

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

**5. ZONING BY-LAW AMENDMENT FILE Z.02.071
DRAFT PLAN OF SUBDIVISION FILE 19T-02V07
F.J.J. HOLDINGS INC.
PRELIMINARY REPORT**

P.2002.69

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.02.071 and 19T-02V07 (F.J.J. Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On September 17, 2002, the Owner submitted an application to amend the Zoning By-law and a Draft Plan of Subdivision application to facilitate the development of 39 street townhouse units, with frontages of 6.0m on Villa Vista way.

This application represents a portion of the development plans for the lands within the west half of Lot 29, Concession 3, to enable co-ordination of these lands with the subdivision plan to the north (Maple Highlands, File 19T-99V05). The Owner has also submitted a zoning amendment application and draft plan of subdivision for the remainder of the property to the east, south and west.

Background - Analysis and Options

Location

The 0.88 ha site is located southeast of Keele Street and Kirby Road, within Lot 29, Concession 3, City of Vaughan. The lands are designated "Special Residential" by OPA #332, as amended by OPA #535, and zoned RM2-(H) Multiple Residential Zone with the "H" Holding Symbol by By-law 1-88, subject to Exception 9(947). The surrounding land uses are:

- North - residential (RVM1(A) Residential Urban Village Multiple Zone One)
- South - Trans Canada Pipeline; future residential (RM2-(H) Multiple Residential Zone)
- East - future residential (RM2-(H) Multiple Residential Zone)
- West - agricultural (A Agricultural Zone)

On September 30, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. 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 a future Committee of the Whole meeting.

Preliminary Review

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

- C the lands are designated "Special Residential" by OPA #332, which allows a range of housing types and unit sizes, as well as on-site recreational, social and personal service facilities, to facilitate a self-contained, adult-lifestyle community aimed for adults age 55 or older;

- C the "Special Residential" designation provides for a base density of 12 units per net residential hectare, as well as bonusing policies to allow up to 8.5 units/ha in return for the provision of public benefits; this draft plan proposes a density of 42 units/net ha; conformity with the density requirements in the Official Plan will need to be addressed;
- C the lands are subject to a holding provision, in accordance with OPA #332, that can be removed upon certain measures being undertaken, such as the execution of a density bonusing agreement, the submission of a demographic study, and the submission of an agreement or other assurance detailing how the residential units will be designed, marketed and continued to be used as an adult lifestyle community; the Owner will need to demonstrate how these Official Plan policies will be addressed;
- C the Official Plan policies require that consideration be given to lands on and adjacent to the Oak Ridges Moraine to ensure that the hydrological, hydrogeological and ecological functions are maintained, and to provide opportunities to enhance or improve the function of the natural systems; and
- C the opportunity to apply the new zoning standards established as part of the Urban Design Standards review, will be considered.

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. In particular, Staff will review the proposal in accordance with the use and density provisions specified in OPA #332, and in the context of the environmental sensitivity of the Oak Ridges Moraine.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-02V07

Report prepared by:

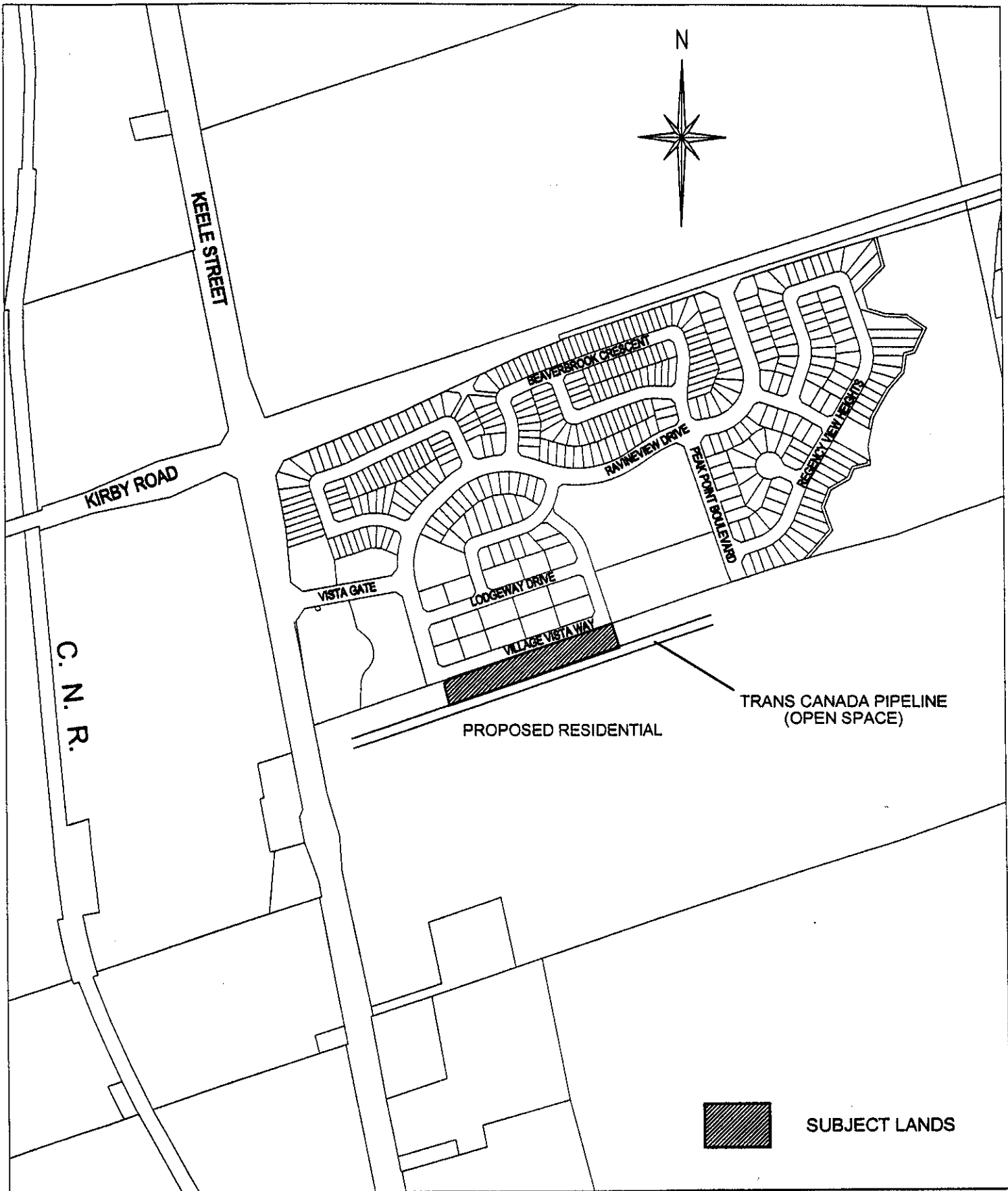
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lot 29,
Concession 3

APPLICANT:
F.J.J. HOLDINGS INC.



Community Planning Department

Attachment

FILE No.:
Z.02.071 & 19T-02V07
September 25, 2002
Not to Scale

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