

**COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 8, 2003**

**10. ZONING BY-LAW AMENDMENT FILE Z.03.001  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V01  
VENTURON DEVELOPMENTS (RUTHERFORD) INC.  
PRELIMINARY REPORT**

**P.2003.81**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.001 and 19T-03V01 (Venturon Developments (Rutherford) 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 22, 2003, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit 201 detached residential dwellings and open space, park and storm water management blocks, and a future development block, on a 39.77 ha site.

**Background - Analysis and Options**

The site is located on the east side of Dufferin Street, south of Major Mackenzie Drive, within Planning Block 11, in Lot 19, Concession 2, City of Vaughan. The site has 403 m frontage on Dufferin Street and a depth of 988 m.

The site is designated "Low Density Residential" and "Valley Lands" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), which further designates the lands "Settlement Area". The approved Block Plan specifically defines the land uses as low and medium density residential, valley lands, neighbourhood park and stormwater management pond. The lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

North – vacant (A Agricultural Zone), valley (OS5 Zone)

South – Nature Reserve (OS5 Zone)

East – vacant (A Agricultural Zone)

West – Dufferin Street; residential, open space, agricultural (RR Rural Residential, OS5 Zone, A Agricultural Zone)

On November 14, 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 dwellings at a maximum net density of 22 units/ha, and at an average net density across the Block 11 Plan of 16-18 units/ha; review will be given to ensure that both the draft plan and block plan densities conform to the Official Plan;

- the draft plan proposes a total of 201 detached units, whereas the land use distribution for the approved Block 11 Plan requires 207 units, resulting in a deficiency of 6 units;
- the plan proposes a future residential block, which is shown as "Medium Density" on the Block Plan, for 49 units;
- the subject lands would be zoned in accordance with the City's new residential zone standards, including RD2 and RD3 detached lots having frontages of 15m and 12m, respectively;
- prior to draft plan approval, the open space buffers adjacent to the developable lands must be confirmed by the Toronto and Region Conservation Authority;
- the natural features and open space buffers located within the Oak Ridges Moraine would remain zoned OS5 Open Space Environmental Protection Zone; the stormwater management pond would be zoned OS1 Open Space Conservation Zone;
- the Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted after November 16, 2001, and are therefore subject to the Oak Ridges Moraine Conservation Plan, which requires the applicant to submit a report demonstrating conformity with the "Settlement Areas" provisions;
- conformity of the draft plan with the approved Block 11 Plan, including the 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:
  - a) the Urban Design Guidelines, Architectural Design Guidelines, Landscape Master Plan for the Block, and all outstanding Block Plan matters, must be approved by the City;
  - b) the lots to be included in the Stage 1 portion of each subdivision plan, within Phase 1 of the Block Plan, must be submitted for approval by the City; other than Stage 1, the remainder of the plan shall be zoned with a "Holding" category, pending availability of servicing capacity;
  - c) water and sewer servicing capacity must be identified by the Region and assigned to the City, for allocation to Stage 1 of Phase 1 of each draft plan; and
  - d) the requirements of the Environment Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied.

### **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. The technical report may proceed to Committee upon completion of the Block Plan and phasing requirements, resolution of Oak Ridges Moraine and buffer matters, and receipt of servicing capacity from the Region.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Council Approved Block 11 Plan (August 25, 2003)

**Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



## Location Map

Part of Lot 19,  
Concession 2

APPLICANT:  
VENTURON DEVELOPMENT

City of  
**Vaughan**

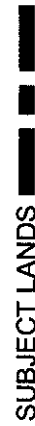
Community Planning Department

## Attachment

# 1

FILE No.:  
19T-03V01 &  
Z.03.001

November 10, 2003



SUBJECT LANDS

**City of Vaughan**

**APPLICANT:  
VENTURON DEVELOPMENT**

# Attachment

November 10, 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 2001)

Floodline (Schaffert, December 2002)

