



The subject lands shown on Attachment #1 have a lot area of 2.26 ha, and are located on the northwest corner of Jane Street and Teston Road, in Part of Lot 26, Concession 5, City of Vaughan.

The site is designated "Low Density Residential" and "Planned Road Re-alignment" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- South - residential (RVM1(B) Residential Zone)
- East - Jane Street; residential (A Agricultural Zone)
- West - vacant (A Agricultural Zone)

On April 8, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail Ratepayers Association. To date, no comments have been received. 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 appropriateness of redesignating and rezoning the subject lands will be reviewed in consideration of the applicable Official Plan policies, Provincial policy, and the surrounding land uses;
- the proposed "Medium Density Residential" designation permits a net residential density of between 17-40 units per hectare, with the average net density taken across all the "Medium Density Residential/Commercial" areas within the Block 33 East Plan in the range of 25 to 35 units per hectare; the applications will be reviewed in consideration of the densities prescribed in the Official Plan;
- a number of site-specific zoning exceptions would be required to implement the proposed plan including for parking, access, landscaping, setbacks, amenity area, building height, and garage dimension standards for the RS1 Residential Semi-Detached Zone, RT1 Residential Townhouse Zone and RM2 Multiple Residential Zone; the appropriateness of these exceptions will be reviewed;
- additional information will be required to be submitted for review, including an underground parking plan for the stacked townhouse units, to determine the appropriateness and feasibility of providing underground parking, and compliance with zoning standards;
- a traffic and parking impact study may be required to be submitted, in support of the proposed development, for review and approval by the City and the Region of York;
- review will be given to the comments and conditions provided by the Region of York with respect to the disposition and realignment of Teston Road, and the impact on the development of the subject property;
- a Phase 1 Environmental Site Assessment is required by the Engineering Department for review and approval, prior to Council's consideration of a technical report for the applications;
- review will be given to identify if there is sufficient capacity available for Council to allocate water and sanitary services to the property, prior to the approval of the zoning by-law and draft plan of subdivision applications; and

- enhanced elevations and landscape treatment will be required for the dwelling units that front onto Jane Street and the proposed Teston Road realignment, in accordance with the architectural and urban design guidelines, approved for the Block 33 East Plan.

### **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 expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the applicable Official Plan policies, Provincial policy, compatibility with adjacent land uses, and the appropriateness of the proposed density and zoning standards for the site.

### **Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Conceptual Site Plan

### **Report prepared by:**

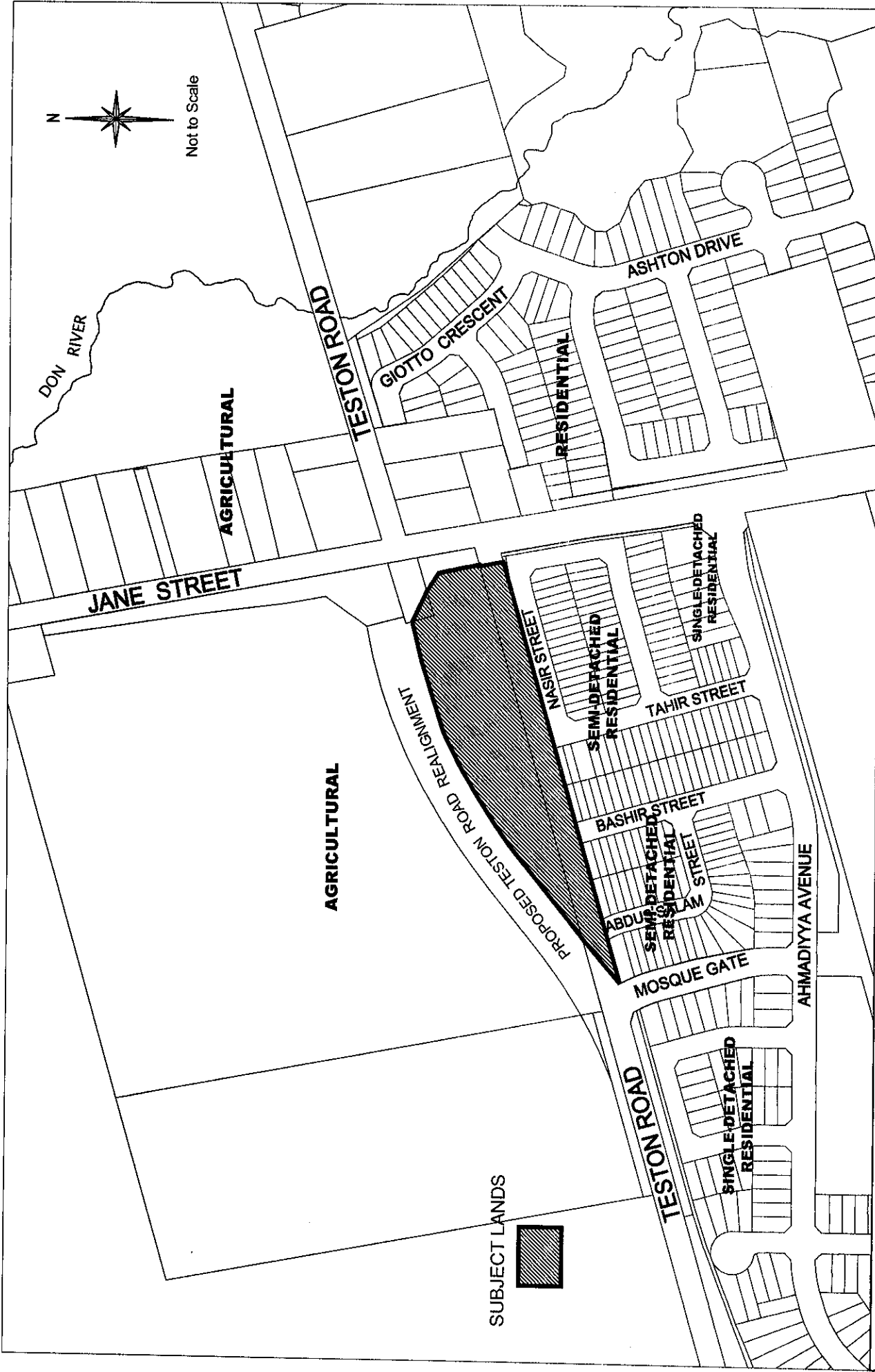
Margaret Holyday, Planner, ext. 8216  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



# Location Map

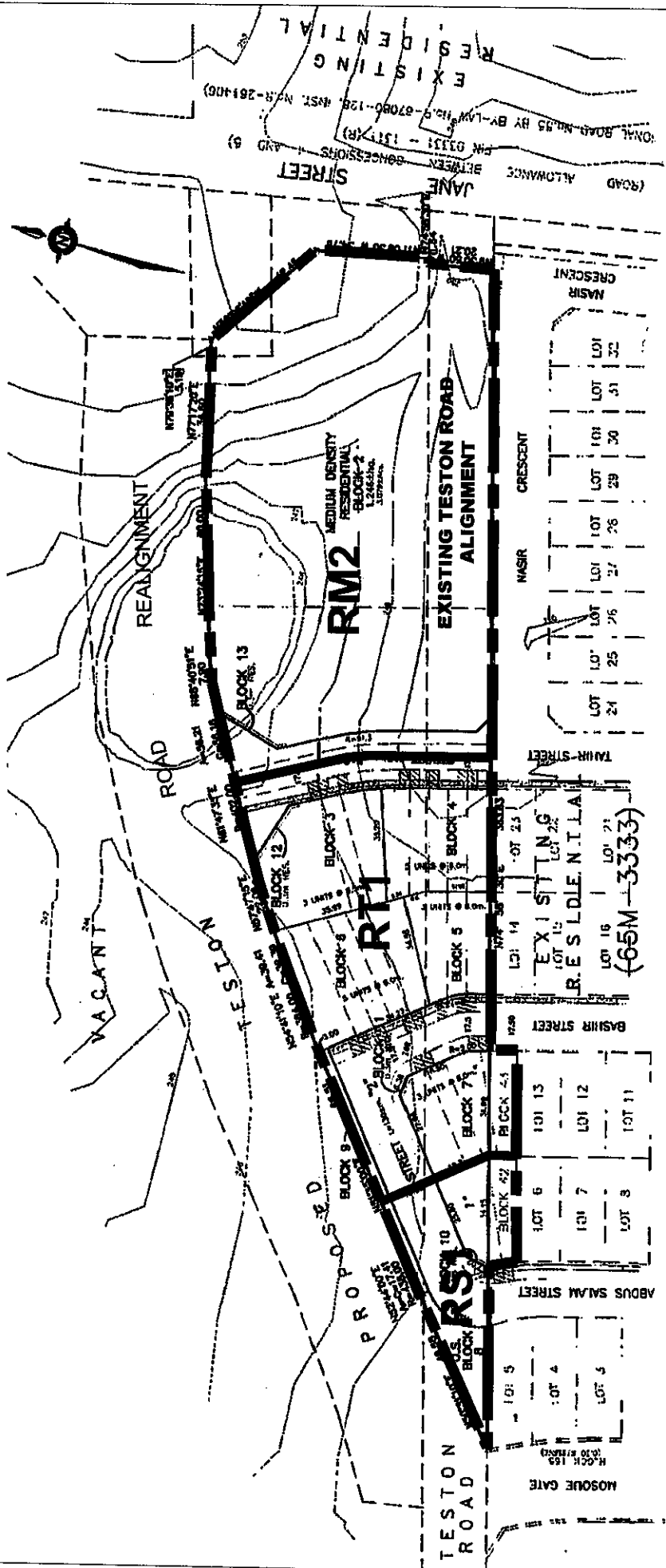
Part of Lot 26,  
Concession 5  
 APPLICANT:  
 PIANORA HOLDINGS CORP.  
 C/O SOLMAR DEVELOPMENT CORPORATION



