

**9. ZONING BY-LAW AMENDMENT FILE Z.00.057
DRAFT PLAN OF SUBDIVISION FILE 19T-00V12
FERNBROOK HOMES (MAJORMAC) LTD.
PRELIMINARY REPORT**

P.2004.9

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.057 and 19T-00V12 (Fernbrook Homes (Majormac) Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 30, 2000, the Owner submitted applications to amend the Zoning By-law and for Draft Plan of Subdivision approval to permit 247 detached units, 148 semi-detached units, 90 townhouse units, a neighbourhood park block, neighbourhood commercial and elementary school blocks, an open space block, and a stormwater management block on a 34.4570 ha parcel.

Background - Analysis and Options

The site is located on the southwest corner of Major Mackenzie Drive and Dufferin Street, being Part of Lot 20, Concession 3, City of Vaughan.

The subject lands are designated as "Low Density Residential", "Medium Density Residential/Commercial", "Neighbourhood Commercial Centre" and "Valley Lands" by OPA No. 600, and OPA No. 604 (ORMCP) further designates a majority of the lands as "Settlement Area". The lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. 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 - Major Mackenzie Drive; golf course (OS2 Open Space Park Zone and C1 Restricted Commercial Zone)
- South - residential, vacant (Block 18), (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)
- East - residential, vacant (Block 18), (A Agricultural Zone)
- West - Dufferin Street; Block 11 Plan (A Agricultural Zone)

On December 15, 2003, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands 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 ha and at an average density 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” area permits a net density between 17-40 units per ha and an average net density across the block plan of 25 to 35 units per ha; 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 neighbourhood Commercial Block will be zoned C4 Neighbourhood Commercial Zone; the lot frontages and sizes must be reviewed for zoning conformity, exceptions identified (if any) and evaluated;
- 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;
 - f) that the results of the Cultural Heritage Resource Assessment and the preferred approaches respecting each of the properties identified in this report be determined and implemented to the satisfaction of the City; and
- 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:

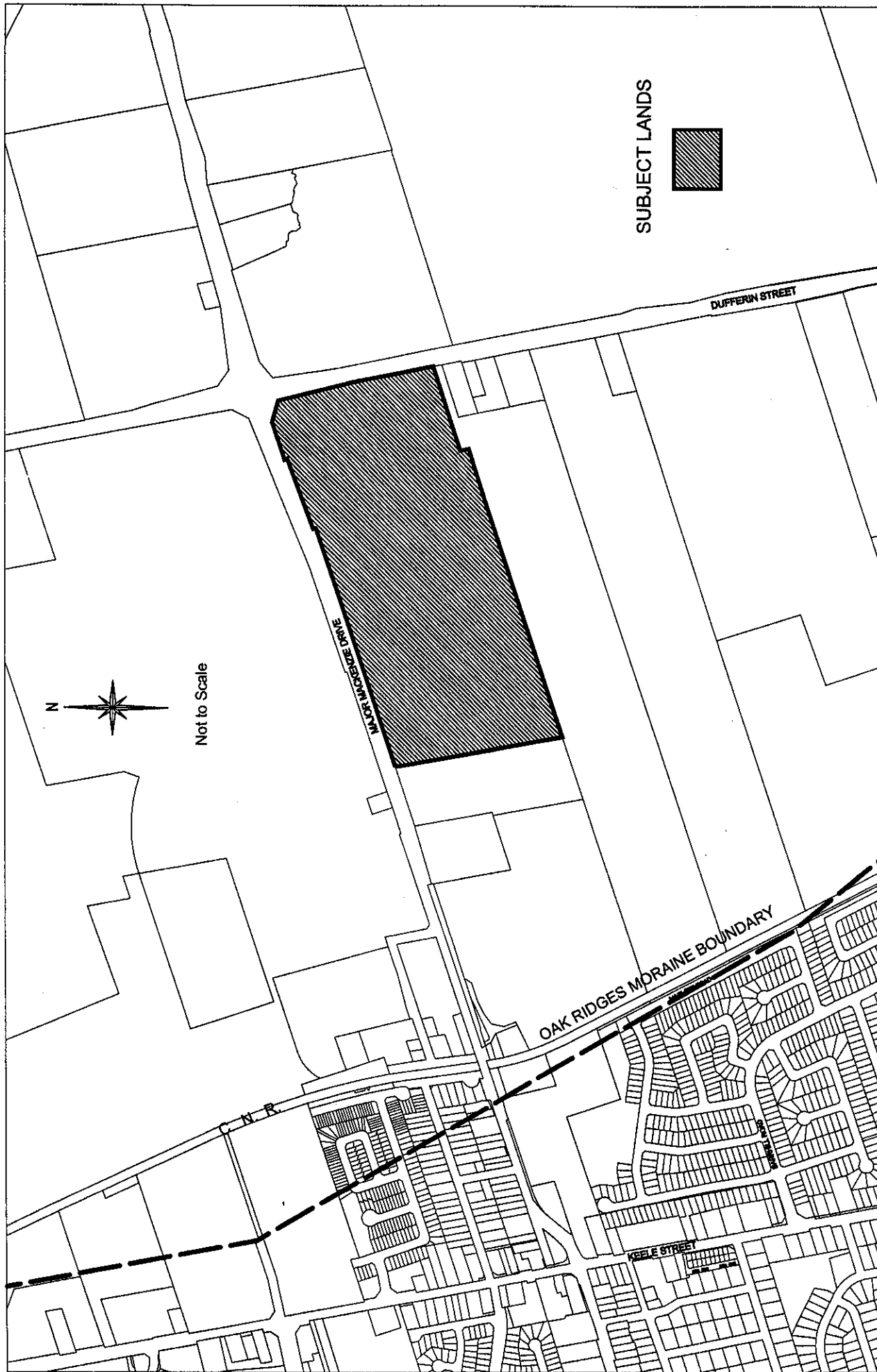
Mauro Peverini, Planner, ext. 8407
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Lot 20,
Concession 4

