

**7. DRAFT PLAN OF SUBDIVISION FILE 19T-02V11
 ZONING BY-LAW AMENDMENT FILE Z.02.087
 HUMBERVIEW ESTATES LIMITED
 PRELIMINARY REPORT**

P.2003.14

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-02V11 and Z.02.087 (Humberview Estates Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 18, 2002, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit the development of a residential plan of subdivision on a 1.283 ha parcel of land. The proposed plan consists of 25 detached residential lots, with frontages ranging from 9.0m to 13.56m, on an extension of Columbo Crescent.

Background - Analysis and Options

The site is located south of Teston Road, east of Jane Street, within Lot 25, Concession 4, City of Vaughan.

The site is designated "Low Density Residential" by OPA 350 (Maple Community Plan) and zoned RR Rural Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential (R3 and R4 Residential Zones)
- South - residential (A Agricultural and R2 Residential Zones)
- East - residential (R4 Residential Zone)
- West - Jane Street; commercial (C4 Neighbourhood Commercial Zone)

On January 24, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Springs Ratepayers Association. To date, no comments have been received. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits a maximum density of 22 units per net residential hectare; the proposed subdivision yields a density of approximately 19.5 units per net hectare and would conform to the Official Plan;
- the application proposes rezoning the subject property to R4 Residential Zone; further review of the proposed zoning will be required to determine any site specific exceptions are needed.
- consideration will be given to the appropriateness, compatibility, form and scale of the development within the existing residential neighbourhood;

- servicing capacity for the proposed subdivision must be identified; and
- upgraded elevations are required for the lots that flank Jane Street; an additional landscaping buffer of 2.4m to 3.0m along Jane Street may be required.

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, Staff will review the appropriateness and compatibility of the draft plan of subdivision and rezoning of the subject lands to permit 25 single-detached residential lots.

Attachments

1. Location Map
2. Site Plan

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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Attachment
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FILE No.:
 Z.02.087 &
 19T - 02V11

January 10, 2003

City of
Vaughan

Community Planning Department

Location Map

Lot 25,
 Concession 4

APPLICANT:
 HUMBERVIEW ESTATES LIMITED



Not to scale

SUBJECT LANDS

Attachment 2
 FILE No.: Z.02.087
 19T - 02V11
 January 10, 2003

City of **Vaughan**

Community Planning Department

Site Plan
 Lot 25,
 Concession 4
 APPLICANT:
 HUMBERVIEW ESTATES LIMITED