

**5.    ZONING BY-LAW AMENDMENT FILE Z.03.070  
DRAFT PLAN OF SUBDIVISION FILE 19T-95065  
1275621 ONTARIO INC.  
PRELIMINARY REPORT**

**P.2004.56**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.070 and 19T-95065 (1275621 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On September 29, 2003, the Owner submitted applications to permit, in part, a high-density residential/commercial block on the subject lands, with the applications being heard at the December 8, 2003 Public Hearing.

On January 26, 2004, the Owner submitted revised applications to amend the Zoning By-law and for a Draft Plan of Subdivision on the 17.14ha site, to permit the following:

- 67 detached lots with frontages from 12.5m to 17.7m;
- 38 semi-detached lots with frontages from 7.5m to 13.0m;
- 3.04ha neighbourhood commercial block
- 2.17ha elementary school block;
- 0.31ha neighbourhood park block; and,
- 4.18ha open space/valley lands block.

**Background - Analysis and Options**

The subject lands are located on the southeast corner of Major Mackenzie Drive and Dufferin Street in Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan.

The subject lands are designated "Medium Density Residential/Commercial", "Low Density Residential", "Neighbourhood Commercial Centre" and "Valley Lands" by OPA 600, and zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The approved Block 11 Plan specifically defines the land uses as neighbourhood commercial, low density residential, medium density residential, elementary school, neighbourhood park, and open space/valley lands. The surrounding land uses are:

- North - Major Mackenzie Drive; driving range (A Agricultural Zone)
- South - vacant (A Agricultural Zone)
- East - valley lands (OS5 Zone)/vacant (A Agricultural Zone)
- West - Dufferin Street; farmland/future development (A Agricultural Zone)

On February 27, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in a comprehensive 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 would permit single and semi-detached dwellings at a maximum net density of 22 units/ha, and at an average net density across the Block 11 Plan of 16-18 units/ha; “Medium Density Residential/Commercial” would permit a mix of residential and limited at-grade commercial at a maximum net density of 40 units/ha;
- the southeast corner of Major Mackenzie Drive and Dufferin Street is designated as a “Neighbourhood Commercial Centre”, which would permit between 5,000-15,000m<sup>2</sup> of gross commercial leasable area;
- the lands designated “Valley Lands” would be maintained in a natural state and conveyed to public ownership;
- review will be given to ensure the draft plan and block densities conform to the Official Plan;
- the detached and semi-detached lots would be zoned in accordance with the City’s new RD3 and RS1 residential zone standards; a residential zone category would also be applied to the institutional block (elementary school); the valleylands would maintain the OS5 Zone category, and the park would be zoned OS2 Open Space Park Zone; a site-specific C4 zoning and standards, including a holding provision, would be applied to the neighbourhood commercial block;
- the draft plan will be reviewed for consistency with the approved Block 11 Plan, including the co-ordination of lotting and road patterns with the adjacent plans of subdivision;
- the Zoning By-law Amendment application was submitted after the enactment of the Oak Ridges Moraine Conservation Act of November 16, 2001, and the “Settlement Area” provisions are applicable;
- the draft plan shows a proposed cul-de-sac (Street ‘A’) on the north side of Street G1, rather than a crescent road flanking the east side of the Neighbourhood Commercial block as shown on the approved red-lined Block 11 Plan, and must be resolved to the satisfaction of the City;
- the centre median on Street G1 at Dufferin Street may restrict driveway access to Lots 1 and 2; the lotting pattern in this area will be reviewed;
- prior to draft plan approval of the first subdivision within Block 11;
  - 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.

### **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. The technical report may proceed to Committee upon completion of the Block Plan and phasing requirements, resolution of Oak Ridges Moraine and buffer matters, and receipt of servicing capacity from the Region.

