

**3.    OFFICIAL PLAN AMENDMENT FILE OP.05.026  
      ZONING BY-LAW AMENDMENT FILE Z.05.057  
      DRAFT PLAN OF SUBDIVISION FILE 19T-05V10  
      LAKE RIVERS INC.  
      PRELIMINARY REPORT**

**P.2006.6**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.026, Z.05.057 and 19T-05V10 (Lake Rivers Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted the following applications:

1.    An application to amend the Official Plan to increase the maximum permitted density for the subject lands shown on Attachment #1 from 7.5 to 12.4 units per net residential hectare for lands within the “Serviced Residential-Humber Trails” designation as shown on Attachment #4 to allow 373 single detached dwelling units.
2.    An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #3 from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and OS4 Open Space Woodlot Zone in accordance with Schedule “A3” in By-law 1-88.
3.    An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of 373 single detached dwelling units with frontages ranging from 12.2 m to 18.3 m and lot areas ranging from 408.7m<sup>2</sup> to 613.05 m<sup>2</sup>, a park, and 2 storm water management facilities, including one located within the valley area. The development details are as follows:

373 Single Detached Dwelling Units	22.266 ha
1 Park (Block 374)	1.859 ha
2 Storm Water Management Facilities (Blocks 375 & 376)	2.171 ha
Valley Area/Woodlots (Blocks 377 & 378)	4.080 ha
Buffer (Blocks 379 – 381)	0.181 ha
Road Widening (Block 382)	0.947 ha
Roads & 0.3m Reserves (Blocks 383 – 432)	7.833 ha
<u>Total Site Area</u>	<u>39.337 ha</u>

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive, west of Regional Road #27, in Part of Lot 21, Concession 9, City of Vaughan. The subject lands have an area of 39.337 ha, with 1,042m of frontage along Major Mackenzie Drive.

The subject lands are designated "Serviced Residential-Humber Trails", "Elementary School", "Neighbourhood Park" and "Valley Area" by OPA #601 (Kleinburg-Nashville Community Plan) as shown on Attachment #4. The lands are also identified as being in a "Potential Groundwater Recharge Area/Potential Groundwater Discharge Area" (Schedule "B1"), "Highway 27 Humber Valley North Major Mackenzie (WL) Forest Block" (Schedule "B2"), and "Highway 27 Humber Valley Forest North Major Mackenzie (WL) with a Low Functional Rating" (Schedule "B4") in OPA #601. The subject lands are zoned A Agricultural Zone by By-law 1-88 as shown on Attachment #1. The subject lands consist of vacant agricultural lands. The surrounding land uses are:

- North - golf course (OS2 Open Space Park Zone)
- South - agricultural (A Agricultural Zone); industrial (M4 Pits and Quarries Zone)
- West - railway line (M3 Transportation Industrial Zone)
- East - valley/woodlot lands (A Agricultural Zone)

On January 13, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers' Association. To date, no written comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive staff report at a future Committee of the Whole meeting.

### **Preliminary Review**

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the City's Official Plan, Regional Plan and Provincial Policies, including the growth management policies with respect to the appropriateness of increasing the density to permit the residential proposal;
- ii) the Official Plan requires that the planned population of 1,335 people in Phase 1 be reviewed and that any increase in density, as well as the housing type and lot size, consider the implications on the Kleinburg-Nashville community in terms of its residential and village character and servicing implications;
- iii) the Official Plan requires that features such as valleys/woodlots and linkages for passive environmental, recreation and education be protected; that community edge buffers be provided; that the appropriateness of locating a storm water management facility within the valley/woodlot lands be examined; and, staking of the lands be undertaken to establish the limits of development;
- iv) the Official Plan requires the completion of the Kleinburg/Nashville Servicing Strategy to determine the preferred sanitary and water servicing options to accommodate the future growth in Phase 2;
- v) the Official Plan requires that the construction plans for road improvements and widenings be established for Highway #27 and Major Mackenzie Drive, including the Canadian Pacific railway crossing, prior to proceeding with the development of this neighbourhood;
- vi) the appropriate studies including a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise and vibration report, traffic report, woodland and edge management report, parks and open space master plan, archaeological report, development concept plan (which includes the golf course lands), urban design guidelines and architectural guidelines are required to undertake a comprehensive review of the proposal; and,

- vii) the appropriateness of the proposed zoning and land uses, including lotting, road pattern, for the subject land will be reviewed within the context of the surrounding Kleinburg-Nashville community.

