

**3.      ZONING BY-LAW AMENDMENT FILE Z.06.058  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V10  
MAPLEWEST ESTATES INC.**

**P.2007.9**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.058 and 19T-06V10 (Maplewest Estates 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.      A Zoning By-law Amendment Application, specifically to amend By-law 1-88, to rezone the subject lands shown on Attachment #1 from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to 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 to facilitate a residential draft plan of subdivision.
  
2.      An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate a 155 unit residential plan of subdivision consisting of the following:

-	155 Single Detached Units (12m & 15 m frontages)	8.09 ha
-	6 future residential part blocks	0.13 ha
-	Neighbourhood Park (Block 162)	3.85 ha
-	Linear Park (Blocks 163-164)	0.44 ha
-	Open Space (Block 165)	20.54 ha
-	10 m Open Space Buffer (Block 166)	0.57 ha
-	Woodlot Buffer (Block 167)	0.13 ha
-	Roads, Widening & 0.3m Reserves	<u>10.23 ha</u>
-	Total Site Area	43.98 ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located north of Major Mackenzie Drive, on the east side of Pine Valley Drive (10355 Pine Valley Drive), in Part of Lot 23, Concession 6, City of Vaughan (Planning Block 40). The subject lands have an area of 43.98 ha, with approximately 395m of frontage on Pine Valley Drive. The subject lands are designated "Urban Area", "Low Density Residential", "Valley Lands" and "Neighbourhood Park" by OPA #600 (Attachment #3)

and are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The surrounding land uses are:

- North - vacant/proposed Draft Plan of Subdivision 19T-03V05 (A Agricultural Zone), valleylands (OS1 Open Space Conservation Zone)
- South - agricultural/Draft Plan of Subdivision 19T-06V07 (A Agricultural Zone), valleylands (OS1 Open Space Conservation Zone), woodlot (OS4 Open Space Woodlot Zone)
- East - Approved Draft Plan of Subdivision 19T-06V04 (A Agricultural Zone), woodlot (OS4 Open Space Woodlot Zone)
- West - Pine Valley Drive; agricultural (A Agricultural Zone), residential (RR Rural Residential Zone), cemetery (OS2 Open Space Park Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of February 20, 2007, no comments have been received. 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 applications will be reviewed in the context of the City's Official Plan and the approved Block 40 South Block Plan with respect to conformity of the proposed Draft Plan of Subdivision to applicable policies and requirements;
- ii) consistency of the proposed draft plan of subdivision with the staked limits of the natural features (Block 165 & 166) is required; the final delineation of the Open Space Blocks will be determined to the satisfaction of the Toronto and Region Conservation Authority and the City;
- iii) the conditions of approval for the Block 40 South Block Plan shall be satisfied prior to draft plan of subdivision approval; outstanding issues include but are not limited to the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and storm water management are to be identified, and a servicing phasing plan for the Block 40 South lands is to be established to the satisfaction of the City;
- iv) the final Block 40 South Block Plan and the required technical reports are to be prepared and/or revised respecting the master environmental and servicing plan, noise report, transportation/traffic management report, heritage/archaeological report, monitoring plan, woodland and edge management report, restoration plan for the valley and stream lands, erosion study, urban design guidelines and architectural guidelines, to address outstanding issues;
- v) the proposed draft plan of subdivision will be reviewed for consistency with the approved Block 40 South Plan including coordination of lotting and road patterns and compatibility with the adjacent plans of subdivision (Attachment #4);
- vi) the "Low Density Residential" designation of the Official Plan permits detached units at a maximum average net density of 16 to 18 units per hectare; review will be given to ensure the densities within the proposed draft plan of subdivision conform to the Official Plan;

- vii) the lands on the westerly limits of the site identified as "Future Development" (Block 190) are other lands owned by the applicant and not part of this application; this block is within Planning Block 40/47 and will not be considered until such time as the Block 40/47 Block Plan is approved by Council;
- viii) the applications will be reviewed to ensure the appropriateness of the proposed zone categories and the related zone standards;
- ix) the availability of servicing capacity for the proposed draft plan of subdivision must be identified and allocated by Council, if approved.

**Relationship to Vaughan Vision 2007**

The applicability of the 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 limits of the valley shall be confirmed by the Toronto and Region Conservation Authority and reflected on the draft plan. The applications will be reviewed in the context of the policies of the Official Plan, the approved Block 40 South Plan, and compatibility with the adjacent land uses.

**Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision 19T-06V10 with Proposed Zoning
3. OPA #600 – Schedule "B" – Vellore Urban Village 1
4. Concept Plan showing Block 40 (South) Subdivision proposals

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RR - RURAL RESIDENTIAL ZONE

**Subject Lands**

Not to Scale

**Location Map**

Part of Lot 23,  
Concession 6  
APPLICANT:  
MAPLEWEST ESTATE INC.



Development Planning Department

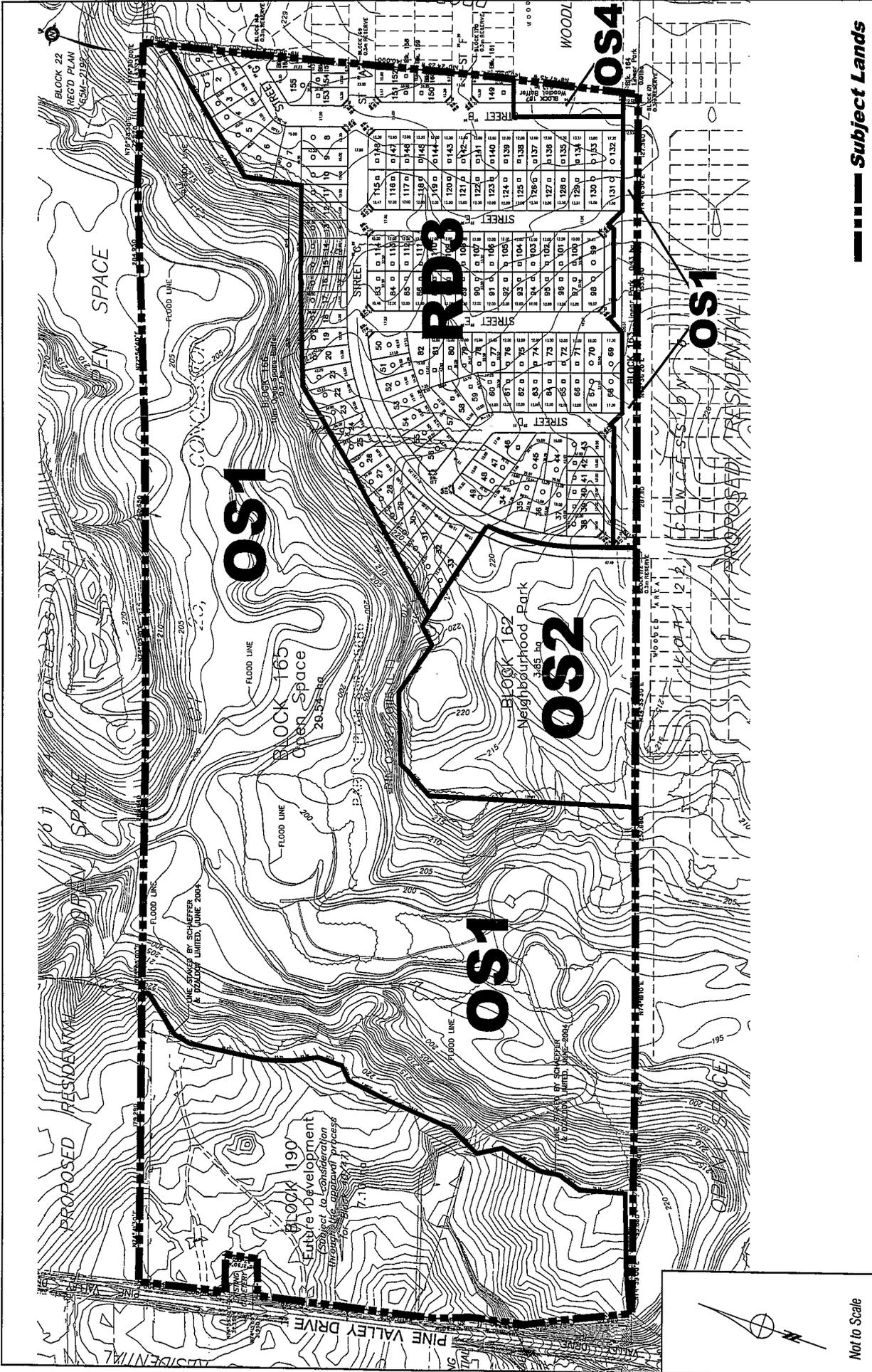
**Attachment**

FILE No.'s:  
19T-06V/10 &  
Z.06.058

February 14, 2007



NRPT/ATTACHMENT/18/04/06/02/06.058-149



# Proposed Draft Plan of Subdivision 19T-06V10 with Proposed Zoning



Development Planning Department

APPLICANT:  
MAPLEWEST ESTATE INC.  
