

**2.      ZONING BY-LAW AMENDMENT FILE Z.00.039  
DRAFT PLAN OF SUBDIVISION FILE 19T-00V07  
KEYSTAR DEVELOPMENTS INC.  
PRELIMINARY REPORT**

**P.2003.73**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-00V07 and Z.00.039 (Keystar 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 April 25, 2000, the owner submitted an application to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a mixed-use subdivision on a 20.879 ha parcel, consisting of:

Single Residential	69 units
Semi-Detached Residential	42 units
Street Townhouses	48 units
Park	0.191 ha
School	0.992 ha
Valleyland	3.688 ha
High Performance Employment	4.920 ha

**Background - Analysis and Options**

The lands are located at the southwest corner of Teston Road and Highway #400, in Lot 25, Concession 5, City of Vaughan. The subject lands are currently vacant. The surrounding land uses are:

- North - Teston Road; estate residential (RR Rural Residential Zone, OS2 Open Space Park Zone)
- South - farmland (A Agricultural Zone)
- East - Highway #400; residential (RV4 and RV4(WS) Urban Village Residential Zone Four, A Agricultural Zone)
- West - farmland (A Agricultural Zone, OS1 Open Space Conservation Zone)

The lands are designated “Low Density Residential”, “High Performance Employment Area” and “Valley Lands” by OPA 600. The Block 33 West Plan specifically defines the land uses as low density residential, high performance employment, public elementary school, neighbourhood park and valleylands. The zoning is A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

On November 14, 2003, 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 the 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 “Low Density Residential” designation permits detached dwellings at a maximum net density of 22 units per ha, and an average net density across the Block 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 of subdivision will be reviewed for consistency with the approved Block 33 West Plan; including co-ordination lotting and road patterns;
- the Teston Road/Highway #400/Street “A” interchanges and “Button-hook” ramp design, and “High Performance Employment Area” be determined to the satisfaction of MTO, Region and City, and the required easements and/or right-of-ways for the Highway 400 overpass, and any required services be secured by the City, prior to draft plan approval;
- a revised water supply analysis report for the Block be submitted and finalized to the satisfaction of the Vaughan Engineering Department;
- the noise attenuation measures for the lots/blocks adjacent to the Purpleville Creek Valley must be reviewed and/or modified if necessary and be approved by Vaughan Engineering and Urban Design Departments, and Toronto and Region Conservation Authority;
- the noise attenuation measures for the Purpleville Creek Valley, established by the Regional Municipality of York in the Noise Policy/Guideline Update Study, must be to the satisfaction of the City and Toronto and Region Conservation Authority;
- the subject lands will be zoned in accordance with the City’s new residential zone categories and the employment lands would be zoned EM1 Zone;
- prior to approval of the first draft plan within Block 33 West:
  - 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 would be zoned in 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 Environmental Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied.

### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, 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

will be reviewed. The technical report may proceed to Committee upon completion of the Block Plan requirements and receipt of servicing capacity from the Region.

**Attachments**

1. Location map
2. Draft Plan of Subdivision
3. Council Approved Block 33 West Plan, dated September 8, 2003

**Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



## Location Map

Lot 25,  
Concession 5

APPLICANT:  
KEYSTAR DEVELOPMENTS INC.

