

**7.    ZONING BY-LAW AMENDMENT FILE Z.03.076  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V13  
HELMHORST INVESTMENTS LTD.  
PRELIMINARY REPORT**

**P.2004.42**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.076 & 19T-03V13 (Helmhorst Investments Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On October 22, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision consisting of:

- 743 detached units (frontages of 9.0 m – 15.3 m)
- 124 semi-detached units (15.3 m lot frontages)
- 20 townhouse units (6 m unit frontages)
- 0.419 ha medium density block (12 townhouse units)
- 0.67 ha local convenience commercial block
- 1.021 ha future residential block
- 5.04 ha stormwater management facilities (2)
- 2.39 ha elementary school block
- 11 ha valleylands
- 0.728 ha woodlot

**Background - Analysis and Options**

The 77.21 ha property is located on the north side of Major Mackenzie Drive, west of Bathurst Street, within Planning Block 12, in Part of Lots 21 and 22, Concession 2, City of Vaughan.

The lands are designated "Low Density Residential", "Medium Density Residential/Commercial" and "Valley Lands" by OPA 600, and further designated "Natural Core Area" and "Settlement Area" by OPA 604 (Oak Ridges Moraine Conformity Plan). The lands are zoned A Agricultural Zone, OS5 Open Space Environmental Protection Zone and OS1 Open Space Conservation 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 - Bathurst Street; residential (Town of Richmond Hill)
- West - vacant (A Agricultural Zone)

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m 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:

- Helmhorst Investments Ltd. is a non-participating landowner within Block 12; review will be given to ensure the proposed development is in conformity with the approved MESP, Block Plan and ORM Conformity Report, or whether any further reports are required;
- 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 “Medium Density Residential/Commercial” designation was approved for Block 810 by the OMB on June 3, 2003, permitting a net density between 17-40 units per hectare; the plan will be reviewed for conformity with the density provisions of the Official Plan;
- the application will be reviewed to ensure conformity with the Block 12 Oak Ridges Moraine Conservation Plan Conformity Report (August 2003) by Malone Given Parsons Ltd. et al which was conditionally approved by the City;
- the 1.021 ha future residential block (Block 844), would be reviewed under separate development applications;
- 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 RD1, RD2, RD3 and RD4 Zones for detached lots, RS1 Zone for semi-detached lots and RT1 Zone for townhouses; the commercial block will be zoned C3 Local Commercial Zone; the lot frontages and sizes must be reviewed for zoning conformity;
- the natural features and open space buffers within the Oak Ridges Moraine would maintain the current OS5 zoning;
- the precise limits of the open space on both the eastern and western portions of the lands will need to be staked through the subdivision process;
- a Cultural Heritage Resource Assessment report will be required to determine the preferred approach respecting: 874 Major Mackenzie Drive; 880 Major Mackenzie Drive; 980 Major Mackenzie Drive; 998 Major Mackenzie Drive; and 10090 Bathurst Street;
- the City will require confirmation from the landowner’s group that the appropriate cost sharing arrangements have been agreed to by the Block 12 Landowner’s Group;
- 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 Environmental 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  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



Not to Scale

TOWN OF  
RICHMOND HILL

BATHURST STREET

OAK RIDGES MORaine BOUNDARY

SUBJECT LANDS



MAJOR MACKENZIE DRIVE

DUFFERIN STREET

# Location Map

Part of Lots 21 & 22,  
Concession 2

APPLICANT:  
HELMHORST INVESTMENTS LTD.



