

**3. ZONING BY-LAW AMENDMENT FILE Z.03.058
DRAFT PLAN OF SUBDIVISION FILE 19T-03V11
VENTANA HOMES INC.**

P.2006.48

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.03.058 and 19T-03V11 (Ventana Homes 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. A Zoning By-law Amendment Application (File Z.03.058) to rezone the subject lands shown on Attachment #1, from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to R1 Residential Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone to implement a proposed draft plan of subdivision, as shown on Attachment #2.

2. An application for approval of a Draft Plan of Subdivision File (19T-03V11) on the subject lands as shown on Attachment #2, comprising 10.8ha of tableland, and proposing 80 single detached residential lots with minimum lot frontages ranging from 18.3m to 22.6m, and lot areas ranging from 567m² to 700m²; two (2) residential blocks (Blocks 81 and 82) to be combined with adjacent lands to the south (draft plan of subdivision 19T-06V02), and a stormwater management pond.

Background - Analysis and Options

The overall subject lands (30.23ha) are located on the west side of Dufferin Street, north of Teston Road, being Part of Lot 27, Concession 3, City of Vaughan, as shown on Attachment #1. Ventana Homes Inc. owns the land municipally known as 10980, 10960 and 10944 Dufferin Street, which is 30.23ha in size and comprised of approximately 10.8ha of tableland and 19.43ha of valleyland. In February 2006, Ventana Homes Inc., in conjunction with Dufferin Heights Estates Inc. (the landowners to the south) jointly submitted an Official Plan Amendment Application (File OP.06.007) to increase the permitted density on the overall combined tableland (13.72ha) from 5.5 units/ha to 7.2 units/ha. The Official Plan Amendment Application was considered at a Public Hearing held on April 18, 2006, and will be considered together with the subject applications and the Dufferin Heights zoning and subdivision applications, in a future technical report to the Committee of the Whole.

The subject lands are designated "Executive Residential" within the "North Maple Residential Area" and "Open Space" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). OPA #604 further identifies the subject lands as "Oak Ridges Moraine Settlement Area" and "Oak Ridges Moraine Natural Core Area (Open Space)". The subject tablelands are zoned A Agricultural Zone and the valleylands are zoned

OS5 Open Space Environmental Protection Zone, by By-law 1-88. The surrounding land uses are:

- North - existing residential (R1 Residential Zone), valleylands (OS5 Open Space Environmental Protection Zone)
- South - proposed residential subdivision (A Agricultural Zone, File 19T-06V02), valleylands (OS5 Open Space Environmental Protection Zone)
- East - Dufferin Street; existing cemetery use (OS2 Open Space Park Zone) and vacant land (A Agricultural Zone)
- West - East Don River (OS1 Open Space Conservation Zone, OS5 Open Space Environmental Protection Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maplewood Ravines Community Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the 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 applicable Provincial, Regional and City policies, with respect to, but not limited to land use, environmental protection, final development limits, density and subdivision design;
- ii) the appropriateness of the proposed lotting and road pattern for the development will be reviewed in the context of the proposed plan of subdivision to the south (19T-06V02), and the existing development to the north;
- iii) the Owner will be required to submit for review, an overall land use concept plan for the lands in the northwest quadrant of Dufferin Street and Teston Road to coordinate matters such as, but not limited to, the overall lotting and road pattern, including access to Dufferin Street, and the development limits separating the tableland and open space valleylands to the satisfaction of the Toronto and Region Conservation Authority and the Development Planning Department;
- iv) consideration will be given to the appropriateness and compatibility of the proposed density on parkland dedication;
- v) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved;
- vi) a planning justification, traffic, servicing, environmental, and archeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- vii) the subject lands are within the Oak Ridges Moraine and designated "Settlement Area" and "Natural Core Area" by OPA #604; the appropriate documents must be submitted with demonstrate conformity of the proposal to the Oak Ridges Moraine Conservation Plan in accordance with OPA #604; and
- viii) noise attenuation measures for the residential lots adjacent to Dufferin Street need to be determined.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments from 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 applications will be reviewed in the context of the applicable Provincial, Regional and City policies; compatibility of the proposal in light of the opportunities for co-ordinated development with the adjacent proposed subdivision lands to the south; the appropriate access locations, lotting and road pattern; proposed zoning; and, the ability of the municipal infrastructure to accommodate the proposed development.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

