

**10. ZONING BY-LAW AMENDMENT FILE Z.03.096
DRAFT PLAN OF SUBDIVISION FILE 19T-03V22
FERNBROOK HOMES (MAJORMACK NORTH) LTD.
PRELIMINARY REPORT**

P.2004.26

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.096 & 19T-03V22 (Fernbrook Homes (Majormack North) Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On December 8, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the subject lands and for a Draft Plan of Subdivision consisting of 3 detached and 46 semi-detached units, an elementary school and neighbourhood commercial block.

Background - Analysis and Options

The 13.57 ha property is located on the northeast corner of Major Mackenzie Drive and Dufferin Street within Planning Block 12, in Lot 21, Concession 2, City of Vaughan.

The lands are designated "Neighbourhood Commercial Centre", "Low Density Residential" and "Valley Lands" by OPA 600, and further designated "Settlement Area" by OPA 604 (Oak Ridges Moraine Conformity Plan). The lands are zoned A Agricultural Zone, subject to Exception 9(914), and OS5 Open Space Environmental Protection Zone by By-law 1-88, as amended by By-law 242-2003 (Oak Ridges Moraine). The surrounding land uses are:

- North - vacant (A Agricultural Zone);
- South - Major Mackenzie Drive; residential and agricultural (Block 11) (RR Residential and A Agricultural Zones);
- East - vacant (A Agricultural Zone);
- West - Dufferin Street; golf course (A Agricultural, OS5 and C1-H Restricted Commercial Zones).

On December 22, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands, and the Gates of Maple Ratepayers' Association, Maple Landing Ratepayers Association and Maple Village Ratepayers Association. To date, no responses have been received. Any comments 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits detached and semi-detached units at an overall gross density of 14 units per hectare; review will be given to ensure the draft plan densities conform to the Official Plan;

- the “Neighbourhood Commercial Centre” designation would generally permit between 5,000m² - 15,000m² of gross commercial leasable area, and also permits a range of medium density residential uses at 17 to 60 units/ha; commercial gross floor area on this block in excess of 20,000m² would be subject to consideration of an official plan amendment application, together with supporting market justification;
- the Zoning By-law permits a maximum lot area of 2.49 ha for a neighbourhood commercial site while this plan shows a 7.04 ha block; any site specific zoning standards such as for increased lot size or medium density uses, will be addressed through the processing of the draft plan of subdivision, zoning and site plan applications;
- the lands are located within the Oak Ridges Moraine and were included in the Block 12 Oak Ridges Moraine Conservation Plan Conformity Report (August 2003) by Malone Given Parsons Ltd. et al; the City was satisfied with the conformity report, subject to conditions, and no additional conformity reports will be required;
- the draft plan will be reviewed for consistency with the approved Block 12 Plan, including coordination of lotting and road patterns with the adjacent plans of subdivision;
- the residential lots would be zoned in accordance with the City’s new residential zoning standards, including RD3 Zone for detached lots and RS1 Zone for semi-detached lots;
- the natural features and open space buffers located within the Oak Ridges Moraine would maintain the current OS5 Zone category;
- prior to draft approval of the first plan of subdivision within Block 12:
 - a) a Development and Infrastructure Phasing Plan prepared by the Block 12 Landowners’ Group must be to the satisfaction of the City, describing issues such as: the proposed staging and phasing of infrastructure; timing for necessary Regional transportation improvements; and watercourse road crossings and transportation links planned within Block 12;
 - b) 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;
 - c) 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 shall be zoned with a “Holding” category, pending availability of servicing capacity;
 - d) 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
 - e) the requirements of the Environment Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, conformity with the Official Plan, including uses permitted on the neighbourhood commercial block, and consistency with the approved Block 12 Plan will be reviewed. The technical report may proceed to Committee upon completion of any outstanding Block Plan and phasing requirements, and receipt of servicing capacity from the Region.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Council Approved Block 12 Plan (September 2003)

