

**4.    ZONING BY-LAW AMENDMENT FILE Z.00.029  
DRAFT PLAN OF SUBDIVISION FILE 19T-00V05  
RED SHELF CORPORATION  
PRELIMINARY REPORT**

**P.2003.75**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-00V05 and Z.00.029 (Red Shelf Corporation) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On March 15, 2000, the owner submitted an application to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a residential subdivision on a 16 ha site, consisting of 137 detached units, 0.785 ha park, 6.82 ha valleyland/stormwater management pond and a walkway block.

**Background - Analysis and Options**

The lands are located at the southeast corner of Teston Road and Weston Road, (10665 Weston Road), in Lot 25, Concession 5, City of Vaughan. There is a farm dwelling with accessory buildings on the lands. 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 - farmland (A Agricultural Zone)
- West - Weston Road; farmland (A Agricultural Zone, OS1 Open Space Conservation Zone)

The lands are designated "Low Density Residential" and "Valley Lands" by OPA 600. The approved Block 33 West Plan specifically defines the land uses as low density residential, valleylands, stormwater management pond and neighbourhood park. 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 “Medium Density Residential/Commercial” designation would permit a mix of residential and limited at-grade commercial at a net density between 17 and 40 units/ha, with an average required net density across the Block 25-35 of units/ha; review will be given to ensure conformity of both the draft plan and the Block Plan densities with the Official Plan;
- the draft plan will be reviewed for consistency with the approved Block 33 West Plan, including co-ordination of the lotting and road pattern;
- 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, to the satisfaction of 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;
- that the results of the Cultural Heritage Resource Assessment and the preferred approaches respecting 10665 Weston Road, be determined and implemented;
- the lots will be zoned in accordance with the City’s new residential zone categories and the employment area in an EM1 Zone;
- prior to approval of the first draft plan of subdivision within Block 33 West:
  - a) the Urban Design Guidelines, Architectural Design Guidelines, Landscape Master Plan 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:**

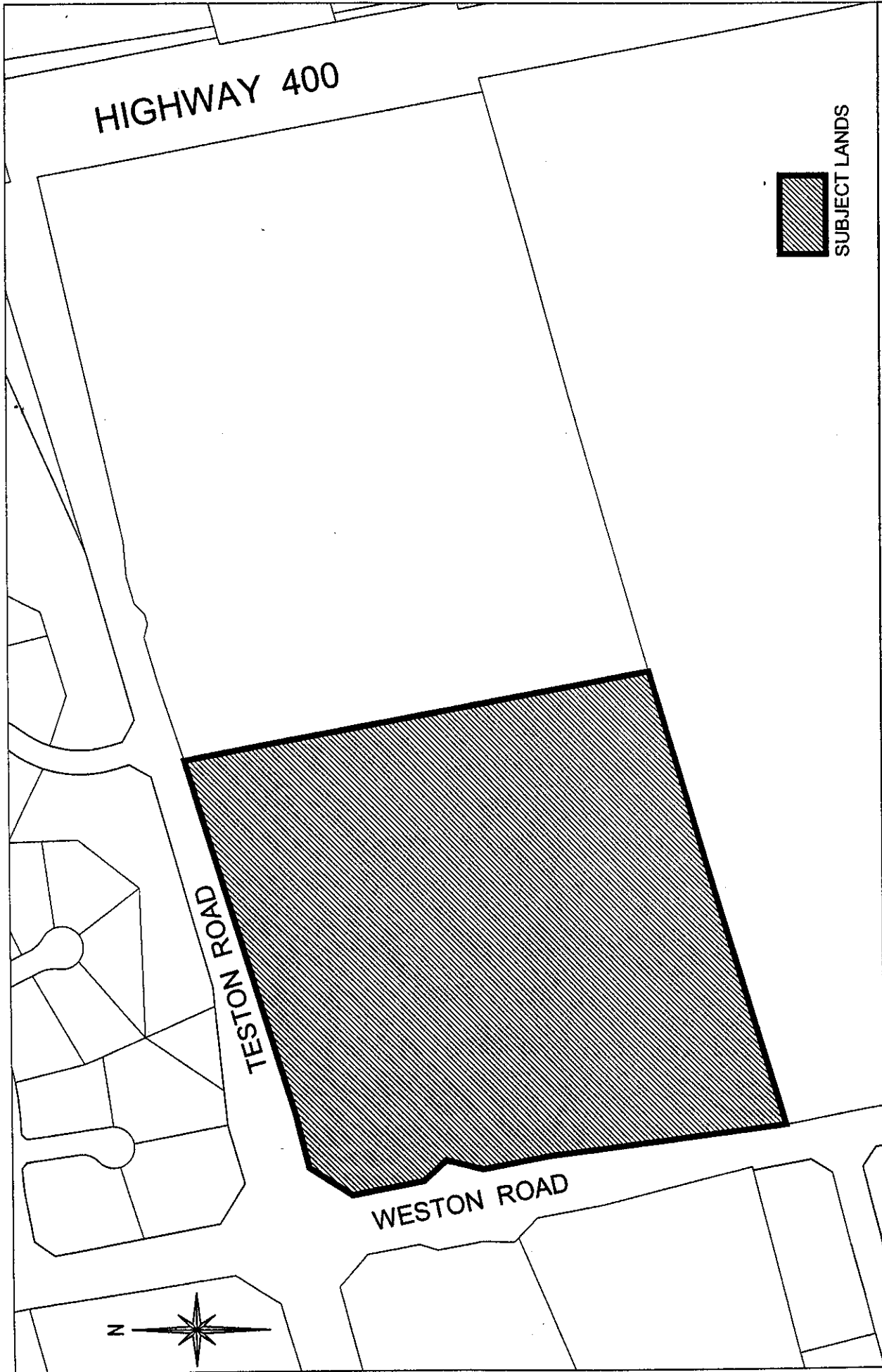
Todd Coles, Planner, ext. 8634  
Arto Tikiryan, Senior Planner, ext. 8212  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/LG



