

COMMITTEE OF THE WHOLE FEBRUARY 16, 2004

OFFICIAL PLAN AMENDMENT 610 ZONING BY-LAW AMENDMENT FILE Z.03.005 REGIONAL ROAD 27 VALLEY CORRIDOR STUDY GENERAL PLANNING FILE 6.14 REPORT #P.2003.18

Recommendation

The Commissioner of Planning recommends:

1. THAT the Regional Road 27 Valley Corridor Study BE APPROVED and implemented through adoption of Official Plan Amendment 610.
2. THAT Zoning Amendment Application Z.03.005 (Regional Road 27 Valley Corridor Study) BE APPROVED to amend the boundaries of the OS1 Open Space Conservation Zone to be consistent with the TRCA's updated floodplain mapping for the Corridor.
3. THAT the Regional Road 27 Valley Corridor Management Plan (Attachment #3) BE APPROVED.
4. THAT the implementing amendments to the Official Plan and Zoning By-law be brought forward to Council for adoption.

Purpose

On April 2, 2001, Council approved Terms of Reference for the Regional Road 27 Valley Corridor Study, ("the Study") with the objective of satisfying the policy requirements of Section 4.10.10.1 (15) of OPA 601. The Study was to include:

- i) identifying lands not subject to environmental hazards and significant environmental features, where low intensity development may be appropriate;
- ii) establishing the community's vision for the study area;
- iii) preparing a Corridor Management Plan; and
- iv) establishing an Open Space Master Plan for the City-owned lands at Regional Road 27 and Rutherford Road.

On March 3, 2003, a Public Hearing was held for Council to receive comments on the recommendations of the study. The Public Hearing report (Attachment #2) provided a detailed discussion of the study, including the study process, consultation process, and the proposed Official Plan policies.

A number of deputations were made at the Public Hearing, and a number of written comments have been received. The comments and responses are discussed below.

Comments Received on the Study

1. *Toronto and Region Conservation Authority*

The Toronto and Region Conservation Authority has had extensive input during the study process, site selection, community meetings, trail routing alignment and the preparation of the Valleyland Open Space Plan for the Woodbridge Expansion Area Open Space lands. The TRCA has worked closely with staff through all aspects of the study process, and will continue to partner with the City in the implementation of the study.

The TRCA has provided comments in support of the study, with the exception of the inclusion of Site #1 as a development site. The rationale for the exclusion is that unlike the other development sites, Site #1 does not have frontage onto Regional Road 27.

The Study Area on Attachment #1 was designated within OPA 601 (Kleinburg Nashville Community Plan), which includes the lands which have now been identified as Site #1. The Study Area includes lands with and without frontage onto Regional Road 27. Neither the policy in OPA 601 referring to the study designation or the terms of reference for the study, specify frontage on Regional Road 27 as a site selection criteria. At the time of the approval of OPA 601, the TRCA did not express concern regarding the boundary or properties included in the designated study area.

Site #1 meets all the site selection criteria determined through the study process, and is within the approved limits of the study area. On this basis, Staff continue to support the inclusion of Development Site #1.

2. 6080 Rutherford Road – 1233389 Ontario Inc. Rutherford Road & Regional Road 27

On behalf of the owners, Weston Consulting Group has requested that 6080 Rutherford Road be included as a potential development site. The property extends across both the Regional Road 27 Valley Corridor Study Area in OPA 601, and the Employment Secondary Plan Study Area in OPA 600. The owners have submitted Applications OP.02.017 and Z.02.062, which have been held in abeyance pending the Employment Secondary Plan Study and the outcome of the Regional Road 27 Valley Corridor Study.

The portion of the property within the Regional Road 27 Study Area is on a valley side slope below the top-of-bank. The portion of the property above the top-of-bank is within the Employment Secondary Plan Study Area. The purpose of the study was to examine the lands not subject to environmental hazards. Given that the portion of the property which is within the Regional Road 27 Study area does not meet the site selection criteria of being outside of hazard areas and steep slopes, it does not warrant inclusion as a potential development site.

OPA 610 proposes to designate this portion of the property as “Valley Area”, which is consistent with its previous designation under OPA 400 as “Valley and Stream Corridor”.

3. Woodbridge Expansion Area Open Space at Regional Road 27 and Rutherford Road.

Comments were received on the Valleyland Open Space Master Plan for the Woodbridge Expansion Area Open Space, northeast of Regional Road 27 and Rutherford Road, from the WEOS Woodbridge Expansion Open Space Action Site Executive. The comments were in general support for the Master Plan, with some specific requests for revisions. The fine tuning of the details and implementation of the Master Plan will be addressed through the finalization of the plan in the Parks Department, Park Development Division.

4. Regional Road 27 Trail Route

Some concerns were raised at the public hearing regarding the alignment of the Regional Road 27 Trail route, and potential ecological impacts. The concerns were focused on a portion of the trail in the Regional Road 27 and Major Mackenzie Drive area. The alignment of the trail in this area has been altered based on field investigation, and both a preferred and alternate trail route are provided for this area.

The routing of the trail has been subject to study and review by City and TRCA staff to determine the most ecologically and aesthetically appropriate location. The routing will be fine-tuned and subject to further detailed study at the time of funding and construction for portions of the trail.

5. *6181 Major Mackenzie Drive*

The owners of a former aggregate pit at 6181 Major Mackenzie Drive, which is designated in OPA 601 as a "Waste Disposal Assessment Area", have expressed concern over draft OPA 610 Policy 4.10.10.1 (16), which states:

"The former aggregate extraction sites on the west side of Regional Road 27, north of Rutherford Road (Lot 17, Concession 8, and Lots 17 and 18, Concession 9 Wardlaw), and on the south side of Major Mackenzie Drive, west of Regional Road 27 (Lot 20, Concession 9, O'Connor), are encouraged to be rehabilitated to a naturalized state, in a manner which is appropriate for its valley location and surrounding land uses."

The Official Plan policies cannot apply to prevent the current fill operation or prevent the continued issuance or renewal of the fill permits from the Toronto and Region Conservation Authority. The TRCA's Ontario Regulation 158 governs the filling of the lands. The intent of this OPA policy is to address the concerns of the public and Council to see the area rehabilitated upon completion of the fill operations, and as such, is appropriately included.

6. *West Side of Regional Road 27, north of Rutherford Road*

Some comments were received at the Public Hearing from the existing commercial uses within the Study Area on the west side of Regional Road 27, north of Rutherford Road. One concern was that the commercial properties not be under study, and that there be no changes or additional restrictions applied to these lands. The other concern was with regard to the exclusion of particular lands from the study.

The lands within the Study Area outside of the 4 identified policy areas will be designated as "Valley Area", consistent with the previous designation of the subject lands as "Valley and Stream Corridor" in OPA 400. The designation "Valley Area" will not impact the existing permissions that these sites currently have, either under legal non-conforming status or site-specific exceptions. However, OPA 610 does not permit new development on sites within the Regional Storm floodplain, consistent with the objectives of the study, and the policies and regulations of the Toronto and Region Conservation Authority, which govern development within the floodplain.

The Terms of Reference for the Study, and the Official Plan policy designating the Study Area, both specified that the Study was to examine the properties within the Study Area which were not subject to environmental hazards. The lands on the west side of Regional Road 27, north of Rutherford Road, are within the Regional Storm Floodplain, and therefore do not meet the criteria used for determining potential development sites.

Amendments to the Zoning By-law

The Terms of Reference provide for the implementation of the results of the Regional Road 27 Study through amendments to the Official Plan and the Zoning By-law. At the Public Hearing, Staff reported that at this stage, it was most appropriate to amend the zoning by-law only to reflect the TRCA's 2002 updated floodplain mapping for the area. It was otherwise recommended that zoning amendments for individual development sites should occur on a site-specific basis when detailed information regarding the precise boundaries of natural features, slope areas and building envelopes became available through development applications.