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

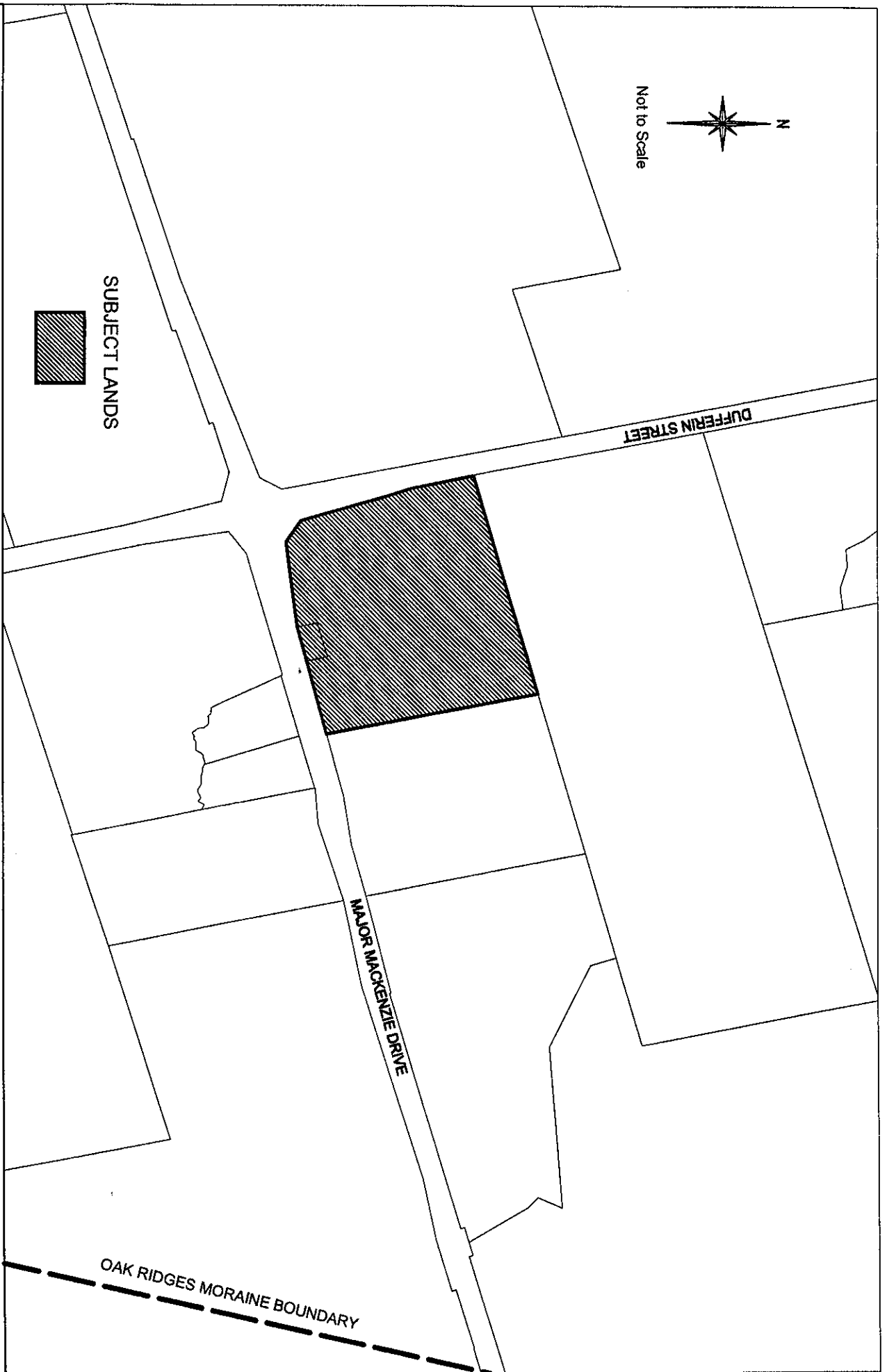
MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/LG



Not to Scale



Location Map

Part of Lot 21,
Concession 2

APPLICANT:
FERNBROOK HOMES
(MAJORMACK NORTH) LTD.