**Attachment**  
 FILE No.: Z.00.029  
 Related File: 19T-00V05  
 Not to Scale  
 October 22, 2003

City of  
**Vaughan**

Community Planning Department

**Location Map**

Part Lot 25,  
 Concession 5  
 APPLICANT:  
 RED SHELF CORPORATION  
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SUBJECT LANDS

**Draft Plan of Subdivision**

Part Lot 25,  
Concession 5  
APPLICANT:  
RED SHELF CORPORATION  
N:\DRAFT ATTACHMENTS\Z.00.029

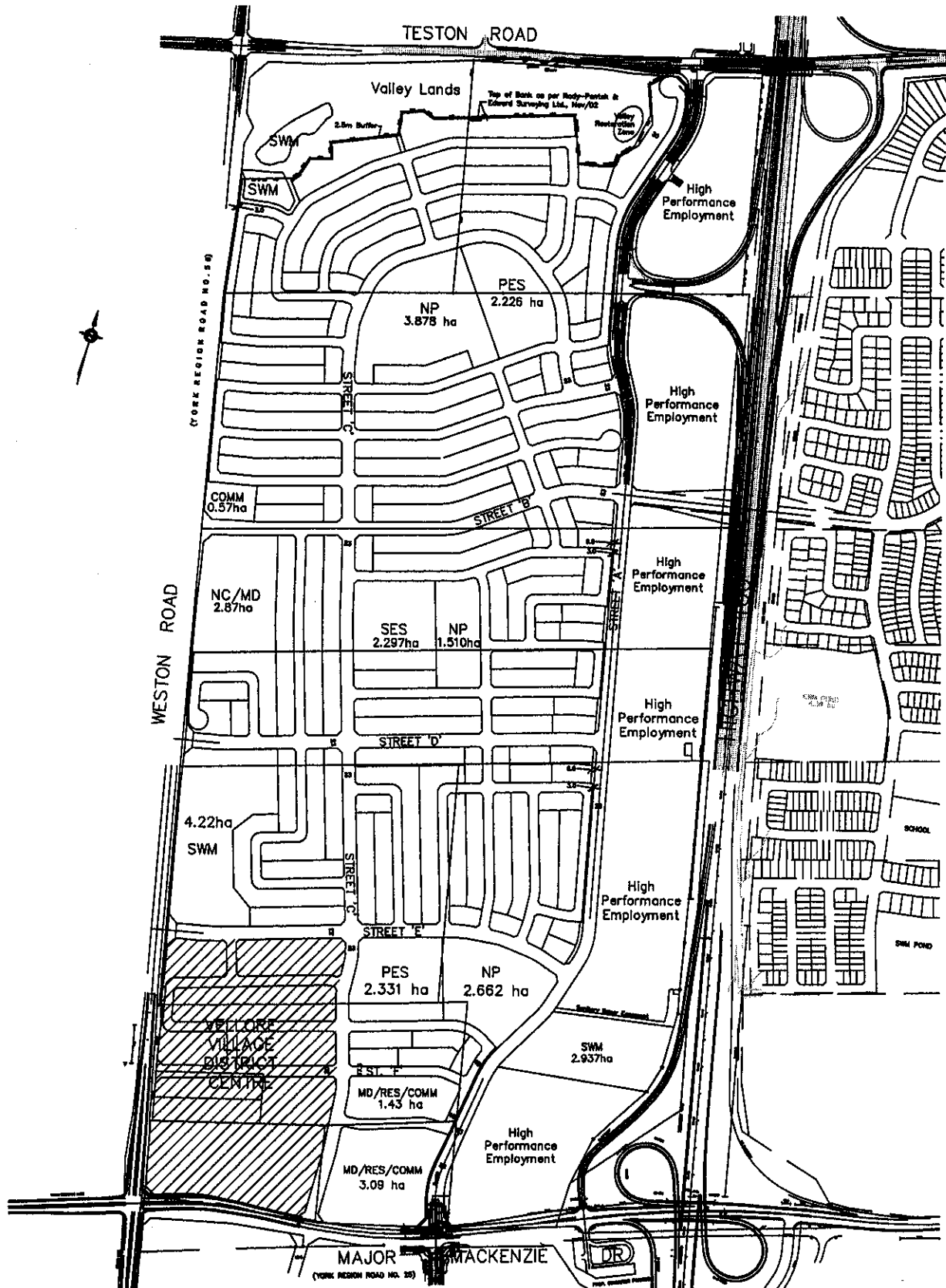
City of  
**Vaughan**

Community Planning Department

**Attachment**

FILE No.: Z.00.029  
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**APPROVED BLOCK  
33 WEST PLAN**

Lots 21 - 25,  
Concession 5

APPLICANT:



Community Planning Department

**Attachment**

FILE No.:

Not to Scale

November 24, 2003

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