

**5.    ZONING BY-LAW AMENDMENT FILE Z.95.038  
DRAFT PLAN OF SUBDIVISION FILE 19T-95044  
HUMBOLD PROPERTIES LIMITED  
PRELIMINARY REPORT**

**P.2004.79**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.95.038 and 19T-95044 (Humbold Properties 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 to rezone the lands to the appropriate zoning categories, and for a Draft Plan of Subdivision, to permit the following:

- 450 detached lots with minimum frontages of 9.15m
- 45 semi-detached lots (90 units) with minimum frontages of 14m
- 2.48ha elementary school block
- 2.27ha neighbourhood park block
- 3.38ha open space/valley lands block

**Background - Analysis and Options**

The 36ha subject lands are located south of Major Mackenzie Drive, west of Bathurst Street, within Planning Block 11, in Lot 18, Concession 2, City of Vaughan.

The subject lands are designated "Low Density Residential" and "Valley Lands" by OPA 600, and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The approved Block 11 Plan specifically defines the land uses as low density residential, elementary school, neighbourhood park and open space/valley lands. The surrounding land uses are:

- North - Subdivisions 19T-95064 and 19T-04V05 (A Agricultural Zone)
- South - UJA institutional property (A Agricultural Zone)
- East - other vacant lands owned by Humbold (A Agricultural Zone)
- West - Subdivision 19T-03V09 (A Agricultural Zone)

On May 31, 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 units 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;

- the lands designated “Valley Lands” would be maintained in a natural state and conveyed to public ownership;
- the “Other Lands owned by Applicant”, adjacent to Bathurst Street, are not part of this draft plan and will remain zoned A Agricultural Zone; exceptions to the Agricultural zone standards to permit a reduced lot area may be required and will be addressed through the enacting by-law;
- review will be given to ensure the draft plan and densities conform to the Official Plan;
- the detached and semi-detached lots would be zoned in accordance with the City’s new RD and RS residential zone standards, respectively; a residential zone category would also be applied to the institutional block (elementary school); the valleylands would maintain the OS1 Zone category, and the park would be zoned OS2 Open Space Park Zone;
- the Owner is requesting exceptions to the residential zone standards to facilitate development, to be considered by Staff through the technical review of the applications;
- the draft plan will be reviewed for consistency with the approved Block 11 Plan, including the co-ordination of lot and road patterns with the adjacent plans of subdivision to the north and west; the United Jewish Appeal Federation lands to the south; and, the “Other Lands owned by the Applicant” to the east;
- the block plan and draft plan differ in the residential lot pattern and local road network; the appropriateness of these changes will be reviewed, including the following:
  - the block plan shows lane-based development fronting on the north side of Street ‘F’ (shown as Street ‘1’ on the draft plan), whereas the draft plan shows flankage lots with frontage on the north/south road network; and,
  - a north/south local road connection into the adjacent draft plan to the north (19T-04V05) has been eliminated on the subject draft plan in the vicinity of Lots 3-5;
- the subject applications were submitted prior to the enactment of the Oak Ridges Moraine Conservation Act (November 16, 2001), and therefore are not subject to the provisions of of the Oak Ridges Moraine Conservation Plan;
- prior to the 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 with respect to the revised residential lot pattern and local road network, will be reviewed to ensure co-ordination with the adjacent draft plans of subdivision, UJA site, and the Applicant's additional landholding. Final approval of the plan will be subject to completion of the outstanding conditions of Block Plan approval.

### **Attachments**

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

### **Report prepared by:**

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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

