

**2.      ZONING BY-LAW AMENDMENT FILE Z.97.072  
DRAFT PLAN OF SUBDIVISION FILE 19T-97V19  
OBER PINE INC.  
PRELIMINARY REPORT**

**P.2004.107**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.97.072 and 19T-97V19 (Ober Pine Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The Owner has submitted applications to:

1.      amend Zoning By-law 1-88 to rezone the subject lands (Attachment #1) from A Agricultural Zone and OS4 Open Space Woodlot Zone to RV3 Residential Urban Village Zone Three, RV3(W) Residential Urban Village Zone Three (WS), RV4 Residential Urban Village Zone Four, RVM1(A) Residential Urban Village Multiple Dwelling Zone One (A), OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone;
2.      permit a Draft Plan of Subdivision (Attachment #2) with a total of 273 dwelling units, consisting of 204 single-detached, 58 semi-detached, and 11 street townhouse dwelling units, on a 21.8 ha site.

**Background - Analysis and Options**

The 21.8 ha vacant property is located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, in Lot 19, Concession 6, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA #600, and zoned A Agricultural Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The surrounding land uses are:

- North - farmland, woodlot, future residential (A Agricultural Zone, OS4 Open Space Woodlot Zone)
- South- residential, woodlot, valley land (RV2(W), RV3, and RVM1(A) Residential Zones, OS1 Open Space Conservation Zone, OS4 Zone)
- East - vacant, future residential (RV4(W) and RV2 Residential Zones)
- West - Pine Valley Drive; conservation land (OS2 Open Space Park Zone)

On October 22, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents' Association and the Millwood Woodend Ratepayers' Association. No comments have been received to date. Any responses 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 northerly portion of the Block 39 Plan is subject to the resolution of outstanding issues, including the location of a school/park/woodlot campus and stormwater management pond;
- the residential forms, lotting and road pattern will be reviewed for conformity with the approved Block 39 Plan;
- the proposed lotting adjacent to the tableland woodlot (Block 286) shown on Attachment #2, does not respect the woodlot limits outlined in the approved MESP for the Block 39 Plan, and will require further review; the woodlot along the south boundary of the subdivision is being protected;
- prior to approval of the draft plan of subdivision, the City and Region of York shall confirm that adequate water and sewage capacity are available and have been allocated for the proposed development;
- the subject lands are located within the "Waste Disposal Assessment Area" (Passer Estate), and the required Environmental Site Assessment (ESA) must be peer reviewed to confirm the subject lands are appropriate for residential use; and,
- the appropriate zone categories and any site-specific exceptions to facilitate the subdivision will be identified in the technical report.

#### **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 issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed zoning amendment and draft plan of subdivision applications will be reviewed for conformity with the Official Plan policies and consistency with the approved Block Plan. The outstanding Block 39 Plan issues must be resolved and servicing capacity must be available prior to approval of the draft plan of subdivision.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

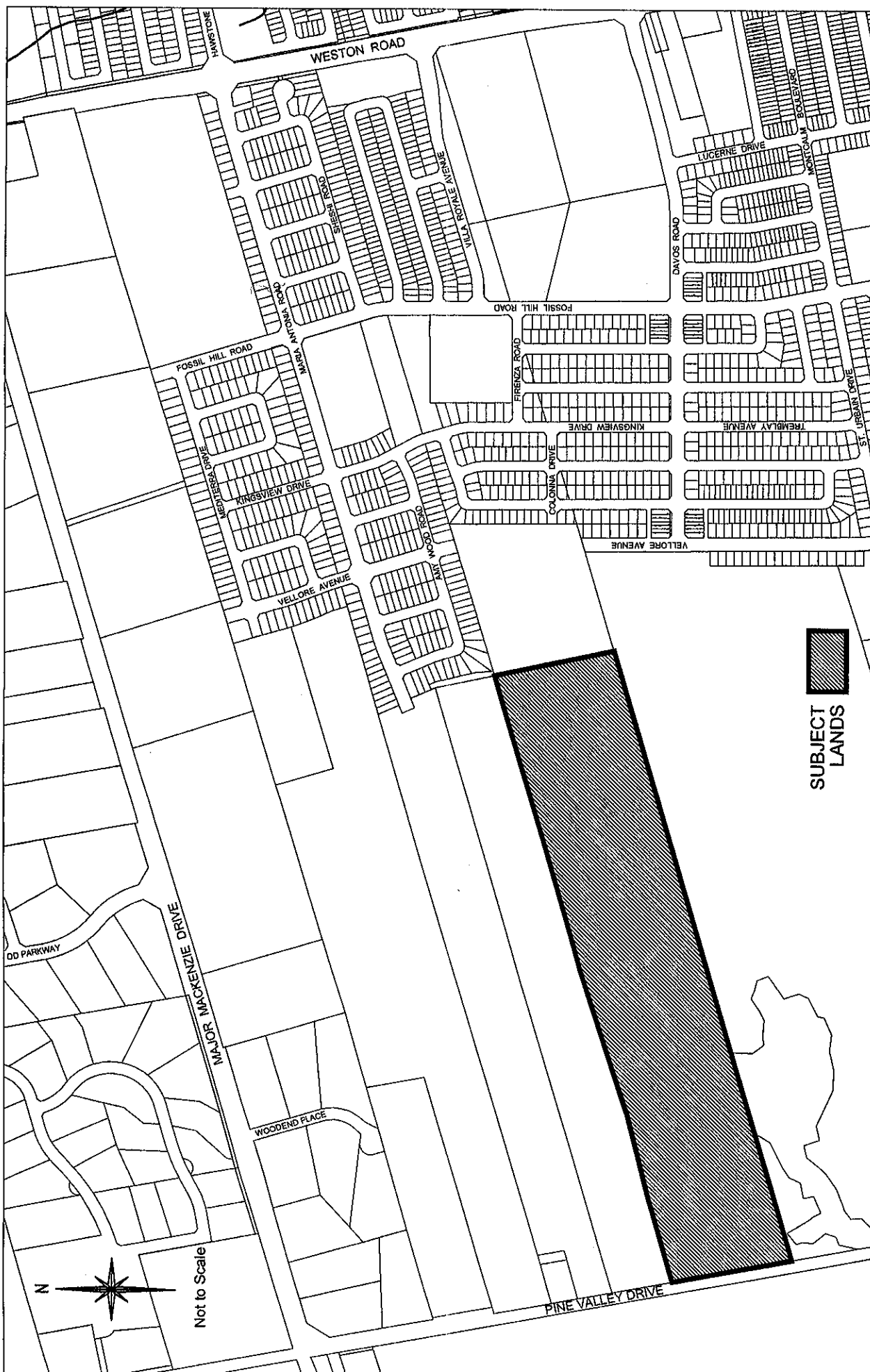
#### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning  
 /CM

MARCO RAMUNNO  
 Director of Development Planning



## Location Map

Part Lot 19,  
Concession 6

APPLICANT:  
OBER PINE INC.

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City of  
**Vaughan**

Development Planning Department

## Attachment

# 1

FILE No.:  
19T-97/V19  
& Z.97.072

October 12, 2004



SUBJECT LANDS

# Draft Plan of Subdivision

APPLICANT:  
OBER PINE INC.

Part Lot 19,  
Concession 6

CITY OF  
**Vaughan**

Development Planning Department

# Attachment

FILE No.:  
19T-97V19  
& Z.97.072

# 2

October 12, 2004