### **Attachments**

1. Location Map
2. Draft Plan Subdivision
3. Council Approved Block 11 Plan, August 5, 2003

### **Report prepared by:**

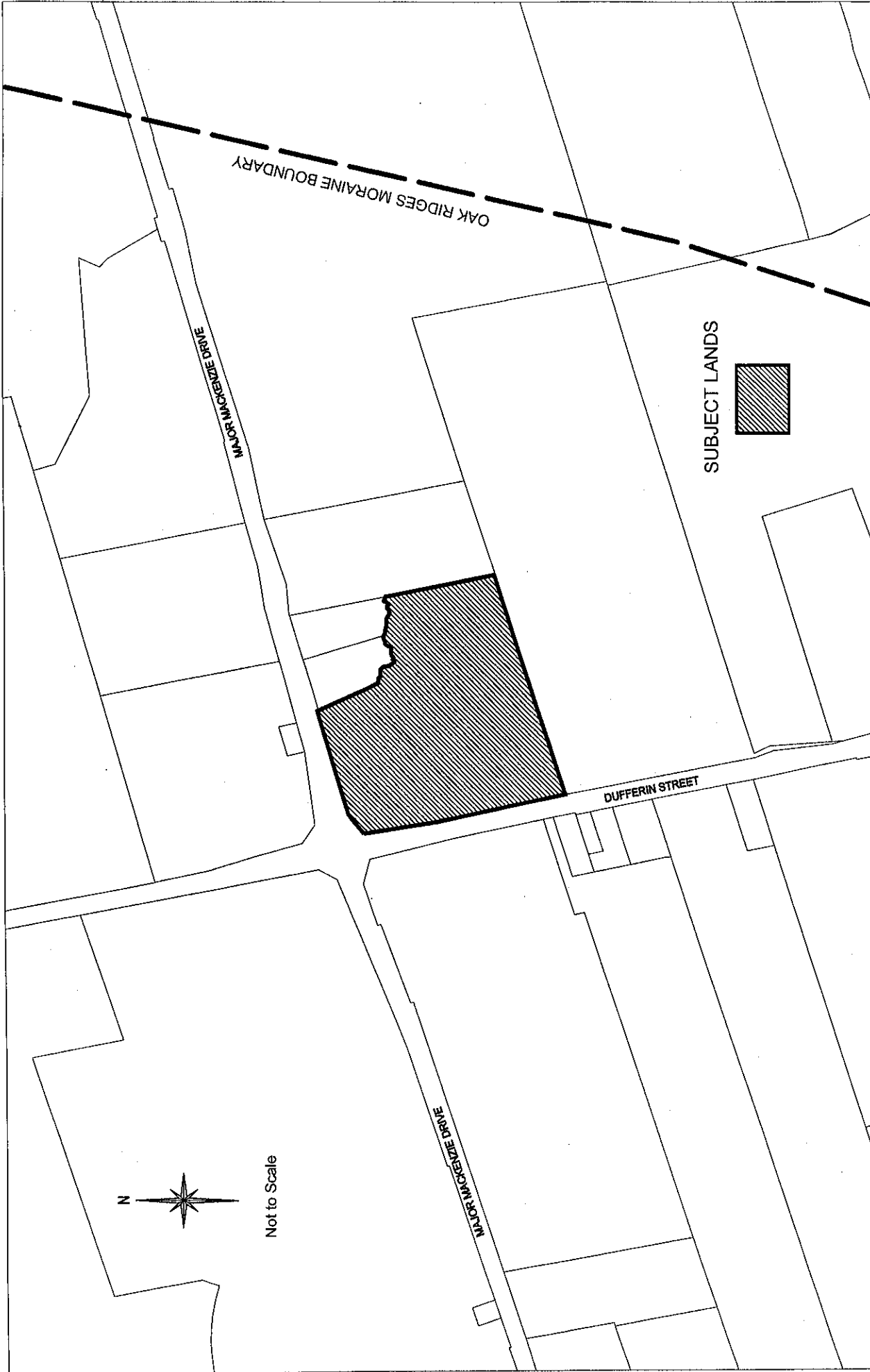
Jason Sheldon, Planner, ext. 8320  
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



# Location Map

Part of Lot 20,  
Concession 2

APPLICANT:  
1275621 ONTARIO INC.



