

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 15, 2003**

**7. ZONING BY-LAW AMENDMENT FILE Z.95.040  
DRAFT PLAN OF SUBDIVISION FILE 19T-95062  
WOODVALLEY DEVELOPMENTS INC.  
PRELIMINARY REPORT**

**P.2003.71**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.95.040 and 19T-95062 (Woodvalley Developments Inc.) BE RECEIVED; and that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On February 21, 2003, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit 197 detached units, 211 street townhouse units, a neighbourhood commercial block, and park and open space blocks, on a 49.84 ha site.

**Background - Analysis and Options**

The site is located at the northwest corner of Rutherford Road and Bathurst Street, in Lots 16 and 17, Concession 2, City of Vaughan. The 49.84 ha site has 550 m frontage on Bathurst Street and 845 m flankage on Dufferin Street.

The site is designated "Low Density Residential", "Medium Density Residential/Commercial" and "Valleylands" by OPA #600. The Block 11 Plan further defines the land uses as low and medium density residential, neighbourhood and convenience commercial, valleylands, stormwater management pond, and neighbourhood park. The lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant agricultural (A Agricultural Zone); United Jewish Appeal Federation Lands for future private institutional uses
- South - Rutherford Road; residential, industrial, commercial, open space, agricultural (RR Rural Residential Zone, M1 Restricted Industrial Zone, C4 Neighbourhood Commercial Zone, OS2 Open Space Park Zone, OS1 Open Space Conservation Zone, A Agricultural Zone)
- East - Bathurst Street; commercial and residential (Richmond Hill)
- West - vacant agricultural, open space (A Agricultural Zone, OS1 Open Space Conservation Zone); future residential

On August 25, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation permits detached units at a maximum net density of 22 units per hectare (net density includes local and primary roads and the land for the dwelling units); the low density component is at a density of 12 units per hectare, in conformity with the Official Plan;
- “Medium Density Residential/Commercial” areas are generally located along major arterial roads and certain primary streets, and are primarily residential with limited commercial uses located at grade level, along transit routes to encourage and facilitate pedestrian movement; at a minimum net residential density between 17 to 40 units per hectare the medium density component is at a density of 32 units per hectare, in conformity with the Official Plan;
- the subject lands will be zoned in accordance with the City’s new residential zone standards, including RD1, RD2 and RD3 for detached lots having frontages of 18m, 15m and 12m respectively, and RT1 (6m/unit) for street townhouses not accessed by a laneway;
- the draft plan proposes 197 detached and 211 street townhouse units, whereas the land use distribution for the approved Block 11 Plan indicates 237 low density and 232 medium density units, resulting in a deficiency of 61 units (40 low and 21 medium); the impact of the proposed reduction in units for the subdivision and the overall Block plan will be reviewed;
- the “Neighbourhood Commercial Centres” designation permits 5,000m<sup>2</sup> - 20,000m<sup>2</sup> of Gross Leasable Area, and includes food stores, drug store, retail stores, pharmacies, banks and financial institutions, business and professional offices, personal services, restaurants, service stations and gas bar, but shall not include a department store;
- an exception to the permitted maximum lot area for a C4 Neighbourhood Commercial Zone site will be required as the proposed commercial block is 5.45 ha, whereas a maximum of 2.5ha is permitted; the neighbourhood commercial site will be developed in accordance with a site plan approved by Council;
- the permitted uses within the “Local Convenience Commercial “designation are intended to provide convenience level shopping and personal services, including retail stores, personal service shops, office and similar uses;
- the lands to be zoned C3 have an area of 0.14ha and will likely be merged with the commercial designated lands in the subdivision plan to the west to comprise a 1.0ha commercial block;
- conformity of the draft plan of subdivision with the approved Block 11, Plan will be reviewed; and
- co-ordination of lotting and road patterns with the adjacent plans of subdivision will be reviewed;
- prior to draft approval of the first plan of subdivision within Block 11 the Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan must be approved to the satisfaction of the City; and
- prior to draft approval of the first plan of subdivision within Block 11, the lots to be included in the Stage 1 portion of each subdivision plan within Phase 1 of the Block Plan, will be determined to the satisfaction of the City.

