

**3. ZONING BY-LAW AMENDMENT FILE Z.04.002
DRAFT PLAN OF SUBDIVISION FILE 19T-04V01
1307180 ONTARIO INC.
PRELIMINARY REPORT**

P.2004.54

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.002 and 19T-04V01 (1307180 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 January 16, 2004, the owner submitted applications to amend the Zoning By-law to rezone the subject lands and for a Draft Plan of Subdivision. The proposed development is for 96 detached residential lots with frontages ranging from 12.8m to 15.2m, and blocks for elementary school, neighbourhood park, stormwater management pond and woodlot uses.

Background - Analysis and Options

The vacant 10.51 ha property is located on the east side of Pine Valley Drive, south of Major Mackenzie Drive within Planning Block 39, in Lot 19, Concession 6, City of Vaughan. The surrounding land uses are:

- North - woodlot, vacant (OS4 Open Space Woodlot Zone, A Agricultural Zone)
- South - woodlot, vacant (OS4 Open Space Woodlot Zone, A Agricultural Zone)
- East - detached residential (RV4 Residential Urban Village Zone Four)
- West - Pine Valley Drive; conservation area (OS2 Open Space Park Zone)

The lands are designated "Low Density Residential" and "Tableland Woodlot" by OPA 600, and zoned A Agricultural Zone and OS4 Open Space Woodlot Zone by By-law 1-88.

On February 27, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to 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 "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density taken across the "Low Density Residential" area of the Block of 16 to 18 units/ha;
- the density of the proposed development is 14.8 units/ha; review will be given to ensure the draft plan densities conform to the Official Plan;

- water and sewer servicing capacity for the proposed development is not currently available;
- 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; upon resolution, the draft plan will be reviewed for consistency with the Block Plan, including coordination of lotting and road pattern with adjacent plans; and
- the subject lands are within the "Waste Disposal Assessment Area" (Passer Estate); the required Environmental Site Assessment (ESA) must be peer 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 plan will be reviewed for conformity with the Official Plan and consistency with the 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

Report prepared by:

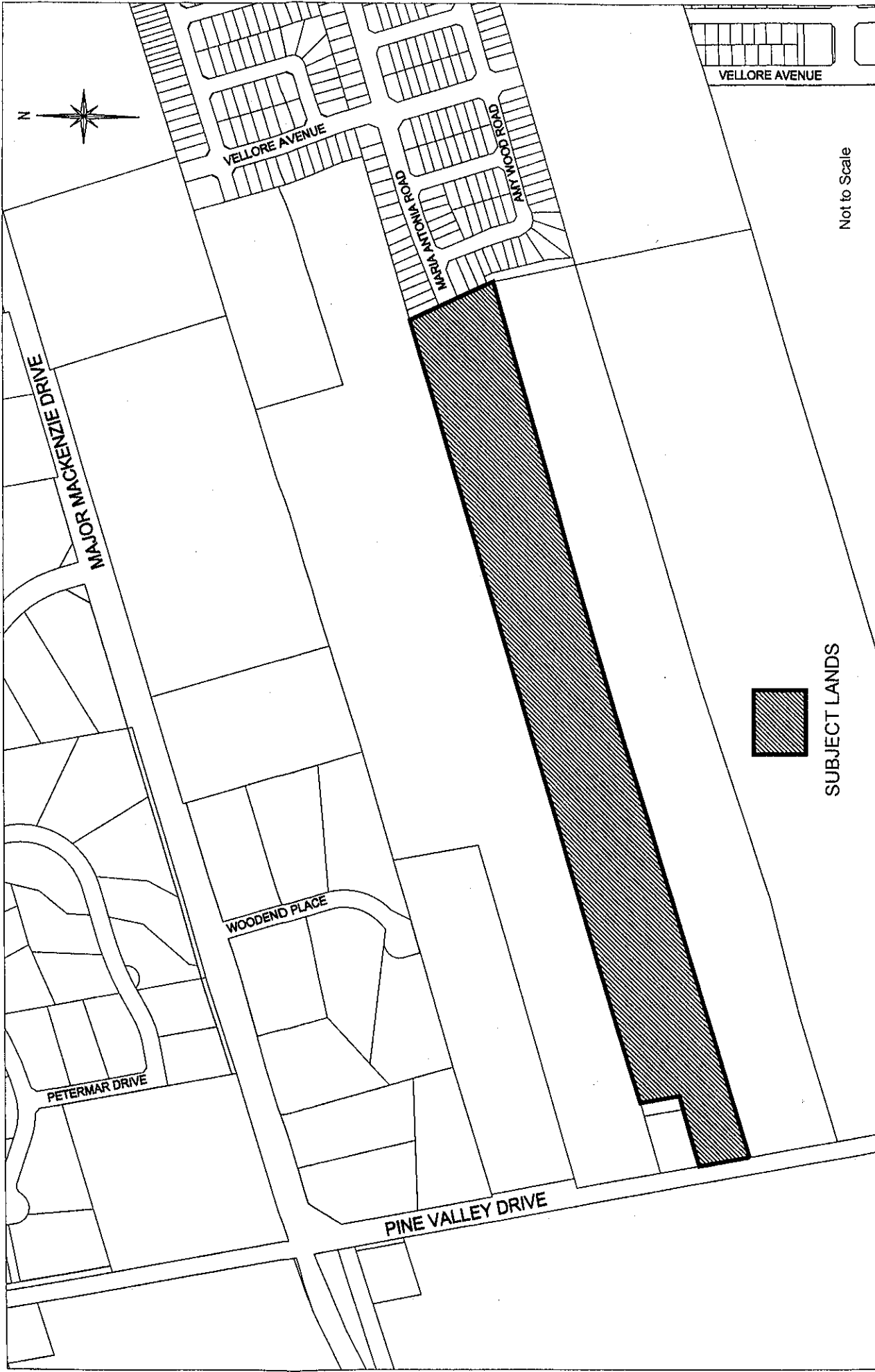
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Not to Scale