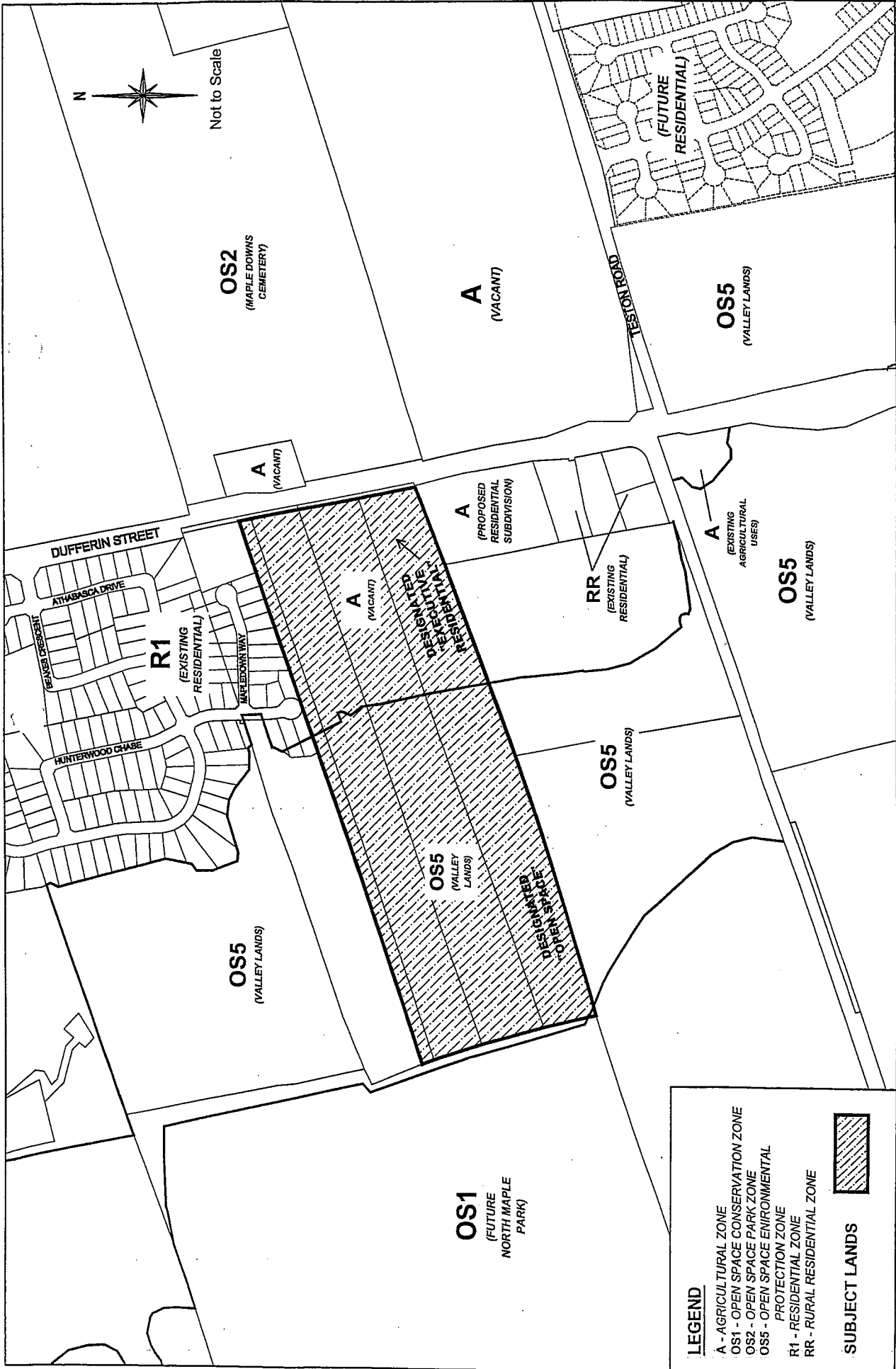
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Attachment 1