Community Planning Department

Attachment

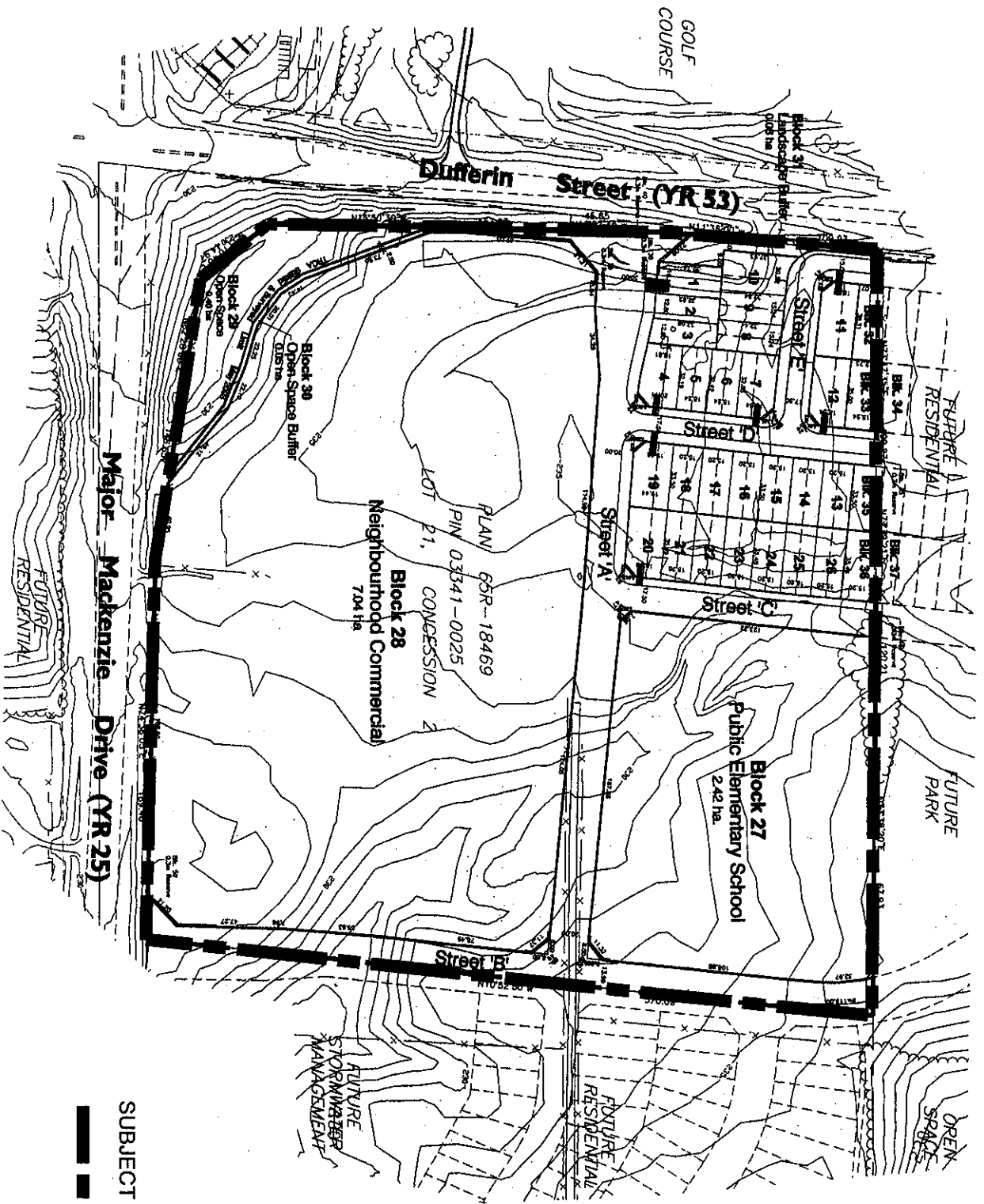
FILE No.:
19T - 03V22 &
Z.03.096

December 16, 2003





Not to Scale



Draft Plan of Subdivision

Part of Lot 21,
Concession 2

APPLICANT:
FERNBROOK HOMES
(MAJORMACK NORTH) LTD.



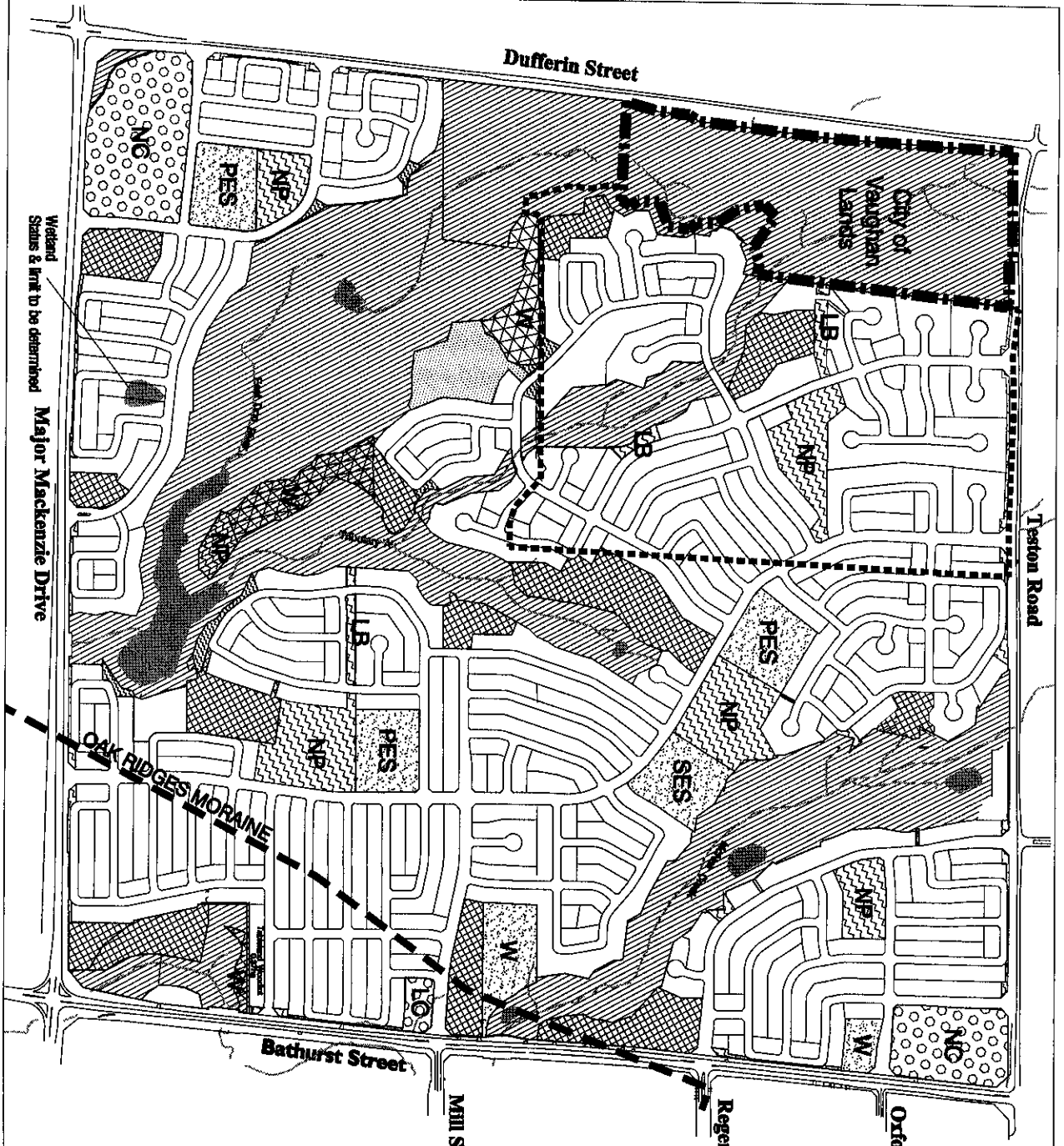
Community Planning Department

Attachment

FILE NO.:
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Z.03.096

December 16, 2003

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Block 12: Red-Lined Plan

Legend

- Residential
- Neighbourhood Commercial
- Local Commercial
- Place of Worship
- Public Elementary School
- Separate Elementary School
- Ponds
- Neighbourhood Parks
- Landscape Buffers
- Stormwater Management Ponds
- Woodlot
- Valley land and Open Space Buffers
- Wetland Relocation Area
- City of Vaughan Lands
- Special Policy Area

Malone Given Parsons Ltd.
 August 20, 2003
 Revised
 January 13, 2004



Block Plan

Lots 21 - 25 Inclusive,
 Concession 2

Not to scale



Community Planning Department

Attachment

FILE No.:
 BL.12.99

January 15, 2004

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