

**1. ZONING BY-LAW AMENDMENT FILE Z.05.004
HUMBERPLEX DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2005.14

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.004 (Humberplex Developments Inc.) 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 an application to amend the Zoning By-law to permit an increase in the maximum permitted building height from 9.5m to 11m for the single detached residential dwelling units in Approved Draft Plan of Subdivision 19T-01V04, as shown on Attachment #2.

Background - Analysis and Options

The 36.8ha subject lands shown on Attachment #1 are located north of Nashville Road, on the east side of Highway #27, in Part of Lot 27, Concession 8, City of Vaughan. On August 6, 2003, the Ontario Municipal Board approved Draft Plan of Subdivision 19T-01V04 for 167 single-detached dwelling units with frontages ranging from 15m to 18m and lot areas of 540m². The draft plan of subdivision also includes lands for a 1.11ha park, 1.55ha stormwater management pond facility, 5.48ha open space valleylands, and a 1.35ha TransCanada Pipeline block.

The residential tableland portion of the subject lands are designated "Serviced Residential" by OPA #601 (Kleinburg-Nashville Community Plan), and zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(1162). The surrounding land uses are:

- North - Copper Creek Golf Course (OS2 Open Space Park Zone)
- South - open space (OS2 Open Space Park Zone); residential (R1 Residential Zone)
- West - open space (OS2 Open Space Park Zone), water tower/open space, (A Agricultural Zone); Regional Road #27
- East - valley lands (OS1 Open Space Conservation Zone)

On February 11, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands and to 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 detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness of the increased height will be reviewed in accordance with the urban design policies in the Official Plan respecting built form, compatibility and enhancement of the unique rural heritage character of the community; and,

- the proposed architectural design of the single detached dwelling units will feature high pitched roofs as shown on Attachment #3; the R1 Residential Zone permits a maximum building height of 9.5m for a single detached dwelling unit, whereas 11m is proposed; the By-law defines building height as the vertical distance between the average elevation of the finished grade at the front of the building and in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof.

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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the urban design policies in OPA #601 (Kleinburg-Nashville Community Plan) and the area context.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-+01V04
3. Typical Elevation Plan

Report prepared by:

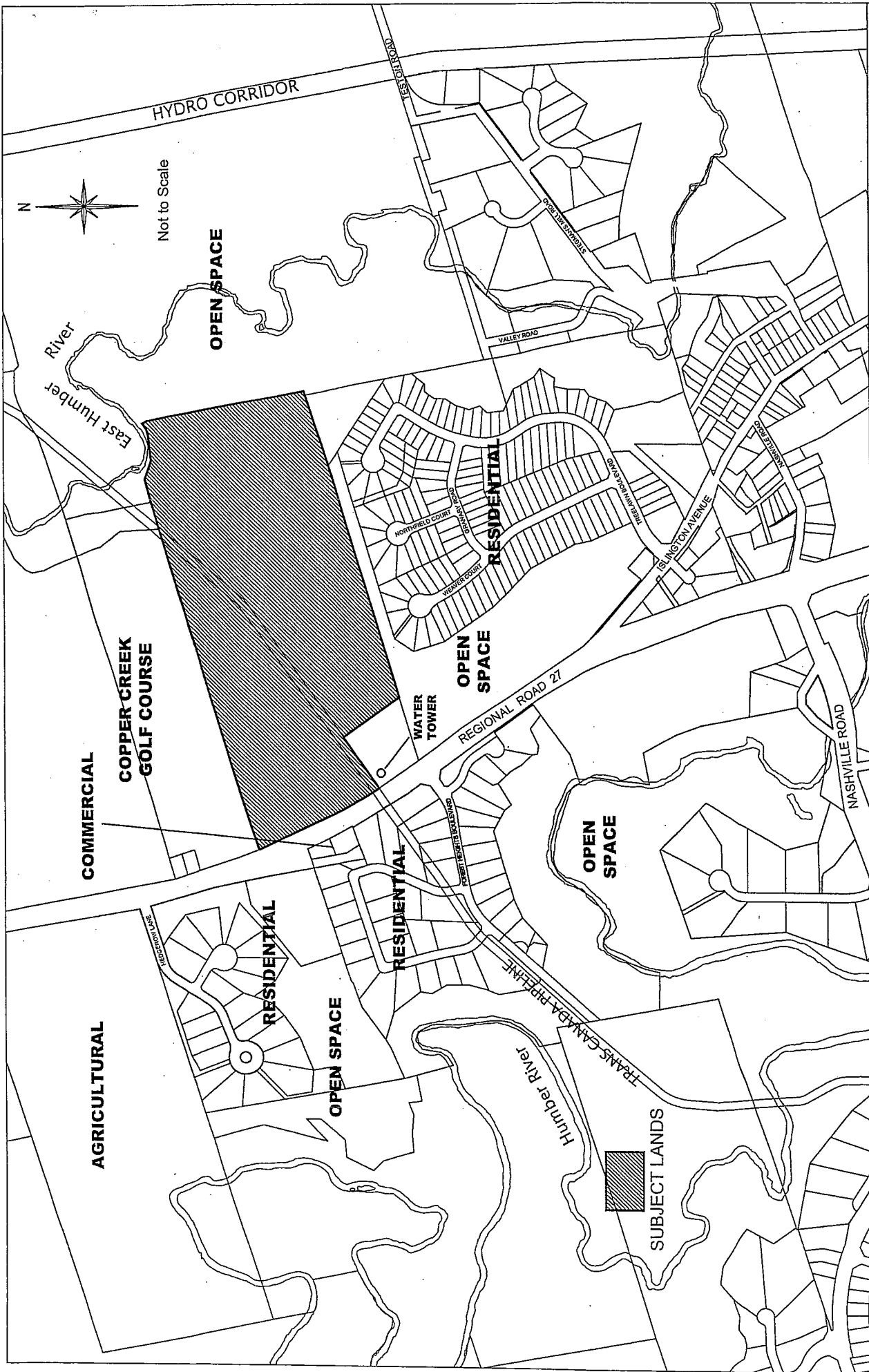
Judy Jeffers, Planner, ext. 8645
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part of Lot 27,
Concession 8
 APPLICANT:
 HUMBERPLEX DEVELOPMENTS INC.