Community Planning Department

# Attachment

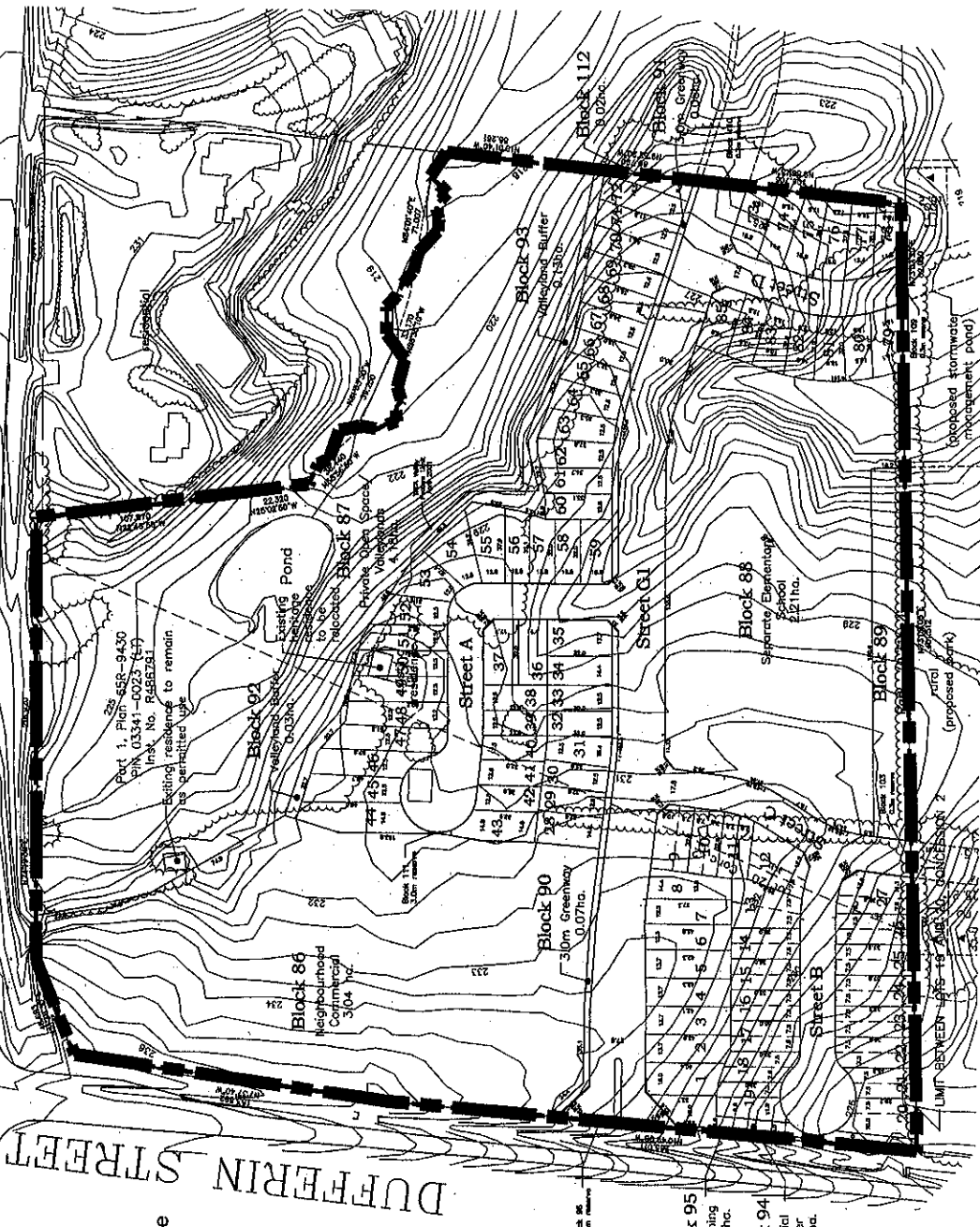


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February 23, 2004

MAJOR MACKENZIE DRIVE

DUFFERIN STREET



Not to Scale

Block 95  
Widening  
0.07ha.

Block 94  
Arterial  
Buffer  
0.10ha.

SUBJECT LANDS



**Draft Plan of Subdivision**

Part of Lot 20,  
Concession 2

APPLICANT:  
1275621 ONTARIO INC.



Community Planning Department

**Attachment**















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FILE No.:  
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February 23, 2004

**BLOCK PLAN**  
**BLOCK 11**  
**CITY OF VAUGHAN**

**LEGEND**

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Institutional
-  Schools
-  Parks
-  Woodlots
-  Stormwater Management
-  Valleys/Lands, Open Space and Nature Reserve
-  Greenways
-  Collector Streets
-  Primary Streets
-  Local Streets

Walkway/Stream Crossing

Valley feature limits determined with Toronto Region Conservation Authority and City in April 2001, and Fall 2002. Limits subsequently refined where necessary in accordance with slope stability, cut & fill analysis and urban design considerations.

