

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) NOVEMBER 4, 2002**

**3. ZONING BY-LAW AMENDMENT FILE Z.02.073  
DRAFT PLAN OF SUBDIVISION FILE 19T-02V08  
DREAM WORKS PROPERTIES INC.  
PRELIMINARY REPORT**

**P.2002.74**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.02.073 and 19T-02V08 (Dream Works Properties Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On September 26, 2002, the Owner submitted applications for Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of the subject lands for a 465-unit residential subdivision. The draft plan consists of 366 detached, 86 street townhouse and 13 medium density units, in addition to blocks for parkland and open space, stormwater management ponds, and the TransCanada Pipeline.

**Background - Analysis and Options**

**Location/Land Use Policies**

The 39.738 hectare site is located southeast of Keele Street and Kirby Road, in Part of Lot 29, Concession 3, City of Vaughan. The lands are designated "Special Residential" by OPA #332, as amended by OPA #535. The eastern portion of the site is within the Oak Ridges Moraine, and is designated "Settlement Area" (subject to Sections 18, 19(3) and 31(4)) and "Natural Core Area" (subject to Sections 11, 19(2) and 31(1)), by the Oak Ridges Moraine Conservation Plan (ORMCP).

The lands are zoned RM2(H) Multiple Residential Zone with the "H" Holding Symbol by By-law 1-88, subject to Exception 9(947). The surrounding land uses are:

- North - residential subdivision, storm pond, valleylands, parkland, long-term care facility (OS1 and OS2 Open Space Zones, RVM1(A) and RVM2 Residential Urban Village Multiple Zones)
- South - Avondale Composting Facility, water reservoir, private school (OS1 Open Space Zone, A Agricultural Zone)
- East - valley lands (OS1 Open Space Zone)
- West - Keele Street; agricultural, residential (A Agricultural Zone)

On October 11, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- C the lands are designated "Special Residential" by OPA #332, which allows a range of housing types and unit sizes, as well as on-site recreational, social and personal service facilities, to facilitate a self-contained, adult-lifestyle community aimed for adults age 55 or older;
- C the "Special Residential" designation provides for a base density of 12 units per net residential hectare, as well as bonus policies to allow up to 8.5 units/ha in return for the provision of public benefits; this draft plan proposes a density of 19.75 units/net residential ha; conformity with the density requirements in the Official Plan will need to be addressed;
- C the lands are subject to a holding provision, in accordance with OPA #332, that can be removed upon certain measures being undertaken, such as the cessation of the Avondale Composting Facility, execution of a density bonusing agreement; and the submission of a demographic study;
- C appropriate draft approval conditions and/or agreements will be required to ensure that there is no residential development within 250m of the north property line of the Avondale Composting Facility during its operational timeframe, which is expected to extend to December 2003; this development restriction affects approximately the southerly 2/3 of the draft plan area;
- C the proposed development is subject to the Oak Ridges Moraine Conservation Plan; submission of the appropriate documents to demonstrate how the proposal conforms to the ORMCP is required to enable review of the applications;
- C the lands contain wetlands identified by the Ministry of Natural Resources, which are considered key natural heritage features and hydrologically sensitive features by the ORMCP; the ORMCP prohibits development and site alteration within areas of key natural heritage and hydrologically sensitive features, and requires a 30m vegetation protection zone, which may be reduced subject to meeting the requirements of Section 21(4) of the ORMCP; and
- C the opportunity to apply the new zoning standards established as part of the Urban Design Standards review, will be considered.

### **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 be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, Staff will review the proposal in accordance with the use and density provisions of the "Special Residential" designation, as well as the restrictions imposed on much of the property by the adjacent Avondale Composting Facility, as set out in OPA #332. In addition, documentation required to satisfy compliance with the Oak Ridges Moraine Conservation Plan will be required for the portion of the draft plan within the limits of the Oak Ridges Moraine and the identified wetland area.