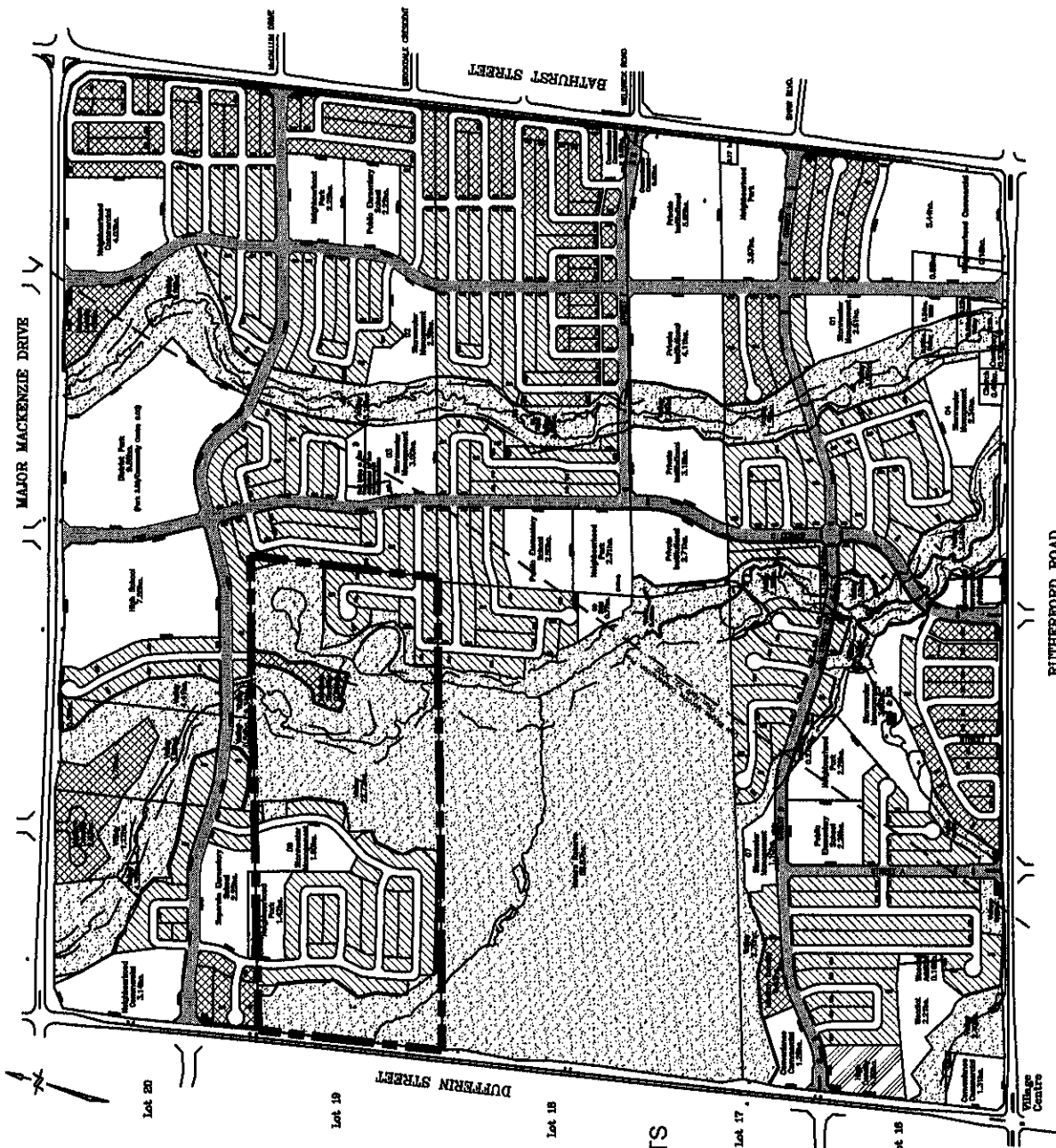
Property Ownership Limit

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

APPROVED BY: [Signature] DATE: [Date] PAGE: 1 OF 1

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19T-03V01  
VENTURON  
DEVELOPMENTS

Not to Scale

## Red-Lined Block 11 Plan

Part of Lot 19,  
Concession 2

APPLICANT:  
VENTURON DEVELOPMENT  
(RUTHERFORD) INC.

CITY OF  
**Vaughan**

Community Planning Department

## Attachment

FILE No.:  
19T-03V01 &  
Z.03.001

November 27, 2003

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