Therefore, Staff recommend that By-law 1-88 be amended only for the purpose of reflecting the TRCA's most recent floodplain boundaries within the corridor.

Relationship to Vaughan Vision 2007

The Regional Road 27 Valley Corridor Study is consistent with the priorities established in Section 4.4 of Vaughan Vision 2007 as it encourages the preservation of significant natural areas.

Conclusion

Through the Regional Road 27 Valley Corridor Study, four potential development sites have been identified and proposed to be redesignated as "Valley Policy Areas", permitting various residential forms with specific policy requirements for each site. The remainder of the Study Area will be designated "Valley Area", subject to the "Valley and Stream Corridor Policies" of OPA 601. Through the process, a Valleyland Open Space Master Plan was prepared for the City-owned lands at the northeast corner of Regional Road 27 and Rutherford Road, and an alignment for a local north-south trail was established.

The Terms of Reference and OPA 601 provide for implementation of the results of the study through the amendments to the Official Plan and Zoning By-law. It is now appropriate to proceed with an amendment to the Official Plan, which has been drafted to reflect the results of the Study. As the level of information coming out of the Study is not detailed enough to predict the potential development on each of the four sites, it is recommended that the implementing zoning amendment be limited to revising the floodplain boundaries in accordance with the TRCA's 2002 mapping for the area. Further zoning amendments implementing the policies arising from the Study, would occur on a site-specific basis upon approval of applications for the four individual development sites.

Should Council concur, the recommendations of the report can be adopted, and the implementing OPA 610 and Zoning By-law will be brought forward for enactment by Council.

Attachments

1. Study Area
2. Public Hearing Report March 3, 2003
3. Regional Road 27 Valley Corridor Management Plan (COUNCILLORS ONLY)

Report prepared by:

Karen Antonio-Hadcock, Senior Planner, Environmental, ext. 8630

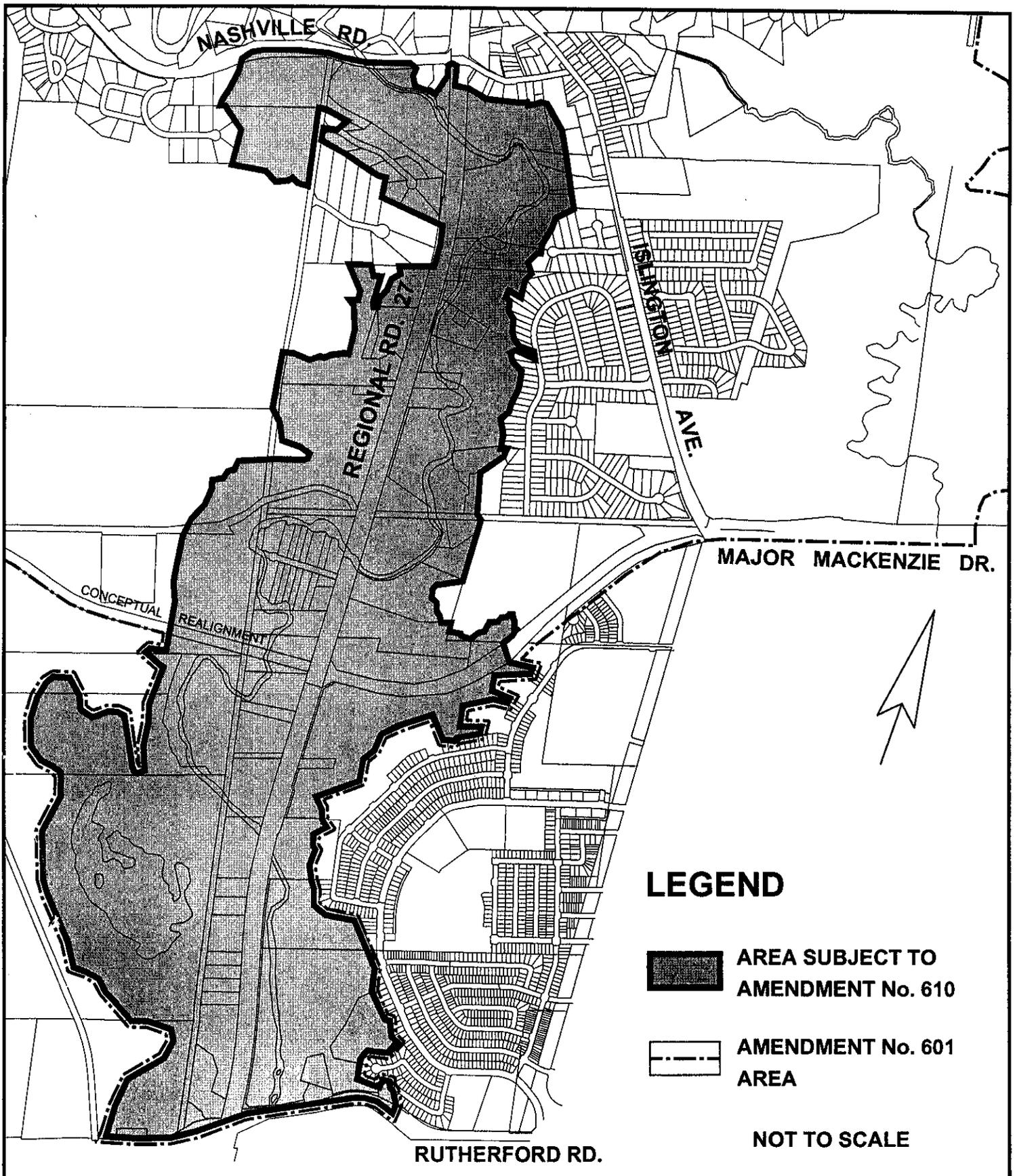
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Study Area

Part of Lots 16 to 24,
Concessions 8 and 9

City of
Vaughan

Community Planning Department

Attachment

FILE No.:
OPA610/Z.03.005

Not to Scale

January 16, 2004

1

ATTACHMENT NO. 2

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MARCH 3, 2003

3. **OFFICIAL PLAN AMENDMENT 610** P.2003.18
 ZONING BY-LAW AMENDMENT Z.03.005
 REGIONAL ROAD 27 VALLEY CORRIDOR STUDY
 CITY OF VAUGHAN
 GENERAL PLANNING FILE 6.14
 PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for City-initiated Official Plan Amendment No. 610 and Zoning By-law Amendment Z.03.005 BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On April 2, 2001, Council approved Terms of Reference for the Regional Road 27 Valley Corridor Study, ("the Study") with the objective of satisfying the policy requirements of Section 4.10.10.1 (15) of OPA 601. The Study was to include:

- i) identifying lands not subject to environmental hazards and significant environmental features, where low intensity development may be appropriate;
- ii) establishing the community's vision for the study area;
- iii) preparing a Corridor Management Plan; and
- iv) establishing an Open Space Master Plan for the City owned lands at Regional Road 27 and Rutherford Road.

Background - Analysis and Options

The study area is located within the Humber River Valley, between Rutherford Road and Nashville Road, comprising lands within Parts of Lots 16, 17, 18, 19, 20, 21, and 24, in Concession 8 and 9, and Part of Lots 22 and 23 in Concession 8, City of Vaughan.

OPA 601(Kleinburg Nashville Community Plan) designates all of the lands within the Humber River valley, along Regional Road #27, between Nashville Road and Rutherford Road, as "Regional Road 27 Valley Corridor Study". OPA 601 recognizes that in the Regional Road corridor, there are a variety of open space, residential, recreational and commercial land uses.

The "Valley and Stream Corridor" policies of OPA 601 state that:

"Further examination is needed to determine if development in portions of this valley corridor is appropriate, and if so, identify the appropriate, primarily low intensity land uses, which also address issues regarding: the environmental function of the area, including integration of a trail system, transportation impacts on the functioning of Regional Road 27, servicing options, urban design, etc."