**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 applications, 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 proposal will be reviewed in light of the applicable Official Plan policies respecting Kleinburg/Nashville Servicing Strategy, growth management, protection of environmental features, and compatibility with adjacent land uses.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Applicant Proposed Zoning
4. Kleinburg/Nashville Community Plan (OPA #601) Land Use Schedule

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

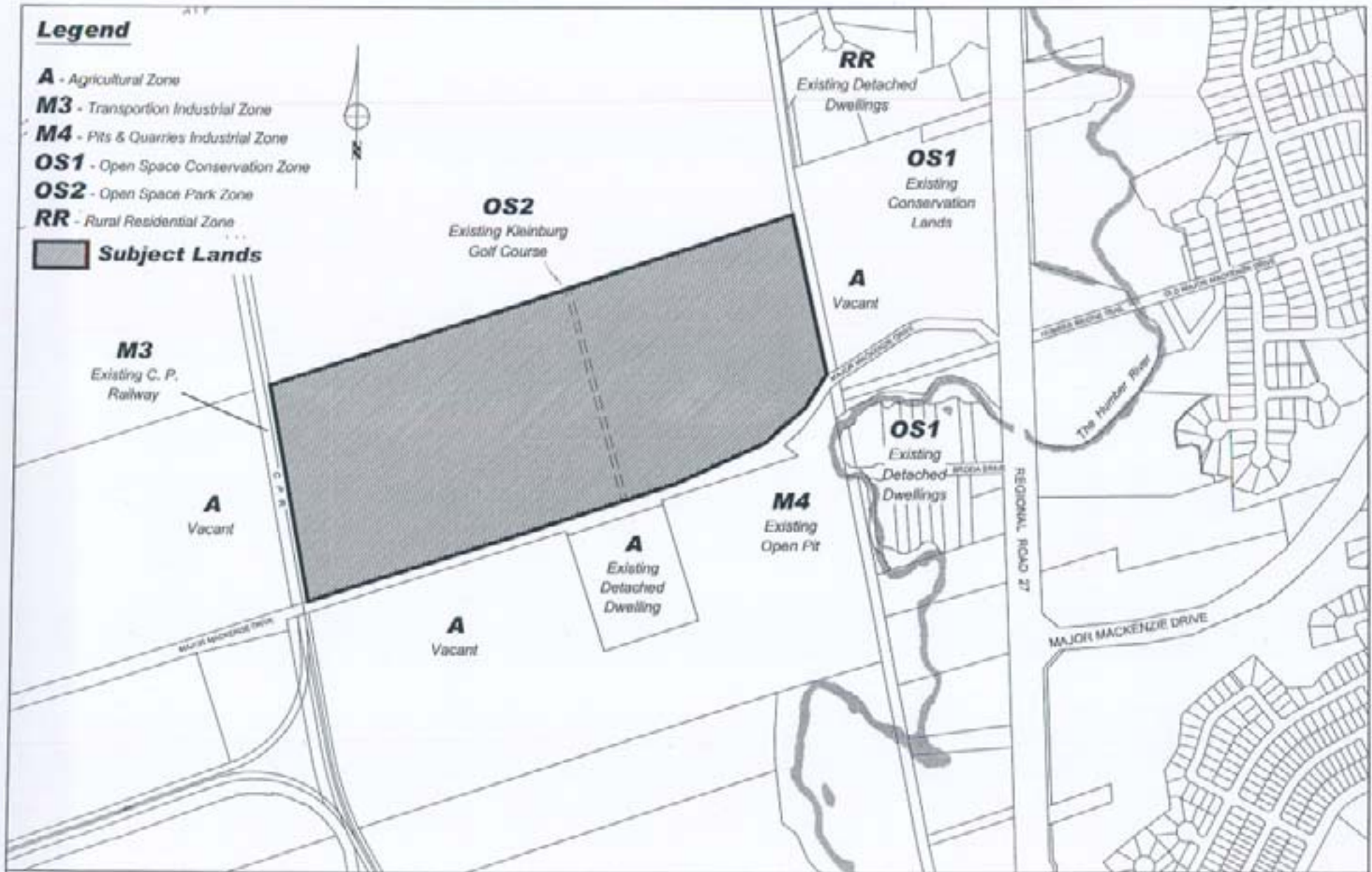
MARCO RAMUNNO  
Director of Development Planning

/CM

### Legend

- A** - Agricultural Zone
- M3** - Transportation Industrial Zone
- M4** - Pits & Quarries Industrial Zone
- OS1** - Open Space Conservation Zone
- OS2** - Open Space Park Zone
- RR** - Rural Residential Zone

 **Subject Lands**



## Location Map

Part Lot 21,  
Concession 9

APPLICANT:  
LAKE RIVERS INC.

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**Vaughan**

Development Planning Department

## Attachment

FILE No.:  
OP.05.026  
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19T-05V10

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# 1



**Legend**

----- **Subject Lands**

LAND AREA	UNITS	±Ha.
DETACHED RESIDENTIAL UNITS	373	22.266
PARK		1.859
STORM WATER MANAGEMENT		2.171
VALLEY/WOODLOT		4.080
BUFFER		0.181
ROAD WIDENING		0.947
0.3m. RESERVE		0.010
<b>TOTAL</b>		<b>39.337</b>

**Draft Plan of Subdivision**

APPLICANT: LAKE RIVERS INC. Part Lot 21, Concession 9

**City of Vaughan**  
Development Planning Department

**Attachment**

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**Legend**

- RD1 RESIDENTIAL DETACHED ZONE ONE
- RD2 RESIDENTIAL DETACHED ZONE TWO
- RD3 RESIDENTIAL DETACHED ZONE THREE
- OS1 OPEN SPACE CONSERVATION ZONE
- OS2 OPEN SPACE PARK ZONE
- OS4 OPEN SPACE WOODLOT ZONE

