

**6. ZONING BY-LAW AMENDMENT FILE Z.00.074
DRAFT PLAN OF SUBDIVISION APPLICATION FILE 19T-00V14
IVY GLEN DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2004.6

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.074 and 19T-00V14 (Ivy Glen 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 June 28, 2000, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit 319 detached units, 56 semi-detached units, 5 townhouse units, an elementary school block, commercial and storm water management blocks on a 27.815 ha parcel.

Background - Analysis and Options

The site is located on the west side of Dufferin Street, south of Major Mackenzie Drive, being Part of Lot 19, Concession 3, City of Vaughan.

The subject lands are designated as "Low Density Residential", "Medium Density Residential/Commercial" and "Valley Lands" by OPA No. 600, and OPA No. 604 (ORMCP) further designates the lands as "Settlement Area". The lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The lands included in the applications are designated "Settlement Area" in the Oak Ridges Moraine Conservation Plan. These applications were commenced prior to November 17, 2001 and are not subject to the Oak Ridges Moraine Conservation Plan. The surrounding land uses are:

- North - vacant (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- South - vacant (A Agricultural Zone)
- West - CNR Rail Line and existing residential (M3 Transportation Industrial Zone and R3 Residential Zone)
- East - Dufferin Street; Block 11 Plan – future community

On December 15, 2003, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, and to the Maple Village and Gates of Maple Ratepayer Associations. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following an initial 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, and at an average density taken across the Block Plan of

16-18 units per ha; conformity with the density provisions of the Official Plan will be reviewed;

- the "Medium Density Residential/Commercial" areas permit a net density between 17-40 units per hectare, and an average net density across the block plan of 25 to 35 units per hectare; the plan will be reviewed for conformity with the density provisions of the Official Plan;
- the residential lots will be zoned in accordance with the City's new residential zone standards, including RD2, RD3, and RD4 for detached lots, RS1 for semi-detached lots, and RT1 for street townhouse blocks; the local commercial block (Block 410) will be zoned C3 Local Commercial Zone; the lot frontages and sizes must be reviewed for zoning conformity;
- the design and configuration of the proposed stormwater management pond must be reviewed and approved by the Engineering Department;
- conformity of the subdivision plan with the approved Block 18 Plan will be reviewed, including lotting and road pattern;
- prior to draft plan approval, the following block plan related issues must be addressed:
 - 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;
 - d) the requirements of the Environmental Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied;
 - e) a detailed soils report to address ground water balance/recharge concerns and identifying all related groundwater recharge mitigation measures to be implemented throughout the Block;
 - A Phase 1 Environmental Assessment Report; the Owner will be required to fulfill the requirements of the City's May 2001 Policy and Procedures for Dealing With Contaminated or Potentially Contaminated Sites;
 - A Woodlot Edge Protection and Management Plan is required; vegetation preservation plans respecting the hedgerows in the Block must be prepared and reviewed;
 - Noise attenuation measures that are to be proposed by the Regional Municipality of York in its Noise Policy/Guideline Update Study need to be considered to the satisfaction of the City, Region and TRCA;
- the plan will be reviewed to ensure that the recommendations of the City's Draft Pedestrian and Bicycle Master Plan Study are implemented.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and 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 18 Plan will be reviewed. The technical report may proceed to Committee upon completion of the outstanding Block Plan requirements and receipt of servicing capacity from the Region.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Location Map

Lot 19,
Concession 3

APPLICANT:
IVY GLEN DEVELOPMENTS INC.

City of
Vaughan

Community Planning Department

Attachment

FILE No.:
19T - 00V14 &
Z.00.074

October 23, 2003

1

DUFFERIN STREET

BLK 411

BLK 409

BLK 410

BLK 408



Not to Scale

■ ■ ■ ■ ■
SUBJECT LANDS

Not to Scale

Draft Plan of Subdivision

Lot 19,
Concession 3

APPLICANT:
IVY GLEN DEVELOPMENTS INC.



Community Planning Department

Attachment

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FILE No.:
19T - 00V/14 &
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October 23, 2003