

**2.    ZONING BY-LAW AMENDMENT FILE Z.04.014  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V05  
SEANG INVESTMENTS LIMITED  
PRELIMINARY REPORT**

**P.2004.71**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.014 and 19T-04V05 (Senang Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On April 16, 2004, the Owner submitted applications to amend By-law 1-88 and for a Draft Plan of Subdivision consisting of the following:

- 394 detached lots, with 9.8m to 18.8m frontages
- 30 semi-detached lots, with 7.5m to 10.8m frontages
- 127 on-street townhouse units at 6.1m frontages
- 60 block townhouse units at 35 units/ha
- 3.55ha neighbourhood commercial block
- 2.25ha elementary school block
- 2.26ha neighbourhood park block
- 9.4ha open space/valley lands block
- 2.26 ha stormwater management pond

**Background - Analysis and Options**

The 52.63 ha subject lands are located on the southwest corner of Major Mackenzie Drive and Bathurst Street in Planning Block 11, in Part of Lots 19 and 20, Concession 2, City of Vaughan.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", "Neighbourhood Commercial Centre" and "Valley Lands" by OPA 600, and zoned A Agricultural Zone, OS5 Open Space Environmental Protection Zone, and OS1 Open Space Conservation 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; farmland (A Agricultural Zone)
- South- farmland (A Agricultural Zone)
- East - Bathurst Street; residential (Town of Richmond Hill)
- West - farmland (A Agricultural Zone)

On May 14, 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 southwest corner of Major Mackenzie Drive and Bathurst Street is designated “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 densities conform to the Official Plan;
- the detached and semi-detached lots, and the street townhouse blocks would be zoned in accordance with the City’s new RD, RS, and RT residential zone standards, respectively; the block townhouses would be zoned RM2 Zone; a residential zone category would also be applied to the institutional block (elementary school); the valleylands would maintain the OS5 and OS1 Zone categories, and the park would be zoned OS2 Open Space Park Zone; and a C4 zoning 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 block plan and draft plan differ in the location of the neighbourhood commercial and residential locations in the area directly south of Major Mackenzie Drive; the appropriateness of these changes will be reviewed, including the following:
  - eliminate or reduce the amount of rear lotting between the townhouse blocks and the neighbourhood commercial block, thereby facilitating better pedestrian movement between the blocks, and improving compatibility between the residential and commercial uses;
  - vehicular access to the neighbourhood commercial block in relation to City and Region standards;
- the subject applications were submitted after the enactment of the Oak Ridges Moraine Conservation Act of November 16, 2001, and the “Settlement Area” provisions are applicable; prior to draft plan approval, the Owner must submit an Oak Ridges Moraine Conservation Plan Conformity Report, to be reviewed and approved to the satisfaction of the City;
- prior to issuance of a building permit for any lands in Phase 1 - Stage 1 within Block 11, bridge crossings #6 and #7 as shown on the approved Block 11 Development and Infrastructure Phase Plan (April 29, 2004), must be constructed;

- prior to final approval of the first subdivision plan in Block 11:
  - the Phasing Plan, Urban Design Guidelines, and Streetscape and Open Space Landscape Master Plan for Block 11, must be approved to the satisfaction of the City;
  - the Architectural Guidelines shall have been prepared in accordance with Council Policy, and approved by Council;
  - a plan showing 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;
  - 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,
  - the Owner shall submit the required Environmental Site Assessment Report(s) to the satisfaction of the City.

#### **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, the differences between the block plan and the draft plan, specifically in the location of the neighbourhood commercial and residential, directly south of Major Mackenzie Drive, will be reviewed to determine conformity with the Official Plan, and ensure land use compatibility and an appropriate road and lotting pattern between the residential and commercial uses.

