

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

3. **OFFICIAL PLAN AMENDMENT FILE OP.02.015
ZONING BY-LAW AMENDMENT FILE Z.02.060
DRAFT PLAN OF SUBDIVISION FILE 19T-02V04
CLIFTONGATE INVESTMENTS INC.
PRELIMINARY REPORT**

P.2002.64

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.015, Z.02.060 and 19T-02V04 (Clifftongate Investments Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 30, 2002, the Owner submitted an application to amend the Official Plan and Zoning By-law to redesignate and rezone the subject lands to the appropriate residential designation and zone category to permit a proposed draft plan of subdivision on a 0.772 ha parcel. The draft plan contains 9 semi-detached lots (18 units) fronting onto a cul-de-sac.

Background - Analysis and Options

The subject lands are located on the east side of Cranston Park Avenue, south of Teston Road, being Block 218 on Plan 65M-3153, in Lot 25, Concession 4, City of Vaughan. The lands are relatively flat, fenced on the north, south and east sides, and are currently vacant.

The subject lands are designated "Local Convenience Commercial" by OPA 350 (Maple Community Plan), and zoned C3 Convenience Commercial Zone by Zoning By-law 1-88. The surrounding land uses are:

- North - historical cemetery (OS2 Open Space Park Zone), Teston Road
- South - residential (RM1 Street Townhouse Dwelling Zone)
- West - Cranston Park Avenue; residential (R4 Residential Zone)
- East - residential (R4 Residential Zones)

On September 13, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. A notice was also sent to the Maple Springs Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to the Committee of the Whole meeting.

Preliminary Review

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

- the appropriateness of amending the Official Plan to redesignate the subject lands from a commercial to residential use will be assessed;
- the compatibility of the proposed residential use and zoning standards with the existing uses in the area will be assessed;

- the minimum distance between the proposed “Street A” intersection and Teston Road must be approved by the Region of York;
- the proposed cul-de-sac configuration will be reviewed by the Engineering Department with regard to Vaughan’s engineering design standards; and,
- servicing capacity must be identified for the proposed development.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with the comments expressed by the public and Council at the public hearing or in writing, and assessed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the compatibility of the proposed residential subdivision with the existing neighbourhood and the required engineering design standards.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

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Respectfully submitted,

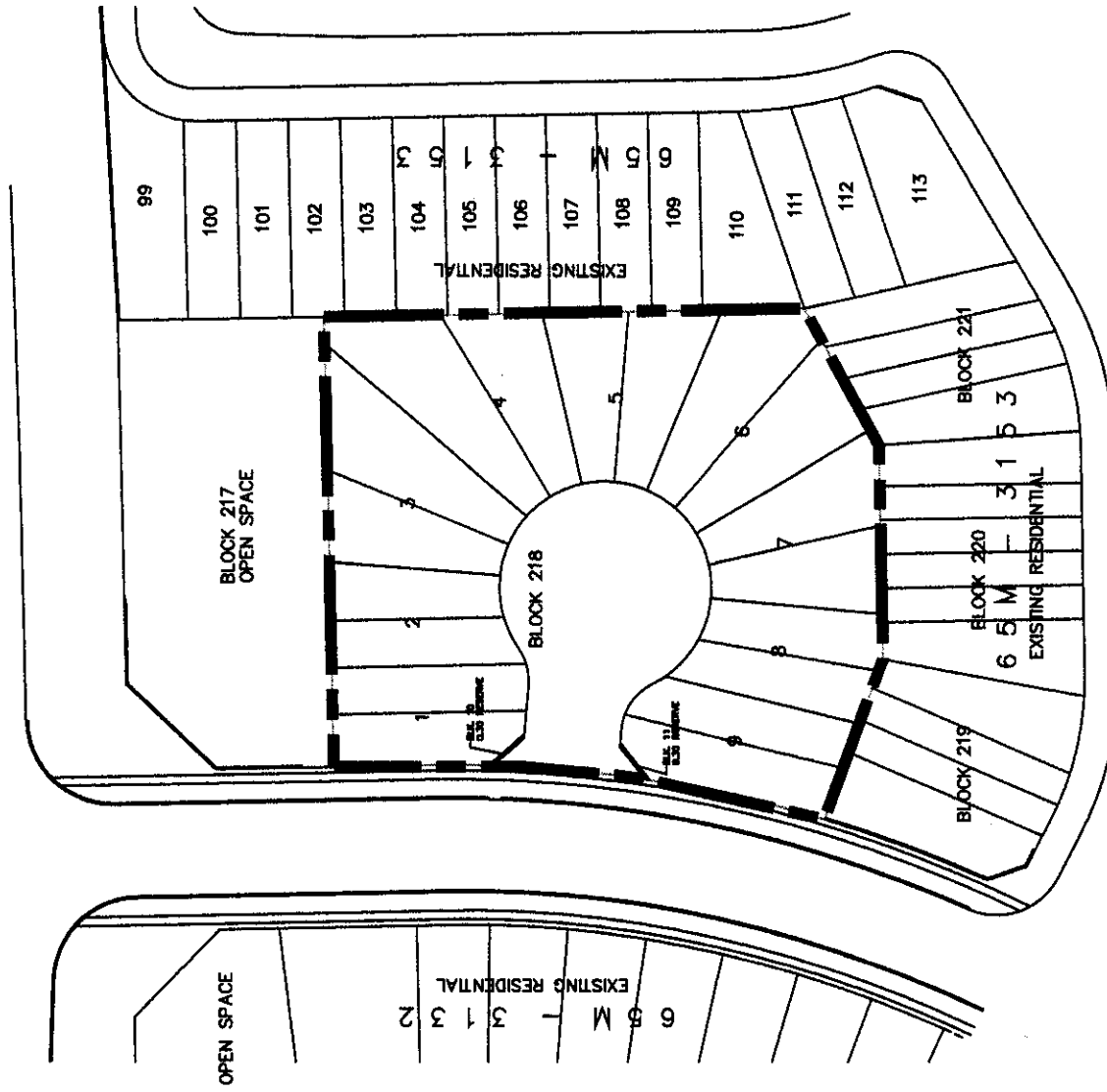
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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<p>ATTACHMENT '1' LOCATION MAP</p>		<p>FILE #:</p> <p>19T-02V04</p>	<p>REPORT #:</p> <p>LOCATION: PART OF LOT 25, CONCESSION 4</p>	<p>APPLICANT:</p> <p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>DATE:</p> <p>08/15/2002</p>
		<p>CLIFTONGATE INVESTMENTS INC.</p>		<p>SCALE:</p> <p>NOT TO SCALE</p>	



SUBJECT LANDS

<p>ATTACHMENT '2' DRAFT PLAN OF SUBDIVISION</p>		FILE #:	REPORT #:	DATE:
		19T-02V04		08/21/2002
<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>		LOCATION:	APPLICANT:	SCALE:
		PART OF LOT 25, CONCESSION 4	CITY OF VAUGHAN PLANNING DEPARTMENT	NOT TO SCALE
				<p>CLIFTONGATE INVESTMENTS INC.</p>