City of  
**Vaughan**

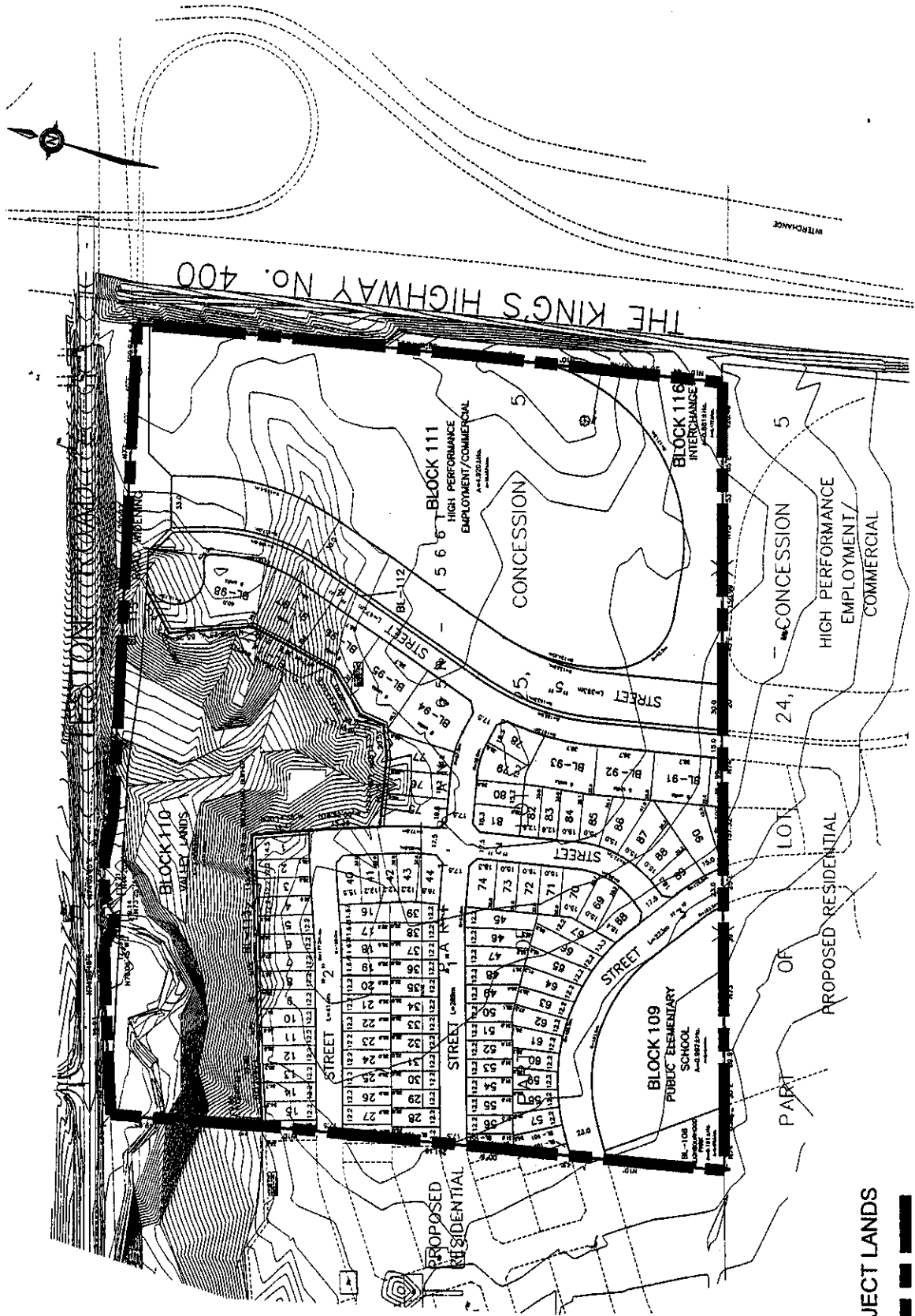
Community Planning Department

## Attachment

# 1

FILE No.:  
19T-00V07 &  
Z.00.039

October 22, 2003



Not to Scale

# Draft Plan of Subdivision

Lot 25,  
Concession 5

APPLICANT:  
KEYSTAR DEVELOPMENTS INC.

