

**4. ZONING BY-LAW AMENDMENT FILE Z.03.090
DRAFT PLAN OF SUBDIVISION FILE 19T-03V20
2032331 ONTARIO INC.
PRELIMINARY REPORT**

P.2004. 39

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.090 & 19T-03V20 (2032331 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On November 25, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision consisting of 28 detached residential lots with frontages ranging from 12m - 15m, and an elementary school part block.

Background - Analysis and Options

The 2.73 ha parcel is located on the south side of Major Mackenzie Drive, east of Pine Valley Drive within Planning Block 39, in Part of Lot 20, Concession 6, City of Vaughan.

The lands are designated "Low Density Residential" by OPA 600, and zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(777). The surrounding land uses are:

- North - Major Mackenzie Drive; residential (RR Rural Residential Zone);
- South - vacant (OS4 Open Space Woodlot and A Agricultural Zones);
- East - vacant, proposed residential subdivision 19T-97V23 (A Agricultural Zone);
- West - residential (RR Rural Residential Zone).

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, the Vellore Village Residents Association and the Millwood Woodend Ratepayers' Association. To date, no responses have been received. Any comments 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 detached dwellings at a maximum net density of 22 units/ha, and at an average net density across the Block of 16-18 units/ha; review will be given to ensure the draft plan densities conform to the Official Plan;
- the northerly portion of the Block 39 Block Plan approved by Council is subject to resolving outstanding issues, including the location of a school/park/woodlot campus and stormwater management pond;
- the draft plan will be reviewed for consistency with the Block Plan, including coordination of lotting and road patterns with the adjacent plans of subdivision;

- water and sewer servicing capacity for the proposed development is not currently available.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the plan will be reviewed for conformity with the Official Plan and consistency with the approved Block Plan. The outstanding Block Plan issues must be resolved and servicing capacity must be available prior to draft plan approval.

Attachments

1. Location Map
2. Draft Plan of Subdivision

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
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/LG



Location Map

Part of Lot 20,
Concession 6
 APPLICANT:
 2032331 ONTARIO INC.



Community Planning Department

Attachment 1

FILE No.:
 19T-03V20 &
 Z-03.090

December 4, 2003