FILE No's:
19T-03V11 &
Z.03.058

May 24, 2006

City of Vaughan

Development Planning Department

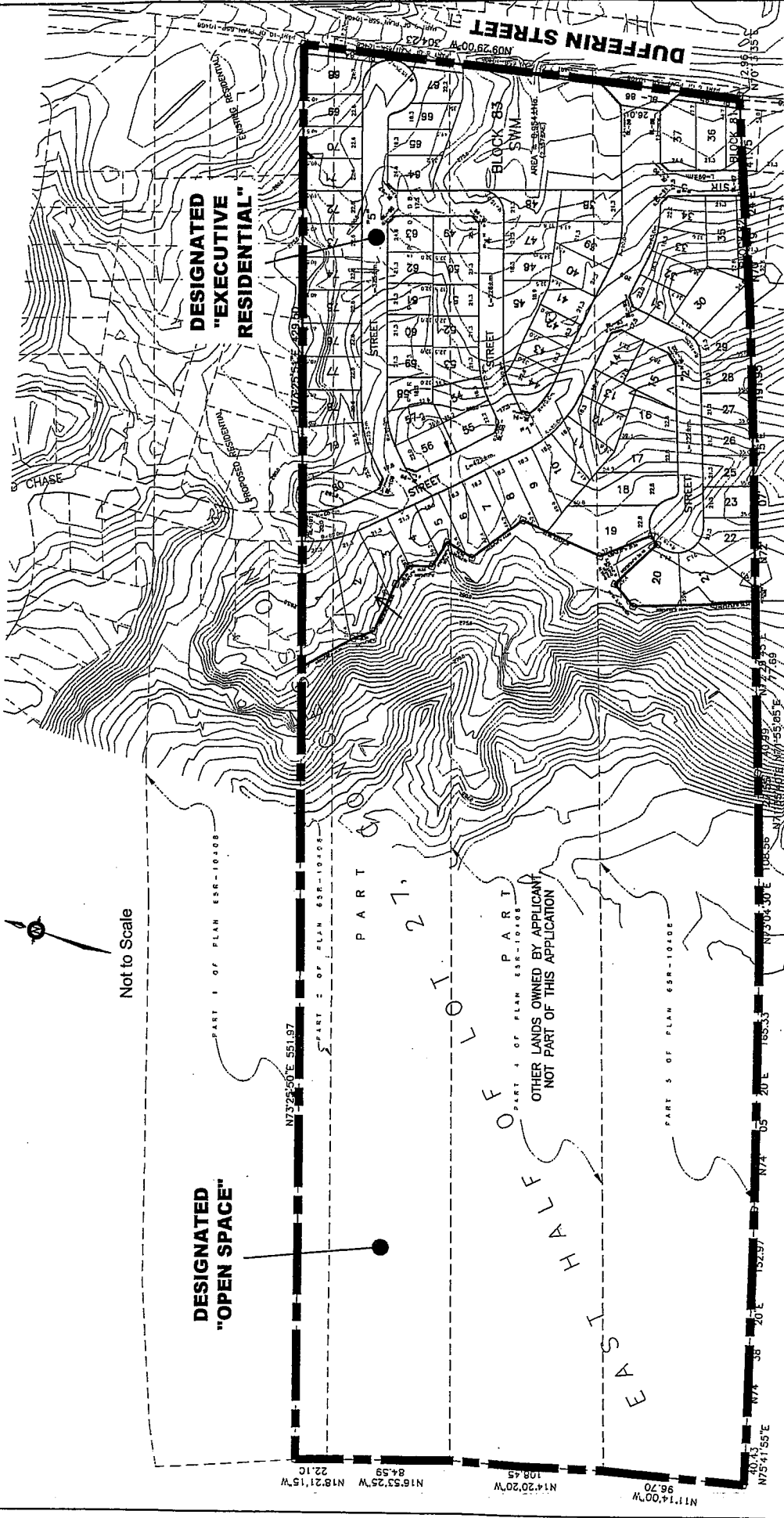
Location Map

Part of Lot 27,
Concession 3

APPLICANT:
VENTANA HOMES INC.

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- LEGEND**
- A - AGRICULTURAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
 - R1 - RESIDENTIAL ZONE
 - RR - RURAL RESIDENTIAL ZONE
- SUBJECT LANDS**
-



**DESIGNATED
"OPEN SPACE"**

**DESIGNATED
"EXECUTIVE
RESIDENTIAL"**

PART 1 OF PLAN ESR-10408
PART 2 OF PLAN ESR-10408
PART 3 OF PLAN ESR-10408
PART 4 OF PLAN ESR-10408
PART 5 OF PLAN ESR-10408
OTHER LANDS OWNED BY APPLICANT
NOT PART OF THIS APPLICATION

DUFFERIN STREET

SUBJECT LANDS

Draft Plan of Subdivision



Development Planning Department

Part of Lot 27,
Concession 3
APPLICANT:
VENTANA HOMES INC.
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Attachment

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FILE No's:
19T-03V11 &
Z.03.058

May 24, 2006