

2. ZONING BY-LAW AMENDMENT FILE Z.06.074 P.2007.8
DRAFT PLAN OF SUBDIVISION FILE 19T-06V15
1668137 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.074 and 19T-06V15 (1668137 Ontario 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.

Communications Plan

N/A

Purpose

The Owner has submitted the following applications:

1. An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone and OS1 Open Space Conservation Zone to R5 Residential Zone and OS1 Open Space Conservation Zone to implement the proposed residential plan of subdivision.

2. 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 the following:

• 84 semi-detached units	
(42 lots with minimum 15.0 frontages)	2.36 ha
• stormwater management block	1.00 ha
• noise berm block	0.86 ha
• valleyland block	0.47 ha
• buffer block	0.11 ha
• 6.0m wide emergency access block	0.03 ha
• roads	<u>0.98 ha</u>
Total Site Area	5.81 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Langstaff Road, west of the Canadian Pacific Rail line, in Part of Lot 11, Concession 8, City of Vaughan. The lands are currently vacant.

The subject lands are designated "Low Density Residential" (tableland) and "Drainage Tributary" (valleyland) by OPA #240 (Woodbridge Community Plan), and zoned A Agricultural Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) by By-law 1-88, subject to Exception 9(40). The surrounding land uses are:

- North - vacant lands also owned by the applicant (A Agricultural Zone) and valleylands (OS1 Open Space Conservation Zone)
- South - Langstaff Road; detached residential (R4 Residential Zone)
- East - Canadian Pacific Railway right-of-way; detached residential and buffer (OS1 Open Space Conservation Zone and R2 Residential Zone)
- West - valleylands (OS1 Open Space Conservation Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and the West Woodbridge Homeowners' Association. As of February 20, 2007, no comments have been received by the Development Planning Department. Any comments 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 proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the subject lands are located within the approved Neighbourhood 4A Development Plan Area of OPA #240 (Woodbridge Community Plan), which are lands situated north of Langstaff Road, south of the CP Rail line, and east of Regional Road 27 as shown on Attachment #3. The Neighbourhood 4A Development Plan contemplates a road pattern for the subject lands which is different from the proposed draft plan of subdivision. The applications will be reviewed by the Development Planning Department in consideration of the approved Neighbourhood 4A Development Plan;
- ii) the subject lands have been used for the placement of contaminated fill material. An Environmental Site Assessment (ESA) report must be submitted and peer reviewed respecting the contamination and identify method(s) of clean-up;
- iii) the density of the proposed development is based on gross density, which is calculated on a neighbourhood basis (the subject lands are located with the Neighbourhood 4A Development Plan Area); review will be given to confirm that the proposed density of the subdivision is within the maximum unit counts established for Neighbourhood 4A; the applications will also be reviewed in the context of the surrounding land uses and the impact on parkland dedication;
- iv) the establishment of the top-of-bank, the removal of fill and the regrading of the site, must be reviewed by the Toronto Region Conservation Authority (TRCA) and the City, in consideration of a geotechnical report submitted for the site and applicable policies;
- v) required supporting studies must be submitted and approved by the City, including for noise and vibration, tree assessment and preservation, traffic and archaeological assessment;
- vi) the availability of water and sanitary servicing must be identified and allocated by Council, if approved; and,
- vii) the applicant should identify their intentions respect to the disposition of the other lands they own to the north, particularly the completion of the Campania Court cul-de-sac.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

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 Official Plan policies, environmental remediation, subdivision design and layout, the appropriateness of the proposed zone categories, and compatibility with the surrounding land uses. Review will also be given to the proposed density, traffic, and noise vibration in proximity to the CP Rail line.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Neighbourhood 4A Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