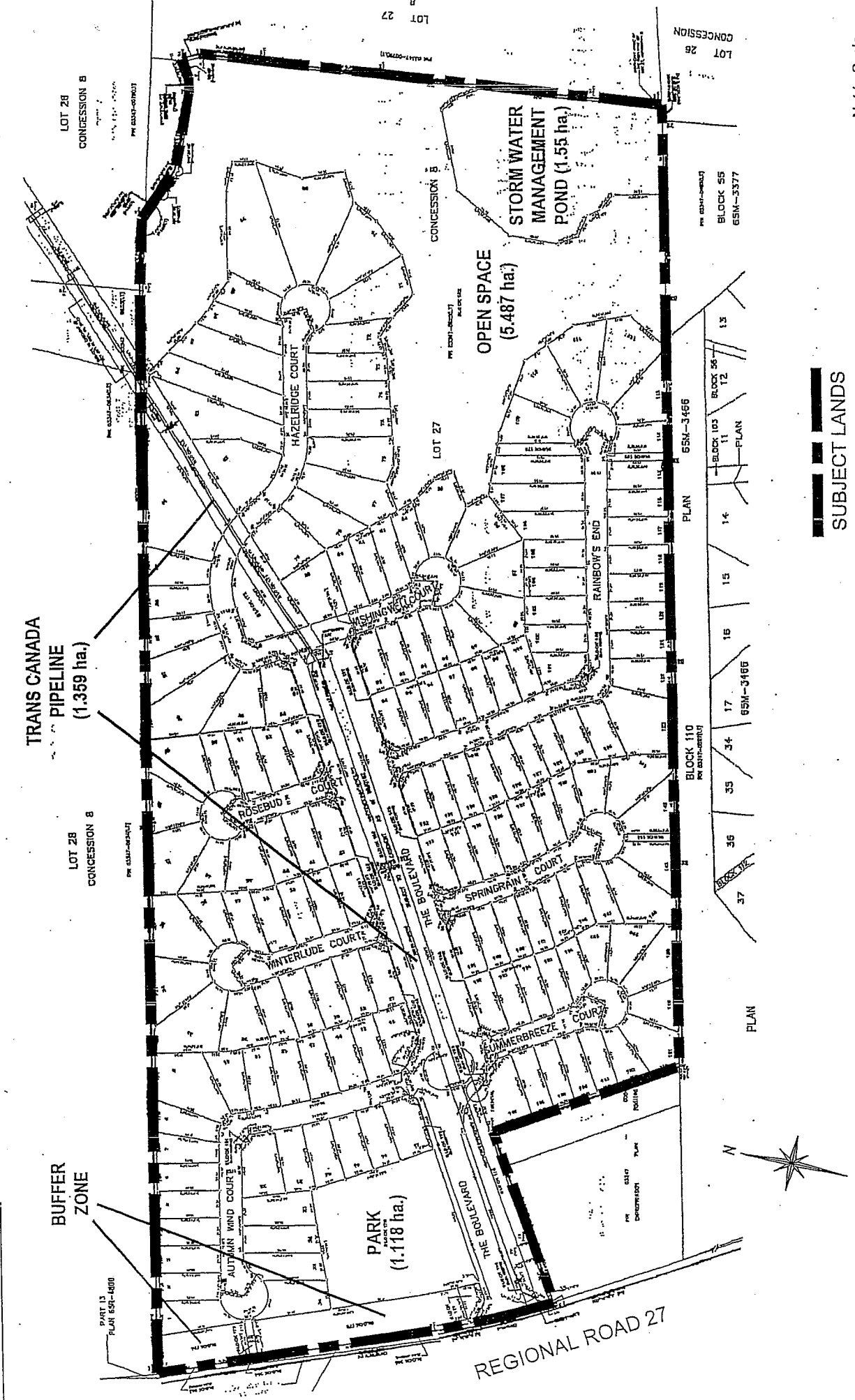
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City of Vaughan

