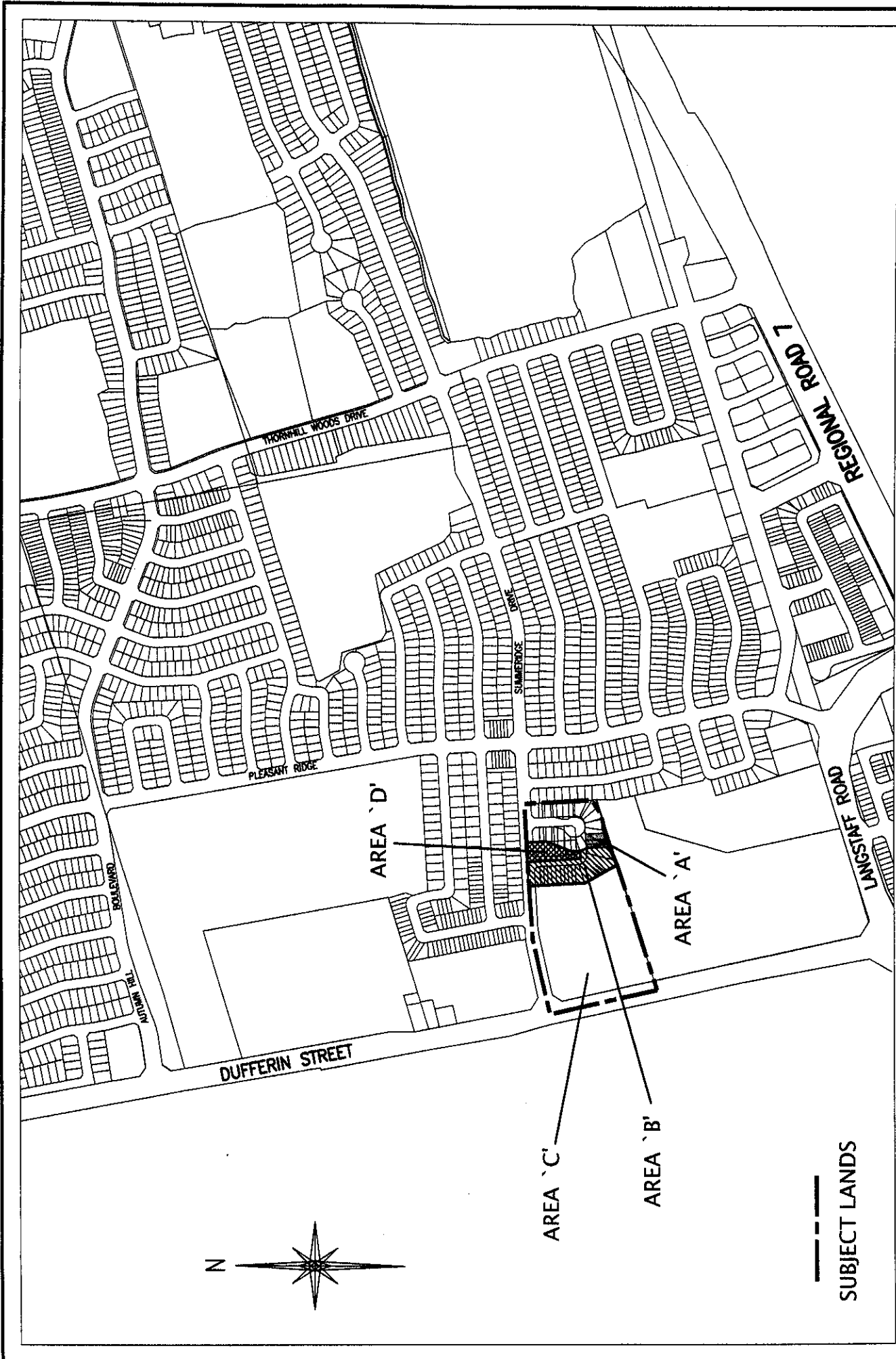
Jason Sheldon, Planner, ext. 8320  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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<b>ATTACHMENT '1'</b> <b>LOCATION MAP</b>		FILE #:	Z.02.067	REPORT #:		DATE:	09/09/2002
		LOCATION:	PART OF LOT 12, CONCESSION 2	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	LANGSTAFF WOODS DEVELOPMENT CORP.	SCALE: