

Background - Analysis and Options

The 31.44ha (lands owned by York Major) site is located north of Major Mackenzie Drive and east of Keele Street, on the north and south sides of the extension of McNaughton Road, in Part of Lots 21 and 22, Concession 3, City of Vaughan as shown on Attachment #1. The subject lands are designated "Prestige Industrial" and "Open Space (Special Policy Area 3)" by OPA #332, as amended by OPA #535 (Maple Valley Plan). The lands are also designated as "Oak Ridges Moraine Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned M1(H) Restricted Industrial Zone and OS2(H) Open Space Park Zone both with the "H" Holding Symbol by By-law 1-88, as amended by By-law 242-2003. The surrounding land uses are:

- North - vacant (OS2 (H) Open Space Park Zone) closed Keele Valley landfill (OS1 Open Space Conservation Zone)
- South - Hill Street; vacant lands, cemetery other lands owned by York Major (M1 (H) Restricted Industrial Zone and OS2 Open Space Park Zone)
- West - GO Transit station, railway line, existing residential (M3 Transportation Industrial Zone and R5 Residential Zone)
- East - golf course (OS2 and OS2 (H) Open Space Park Zones)

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Sherwood Maple Village and Gates of Maple Ratepayers Associations. A fax was received from the Maple Sherwood Ratepayers Association identifying that the Association opposes the proposed high density residential uses on the Oak Ridges Moraine and that there is a lack of school facilities to support the development.

Comments have also been received from GO Transit advising that with the increased residential development within the vicinity of the GO Transit station it is expected that ridership will increase and in order to accommodate this demand, a substantial parking expansion will be required along with improved vehicular and pedestrian access.

Any additional 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 an initial review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the Provincial Policy Statement, applicable Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan, Ministry of Environment Guidelines, and the requirements of GO Transit, the appropriate Provincial Ministries and the Toronto and Region Conservation Authority;
- the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development from a land use impact, density and built form perspective;
- the appropriate documents must be submitted in support of the Official Plan and Zoning By-law Amendment applications to demonstrate conformity of the proposal to the *Oak Ridges Moraine Conservation Plan* in accordance with OPA #604; the conformity analysis will assist in determining the appropriate land uses for the subject lands;
- the subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site, and will require the Certificate of Approval to be amended by the Ministry of the Environment to allow for any proposed land use change or development of the site;

- the subject lands are located within the “Waste Disposal Assessment Area” in OPA #332, as amended, which permits uses related to the monitoring and mitigation of the waste disposal activities; any proposed use is required to address the Waste Disposal Assessment Area policies of OPA #332, which include undertaking gas, leachate, stormwater management and hydrogeological studies, and demonstrating that the proposed uses will not be adversely impacted by the closed landfill and will not affect the implementation of the landfill environmental controls and on-going monitoring and maintenance;
- a record of site condition acknowledged by an officer from the Ministry of the Environment is required prior to any development on the lands to confirm that the lands are free of any environmental constraints to permit the proposed development;
- the following reports/studies are required in support of the applications: Oak Ridges Moraine Conformity Report; Traffic Impact Analysis; Stormwater Management and Functional Services Report; Planning Justification Report; an updated Maple Valley Master Environmental Servicing Report; an assessment of the applications in the context of the Ministry’s Guideline D-4 “Land Use On or Near Landfills and Dumps”; Noise Report; Gas, Leachate and Geotechnical reports as required by OPA #332, as amended; and Urban Design Guidelines;
- a phasing plan is required to demonstrate the anticipated implementation of the overall plan;
- a comprehensive urban design/streetscape master plan in accordance with OPA #332 is required;
- noise attenuation measures for the residential uses due to the GO Transit railway and industrial/commercial uses will need to be determined; and,
- the availability of water and sanitary servicing must be identified and allocated by Council, if approved.

Relationship To Vaughan Vision 2007

The applicability of this proposal 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 applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. The applications will be reviewed in the context of the Provincial Policy Statement, applicable Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan, Ministry of Environment Guidelines, and the requirements of GO Transit, the appropriate Provincial Ministries and the Toronto and Region Conservation Authority. In addition, the proposed development will be reviewed with respect to the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development from a land use, density and built form perspective.

Attachments

1. Location Map
2. Proposed Land Use Plan
3. Proposed Draft Plan of Subdivision

Report prepared by:

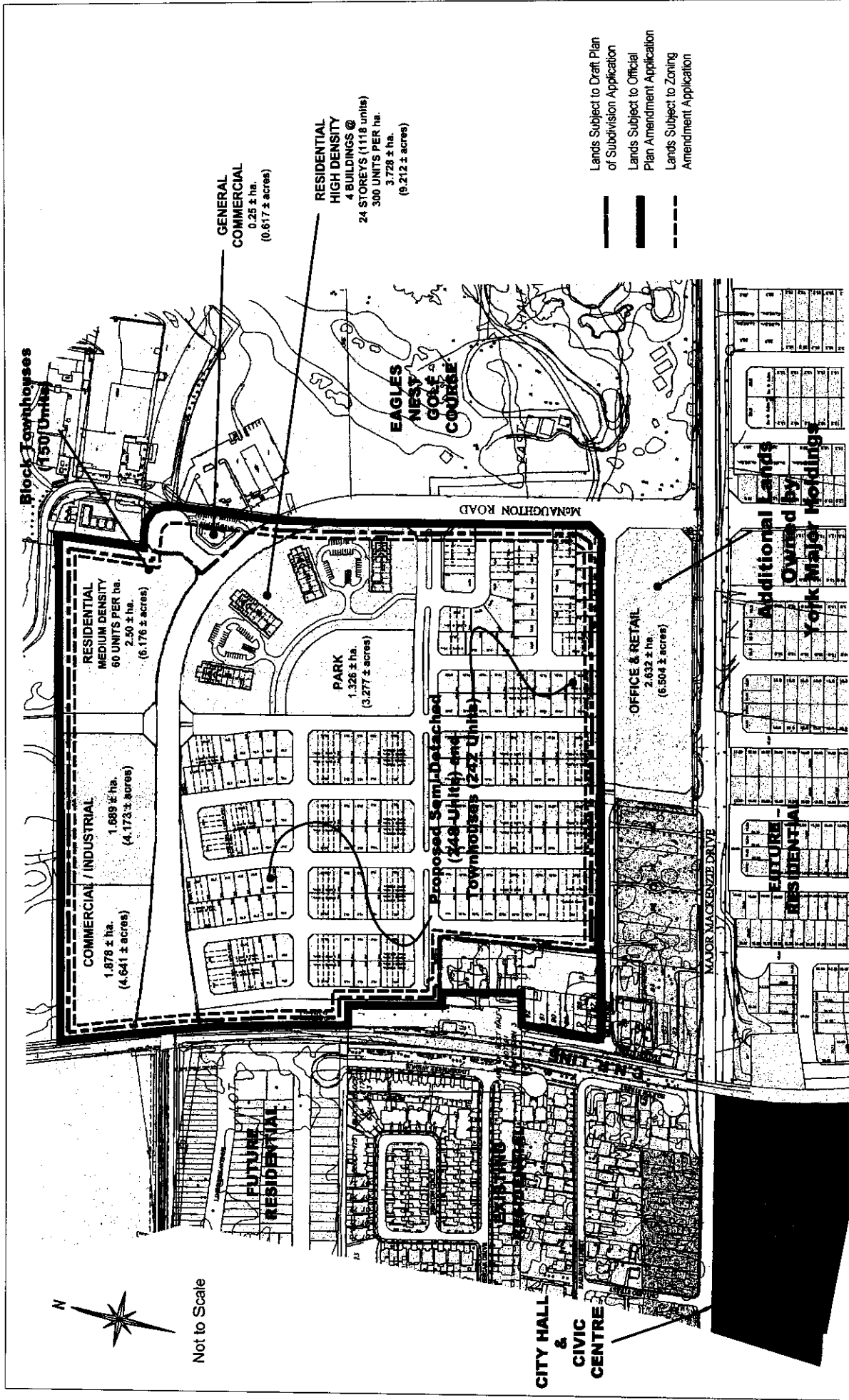
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Not to Scale

Proposed Land Use Plan

Part of Lots 21 & 22,
Concession 3

APPLICANT:
YORK MAJOR HOLDINGS INC. &
YORK CIRCLE HOLDINGS INC.

NA.DETV.1 ATTACHMENTS.OP.03.023-03.071

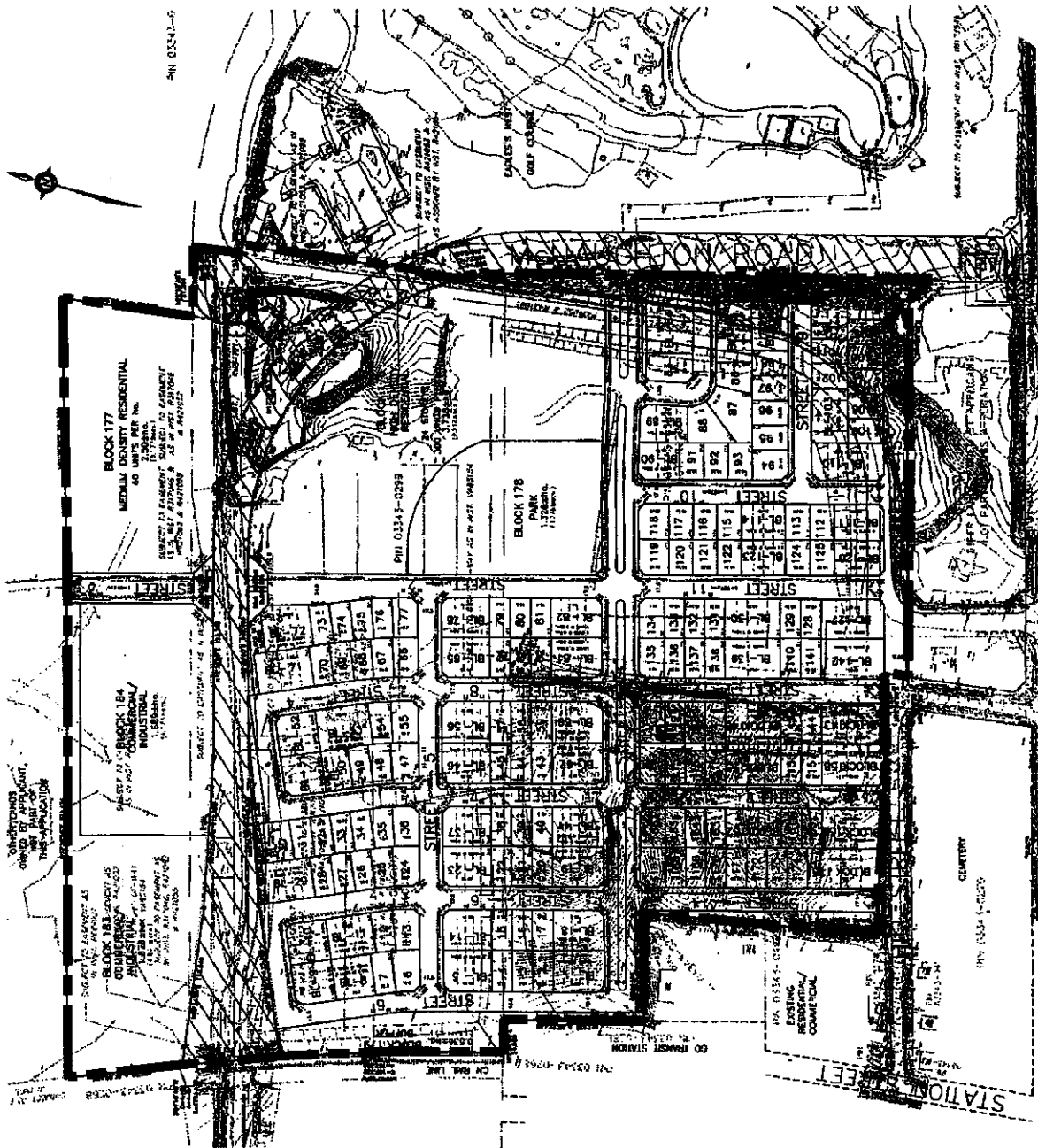
CITY OF Vaughan

Development Planning Department

Attachment 2

FILE No's:
OP-03.023,
Z-03.071 &
19T-05V05

August 10, 2005



401 0334-0-6

LANDS SUBJECT TO
DRAFT PLAN OF
SUBDIVISION
APPLICATION

Not to Scale

Attachment 3

FILE No's:
OP.03.023,
Z.03.071 &
19T-05V05

September 14, 2005

City of Vaughan Development Planning Department

Proposed Draft Plan of Subdivision

APPLICANT:
YORK MAJOR HOLDINGS INC. &
YORK CIRCLE HOLDINGS INC.
Part of Lots 21 & 22,
Concession 3

NA.DEN.1 ATTACHMENTS.OP.03.023-03.071