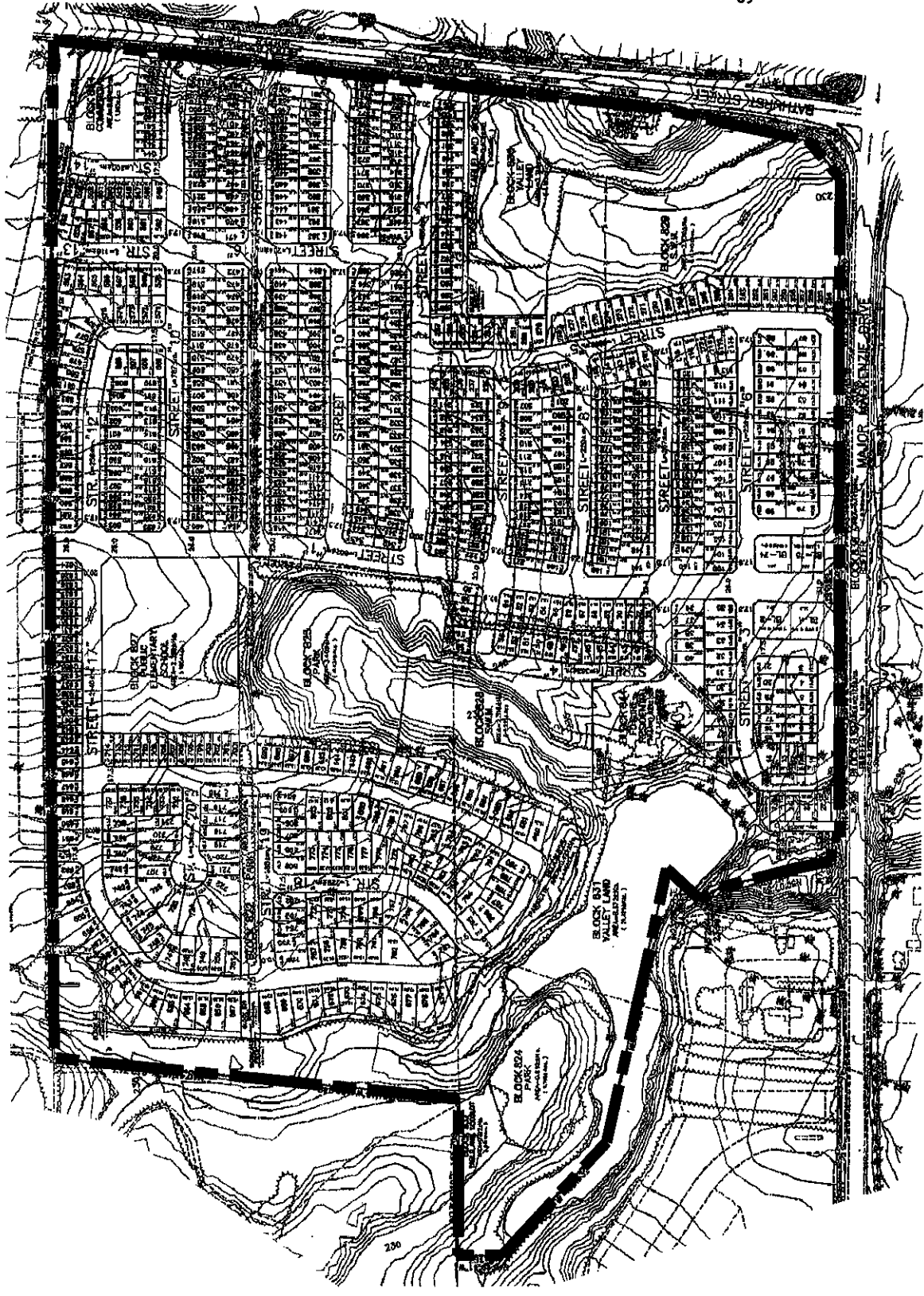
Community Planning Department

# Attachment

# 1

FILE No.:  
19T - 03V13 &  
Z.03.076

January 19, 2004



Not to Scale

SUBJECT LANDS



# Draft Plan of Subdivision

Part of Lots 21 & 22,  
Concession 2

APPLICANT:  
HELMHORST INVESTMENTS LTD.



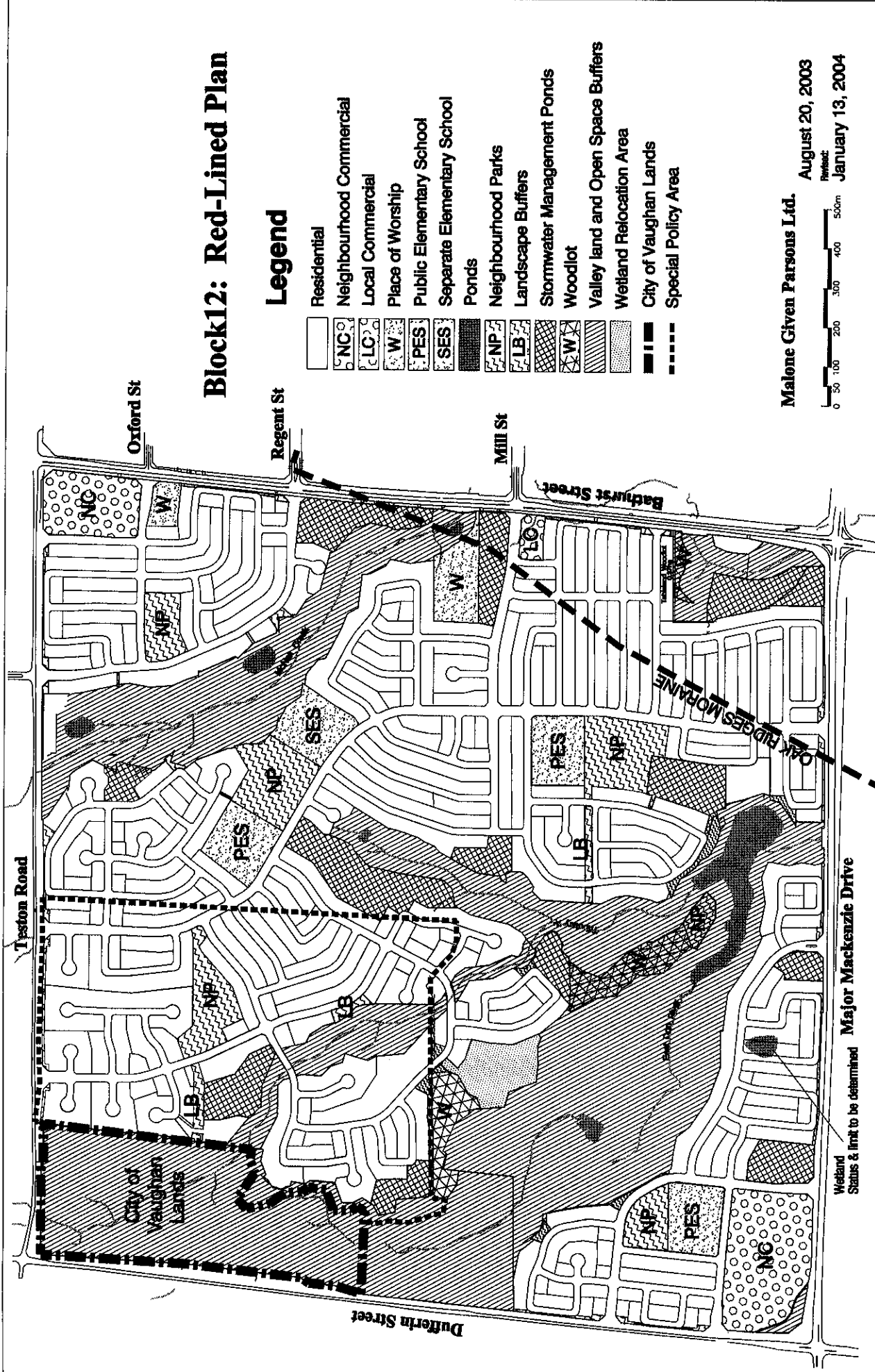
Community Planning Department

# Attachment

# 2

FILE No.:  
19T-03V13 &  
Z.03.076

January 19, 2004



# Block12: 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



# Attachment 3

FILE No.:  
BL.12.99

January 15, 2004

# City of Vaughan Vaughan

Community Planning Department

## Block Plan

Lots 21 - 25 Inclusive,  
Concession 2

Not to scale

N:\DTY\BLK12\PLANS\BLK12-City Red Lined Plan-Jan. 12.04

Wetland Status & limit to be determined

Major Mackenzie Drive

City of Vaughan Lands

Teston Road

Oxford St

Regent St

Mill St

Bathurst Street

Dufferin Street

OAK RIDGES MORNING