**Conclusion**

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole Meeting.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Red-Lined Block 11 Plan

**Report prepared by:**

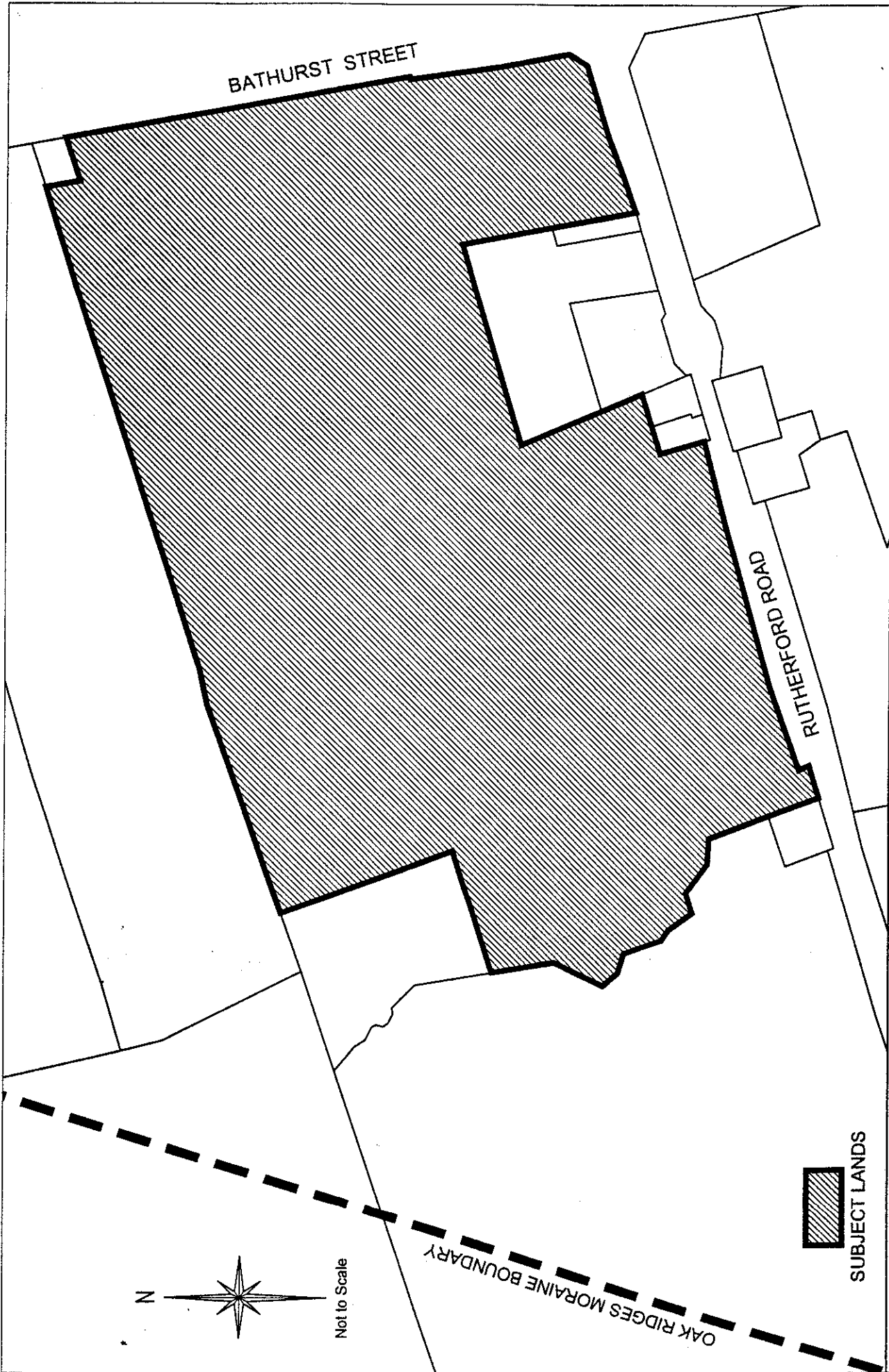
Arminé Hassakourians, Planner, ext. 8368  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

/LG



**Location Map**

Part Lots 16 & 17,  
Concession 2

APPLICANT:  
WOODVALLEY DEVELOPMENTS  
N:\DPT\1 ATTACHMENTS\18\191-95822.95.040

**Attachment**

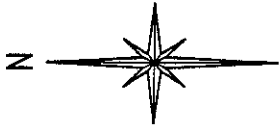
FILE No.:  
19T-95062,  
Z.95.040

August 21, 2003



Community Planning Department





Not to Scale



**SUBJECT LANDS**

# Draft Plan of Subdivision

APPLICANT:  
WOODVALLEY DEVELOPMENTS

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Part Lots 16 & 17,  
Concession 2

# City of Vaughan

Community Planning Department
















# Attachment 2

FILE No.:  
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August 21, 2003

**BLOCK PLAN  
BLOCK 11  
CITY OF VAUGHAN**

**LEGEND**

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Institutional
-  Schools
-  Parks
-  Woodlots
-  Stormwater Management
-  Valleylands, Open Space and Nature Reserve
-  Greenways
-  Collector Streets
-  Primary Streets
-  Local Streets
-  Walkway/Stream Crossing