As a part of the public consultation process, Staff has conducted five community meetings between May 2001 and November 2002. The Study has identified four potential sites where low intensity development may be appropriate. A Corridor Management Plan, which details the environmental goals for the Study area, and a Valleyland Open Space Plan for the City owned lands at Rutherford Road and Regional Road 27, have been prepared.

The approved terms of reference and OPA 601 provide for implementation of the results of study through the study amendments to the Official Plan and Zoning By-law. At this stage, it is appropriate to proceed with an amendment to the Official Plan to implement the level of information coming out of the study recommend that only the Official Plan be amended at this time. An amendment to the Zoning By-law could be enacted at a later date when more detailed information (such as precise boundary of natural features, slope areas, building envelopes, etc.) becomes available through the review of individual development applications. Staff also recommends that the Zoning By-law for the study area be amended only to reflect the TRCA's 2002 updated floodplain mapping for the area.

Development Site Selection

The identification of the areas where development may be appropriate, was based on the following criteria developed in consultation with the Toronto and Region Conservation Authority. The areas must be:

- a) located outside of natural hazards (Regional Storm floodplain, steep slopes, erosion areas);
- b) located outside of significant natural features (wetlands, woodlands, significant habitat);
- c) have dry access in Regional Storm Flood conditions;

In determining the above, the primary sources of information were the *OPA 601 Natural Environment Background Study* prepared by AMEC Earth and Environment, which detailed the natural features within the Kleinburg-Nashville Planning Area, and TRCA Floodplain Mapping, updated in 2002.

Based on the above criteria, the following 4 potential development sites were identified (Attachment #2). In all cases, there are portions of the properties within these sites which extend into the floodplain, and are zoned OS1 Open Space Conservation Zone. No development would be permitted on these floodplain portions and the long term goal would be public ownership of these lands.

Site 1 is located on the east and west sides of Stevenson Road, south of Nashville Road and is located outside of the floodplain. The west side contains 1 residence and is zoned A Agricultural Zone. The east side contains 2 residential units and approximately 5 agricultural buildings, some of which are within the floodplain.

Site 2 is located on the east side of Regional Road 27, south of Nashville Road, and is currently used as a golf driving range and part of a residential lot to the south. The site is zoned A Agricultural Zone and located entirely outside of the floodplain. Their updated TRCA floodplain mapping has resulted in a change to the floodplain boundaries in this area.

Site 3 is located on lands to the northwest, northeast, and southeast of the intersection of Regional Road 27 and Major Mackenzie Drive and Humber Bridge Trail and is located entirely outside the floodplain. There are 3 residential buildings and accessory structures on the properties, which are zoned A Agricultural Zone.

Site 4 is located on the east and west side of Regional Road 27, north of new Major Mackenzie Drive. The current uses on the east side are 3 residences, with an additional 4 accessory structures and agricultural related buildings. On the west side of the site, there are 4 residences and accessory structures.

Community Consultation

The study process has involved five public meetings to date, attended by residents of the study area and the broader Kleinburg and Woodbridge communities, and by local property and business owners. The first consultation meeting on May 1, 2001, introduced the community to the study, and presented the potential development sites for further discussion. The subsequent workshops held on May 31, June 6 and June 12, 2001, dealt with the community's vision for the study area, goals and objectives for the potential development sites, and concept plans for the City-Owned valley lands at Rutherford Road and Regional Road 27. At the final meeting on November 19, 2002, Staff presented the preliminary recommendations for the Study, the alignment for the proposed trail system, and the draft concept plan for the City-owned valley lands.

Throughout the meetings, the community expressed their appreciation for the rural character and ecological features of the valley, which they wished to preserve through this study. There was a general concern with any new development in the valley, primarily for the scale and intensity of any development, and for potential impacts associated with new development (i.e., increased traffic and noise, impact on natural environment, change in rural character). Land use was also a concern, especially commercial uses which would compete with the adjacent Kleinburg Core Area, and increased traffic within the valley corridor. There was a consensus that residential development of similar form, scale, density and character that exists within the valley, would be acceptable. The community supported adding recreational amenities which are low intensity and respectful of the sensitivity of the natural environment.

At the November 19, 2002 meeting, approximately 80 people were present and 5 written comments were received. The comments expressed general support for the Study, with some concern with the trail-routing adjacent to, or on private property and also, some of the Open Space Plan details for the City-Owned lands.

TRCA

TRCA staff have been involved throughout the site selection process, the community meetings, the trail routing alignment and the Valleyland Open Space Plan for the City-Owned lands.

The July 27, 2001, TRCA staff report acknowledged the unique condition of the location of Regional Road 27 within the Humber Valley, which presents challenges to both optimizing the natural heritage system and to the associated development pressures. The TRCA does not object to some "low scale" and "low intensity" development on parcels identified by City Staff which front on Regional Road 27 (i.e., Sites 2, 3, 4), and concurs with the Study, subject to the following points:

1. That the limits of the hazard lands be more accurately delineated (through this study) by undertaking a meander and/or erosion analysis as deemed appropriate by Authority staff;
2. The comprehensive Zoning By-law for the study area, required by OPA 601, zone all lands deemed not appropriate for development in a restrictive open space category;
3. The OPA intended to implement the recommendations of the study, and required by OPA 601, include policies which provide for:
 - a. Public acquisition/dedication of those lands deemed not suitable for development or which are more appropriately protected for the Natural Heritage functions they could provide;

- b. The nature, scale, and intensity of development deemed not appropriate be strictly controlled, so as to optimize the function of the valley as it relates to the Natural Heritage System and the conservation of land;
 - c. Opportunities for active regeneration of degraded sites be maximized;
 - d. Appropriate mitigation measures be required to minimize risks to future and existing development located in close proximity to natural hazards.
4. The OPA designate the study area as Valley Corridor, with a unique designation for those sites within the valley where some modest development is deemed appropriate thereby recognizing the need for these sites to optimize valleyland and natural heritage functions while development proceeds in a sensitive manner.

On July 27, 2001, the TRCA's Executive Committee passed the following resolution (#A141/01):

"THAT the City of Vaughan be advised the Authority would not object to some low scale, low intensity development in specific, non-hazardous areas, as set out in the staff report."

City-Owned Valleyland Open Space Plan

The terms of reference for the Study included integration of the public process for the Study with the planning for the City-Owned valleyland at Rutherford Road and Regional Road 27. Harrington and Hoyle Landscape Architects were retained to prepare the master plan drawings for the property.

The OPA 601 Environmental Background Report contained several recommendations for these valleylands, including woodland restoration and trail connections. Four concept plans were presented at the June 12, 2001, meeting to gain input from the community. Subsequently, the concept plans were amended, reflecting the results of the community input and significant consultation with the Toronto and Region Conservation Authority.

The final concept (Attachment #3) includes a pedestrian bridge over the Humber River, trails, as well as woodland, riparian, and wetland restoration areas, including appropriate species recommended for plantings.

Trail Plans

The terms of reference for the Study included the consideration of recreational opportunities, including trails. The area surrounding the study area contains several local trails and important connections to the Inter Regional Trail (William Granger Greenway). As a part of the Study, a local north-south trail is being proposed, connecting the valley with the planned and existing trails in the area. The proposed trail is predominantly located on the east side of Regional Road 27, as this area contains a significant amount of land currently in public ownership and provides some of the most unique natural heritage features within the valley corridor.

The proposed trail plan includes a preferred route and an alternate route. The preferred route maximizes the natural experience, while minimizing the potential ecological impacts of the trail. Where the preferred route crosses lands in private ownership, or there are significant natural constraints, an alternate routing is proposed which generally follows the Regional Road 27 right-of-way.

The trail is proposed to be implemented in phases, through City funding in conjunction with development applications, where it crosses identified development sites, and through City funding initiatives with potential partners on City-Owned lands and the Region of York. The detailed

phasing plans, funding, and implementation proposals will be presented in a separate report to Committee of the Whole.