Mauro Peverini, Senior Planner, ext. 8407

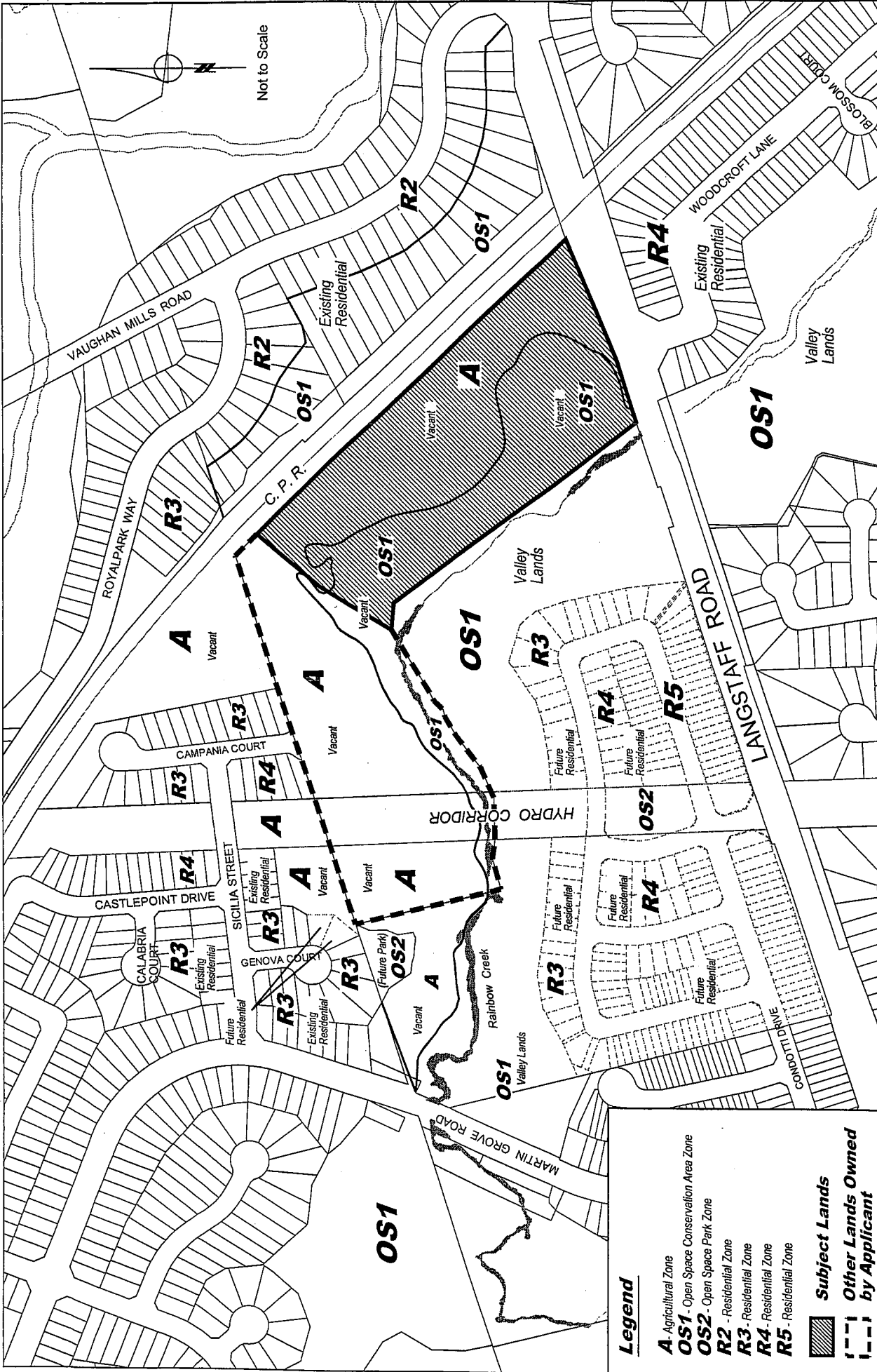
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Legend

- A** - Agricultural Zone
- OS1** - Open Space Conservation Area Zone
- OS2** - Open Space Park Zone
- R2** - Residential Zone
- R3** - Residential Zone
- R4** - Residential Zone
- R5** - Residential Zone

 **Subject Lands**

 **Other Lands Owned by Applicant**

Location Map

Part of Lot 11,
Concession 8

APPLICANT:
1668137 ONTARIO INC.