**Applicant Proposed Zoning**

APPLICANT: LAKE RIVERS INC. Part Lot 21, Concession 9



Development Planning Department

**Attachment**

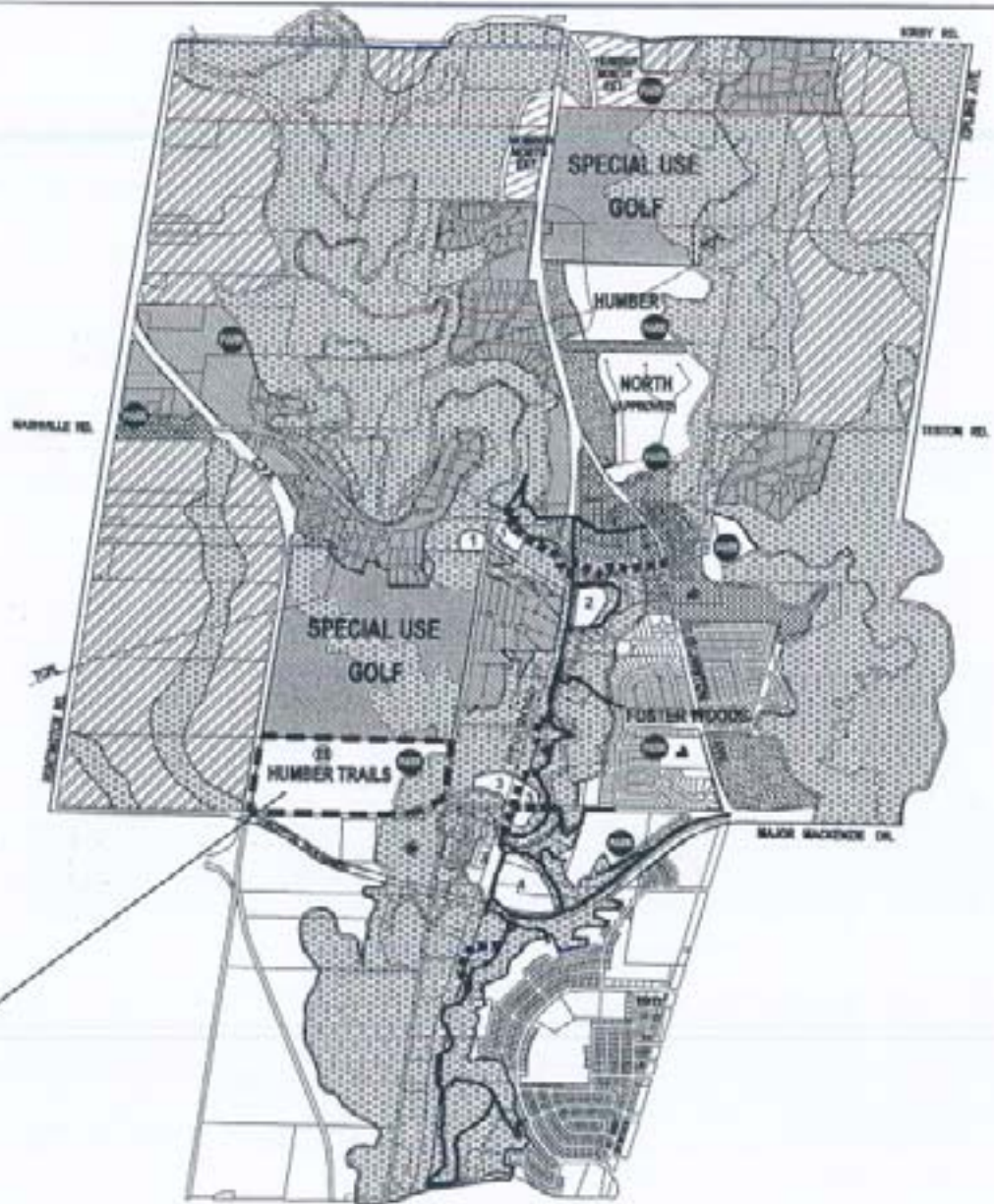
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**LEGEND**

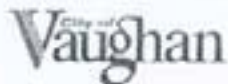
-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  SPECIAL USE - GOLF
-  RURAL AREA
-  VALLEY & STREAM CORRIDOR
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  LINEAR PARK
-  INTER-REGIONAL TRAIL
-  WASTE DISPOSAL ASSESSMENT AREA
-  REGIONAL ROAD 27 TRAIL ROUTE (PREFERRED)
-  REGIONAL ROAD 27 TRAIL ROUTE (ALTERNATE)
-  ELEMENTARY SCHOOL
-  AMENDMENT AREA
-  VALLEY POLICY AREAS 1 TO 4



**Subject Lands**

**Kleinburg/Nashville Community Plan (OPA 601) - Land Use Schedule**

APPLICANT: LAKE RIVERS INC. Part Lot 21, Concession 9



Development Planning Department

**Attachment**

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