Trails are currently shown on Appendix "B" Passive Recreation Enhancement Opportunities of OPA 601. It is proposed that the final trail plan along Regional Road 27 be included in the Official Plan on both Schedule "A" Land Use and on Appendix "B", along with policies addressing the implementation of the trail. Inclusion on Schedule "A" will provide for the implementation of the trail upon site development, and inclusion on Appendix "B" will show the proposed trail in context of other existing and planned trails in the Community Plan Area.

The draft Regional Road 27 Trail routing plan is shown on Attachment #4. The proposed Official Plan policies (to be inserted in Section 4.11.2.4 (3)), for the implementation of the trail, include:

- The Regional Road 27 Trail is a north-south local trail connecting to the Inter Regional Trail and other planned and existing trails.
- The Regional Road 27 Trail shall be established generally in the location shown on Schedule A and Appendix B to this plan. An amendment to the Official Plan is not required for a modified trail location, provided that the intent of the Trail plan is maintained to the satisfaction of the City.
- The Regional Road 27 Trail shall be generally implemented in the preferred alignment, where the trail is on public lands, and upon development/redevelopment of lands subject to *Planning Act* applications, or through agreements with private landowners and with Region of York and TRCA.
- Where the City determines that it is not possible to implement the preferred trail alignment, the alternate alignment may be implemented.
- The trail shall be developed in a way which minimizes the ecological impacts, in consultation and partnership with the Toronto and Region Conservation Authority.

Corridor Plan

Based on the requirements of the TRCA's Valley and Stream Corridor Management Program, a Corridor Management Plan has been prepared for the study area. The Corridor Management Plan is a comprehensive report detailing the study process, land uses, existing natural features, terrestrial and aquatic restoration recommendations, recommendations for recreational uses, and an acquisition process, for hazard lands (floodplain, steep slopes). The Corridor Management Plan will be circulated to York Region and the TRCA in draft format for review, and will be included in the technical report for a future Committee of the Whole.

Existing Development in the Floodplain

There are several properties within the study area which have existing development within the Regional Storm Floodplain. The Provincial Policy Statement, Floodplain Planning Policy, limits the City's ability to recognize existing development within the Regional Storm floodplain, and does not permit the continued development within the floodplain. These lands therefore, will be redesignated to "Valley Area", subject to the existing "Valley and Stream Corridor" policies of OPA 601, and maintain their current OS1 Open Space Conservation zoning.

The Terms of Reference defined the limit of the Study as lands which are not subject to environmental hazards, do not contain significant natural features, and have dry access during a Regional Storm flood condition.

The TRCA's comments on the Study noted that while there is existing development within the Regional Storm Floodplain, they are not in support of new development within flood prone areas, areas which cannot be accessed by a dry route during a Regional flood, or which are subject to erosion or slope instability. The TRCA's Valley and Stream Corridor Management Program, includes policies which would allow expansion of existing development within non-established

communities (i.e., areas within valley corridors where there is no Special Policy Area), subject to a number of technical requirements. The designation of the study area as a Special Policy Area is considered inappropriate as it does not meet the requirements of the designation, and is not supported by the TRCA.

Former Aggregate Pits

There are two former aggregate extraction sites within the Study Area. The "Wardlaw" site is located on the west side of Regional Road 27, north of Rutherford Road, and the "O'Connor" site is located on Major Mackenzie Drive, west of Regional Road 27 (see Figure 2, page 5). The O'Connor site was used for aggregate extraction since the 1950's and has been identified by the Ministry of Environment as a Waste Disposal Assessment Site, recognizing previous waste disposal use of the property.

Both sites had been utilized for aggregate extraction prior to the enactment of the Pits and Quarries Act (1971) and the Aggregate Resources Act (1990), both of which now require permits for aggregate extraction, with a requisite rehabilitation plan. Therefore, there are no formal rehabilitation plans for either site. Both sites have undergone filling since the aggregate extraction operations have ceased. The Wardlaw site obtained fill permits from the Toronto and Region Conservation Authority for filling the excavated pit in 1982, with extensions to this permit in subsequent years. The O'Connor site has undergone filling with waste from 1971 to 1976 based on records from MOE. Since the closure of the waste disposal site, the owner's have obtained fill permits from the Toronto and Region Conservation Authority for filling in 1988.

The O'Connor site has been addressed by policies within OPA 601 which require a number of conditions be met prior to permitting development on or within 500 metres of an existing or former waste disposal site. It is recommended that both of these sites undergo rehabilitation to a naturalized state as would be appropriate for the valley location, and that any current filling operations cease.

The proposed Official Plan policies (to be inserted as Section 4.10.10.1 (16)) to implement these recommendations are as follows:

- The former aggregate extraction sites on the west side of Regional Road 27, north of Rutherford Road (Lot 17, Concession 8 and Lots 17 and 18, Concession 9) (Wardlaw), and on the south side of Major Mackenzie Drive, west of Regional Road 27 (Lot 20, Concession 9) (O'Connor), are encouraged to be rehabilitated to a naturalized state, in a manner which is appropriate for its valley land location and surrounding land uses.

Preliminary Recommendations for the Official Plan Amendment

The following are the preliminary recommendations for each of the four development sites, to form part of the Official Plan Amendment. Each of the four sites identified through the Study will be designated "Valley Policy Area" with specific policies for each policy area. The remaining land within the study area will be designated "Valley Area".

Policies which apply to all Valley Policy Area Sites:

1. In Valley Policy Area 1, Valley Policy Area 2, Valley Policy Area 3, and Valley Policy Area 4, development approvals shall include the following conditions:
 - a. Where floodplain, valley side slopes, and woodlands identified to be retained and protected are located on the lands subject to a development application, such features shall be conveyed to a public authority;

- b. Provision for the implementation and construction of the Regional Road 27 trail on Schedule A and Appendix B to this Plan, and any connecting links, either;
 - i. On the property subject to the development applications;
 - ii. On the road right-of-way adjacent to the property subject to the development application.
- 2. In addition to the specific policies for each Valley Policy Area, the following uses are permitted in all Valley Policy Areas:
 - Parks and open spaces
 - Woodlands
 - Home Occupation
 - Private Home Daycare
 - Institutional Uses

Site 1: "Valley Policy Area 1"

- Residential development is permitted subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and "Environmental" policies in Section 4.10 of OPA 601.
- All new development within Policy Area 1 shall be serviced by municipal water supply. Waste treatment shall be serviced by either private waste disposal systems or municipal sanitary sewer, provided servicing capacity is available without comprising the servicing opportunities provided by this amendment for other areas within the Community Plan.

Site 2: "Valley Policy Area 2"

[Currently subject to a Site Plan Application for long term care facility - Villa Charities Inc. DiPoce Campus];

- Residential enclave development is permitted which is low in scale, ground related, and buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.
- Development is subject to the "Environmental" policies of Section 4.10 of this Plan.
- The development of this site shall be further detailed in a comprehensive development plan approved by Council which details:
 - i. lotting, form, and structure of the proposed residential development;
 - ii. servicing
 - iii. opportunities to maximize naturalized open space areas;
 - iv. integration of the Regional Road 27 Trail system;
 - v. protection of natural features as per the Environmental Policies in Section 4.10 of this Plan;
 - vi. a comprehensive urban design plan.
- To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial roads; this buffer shall generally be 30-50m wide and shall be landscaped in dense naturalized plant materials and shall not form part of the parkland dedication, but may be used in the calculation of residential density.

- All new development within Policy Area 2 shall be serviced by full municipal water and sanitary servicing, subject to the policies in Subsection 4.12.2 of this plan, provided servicing capacity is available without comprising the servicing opportunities provided by this amendment for other areas within the Community Plan.

Site 3: "Valley Policy Area 3"

- Residential development shall be permitted subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and "Environmental" policies in Section 4.10 of this Plan.
- All new development within Policy Area 3 shall be serviced in accordance with Subsection 4.1.2 (2) of this Plan.
- All new development shall comply with Section 4.10.14 (3) of this Plan.