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The City Above Toronto

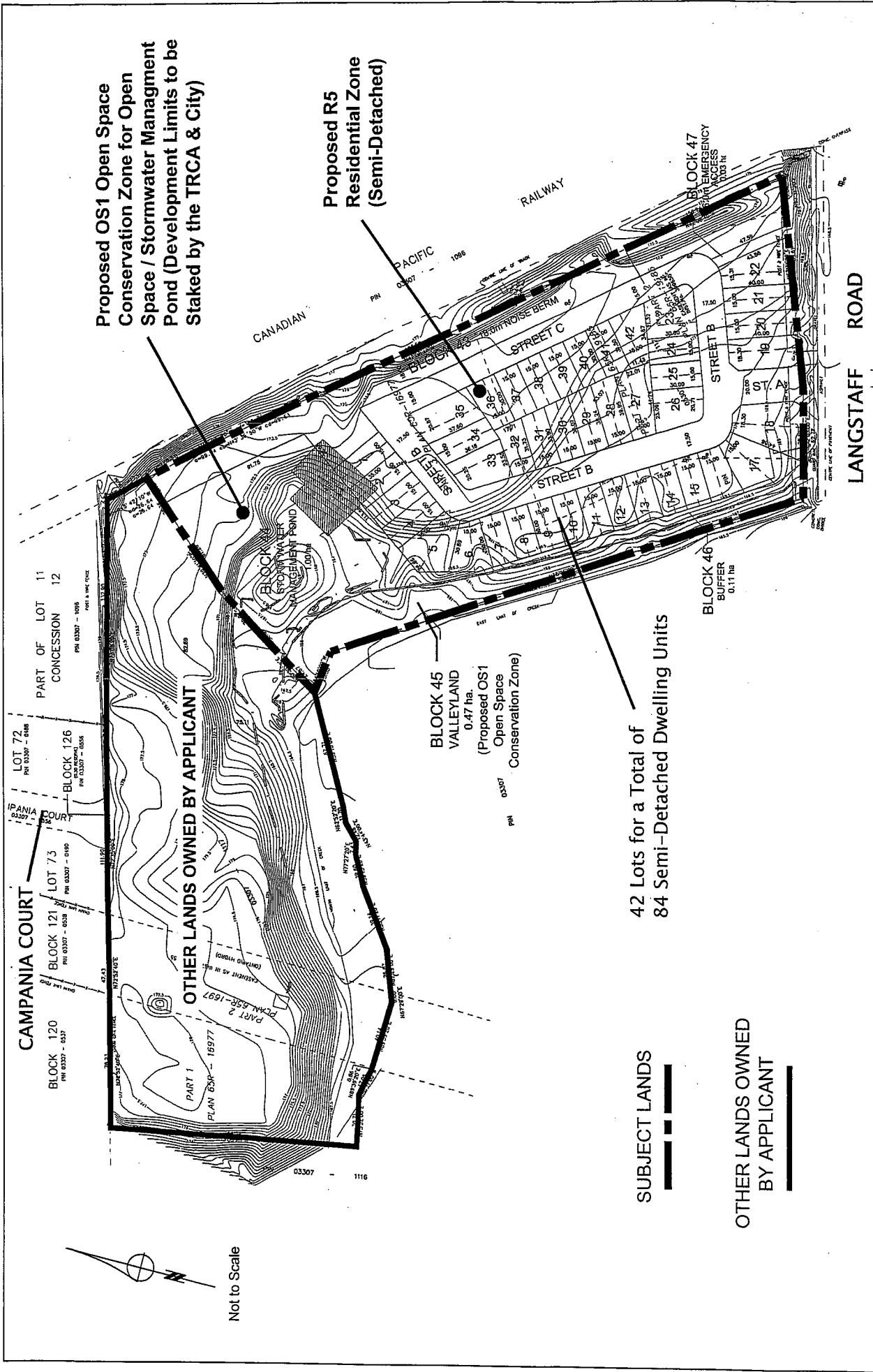
Development Planning Department

Attachment

FILE No's:
19T-06V15 &
Z.06.074

February 19, 2007





Proposed OS1 Open Space Conservation Zone for Open Space / Stormwater Management Pond (Development Limits to be Staked by the TRCA & City)

Proposed R5 Residential Zone (Semi-Detached)

BLOCK 45 VALLEYLAND
0.47 ha.
(Proposed OS1 Open Space Conservation Zone)

