

**4.    OFFICIAL PLAN AMENDMENT FILE OP.30.90  
ZONING BY-LAW AMENDMENT FILE Z.147.85  
DRAFT PLAN OF SUBDIVISION FILE 19T-84076  
KERROWOOD DEVELOPMENTS LIMITED  
PRELIMINARY REPORT**

**P.2004.47**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.30.90, Z.147.85 and 19T-84076 (Kerrowood Developments 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 2, 2003, the owner submitted revised applications to amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision. The proposed development is for 44 detached lots, with a minimum frontage of 18.3m on a cul-de-sac road on full municipal services. The plan also includes a 2.33 ha valleyland block and a stormwater management pond.

**Background - Analysis and Options**

The 8.46 ha property is located northwest of Nashville Road and Highway #27, (10740 Highway #27), in Lots 24 and 25, Concession 8, City of Vaughan. There are 2 existing dwellings, a barn, and other accessory structures on the property. The surrounding land uses are:

- North - valley land, estate residential (OS1 Open Space Conservation Zone, RR Rural Residential Zone)
- South - vacant, estate residential (A Agricultural Zone, RR Rural Residential Zone)
- East - Highway #27; detached residential (R1 Residential Zone, RR Rural residential Zone)
- West - valley land (OS1 Open Space Conservation Zone)

The lands are designated "Suburban Residential" and "Valley Area" by OPA 601 (Kleinburg-Nashville Community Plan), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(98).

On February 6, 2004, 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:

- the "Suburban Residential" designation requires a minimum lot size of 0.4 ha and a maximum density of 2 units per hectare; the application proposes to redesignate the lands to "Serviced Residential";

- the “Serviced Residential” designation permits a density range of 5.0 to 7.5 units per hectare and requires lots to be serviced by full municipal services; the appropriateness of fully serviced development in this location will be assessed;
- servicing capacity must be identified and allocated upon draft plan approval;
- Environmental Site Assessment, Heritage Impact Assessment, Urban Design and Architectural Control Guidelines, Vegetation Inventory, Assessment and Preservation Plan, Master Landscape Plan, Master Streetscape Plan, Open Space Master Plan, Noise Report and Master Environmental/Servicing Plan are required in accordance with the Official Plan;
- a site visit with the Toronto and Region Conservation Authority may be required to confirm the limits of the valley land;
- the subject lands are listed in the City’s Inventory of Heritage Buildings and are also within the Kleinburg-Nashville Heritage Conservation District;
- the need for a second road access for the 44 lots on a cul-de-sac will be reviewed; and
- the proposed location of the stormwater management pond in the valley will be reviewed.

**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 issues, but not limited to, will be considered in the technical review of the applications, 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 appropriateness of serviced residential development in this area will be reviewed.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision

**Report prepared by:**

Todd Coles, Planner, ext. 8634  
 Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning

MARCO RAMUNNO  
 Manager of Development Planning

/LG



**Location Map**

Lots 24, 25,  
Concession 8

APPLICANT:  
KERWOOD DEVELOPMENTS LIMITED

**City of  
Vaughan**

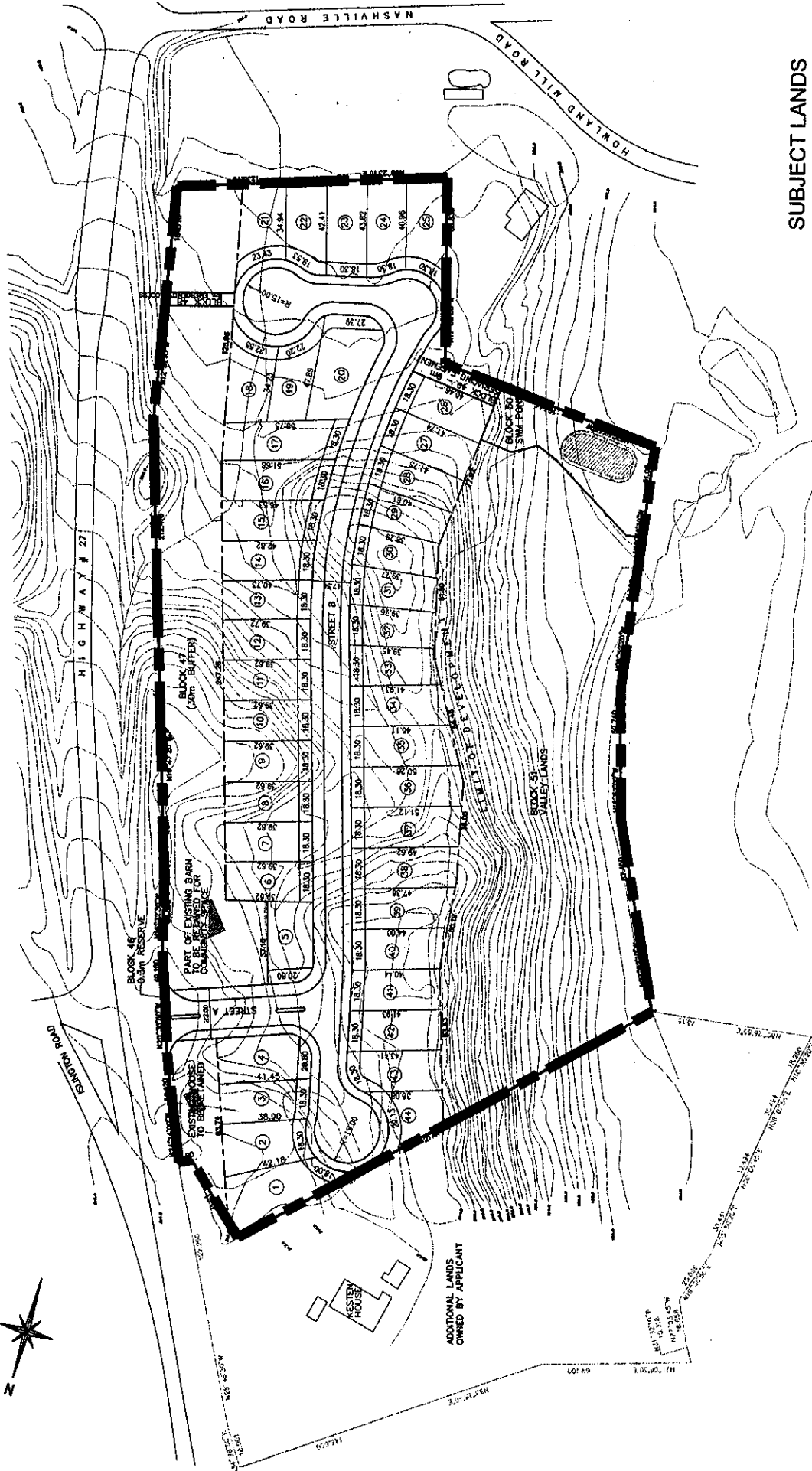
Community Planning Department

**Attachment**

FILE No.:  
19T - 84076, OP.30.90  
& Z.147.85



December 15, 2003



ADDITIONAL LANDS OWNED BY APPLICANT

SUBJECT LANDS



Not to Scale

# Draft Plan of Subdivision

Lots 24, 25,  
Concession 8

APPLICANT:  
KERWOOD DEVELOPMENTS LIMITED



Community Planning Department

# Attachment

# 2

FILE No.:  
19T - 84076, OP.30.90  
& Z.147.85

December 15, 2003