

**5. ZONING BY-LAW AMENDMENT FILE Z.03.014
DRAFT PLAN OF SUBDIVISION FILE 19T-03V03
TERWOL DEVELOPMENTS LTD.
PRELIMINARY REPORT**

P.2003.29

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Z.03.014 and Draft Plan of Subdivision 19T-03V03 (Terwol Developments Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a residential subdivision on the 8.8 ha parcel. The draft plan consists of 52 detached lots, with minimum frontages of 10.5 metres, and 3 blocks totaling 5.5 ha. for future commercial and residential development.

Background - Analysis and Options

The lands are located on the south side of Major Mackenzie Drive, west of Weston Road, in Lot 20, Concession 6, City of Vaughan. The lands are vacant farmland. The surrounding land uses are:

- North - Major Mackenzie Drive; farmland, non-farm residential (A Agricultural Zone)
- South - approved draft plan of subdivision (RV3 Urban Village residential Zone Three, RV4 Urban Village Residential Zone Four)
- East - undeveloped (A Agricultural Zone)
- West - undeveloped (A Agricultural Zone)

The lands are designated "Medium Density Residential/Commercial" by OPA #600, and zoned A Agricultural Zone by By-law 1-88.

On March 14, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Residents Association and the Millwood Woodend 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:

- the "Medium Density Residential/Commercial" designation by OPA #600 permits the proposed residential development;
- the density of the proposed development is 27.15 units/hectare, which is within the range permitted by the Official Plan Amendment (17 – 40 uph);

- the northerly portion of the Block 39 Block Plan approved by Council is subject to resolving some outstanding issues with respect to a school/park/woodlot campus and stormwater management;
- type of residential development, lotting and road pattern will be reviewed for conformity with the Block Plan;
- the subject lands are within the "Waste Disposal Assessment Area" (Passer Estate); the required Environmental Site Assessment (ESA) must be peer reviewed; and
- servicing capacity for the proposed development will need to be identified.

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, the subdivision design will be reviewed for conformity with the Official Plan and Block Plan, integration with adjacent plans, and lotting design and density.

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

/CM



Attachment **1**

FILE No.:
19T-03V03
Z.03.014
February 27, 2003
Not to Scale

City of
Vaughan

Community Planning Department

Location Map

Lot 20,
Concession 6
APPLICANT:
TERWOL DEVELOPMENTS LTD.



Draft Plan of Subdivision

Lot 20,
Concession 6
APPLICANT:
TERWOL DEVELOPMENTS LTD.



Community Planning Department

Attachment 2

FILE No.:
19T-03V03
Z.03.014
February 27, 2003
Not to Scale