Site 4: "Valley Policy Area 4"

- a) Lands located west of Regional Road 27:
 - The existing residential uses outside of the Regional Storm floodplain will be recognized; limited new residential development or redevelopment may be permitted which is compatible with the existing housing form and lot sizes in the area;
 - All new development shall be serviced in accordance with Subsection 4.1.2(2) of this Plan.
- b) Lands located east of Regional Road 27:
 - Residential enclave development is permitted which low in scale and ground related, and is buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.
 - Development is subject to the "Environmental" policies Section 4.10 of this Plan.
 - The development of this site shall be further detailed in a comprehensive development plan approved by Council completed together with all landowners, which details:
 - i. lotting, form, and structure of the proposed residential development;
 - ii. opportunities to maximize naturalized open space areas;
 - iii. integration of the Regional Road 27 Trail system;
 - iv. protection of natural features as per the Environmental Policies in Section 4.10 of this Plan;
 - v. a comprehensive Urban Design Plan;
 - vi. integration of gateway feature.
 - To maintain the character of the valley corridor, a landscape buffer shall be developed along Regional Road 27 and Major Mackenzie Drive which effectively screens any residential development from the arterial roads; this buffer shall generally be 30-50m wide and shall be landscaped in dense naturalized plant

materials and shall not form part of the parkland dedication, but may be used in the calculation of residential density.

- Any development within this Policy Area shall be serviced by full municipal water and sanitary servicing subject to the policies in Section 4.12.2 of this plan, provided servicing capacity is available without comprising the servicing opportunities provided by this amendment for other areas within the Community Plan.
- All new development shall comply with Section 4.10.14 (3) of this Plan.

Conclusion

Based on the outcome of the Regional Road 27 Valley Corridor Study, a draft Official Plan Amendment 610 has been prepared to implement the Study. Through the Study, four potential development sites were identified which are proposed to be redesignated as "Valley Policy Areas", permitting various residential forms with specific policy requirements for each site. The remainder of the study area will be designated "Valley Area" and will be subject to the "Valley and Stream Corridor Policies" of OPA 601. Through the study process, a Valleyland Open Space Plan was prepared for the City-owned lands at the northeast corner of Regional Road 27 and Rutherford Road, as well as a local north-south trail alignment.

The approved terms of reference and OPA 601 provide for implementation of the results of study through the study amendments to the Official Plan and Zoning By-law. At this stage, it is appropriate to proceed with an amendment to the Official Plan to implement the level of information coming out of the study recommend that only the Official Plan be amended at this time. An amendment to the Zoning By-law could be enacted at a later date when more detailed information (such as precise boundary of natural features, slope areas, building envelopes, etc.) becomes available through the review of individual development applications. Staff also recommends that the Zoning By-law for the study area be amended only to reflect the TRCA's 2002 updated floodplain mapping for the area.

Attachments

1. Study Area
2. Potential Development Sites
3. Draft Valleyland Open Space Plan
4. Draft Regional Road 27 Trail Routing
5. Draft OPA 610

Report prepared by:

Karen Antonio-Hadcock, Planner, ext. 8630 *KAH*
Eric Taylor, Senior Planner Environmental, ext. 8214
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