SUBJECT LANDS

Location Map

Lot 19,
Concession 6

APPLICANT:
1307180 ONTARIO INC.

City of Vaughan

Community Planning Department

Attachment

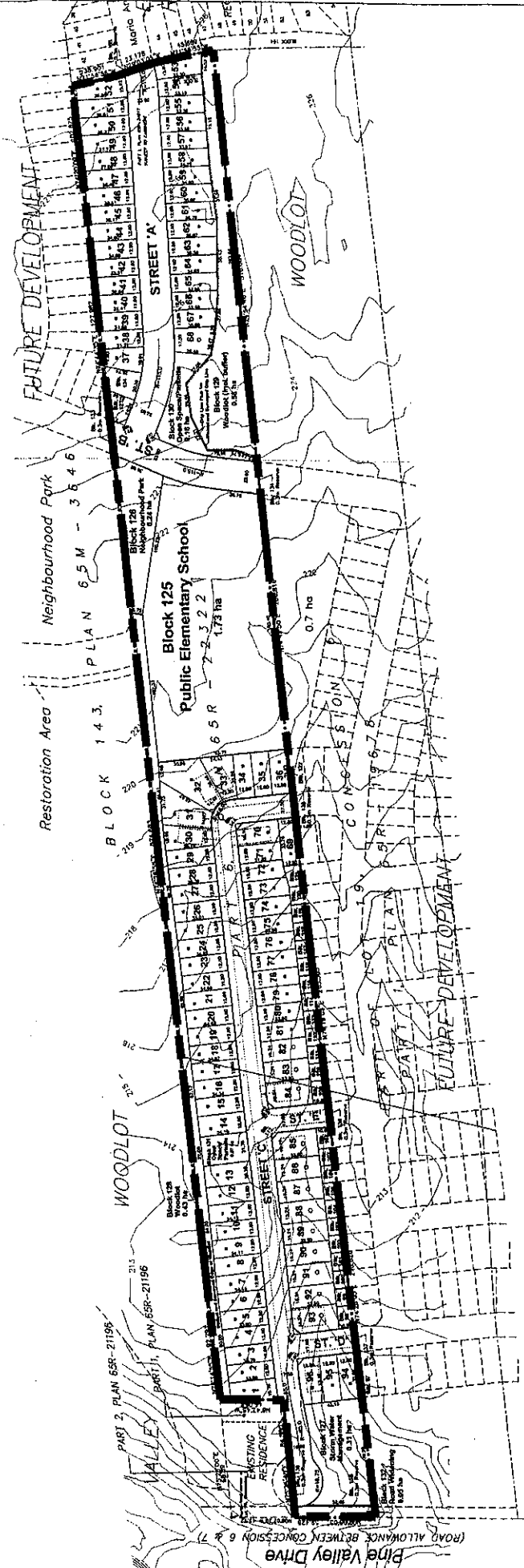
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FILE No.:
19T-04V01 &
Z.04.002

January 26, 2004



Not to Scale



SUBJECT LANDS



Draft Plan of Subdivision

Lot 19,
Concession 6
APPLICANT:
1307180 ONTARIO INC.



Community Planning Department

Attachment 2

FILE No.:
19T-04V01 &
Z.04.002

January 26, 2004