#### **Attachments**

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

#### **Report prepared by:**

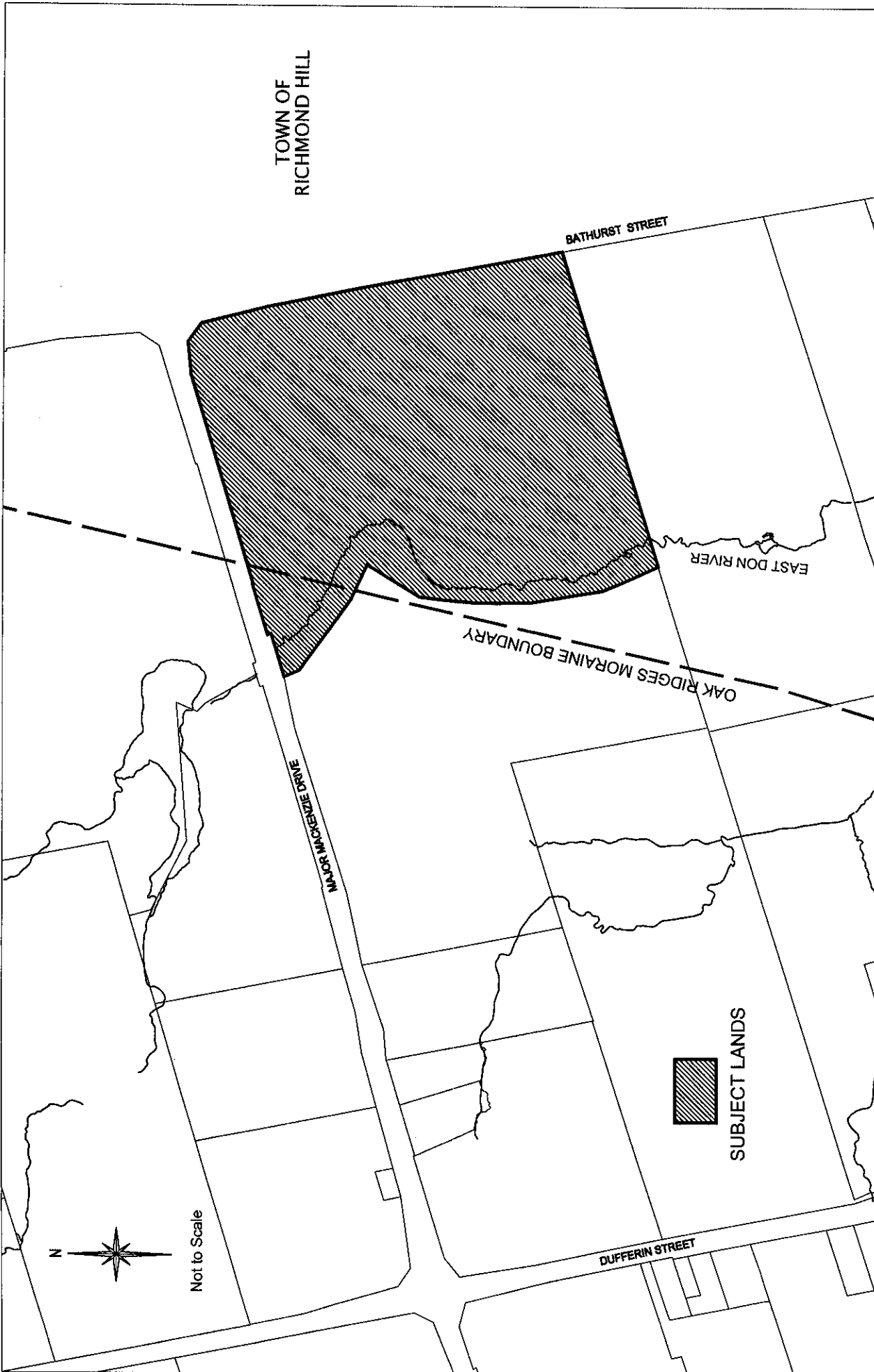
Jason Sheldon, Planner, ext. 8320  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