### **Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-02V08

**Report prepared by:**

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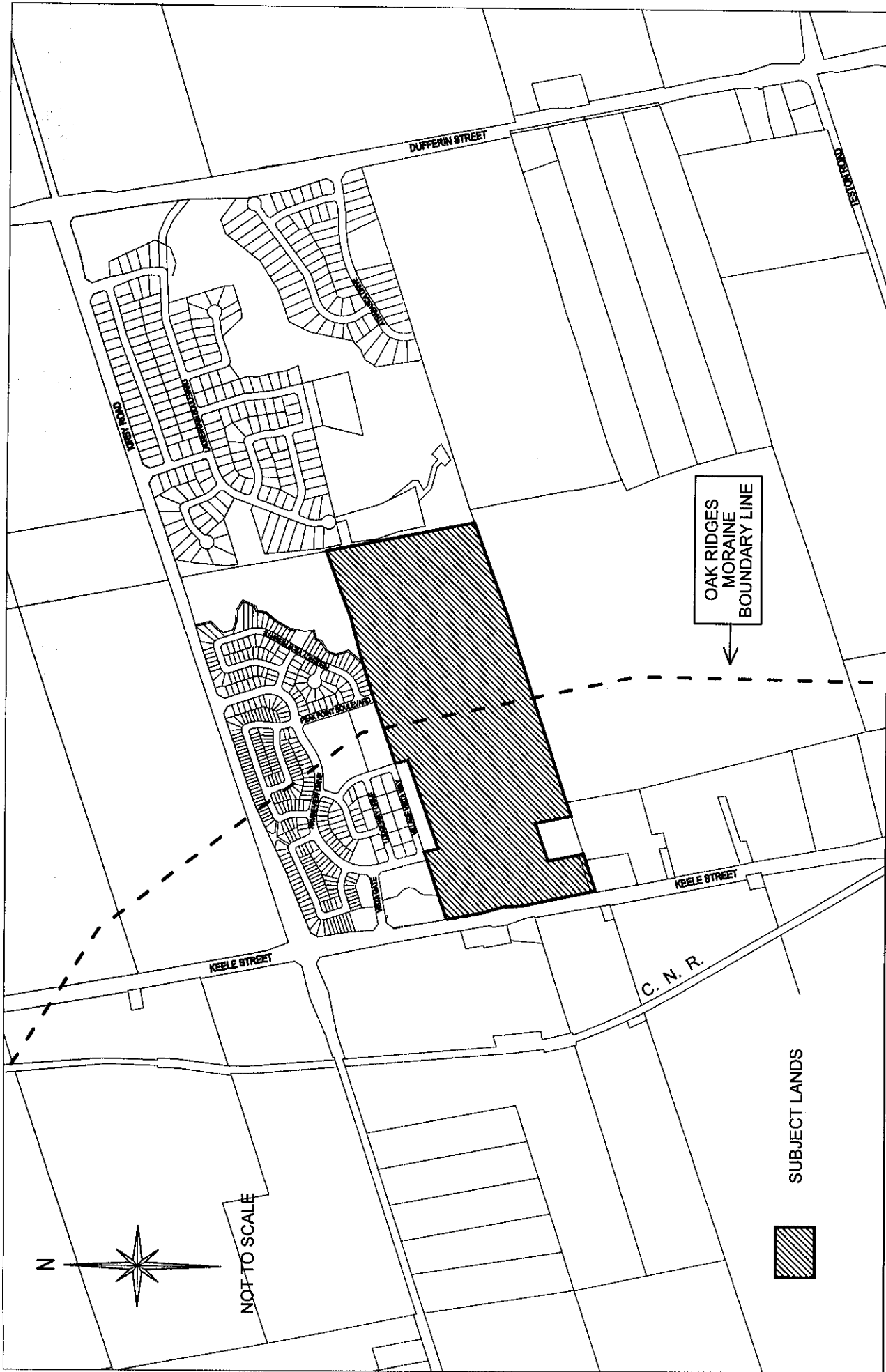
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



# Location Map

Part of Lot 29,  
Concession 3  
APPLICANT:  
DREAM WORKS PROPERTIES INC.