Stable Slope Limit (Dillon August 2001)

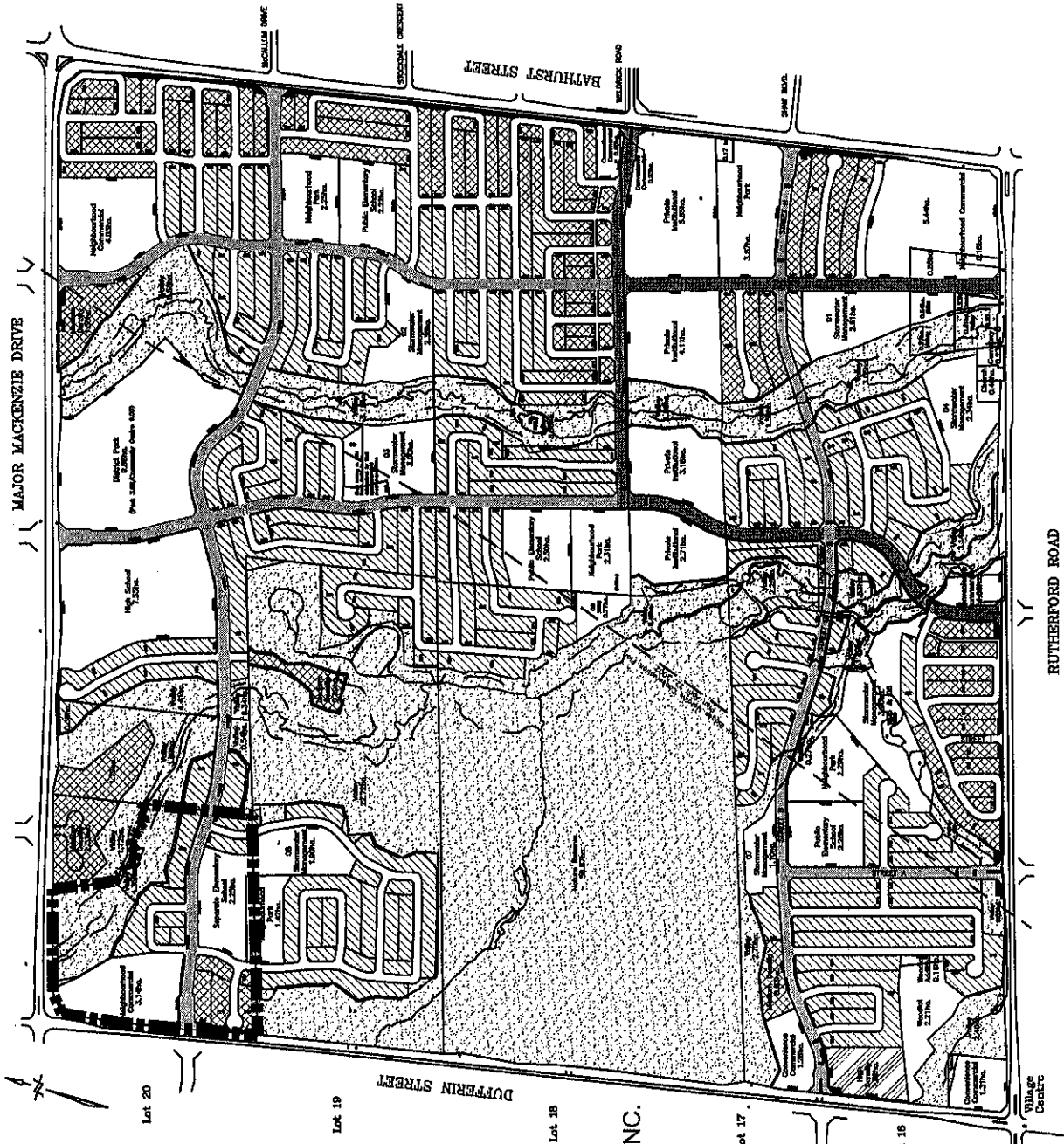
Floodline (Schaffers December 2002)

Property Ownership Limit

Note: The final width of the buffer adjacent to the Valleylands shall be confirmed for the Venturon lands prior to approval of the draft plan of subdivision for the Venturon lands.

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Not to Scale

19T-95065  
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**Block 11 Plan**

Part of Lot 20,  
Concession 2

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**Attachment 3**

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