42 Lots for a Total of 84 Semi-Detached Dwelling Units

SUBJECT LANDS
—————

OTHER LANDS OWNED BY APPLICANT
—————

Not to Scale

Attachment 2

FILE No's.:
19T-06V15 &
Z-06.074

February 19, 2007



The City Above Toronto

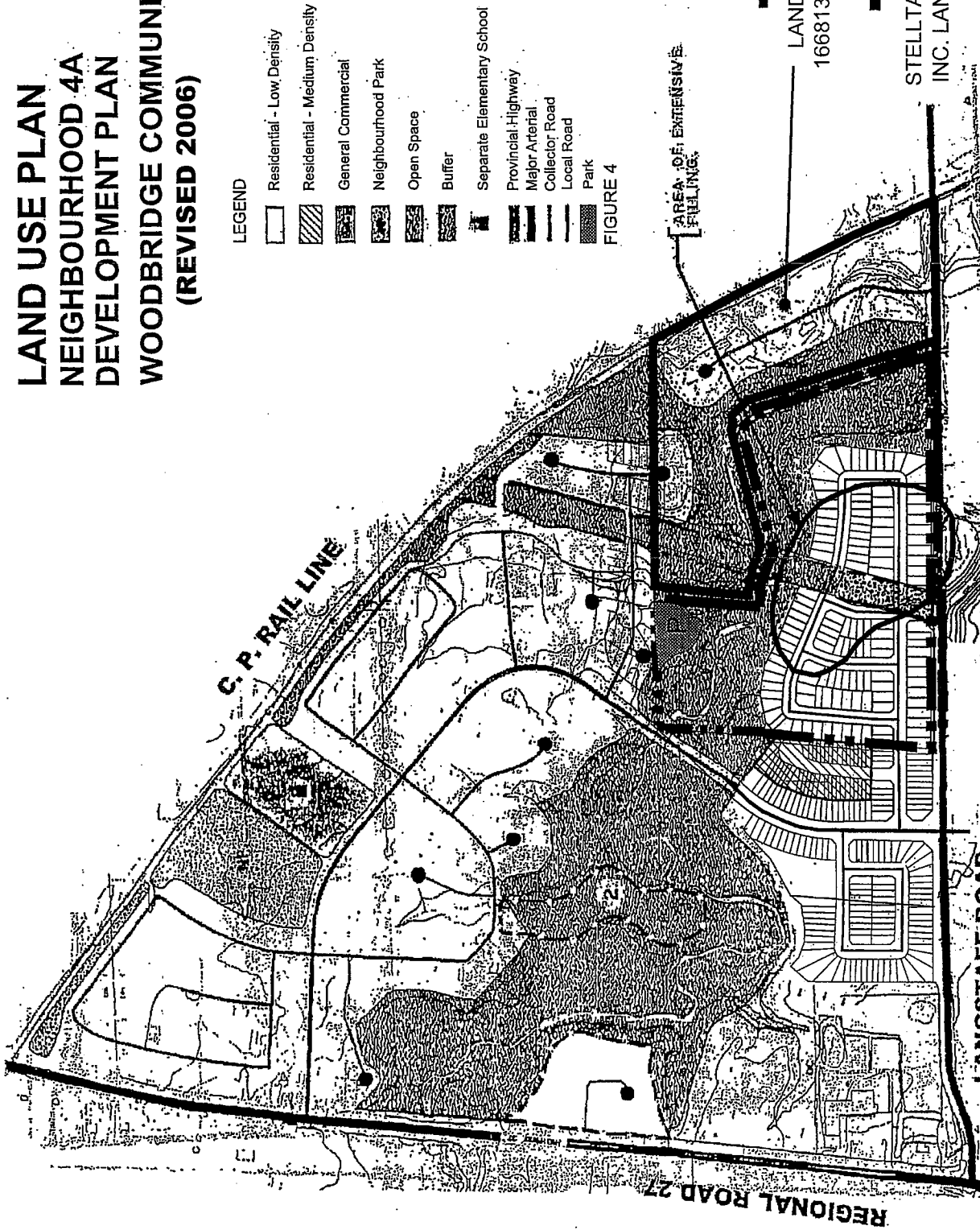
Development Planning Department

Draft Plan of Subdivision with Proposed Zoning

APPLICANT:
1668137 ONTARIO INC.
Part of Lot 11,
Concession 8

N DPTM ATTACHMENT SUBDIVISION 06V15/06Z04

**LAND USE PLAN
NEIGHBOURHOOD 4A
DEVELOPMENT PLAN
WOODBIDGE COMMUNITY
(REVISED 2006)**



Attachment 3

FILE No's.:
19T-06V15 &
Z.06.074

February 19, 2007

City of Vaughan
The City Above Toronto

Development Planning Department

Neighbourhood 4A Plan

Part of Lot 11,
Concession 8
APPLICANT:
1668137 ONTARIO INC.

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