

**3. ZONING BY-LAW AMENDMENT FILE Z.00.065
DRAFT PLAN OF SUBDIVISION FILE 19T-00V13
1238239 ONTARIO LIMITED
PRELIMINARY REPORT**

P.2004.69

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.065 and 19T-00V13 (1238239 Ontario Limited) 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 for 355 residential units, comprised of semi-detached residential, live/work units, street townhouses, medium density residential and mixed-use commercial/residential units. The development also includes portions of a park and school site.

Background - Analysis and Options

The 9.795 ha vacant property is located on the east side of Weston Road, north of Major Mackenzie Drive, in Lot 21, Concession 6, City of Vaughan. The surrounding land uses are:

- North - farmland, future residential (19T-00V03) (A Agricultural Zone)
- South - vacant, future residential/commercial (A Agricultural Zone)
- East - farmland, future residential (19T-03V08) (A Agricultural Zone)
- West - Weston Road; vacant (A Agricultural Zone)

The lands are designated "Village Core", "Village Square" and "Low Rise Residential" by OPA #650 (Vellore Village District Centre) and "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600. The zoning is A Agricultural Zone by By-law 1-88, subject to Exception 9(76).

On April 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Residents' Association, Vellore Woods Ratepayers Association, Millwood Woodend Ratepayers' Association and Columbus Trail Residents' 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 "Village Core" designation permits multi-unit residential dwellings and mixed-use commercial/residential developments; a block within the draft plan has been identified for mixed-use commercial/residential development and conformity with the Official Plan will need be to confirmed;

- the “Low Rise Residential” designation permits detached, semi-detached and street townhouse dwellings at a minimum density of 17 units per hectare and a maximum density of 40 units per hectare; conformity of the density of this plan must be confirmed;
- there are “live/work” units in the plan; the use of these dwellings needs to be confirmed and conformity with the Official Plan will be determined;
- the draft plan of subdivision will be reviewed for consistency with the approved Block 33 West Plan and the Vellore Village District Centre Plan, including co-ordination of lotting and road patterns; and
- water and sewer servicing capacity must be identified for the draft plan.

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 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, conformity with the Official Plan and consistency with the approved Block 33 West Plan and Vellore Village District Centre Plan will be reviewed, and water and sewer capacity identified.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

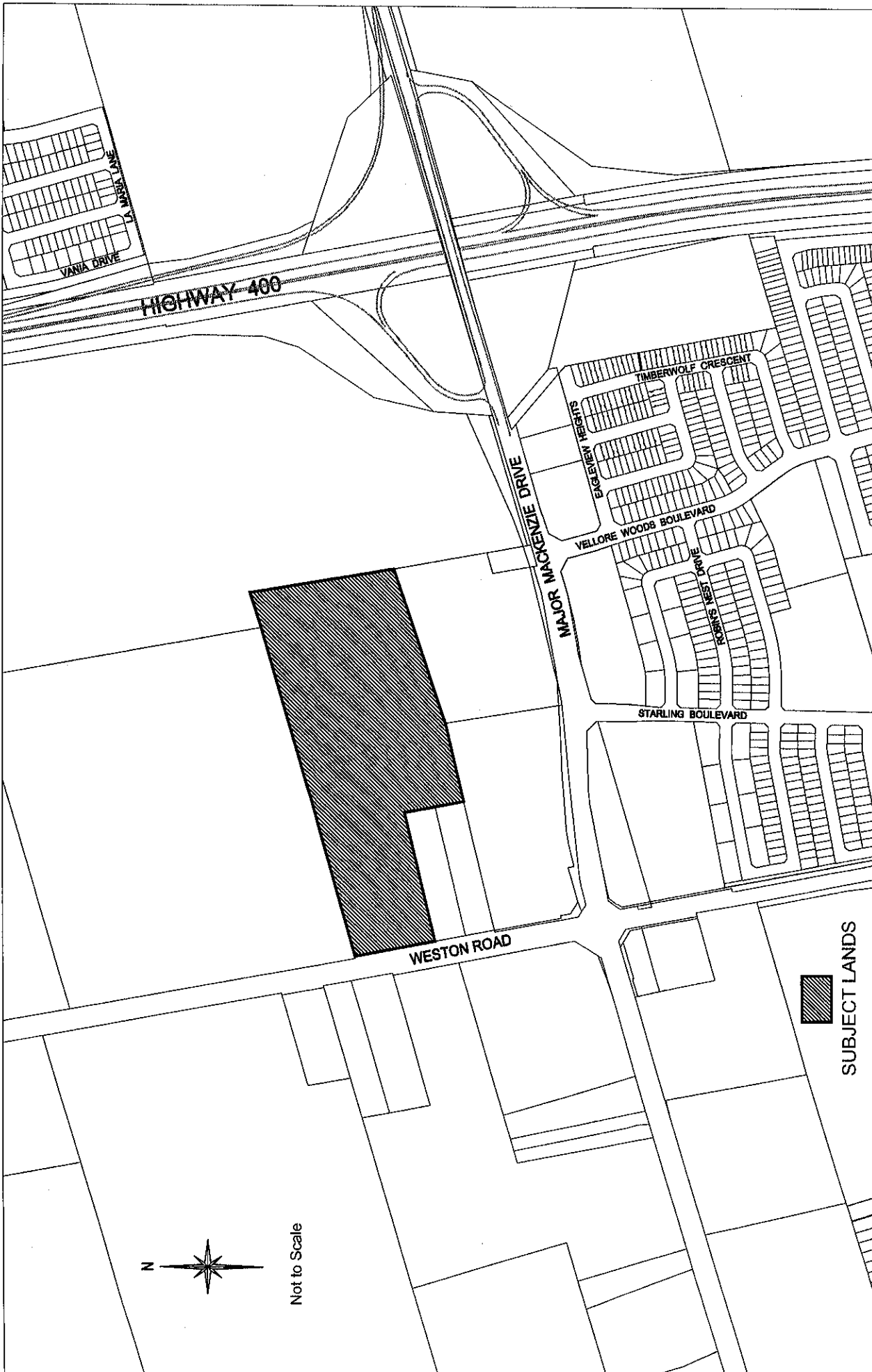
Todd Coles, Planner, ext. 8634
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