APPLICANT:
FERNBROOK HOMES
(MAJORMAC) LIMITED

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City of Vaughan

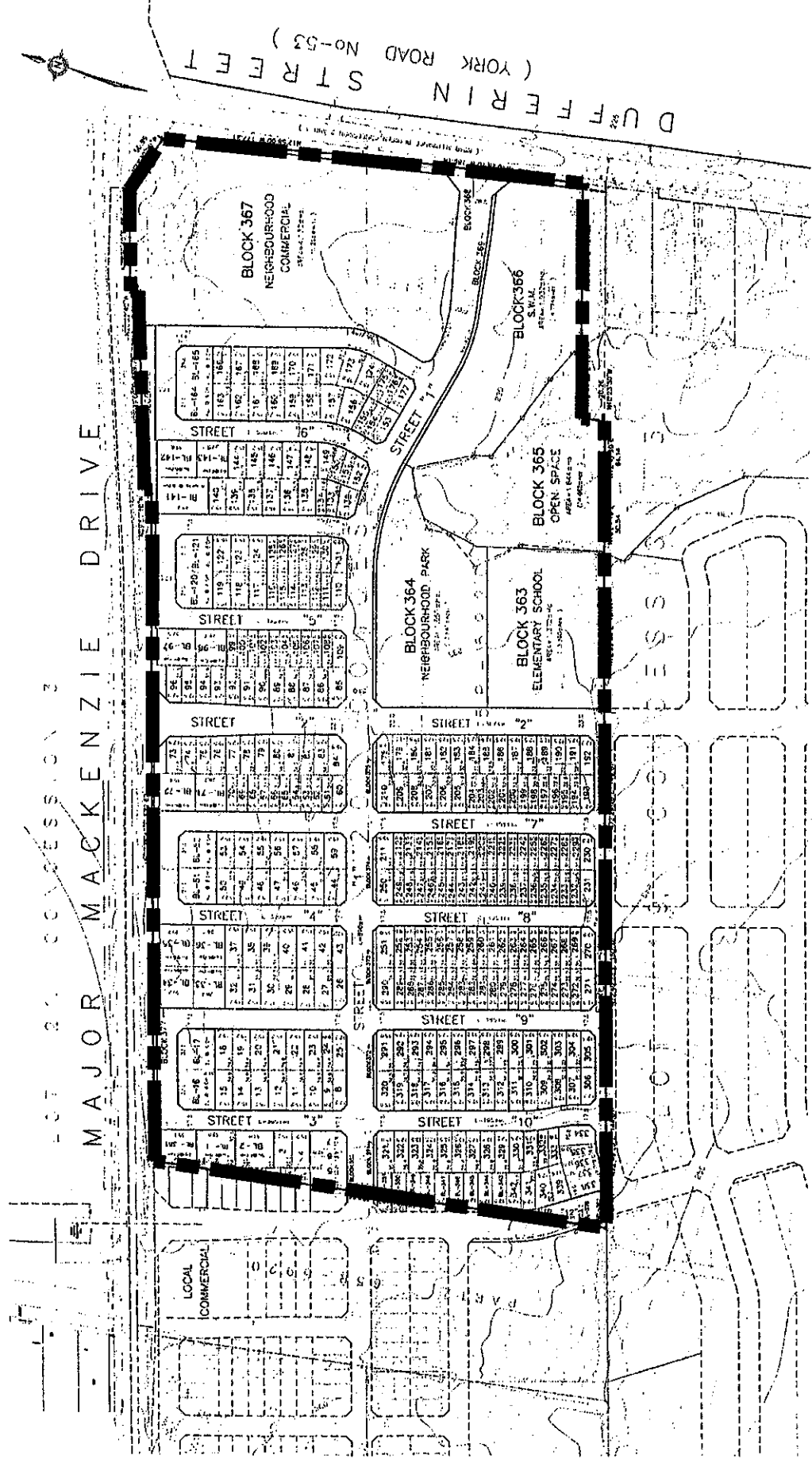
Community Planning Department

Attachment

1

FILE No.:
19T - 00V/12 &
Z.00.057

October 23, 2003



Not to Scale

SUBJECT LANDS

Attachment 2

FILE No.:
19T-00V12 &
Z.00.057

October 23, 2003



Community Planning Department

Draft Plan of Subdivision

Lot 20,
Concession 4

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FERNBROOK HOMES
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