Development Planning Department

Attachment 1

FILE No.: Z.05.004
 RELATED FILE: 19T - 01V04
 February 7, 2005



Not to Scale

SUBJECT LANDS

Attachment 2

FILE No.: Z 05.004
 RELATED FILE: 19T - 01V04
 February 7, 2005

City of Vaughan

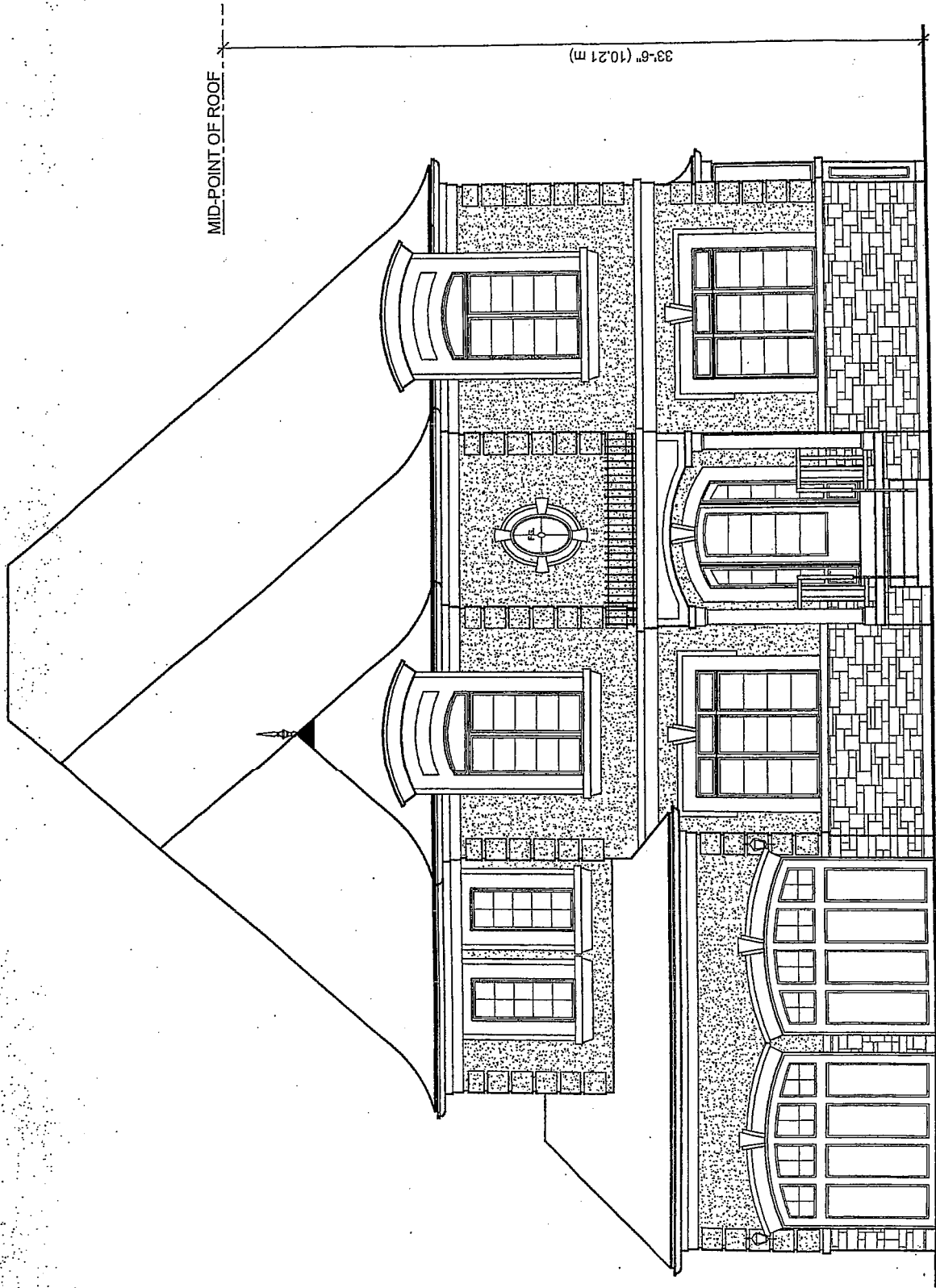
Development Planning Department

Draft Plan of Subdivision 19T-01V04

Part of Lot 27,
 Concession 8

APPLICANT:
 HUMBERPLEX DEVELOPMENTS INC.

HA\OPT\1 ATTACHMENTS\Z\1-05.004



Not to Scale

Typical Elevation Plan

Part of Lot 27,
Concession 8
APPLICANT:
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Development Planning Department

Attachment 3

FILE No.:
Z.05.004
RELATED FILE:
19T - 01V04
February 7, 2005