

**5.     DRAFT PLAN OF SUBDIVISION FILE 19T-02V12  
       ZONING BY-LAW AMEDMENT FILE Z.02.090  
       RICK MARCHESAN  
       PRELIMINARY REPORT**

**P.2003.12**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Draft Plan of Subdivision File 19T-02V12 and Zoning By-law Amendment File Z.02.090 (Rick Marchesan) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 24, 2002, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a residential subdivision on the easterly tableland portion of the subject lands. The draft plan consists of 9 lots, most having a minimum frontage of 15m on a cul-de-sac road extended from the adjacent draft approved subdivision plan. The westerly portion of the subject lands would remain as open space.

**Background - Analysis and Options**

The lands are located northeast of Major Mackenzie Drive and Highway 27, being Part 1 on Plan 65R-8565 (9909 Highway 27), in Part of Lot 20, Concession 8, City of Vaughan. The lands are currently developed with a residential dwelling and accessory buildings. The surrounding land uses are:

- North - valleyland, residential (OS1 Open Space Conservation Zone and R1 Residential Zone)
- South - residential (A Agricultural Zone)
- East - draft approved residential subdivision 19T-01V02 (R1 Residential Zone)
- West - Highway 27, residential subdivision, Broda Drive (A Agricultural Zone)

The lands are designated "Serviced Residential" and "Highway 27 Valley Corridor Study Area" by OPA 601 (Kleinburg/Nashville Community Plan), and zoned A Agricultural and OS1 Open Space Conservation Zones by By-law 1-88.

On January 24, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Kleinburg and Area Ratepayers Association. No comments have been received to date. Any responses 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 have identified the following matters to be reviewed in greater detail:

- Official Plan Amendment 601 designates the land proposed for residential use as "Serviced Residential", which permits detached residential dwellings;

- density in “Serviced Residential” areas must be from 5.0 to 7.5 units per hectare; the density of the proposed development is approximately 9.4 units per hectare; the number of proposed lots within the subdivision plan must be reduced to comply with the density policies of the Official Plan;
- servicing capacity for the proposed lots must be identified;
- the boundary of the valley area must be determined through a top-of-bank walk with Toronto and Region Conservation Authority staff;
- the proposed lots have 15m frontages, whereas the approved residential subdivision to the east has minimum lot frontages of 20m; compatibility with these lots will be reviewed;
- Lot 9 has 6m frontage extending back for a distance of 45m to the main portion of the lot behind Lots 7 and 8; this lotting pattern is unacceptable and will need revision;
- the Engineering Department will review the proposed reduction in the road allowance width from the standard of 18.5m to 17.5m;
- the valleylands contain an essential portion of the Regional Road 27 Trail; a connection to this trail must be provided through this plan of subdivision; and
- a Master Environmental/Servicing Plan must be submitted in accordance with Section 4.10 of the Official Plan.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, lotting pattern of the proposed subdivision will be reviewed and revised to meet technical requirements and in particular, to conform to the maximum density permitted by the Official Plan.

### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

### **Report prepared by:**

Todd Coles, Planner, ext. 8634  
 Arto Tikiryan, 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

/LG



# Attachment **1**

FILE No.:  
19T - 02V12 &  
Z.02.090

January 9, 2003

## City of Vaughan

Community Planning Department

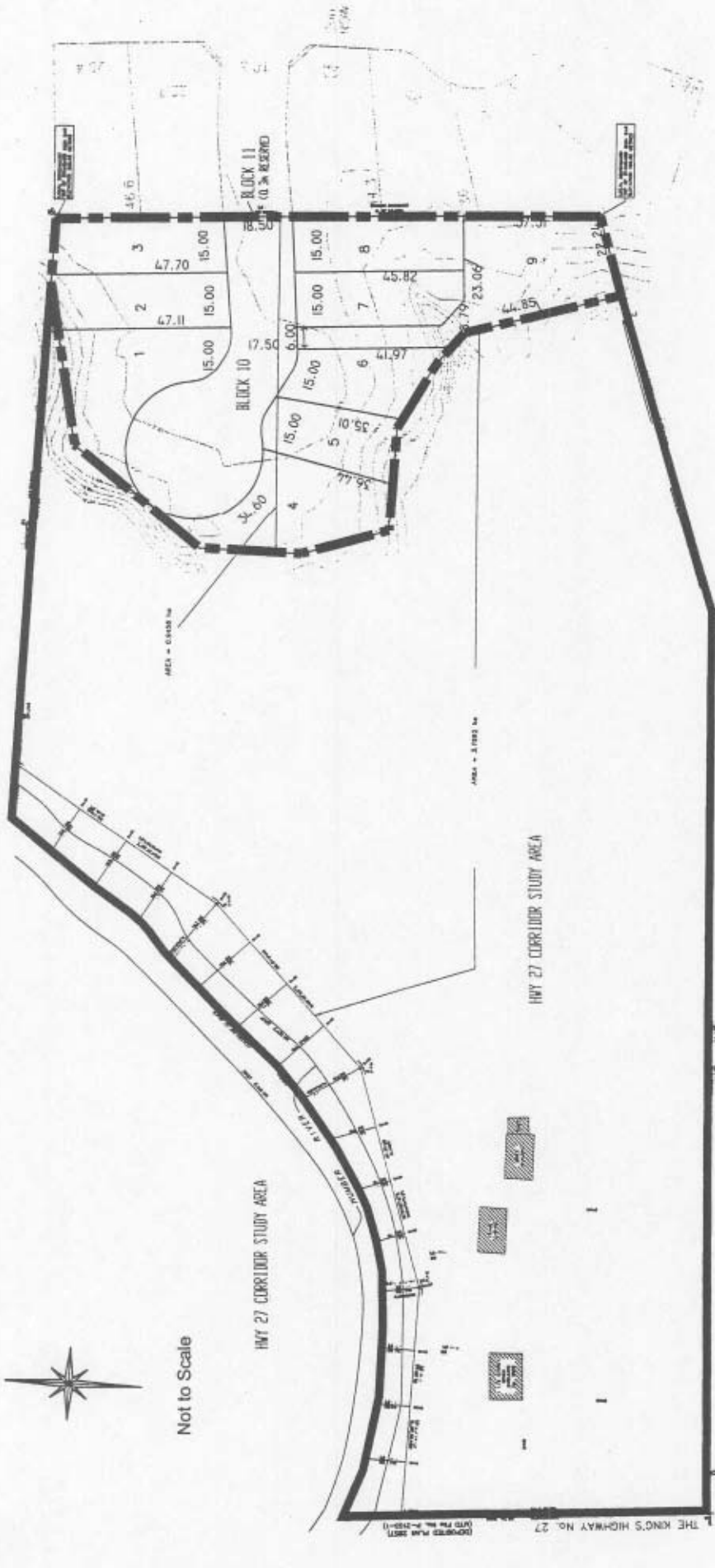
## Location Map

Lot 20,  
Concession 8

APPLICANT:  
RICK MARCHESAN



Not to Scale



 LAND FOR RESIDENTIAL DEVELOPMENT  
 SUBJECT LANDS

## Draft Plan of Subdivision

Lot 20,  
 Concession 8  
 APPLICANT:  
 RICK MARCHESAN



Community Planning Department

# Attachment 2

FILE No.:  
 19T - 02V12 &  
 Z.02.090  
 January 9, 2003