

**6. ZONING BY-LAW AMENDMENT FILE Z.00.022
DRAFT PLAN OF SUBDIVISION FILE 19T-00V03
LORMEL DEVELOPMENTS (WESTON) INC. AND
OZNER CORPORATION (SOUTH)
PRELIMINARY REPORT**

P.2003.76

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-00V03 and Z.00.022 (Lormel Developments (Weston) Inc. and Ozner Corporation (South)) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On February 29, 2000, the owner submitted an application to amend the Zoning By-law and for a Draft Plan of Subdivision to permit the development of a mixed-use subdivision on a 39 ha property. The development will consist of 330 detached units, 182 semi-detached units, park, school and stormwater management blocks, 0.09 ha employment block and a 0.5 ha commercial block.

Background - Analysis and Options

The lands are located on the west side of Weston Road, between Major Mackenzie Drive and Highway 400, in Lots 22 and 23, Concession 5, City of Vaughan. There are existing farm structures on the lands. The surrounding land uses are:

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

The lands are designated "Low Density Residential", "Medium Density Residential/Commercial" and "High Performance Employment Area" by OPA 600. The approved Block 33 West Plan specifically defines the land uses as low density residential, high performance employment, commercial, park, school, and stormwater management pond. The zoning is A Agricultural 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 of 25-35 units/ha; review will be given to ensure conformity of both the draft plan and Blocks Plan densities with the Official Plan;
- the draft plan of subdivision 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 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 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 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 22 & 23,
Concession 5

APPLICANT:
LORMEL DEVELOPMENTS (WESTON) INC.
& OZNER CORPORATION (SOUTH)

City of
Vaughan

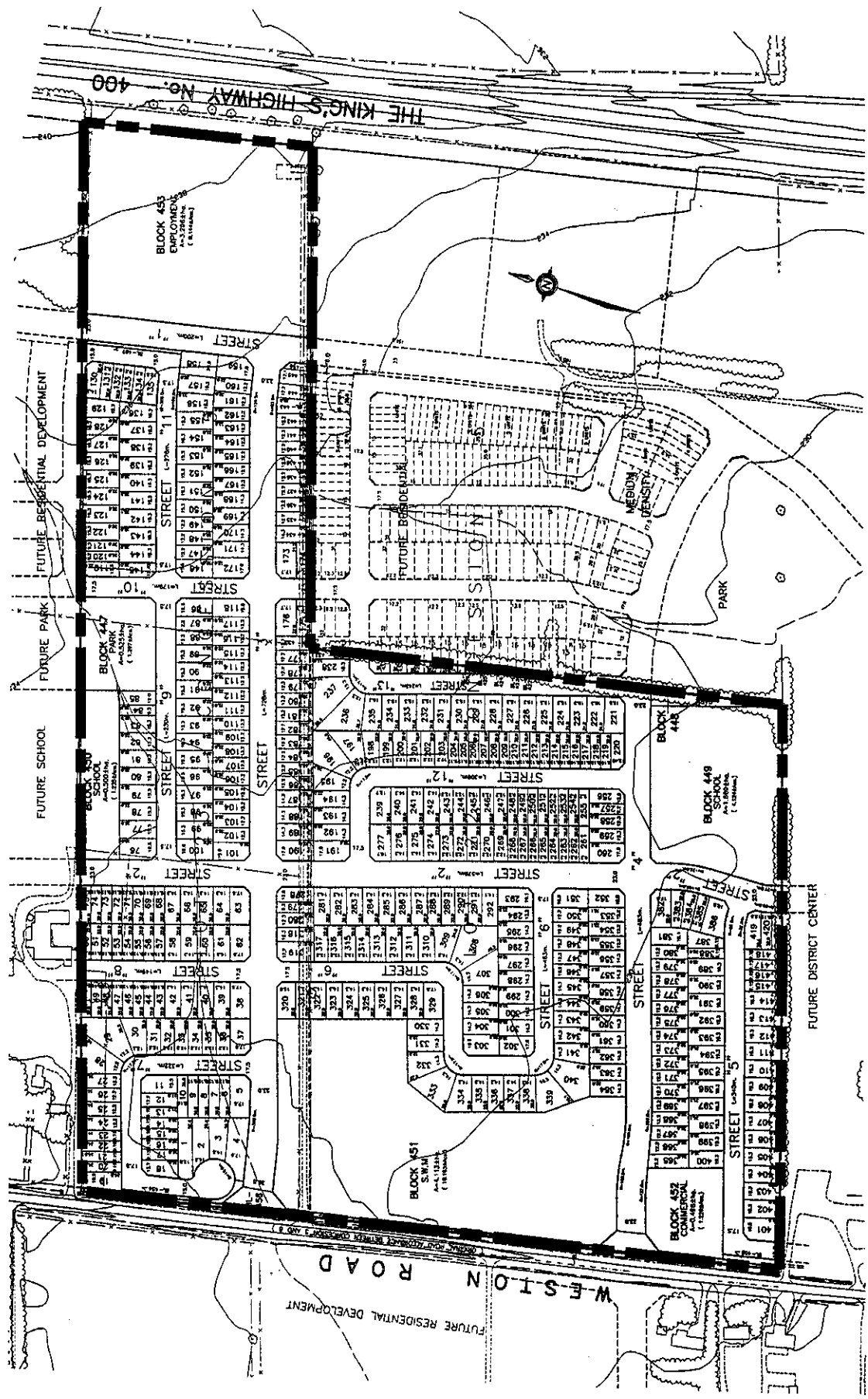
Community Planning Department

Attachment

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FILE No.:
19T-00V03 &
Z:00.022