Development Planning Department

# Attachment 1

FILE No.:  
 Z.04.040,  
 OP.04.015,  
 & 19T - 04V10  
 April 11, 2005



SUBJECT LANDS

Not to Scale

# Draft Plan of Subdivision and Proposed Zoning

APPLICANT:  
PIANORA HOLDINGS CORP.  
C/O SOLMAR DEVELOPMENT CORPORATION

Part of Lot 26,  
Concession 5



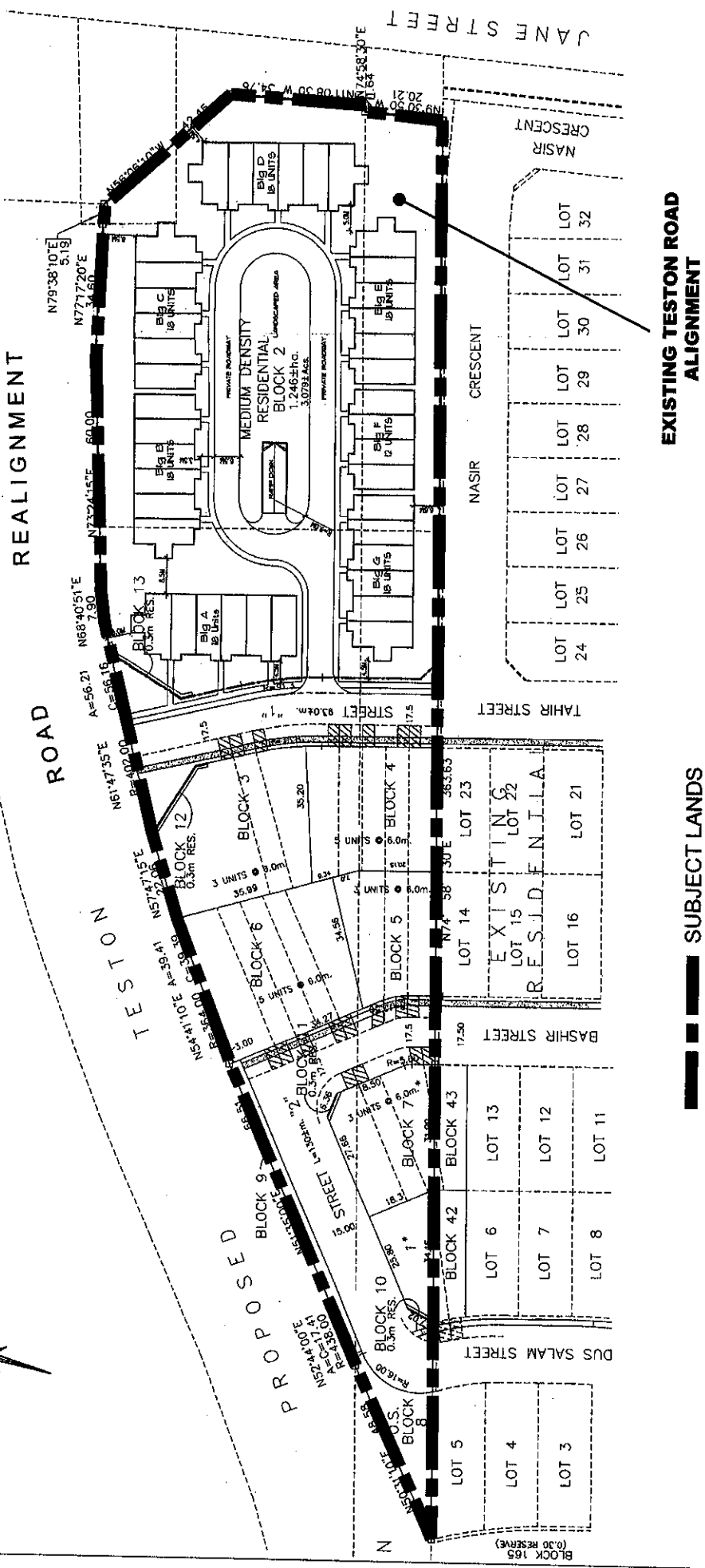
Development Planning Department

# Attachment 2

FILE No:  
Z.04.040,  
OP.04.015,  
& 19T - 04V10

April 26, 2005

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REALIGNMENT

ROAD

TESTON ROAD

PROPOSED

EXISTING TESTON ROAD ALIGNMENT

■ ■ ■ SUBJECT LANDS

Not to Scale

# Conceptual Site Plan

Part of Lot 26,  
Concession 5  
APPLICANT:  
PIANORA HOLDINGS CORP.  
C/O SOLMAR DEVELOPMENT CORPORATION



Development Planning Department

# Attachment 3

FILE No.:  
Z.04.040,  
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& 19T - 04V/10  
April 11, 2005