City of  
**Vaughan**

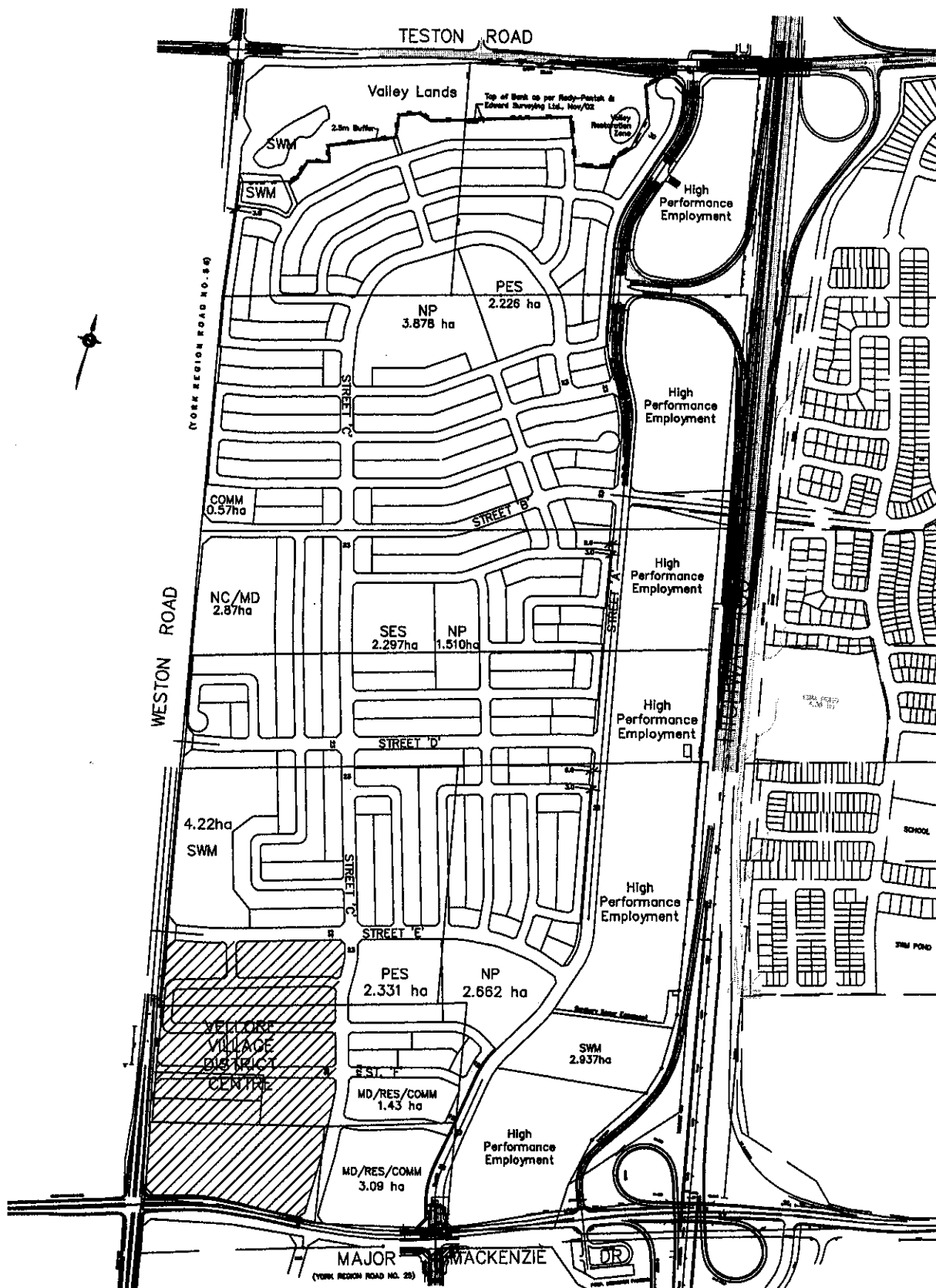
Community Planning Department

# Attachment

# 2

FILE No.:  
19T-00V07 &  
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October 22, 2003



## APPROVED BLOCK 33 WEST PLAN

Lots 21 - 25,  
Concession 5  
APPLICANT:

City of  
**Vaughan**

Community Planning Department

## Attachment

FILE No.:

Not to Scale

November 24, 2003

# 3