Location Map

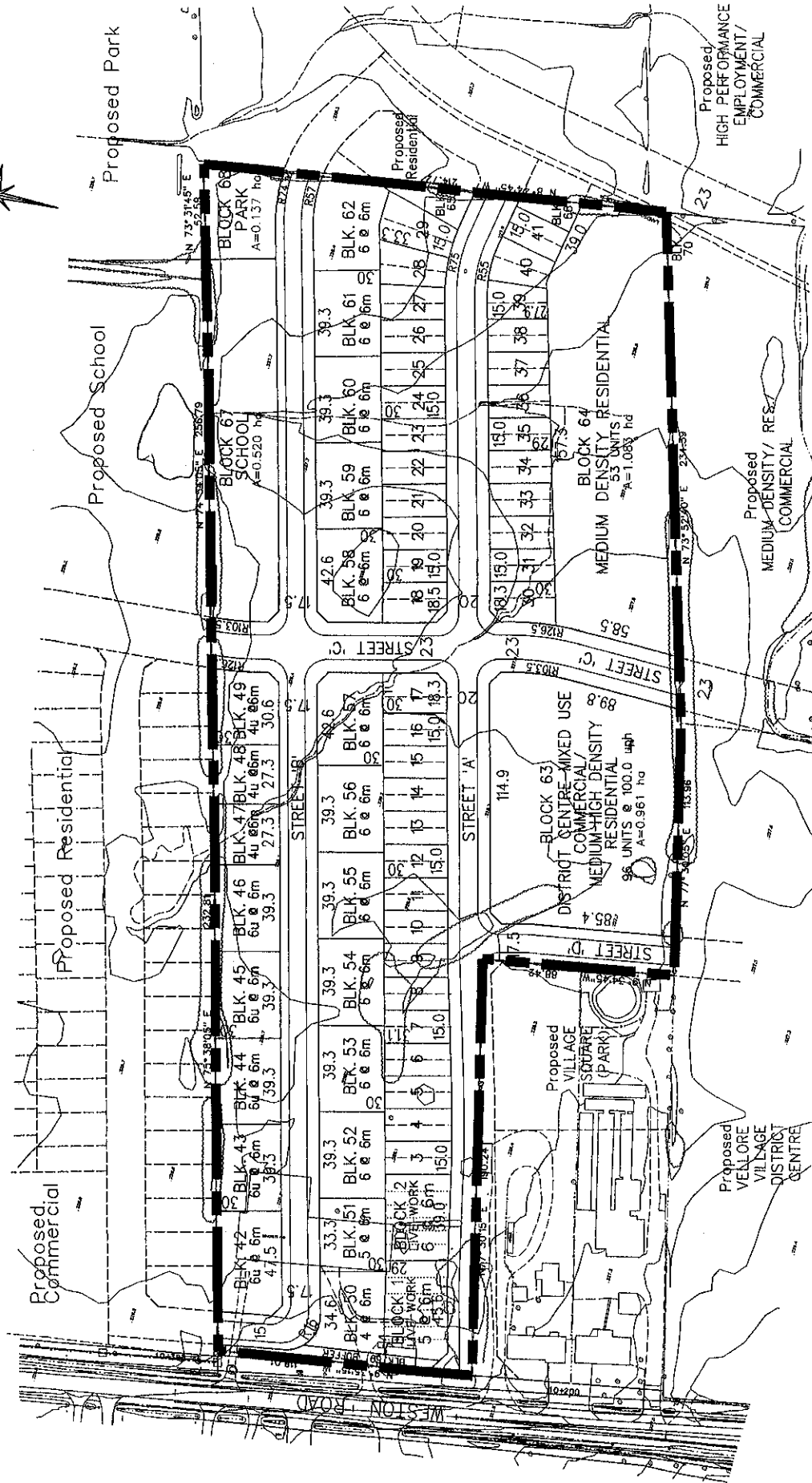
Lot 21,
Concession 5
APPLICANT:
1238239 ONTARIO LTD.



Community Planning Department

Attachment 1

FILE NO.:
19T-00V13 &
Z.00.065
April 19, 2004



SUBJECT LANDS

Not to Scale

Draft Plan of Subdivision

Lot 21,
Concession 5

APPLICANT:
1238239 ONTARIO LTD.



Community Planning Department

Attachment

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FILE No.:
19T-00V13 &
Z.00.065

April 19, 2004