October 22, 2003



Not to Scale

SUBJECT LANDS

Attachment 2

FILE No:
19T-00V03 &
Z.00.022

October 22, 2003

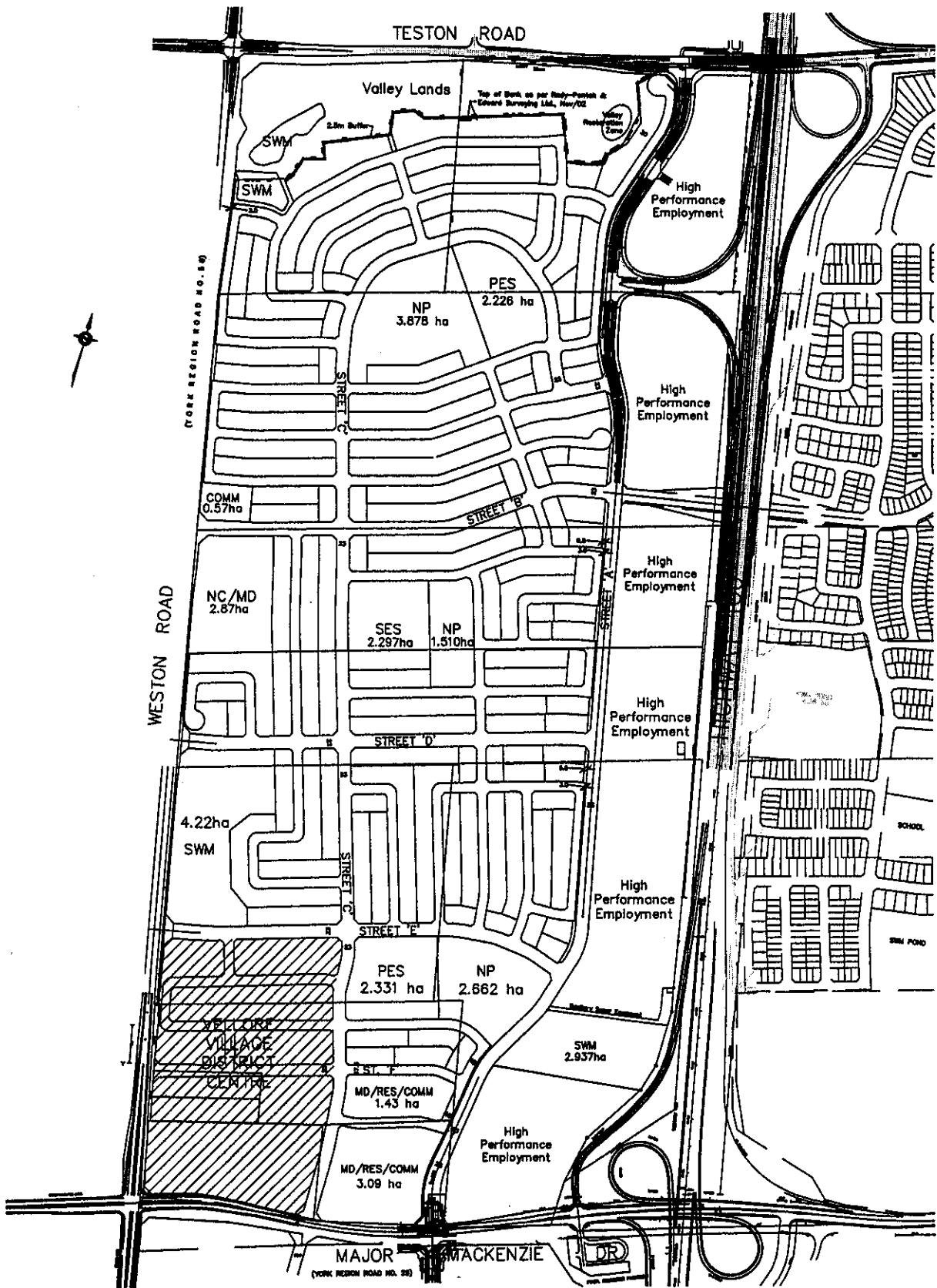


Community Planning Department

Draft Plan of Subdivision

Lot 22 & 23,
Concession 5
APPLICANT:
LORMEL DEVELOPMENTS (WESTON) INC.
& OZNER CORPORATION (SOUTH)

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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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