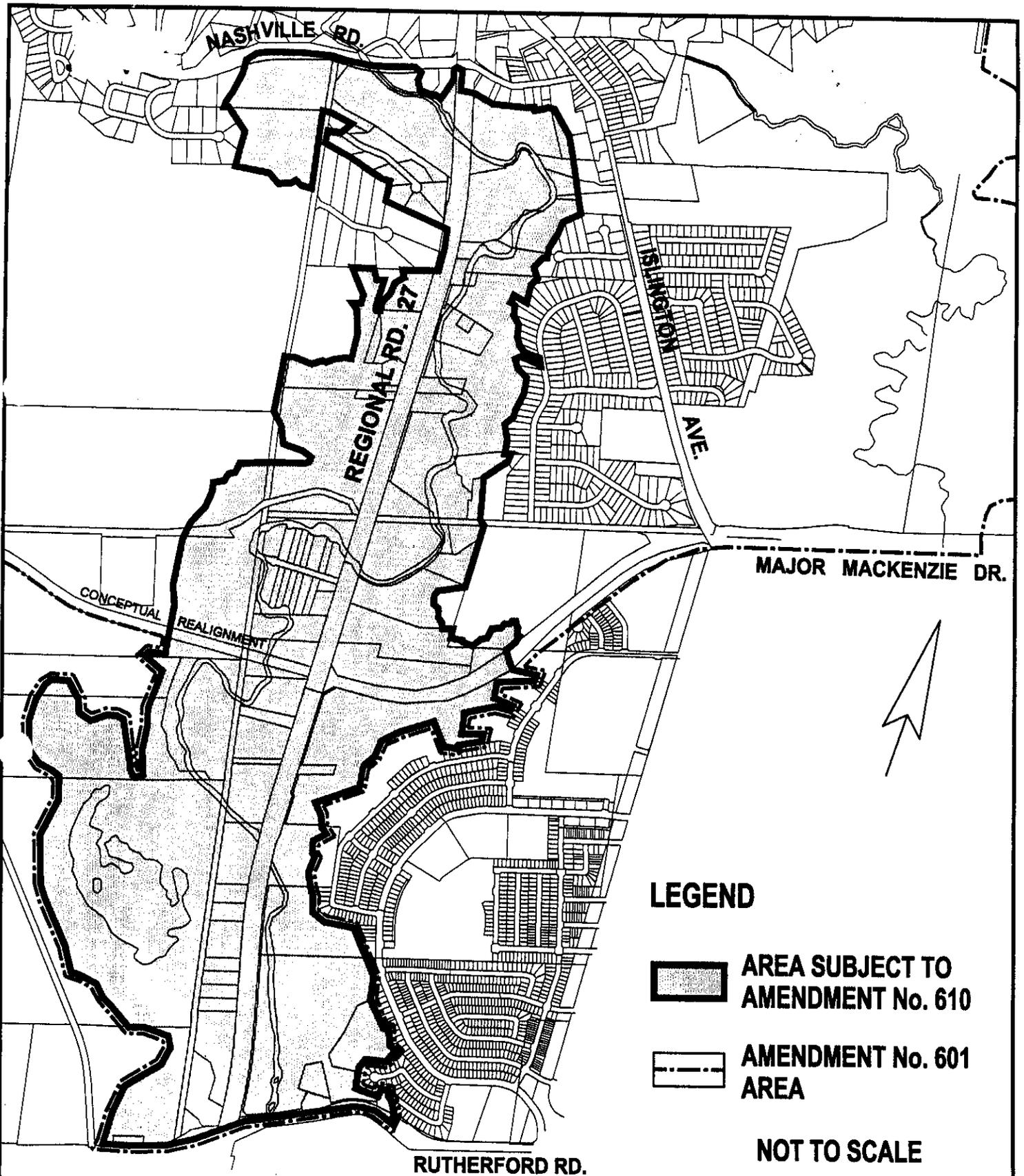


MICHAEL DeANGELIS
Commissioner of Planning



JOANNE R. ARBOUR
Director of Community Planning

/CM



Study Area

Part of Lots 16 to 24,
Concessions 8 and 9



Community Planning Department

Attachment

FILE No.:
OPA610/Z.03.005
Not to Scale
January 24, 2003

1



Potential Development Sites

Part of Lots 16 to 24,
Concessions 8 and 9



Community Planning Department

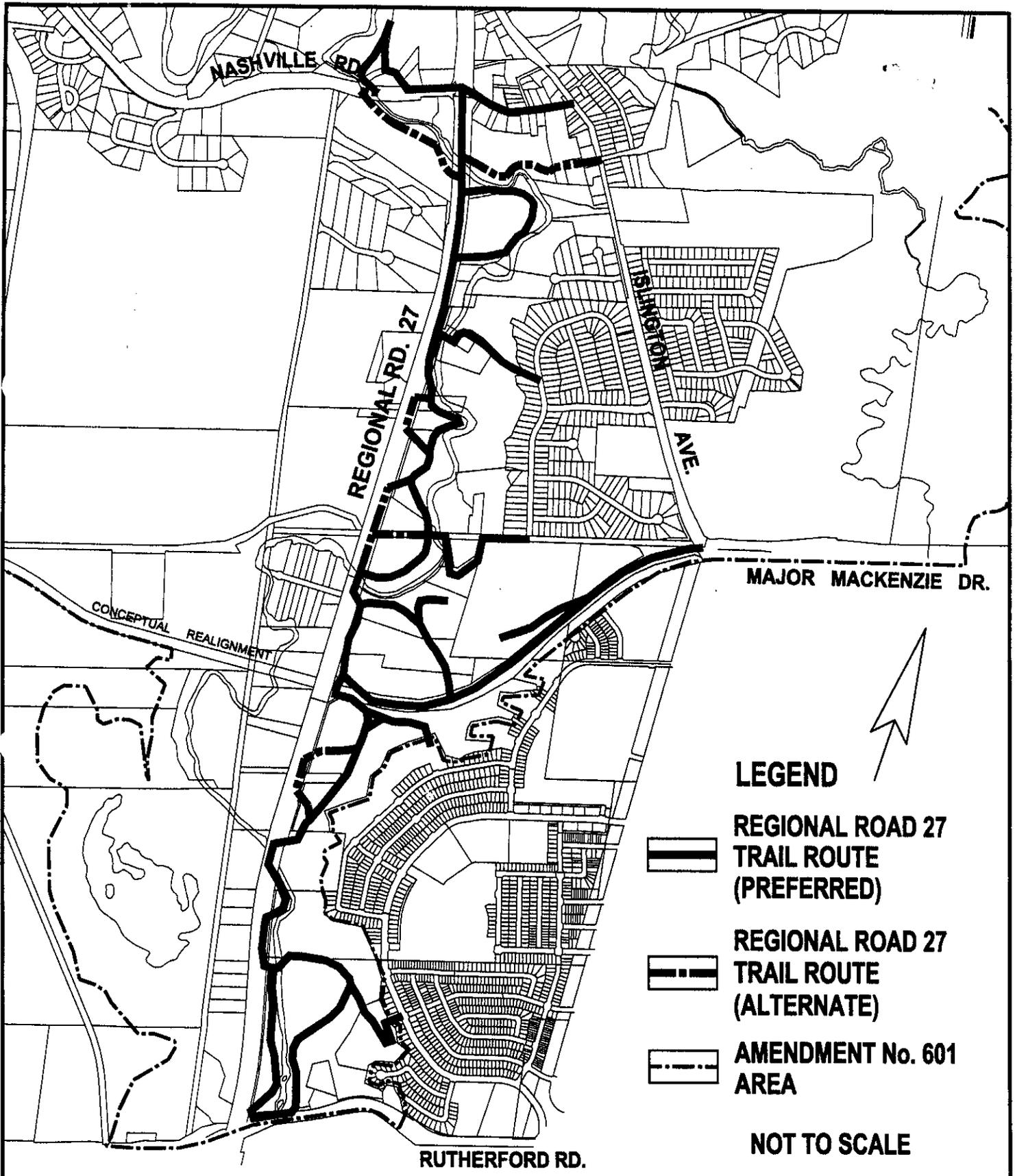
Attachment

FILE No.:
OPA610/Z.03.005

Not to Scale

January 24, 2003

2



Draft Regional Road 27 Trail Routing

Part of Lots 16 to 24, Concessions 8 and 9



Community Planning Department

Attachment

FILE No.: OPA610/Z.03.005
 Not to Scale
 January 24, 2003

4

ATTACHMENT NO. 5

DRAFT
AMENDMENT NUMBER 610
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

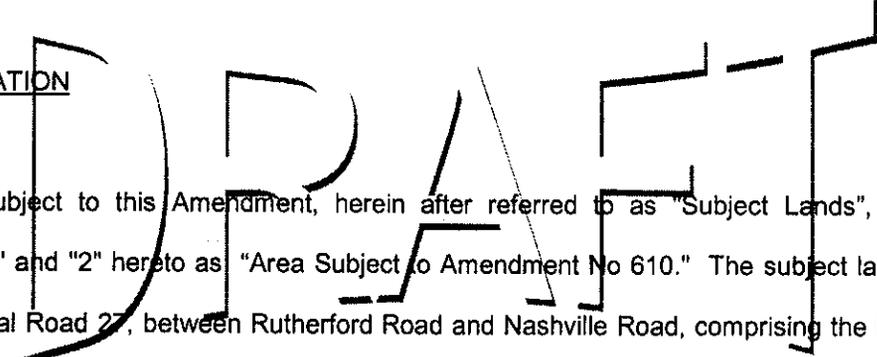
The following text to Amendment Number 610 to the Official Plan of the Vaughan Planning Area and Schedules "1" and "2" and "3" constitutes Amendment Number 610.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend OPA #601, the Kleinburg-Nashville Community Plan, by redesignating the lands currently designated as "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley Area", and by adding policies relating to development the five designations, and the Regional Road 27 Valleyland Trail.

II LOCATION



The lands subject to this Amendment, herein after referred to as "Subject Lands", are shown on Schedules "1" and "2" hereto as "Area Subject to Amendment No 610." The subject lands are located along Regional Road 27, between Rutherford Road and Nashville Road, comprising the lands within the valley corridor of the main branch of the Humber River, being Parts of Lots 16, 17, 18, 19, 20, 21, and 24, in Concession 8 and 9, and Part of Lots 22 and 23 in Concession 8, City of Vaughan.

III BASIS

The decision to amend the Official Plan to redesignate the subject lands from "Regional Road 27 Valley Corridor Study Area" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley Area", is based on the following:

1. OPA 601, section 4.10.10.1 15) contains policies providing for the study of the subject lands to determine if development in portions of the valley (study area) is appropriate, and if so, identify the appropriate, primarily low intensity land uses.
2. The lands to be redesignated to "Valley Policy Area" are located outside of areas of environmental hazards (Regional Storm Floodplain, steep slopes, erosion areas), and do not

contain significant natural heritage features (woodlands, wetlands). All other lands within the study area will be redesignated to "Valley Area", subject to the "Valley and Stream" policies of OPA 601, providing for their long term ecological protection.

3. The land uses permitted in this amendment are consistent with the existing land uses currently within the area and are primarily residential.

4. The Corridor Management Plan prepared in support of this Official Plan Amendment provides for a comprehensive analysis of the valley corridor and outlines the recommendations for the protection and enhancement of sensitive valleyland features, in addition to recommending recreational opportunities through a local trail route.

5. OPA 601 contains policies for the development of a recreational trail system through the valleylands.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 601 to the Official Plan of the Vaughan Planning Area is hereby amended by:

- a) Redesignating the lands shown as "Area Subject to Amendment No. 610" on Schedules "1" and "2" attached hereto, from "Regional Road 27 Valley Corridor Study" to "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", "Valley Policy Area 4" and "Valley Area".
- b) Deleting Schedule "A" Land Use to Official Plan Amendment 601, and replacing it with Schedule "2" attached herein.

c) Deleting Appendix "B" to Official Plan Amendment 601, and replacing it with Schedule "3" attached hereto.

d) Replacing Section 4.10.10.1 15) with the following:

1. In "Valley Policy Area 1", "Valley Policy Area 2", "Valley Policy Area 3", and "Valley Policy Area 4", approval of development approvals shall include the following conditions:

a. Where floodplain, valley side slopes, and woodlands identified to be retained and protected, are located on the lands subject to a development application, such features shall be conveyed to a public authority;

b. Provisions for the implementation and construction of the Regional Road 27 trail on Schedule A and Appendix B to this Plan, and any connecting links either;

i. On the property subject to the development applications;

ii. On the road right-of-way adjacent to the property subject to the development application.