SUBJECT LANDS



# Attachment 1

FILE No.:  
19T - 95044  
RELATED FILE:  
Z.95.038  
May 26, 2004

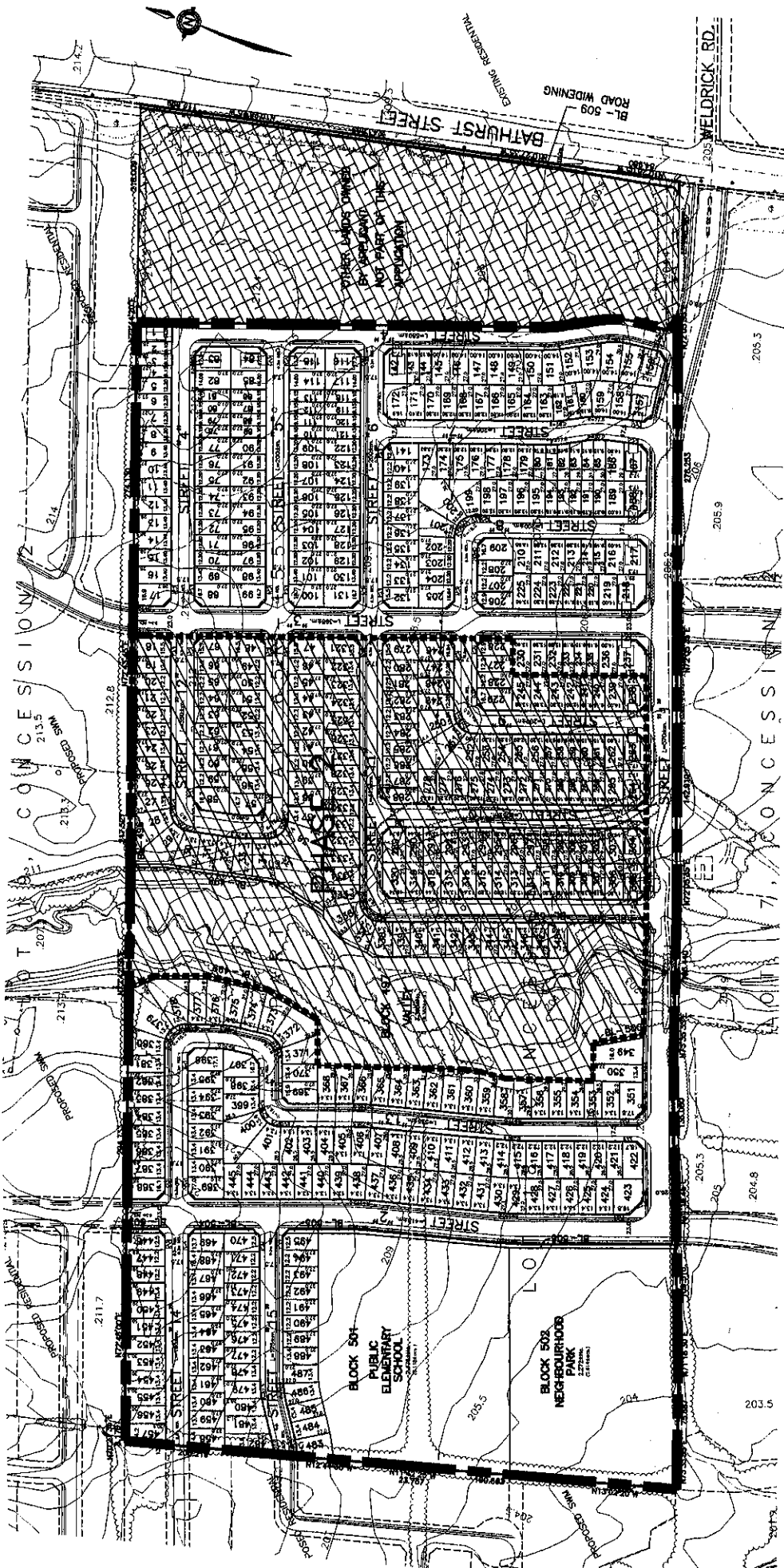
# CITY OF Vaughan

Community Planning Department

## Location Map

Part of Lot 18,  
Concession 2

APPLICANT:  
HUMBOLD PROPERTIES LIMITED



SUBJECT LANDS

Not to Scale

# Draft Plan of Subdivision

Part of Lot 18,  
Concession 2

APPLICANT:  
HUMBOLDT PROPERTIES LIMITED



Community Planning Department

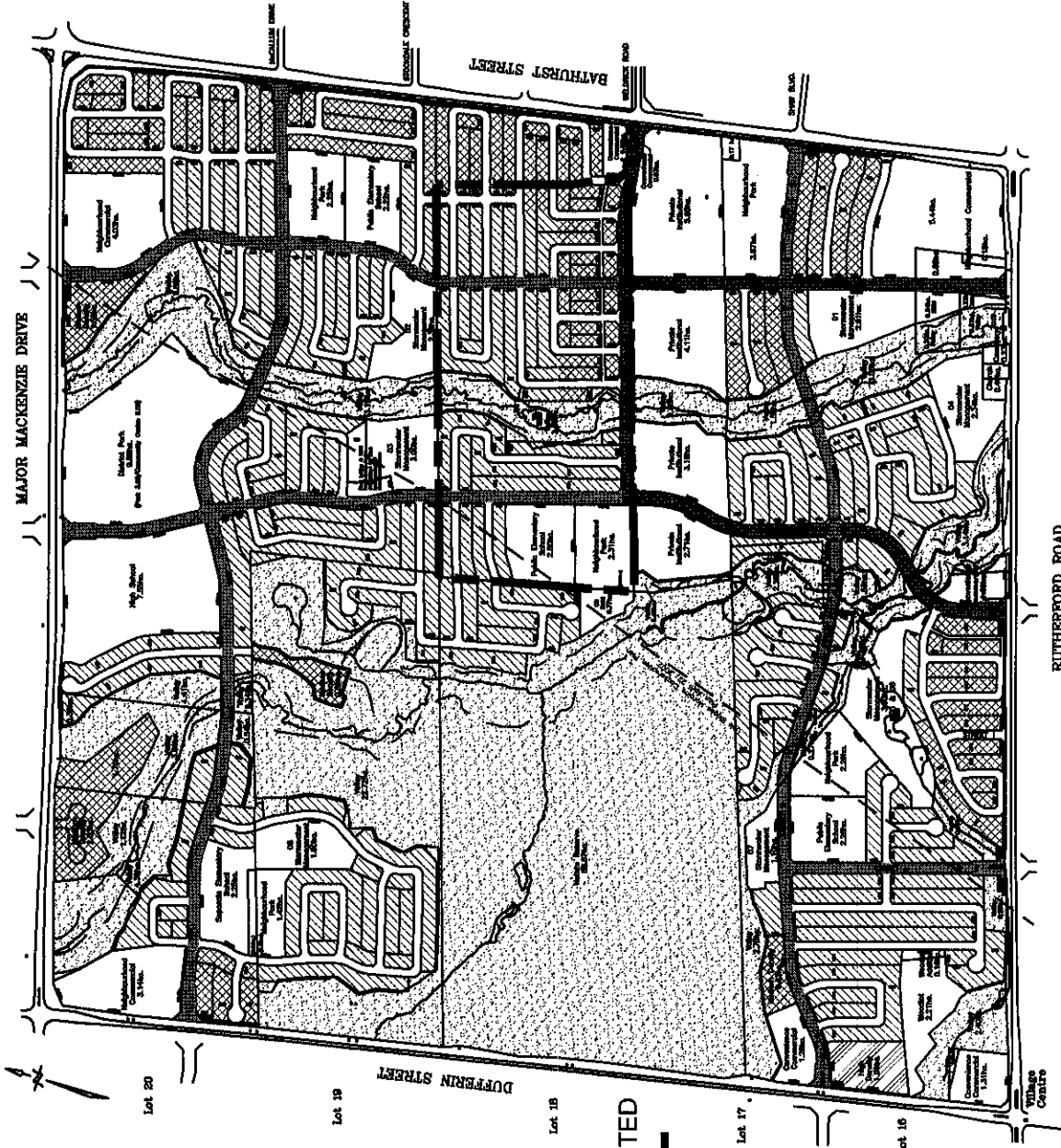
# Attachment

# 2

FILE No.:  
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**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 (Schaeffers December 2002)
  - Property Ownership Limit



19t - 95044  
HUMBOLD  
PROPERTIES LIMITED

APPROVED BY: [Signature] DATE: [Date]  
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Not to Scale

**Attachment  
3**

FILE No.:  
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May 26, 2004

**City of  
Vaughan**  
Community Planning Department

**Block 11 Plan**  
Part of Lot 18,  
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APPLICANT:  
HUMBOLD PROPERTIES LIMITED