Community Planning Department

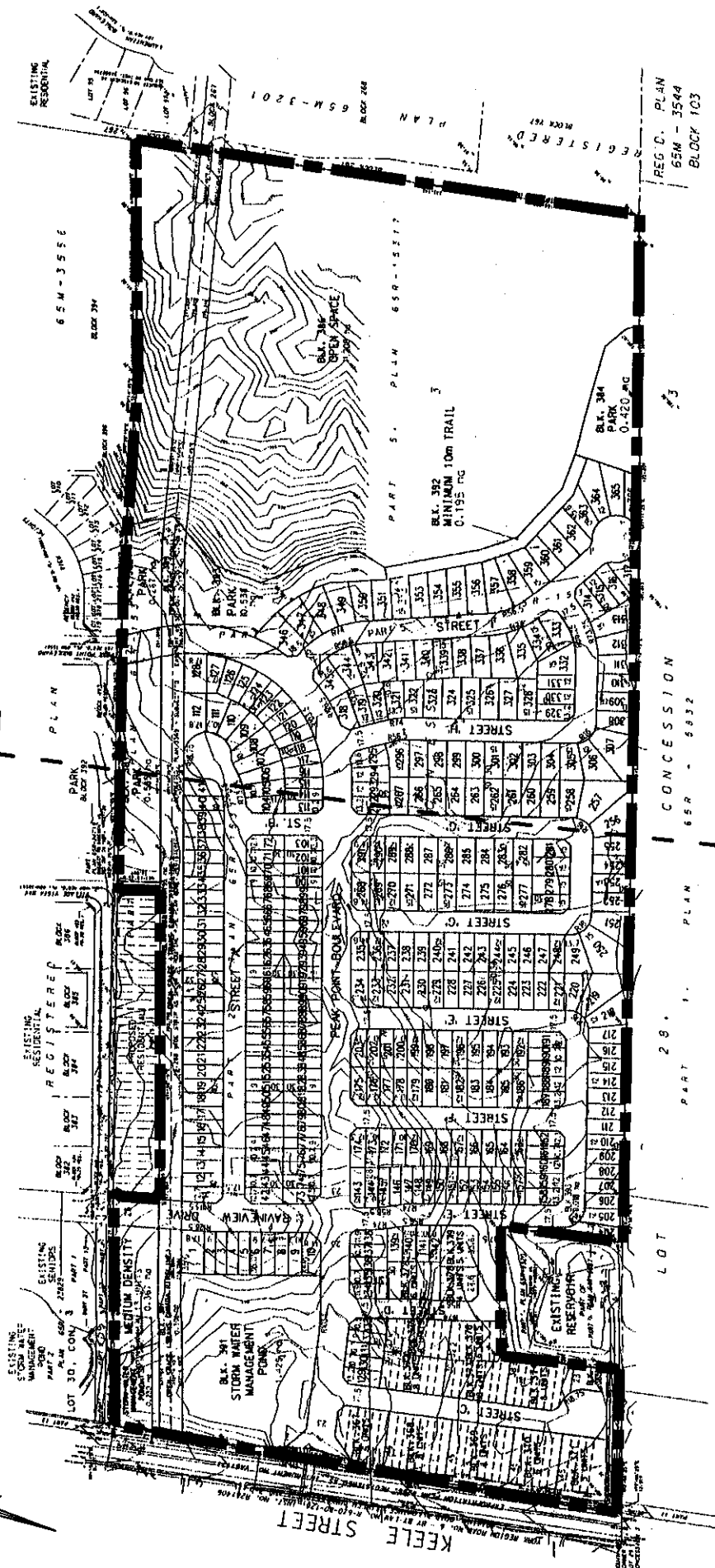
# Attachment 1

FILE No.:  
Z.02.073 &  
19T - 02V08  
October 10, 2002

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APPROXIMATE LOCATION OF  
OAK RIDGES MORaine  
BOUNDARY LINE



SUBJECT LANDS  
(19T - 02V08)

NOT TO SCALE

# Draft Plan of Subdivision

Part of Lot 29,  
Concession 3  
APPLICANT:  
DREAM WORKS PROPERTIES INC.



Community Planning Department

# Attachment

# 2

FILE No.:  
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