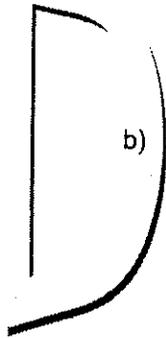
2. In addition to the specific policies for each "Valley Policy Area", the following use are permitted in all "Valley Policy Areas":

- Parks and Open space
- Woodlands

- Home Occupation
- Private Home Daycare
- Institutional Uses

i) Valley Policy Area 1

- a) Residential development is permitted subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and "Environmental" policies in section 4.10 of this Plan.



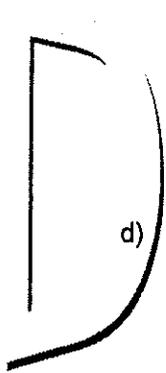
- b) All new development within Valley Policy Area 1 shall be serviced by municipal water supply. Waste treatment shall be serviced by either private waste disposal systems or municipal sanitary sewer provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

ii) Valley Policy Area 2

- a) Residential enclave development is permitted which is low in scale, ground related, and buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare. The following additional policies shall also apply.
- b) Development is subject to the "Environmental" policies of Section 4.10 of this Plan.

c) The development of this site shall be further detailed in a comprehensive development plan approved by Council. The development plan shall detail:

- i. lotting, form, and structure of the proposed residential development;
- ii. servicing;
- iii. opportunities to maximize naturalized open space areas;
- iv. integration of the Regional Road 27 Trail system;
- v. protection of natural features,
- vi. a comprehensive urban design plan.



To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial roads. This buffer shall generally be 30-50m wide and shall be landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density.

e) All new development within "Valley Policy Area 2" shall be serviced by full municipal water and sanitary servicing subject to the policies in subsection 4.12.2 of this plan provided servicing capacity is available without compromising the servicing opportunities provided by this amendment for other areas within the Community Plan.

iii) Valley Policy Area 3

a) Residential development shall be permitted subject to the "Suburban Residential" policies in Subsection 4.3.2.1 and the "Environmental" Policies in Section 4.10 of this Plan.

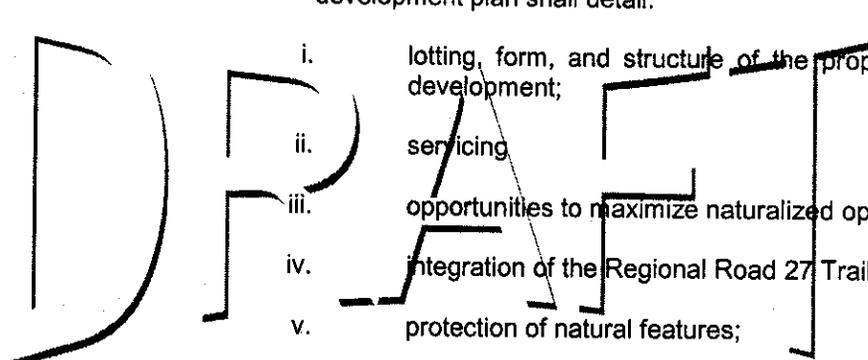
- b) All new development within "Valley Policy Area 3" shall be serviced as per Section 4.1.2 2) of this Plan.
- c) All new development shall comply with Section 4.10.14 (3) of this Plan.

iv) **Valley Policy Area 4**

-
- a) Lands located west of Regional Road 27:
 - 1. The existing residential uses outside of the Regional Storm floodplain will be recognized; limited new residential development or redevelopment may be permitted which is compatible with the existing housing form and lot sizes in the area;
 - 2. All new development shall be serviced in accordance with Subsection 4.1.2(2) of this Plan.
 - b) Lands located east of Regional Road 27:
 - 1. Residential enclave development is permitted which low in scale and ground related, and is buffered and screened from the arterial roads to maintain the sense of a natural valley; development is in a clustered format to maximize naturalized open space opportunities, at an overall density of 5.0 to 7.5 units per hectare.

2. Development is subject to the "Environmental" policies Section 4.10 of this Plan.

3. The development of this site shall be further detailed in a comprehensive development plan approved by Council which shall be completed together with all landowners. The development plan shall detail:

- 
- i. lotting, form, and structure of the proposed residential development;
 - ii. servicing;
 - iii. opportunities to maximize naturalized open space areas;
 - iv. integration of the Regional Road 27 Trail system;
 - v. protection of natural features;
 - vi. a comprehensive Urban Design Plan;
 - vii. integration of gateway feature.

4. To maintain the character of the valley corridor, a landscape buffer shall be provided along Regional Road 27 and shall effectively screen any residential development from the arterial roads. This buffer shall generally be 30-50m wide and shall be landscaped in dense naturalized plant materials. The buffer shall not form part of the parkland dedication, but may be used in the calculation of residential density

5. Any development within this Policy Area shall be serviced by full municipal water and sanitary servicing subject to the policies in section 4.12.2 of this plan provided servicing capacity is available without compromising the servicing opportunities

provided by this amendment for other areas within the Community Plan.

6. All new development shall comply with Section 4.10.14 (3) of this Plan.

e) Adding the following to section 4.11.2.4 (3):

1. The Regional Road 27 Trail shall be established generally in the location shown on Schedule A and Appendix B to this plan. An amendment to the Official Plan is not required to implement the trail in a location different from that shown on Schedule A and Appendix B provided that the intent of the Trail plan is maintained to the satisfaction of the City.
2. The Regional Road 27 Trail is a north-south local trail connecting to the Inter Regional Trail and other planned and existing trails.
3. The Regional Road 27 Trail shall be generally implemented in the preferred alignment, where the trail is on public lands, and upon development/redevelopment of lands subject to *Planning Act* applications, or through agreements with private landowners.
4. Where the City determines that it is not possible to implement the preferred trail alignment, the alternate alignment, which primarily utilizes the Regional Road 27 right-of-way, may be implemented.
5. The trail shall be developed in a way which minimizes the ecological impacts in consultation and partnership with the Toronto and Region Conservation Authority.

- f) Adding the following to 4.10.10.1 (16):