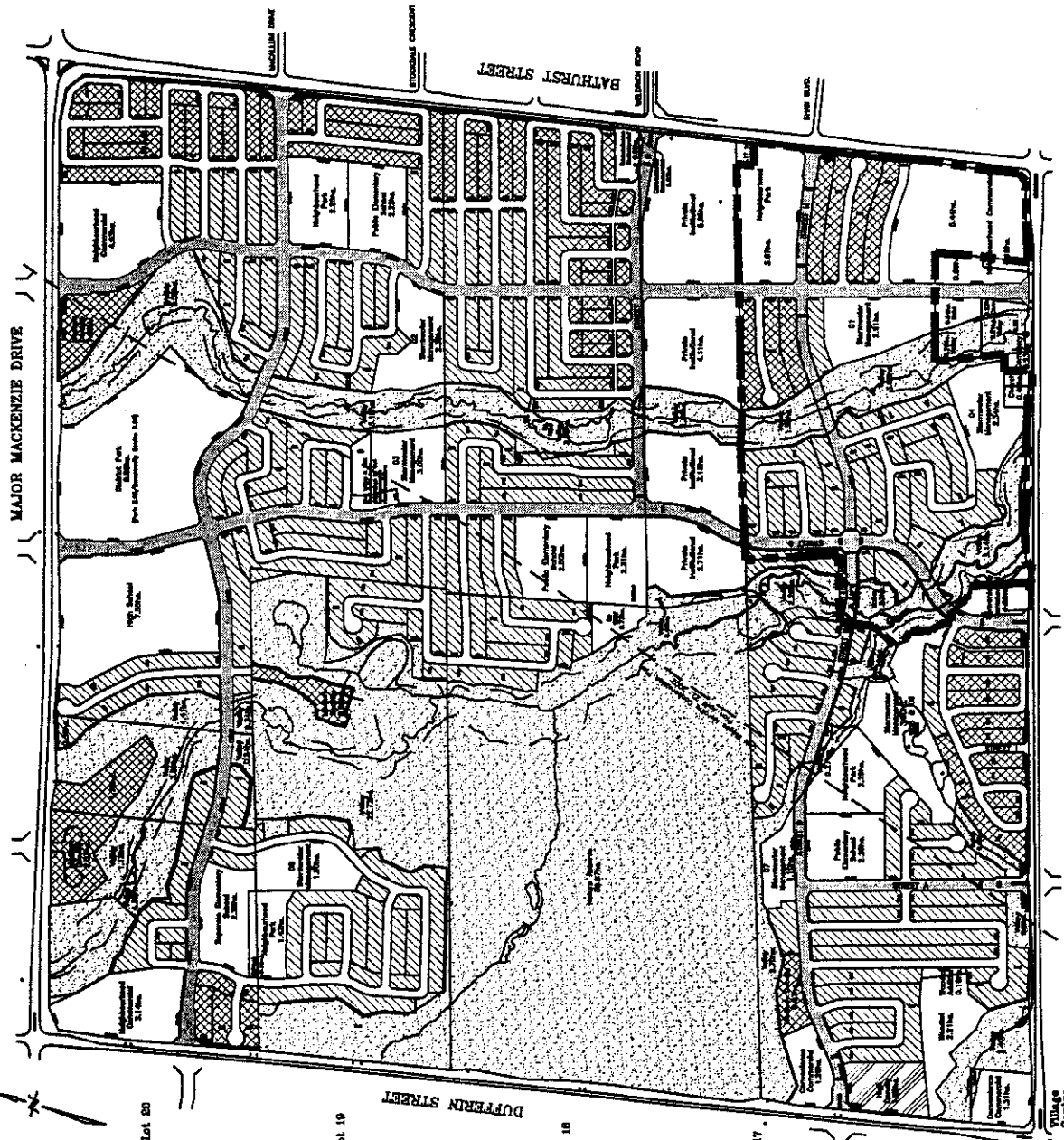
Valley feature limits determined with Toronto Region Conservation Authority and City in April 2001, and Fall 2002. Limits subsequently refined where necessary in accordance with slope stability, cut & fill analysis and urban design considerations.

Stable Slope Limit (Dillon August 2003)  
Floodline (Scheffers December 2002)  
Property Ownership Limit

Note: The final width of the buffer adjacent to the Valleylands shall be confirmed for the Venturon lands prior to approval of the draft plan of subdivision for the Venturon lands.

Approved On: \_\_\_\_\_ By: J. McNeil

**ALCORN & ASSOCIATES LIMITED**  
Land Planning and Development Consultants  
191 Woodbine Ave. #101  
Scarborough, Ontario M1S 1W1



19T-95062  
WOODVALLEY  
DEVELOPMENTS

Not to Scale

**Red-Lined  
Block 11 Plan**

APPLICANT:  
WOODVALLEY DEVELOPMENTS  
Part Lots 16 & 17,  
Concession 2

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**Attachment  
3**

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