# Location Map

Part of Lots 19 & 20,  
Concession 2  
 APPLICANT:  
 SENANG INVESTMENTS LIMITED



Community Planning Department

# Attachment 1

FILE No.:  
 19T - 04V05  
 & Z.04.014  
 May 12, 2004

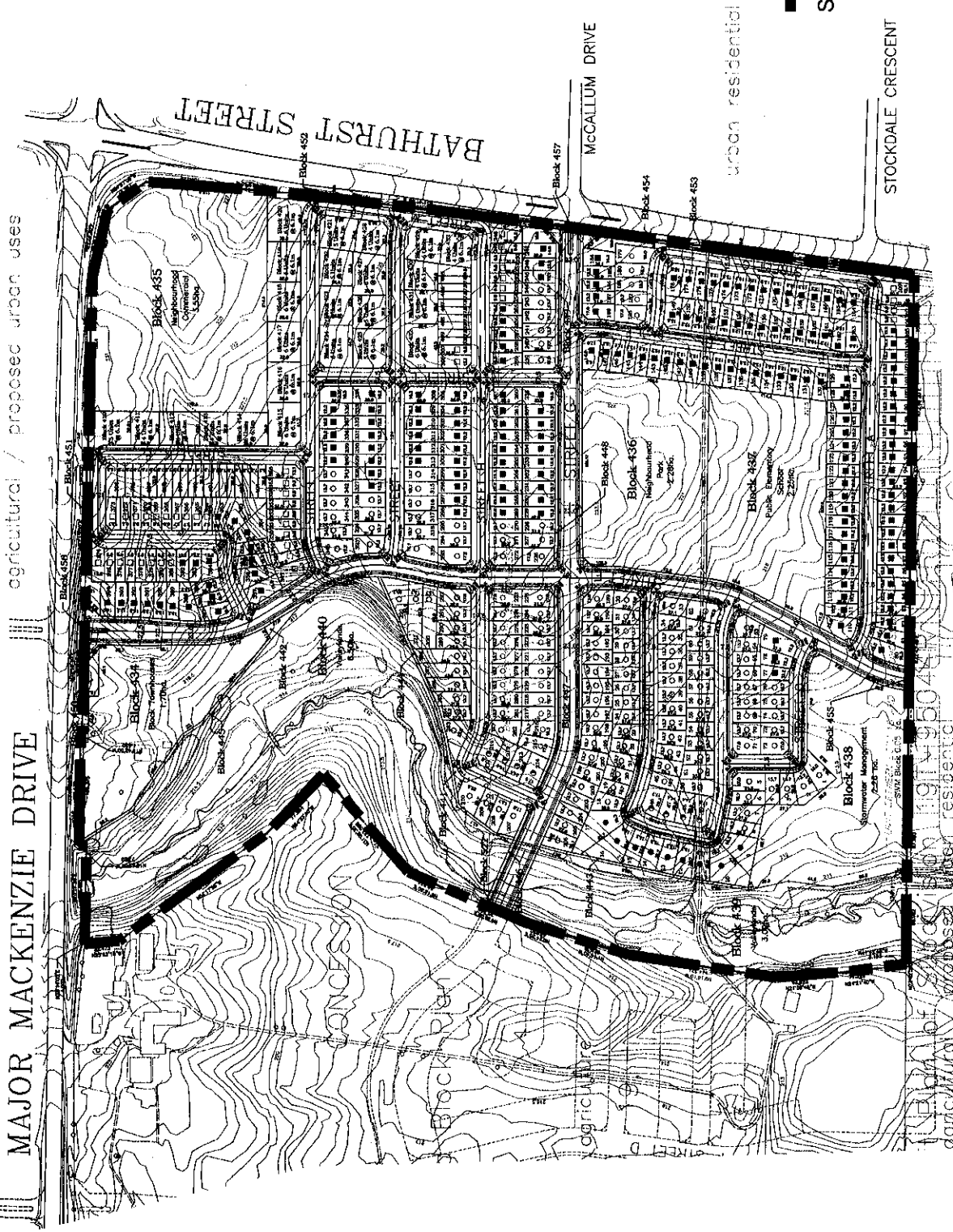
MAJOR MACKENZIE DRIVE

agricultural / proposed urban uses



Not to Scale

— — —  
SUBJECT LANDS



# Draft Plan of Subdivision

Part of Lots 19 & 20,  
Concession 2

APPLICANT:  
SENGANG INVESTMENTS LIMITED



Community Planning Department

# Attachment
















# 2

FILE No.:  
19T-04V05  
& Z-04.014

May 12, 2004

**BLOCK PLAN  
BLOCK 11  
CITY OF VAUGHAN**

**LEGEND**

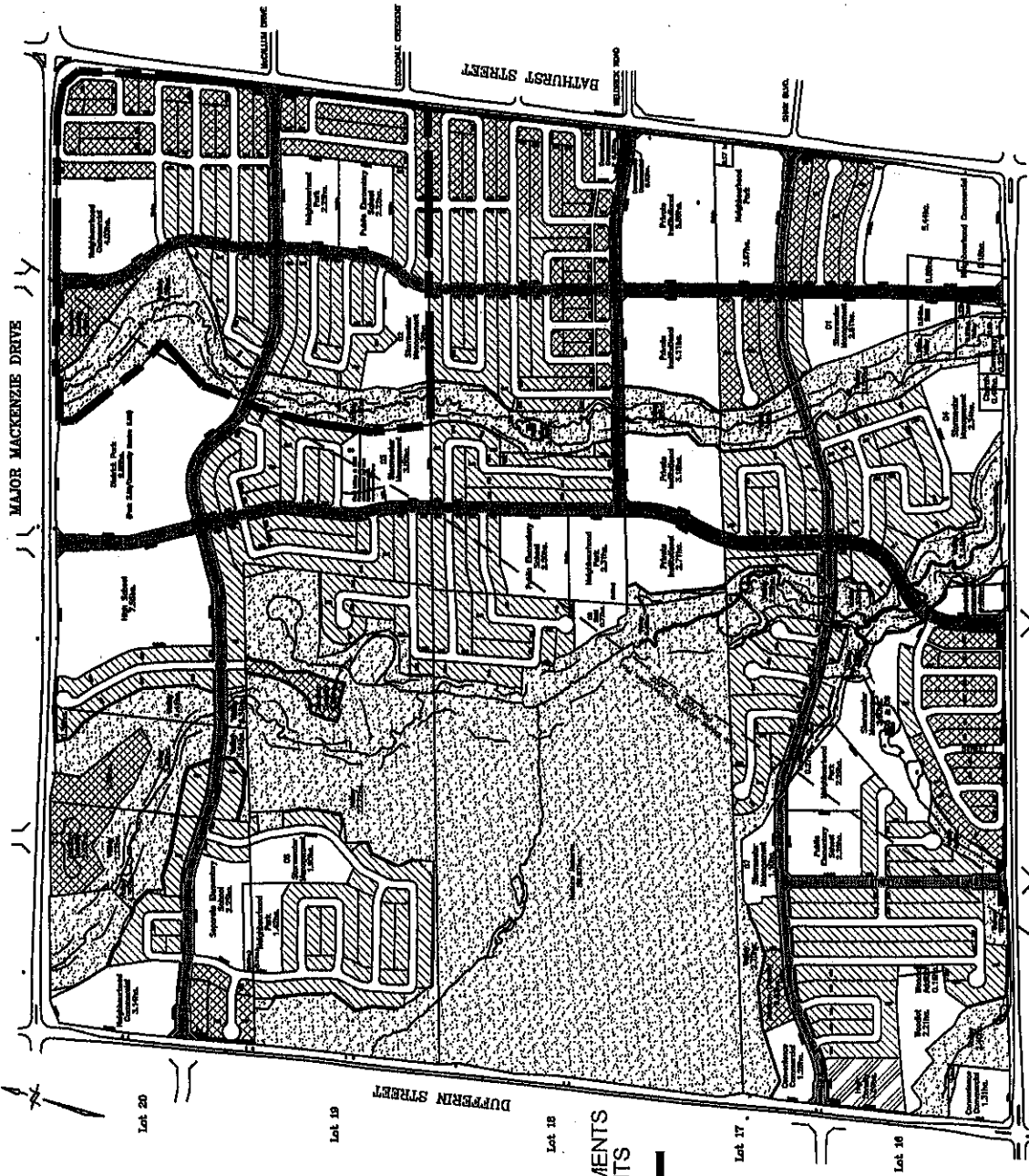
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Institutional
-  Schools
-  Parks
-  Woodlots
-  Stormwater Management
-  Valleyslands, Open Space and Nature Reserve
-  Greenways
-  Collector Streets
-  Primary Streets
-  Local Streets
-  Walkway/Stream 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 Valleyslands shall be confirmed for the Venturian lands prior to approval of the draft plan of subdivision for the Venturian lands.

APPROVED ON: 19T-04V05  
DRAWN BY: J. B. 2004  
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MAJOR MACKENZIE DRIVE

BATHURST STREET

RUTHERFORD ROAD

Lot 20

Lot 19

Lot 18

Lot 17

Lot 16

DUFFERIN STREET

19T-04V05  
SEANG INVESTMENTS  
DEVELOPMENTS

Not to Scale

**Block 11 Plan**

Part of Lots 19 & 20,  
Concession 2

APPLICANT:  
SEANG INVESTMENTS LIMITED



Community Planning Department

**Attachment 3**

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May 12, 2004