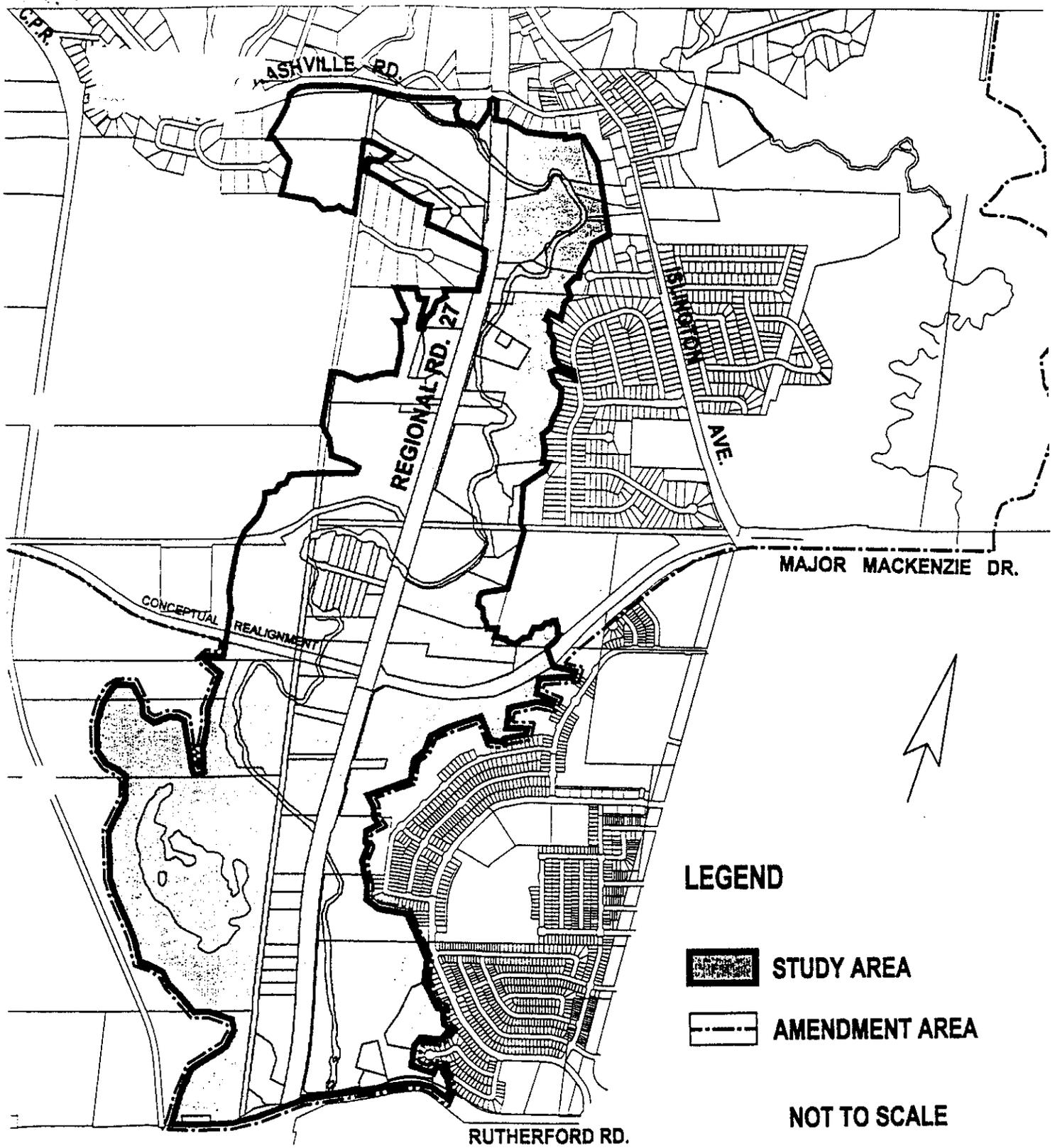
The former aggregate extraction sites on the west side of Regional Road 27, north of Rutherford Road (Lot 17, Concession 8 and Lots 17 and 18, Concession 9 (Wardlaw) and on the south side of Major Mackenzie Drive, west of Regional Road 27 (Lot 20, Concession 9 (O'Connor)), are encouraged to be rehabilitated to a naturalized state, in a manner which is appropriate for its valley land location and surrounding land uses.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands shall be implemented by way of an amendment to the Vaughan Zoning By-law and Plan of Subdivision approval or Site Plan approval as required, pursuant to the Planning Act. A tertiary plan is required for Valley Policy Areas 2 & 4.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of the Plan shall apply with respect to this Amendment.



LOCATION:

PART OF LOTS 16 TO 25,
CONCESSION 8

**THIS IS SCHEDULE '1'
TO AMENDMENT No. 610**

ADOPTED THE _____ DAY OF _____, 2003

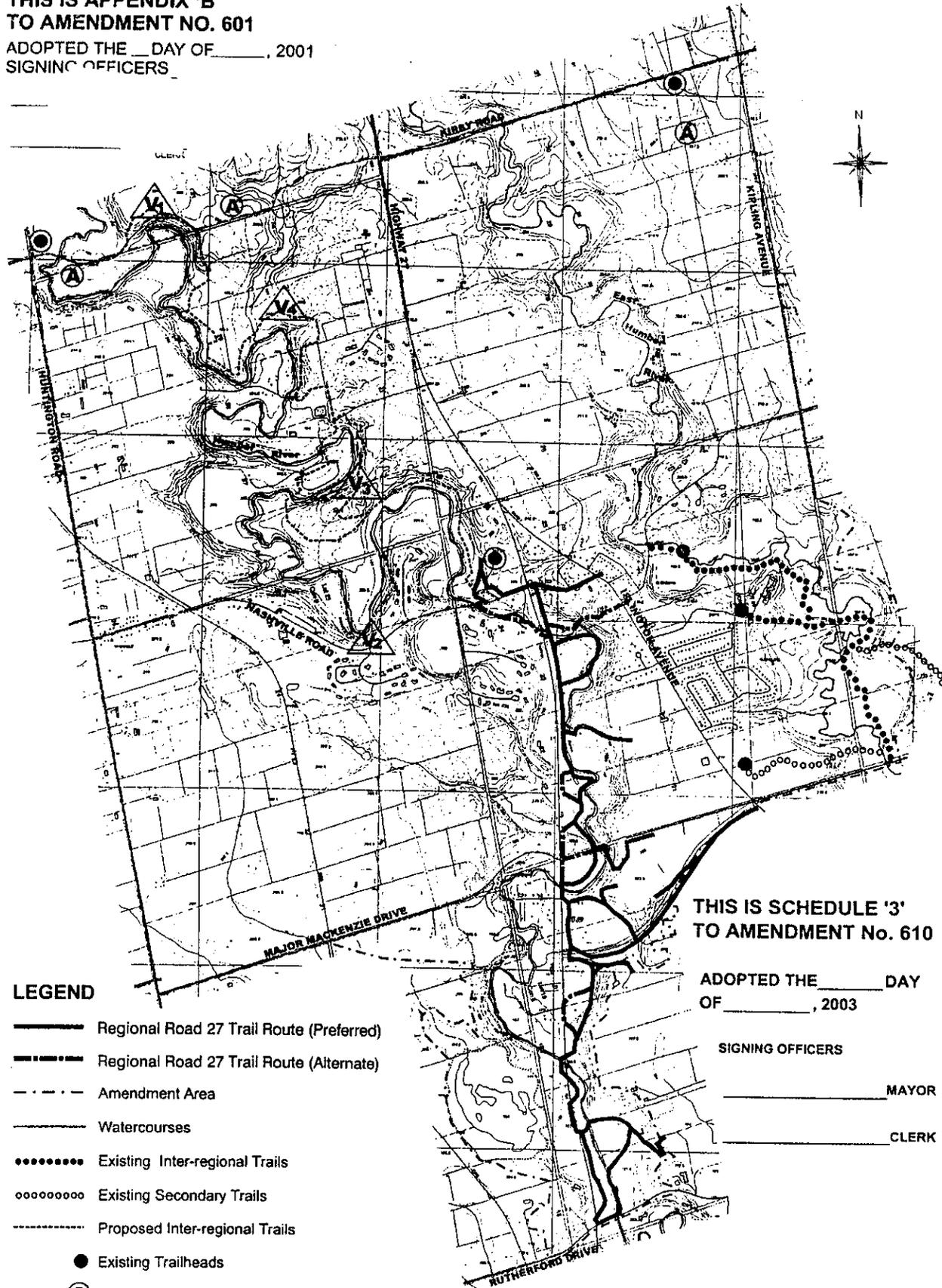
SIGNING OFFICERS

MAYOR

CLERK

**THIS IS APPENDIX 'B'
TO AMENDMENT NO. 601**

ADOPTED THE ___ DAY OF _____, 2001
SIGNING OFFICERS _____



LEGEND

- Regional Road 27 Trail Route (Preferred)
- - - - - Regional Road 27 Trail Route (Alternate)
- - - - - Amendment Area
- Watercourses
- Existing Inter-regional Trails
- Existing Secondary Trails
- - - - - Proposed Inter-regional Trails
- Existing Trailheads
- Proposed Trailheads
- Ⓐ Alternate Trailheads
- △ Proposed Viewing Stations (1-4)



**THIS IS SCHEDULE '3'
TO AMENDMENT No. 610**

ADOPTED THE ___ DAY
OF _____, 2003

SIGNING OFFICERS _____

_____ MAYOR

_____ CLERK

APPENDIX 'B'
**PASSIVE RECREATION
ENHANCEMENT
OPPORTUNITIES**