

- the Official Plan permits a density of 5 uph, plus up to 0.5 uph of bonusing, subject to specific criteria; the proposed density will be reviewed to ensure conformity with the density provisions;
- the termination of Street "A" and Hunterwood Chase must meet City Engineering design standards; appropriate turning circles or other road configuration may be required;
- the proposed zoning would be R1 Residential Zone, which requires lots having a minimum 23m frontage and 1000m² area;
- the configuration of the lotting will be reviewed, particularly Lots 14 and 25; and
- servicing capacity for the subject lands must be identified.

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 addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed once documents have been submitted establishing conformity with the Oak Ridges Moraine Conservation Plan. The proposal will be reviewed in context of the requirements of the Official Plan and the R1 Zone.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

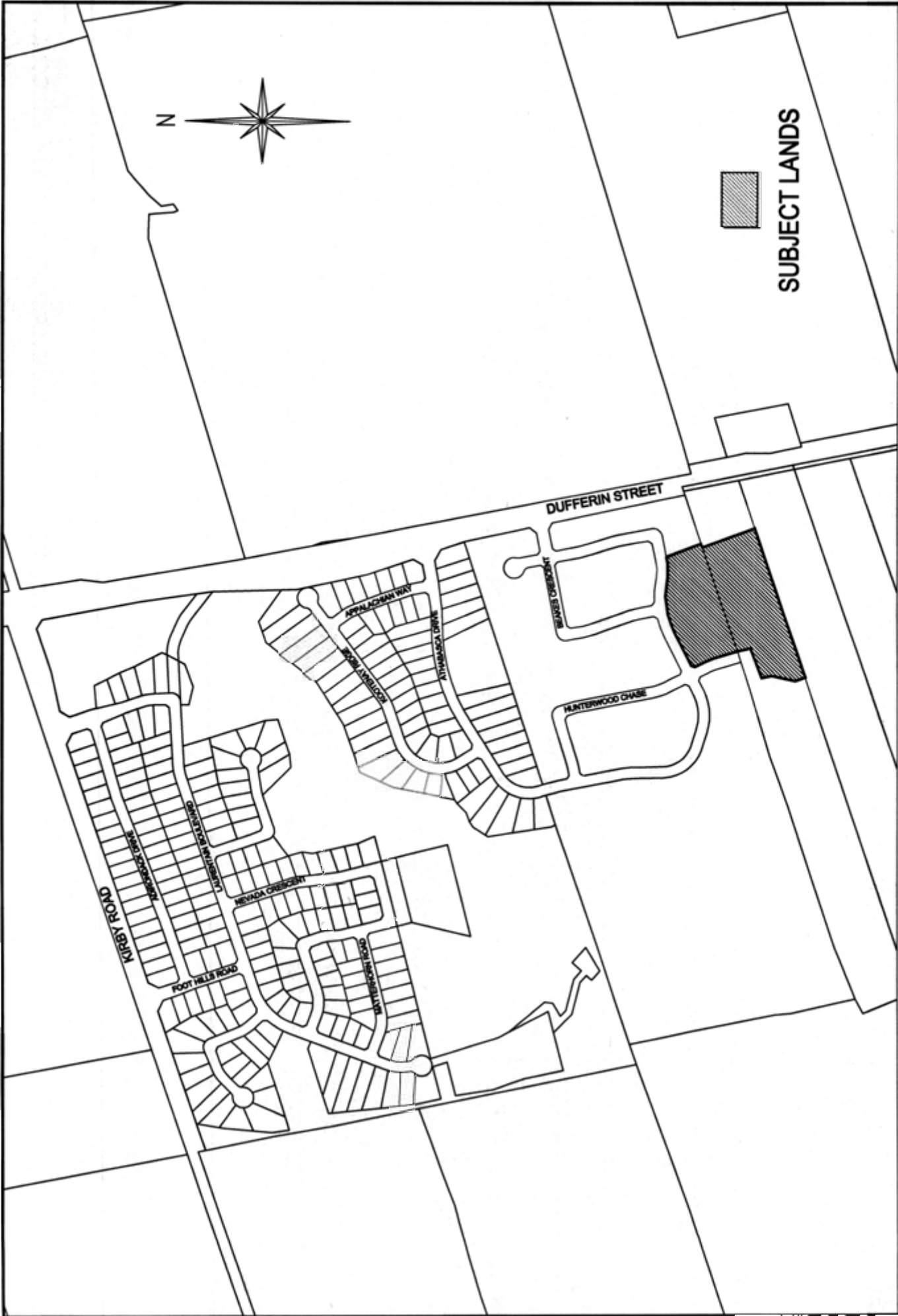
Mauro Peverini, Planner, ext. 8407
 Art Tikiryán, Senior Planner, ext. 8212
 Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/CM



ATTACHMENT '1' LOCATION MAP		FILE #: Z.02.052 19T-02V02	REPORT #: Part Lot 27, Con. 3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: NORTHDALE RIDGE DEVELOPMENTS LIMITED	DATE: 06/27/2002 SCALE: NOT TO SCALE
		DATE: 06/27/2002 SCALE: NOT TO SCALE APPLICANT: NORTHDALE RIDGE DEVELOPMENTS LIMITED				



DUFFERIN STREET

SUBJECT LANDS



BEAKE'S CRESCENT

ATHABASCA DRIVE

HUNTERWOOD CHASE

STREET A

DATE: 06/27/2002
 SCALE: NOT TO SCALE

APPLICANT:
 NORTHDALE RIDGE DEVELOPMENTS LIMITED

CITY OF VAUGHAN
 PLANNING DEPARTMENT

REPORT #:
 LOCATION:
 Part Lot 27, Con. 3

FILE #:
 Z.02.052
 191-02V02

ATTACHMENT '2'
 DRAFT PLAN OF
 SUBDIVISION 191-02V02