Part of Lot 23,  
Concession 6

----- Subject Lands

# Attachment 2

FILE No.'s:  
19T-06V10 &  
Z.06.058

February 14, 2007

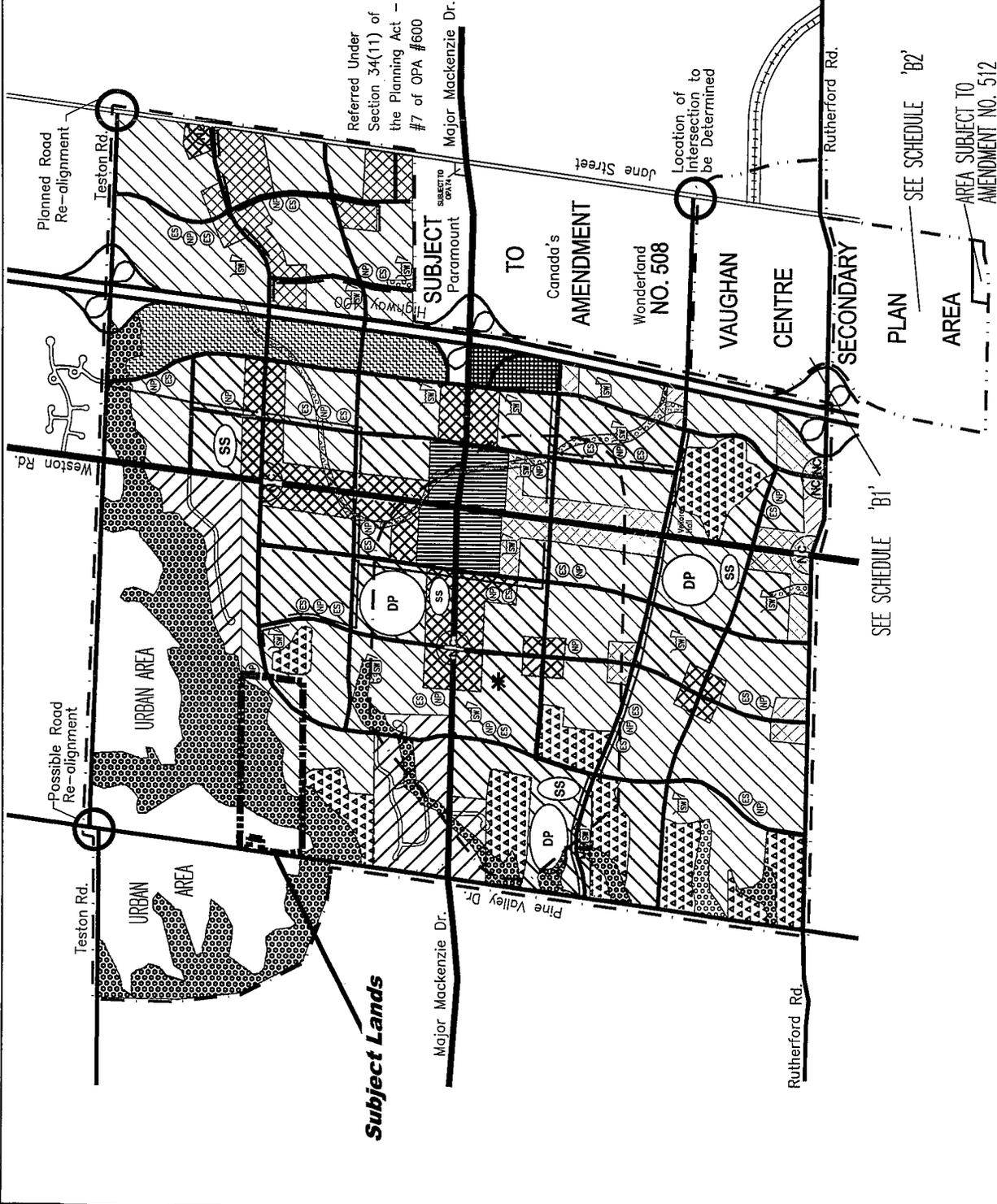
**VELLORE URBAN VILLAGE 1**



**LEGEND**

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cn.
- Lands Subject to Vellore - Urban Village Area #1
- Low Density Residential
- Medium Density Residential
- Vellore Village Centre
- Estate Residential
- Urban Area
- High Performance Employment Area
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre
- Waste Disposal Assessment Area (Pleasant Estate)

**THIS IS SCHEDULE 'TO'B' AMENDMENT #600**



**OPA 600 - Schedule 'B' Vellore Urban Village 1**

APPLICANT: MAPLEWEST ESTATE INC.  
Part of Lot 23, Concession 6



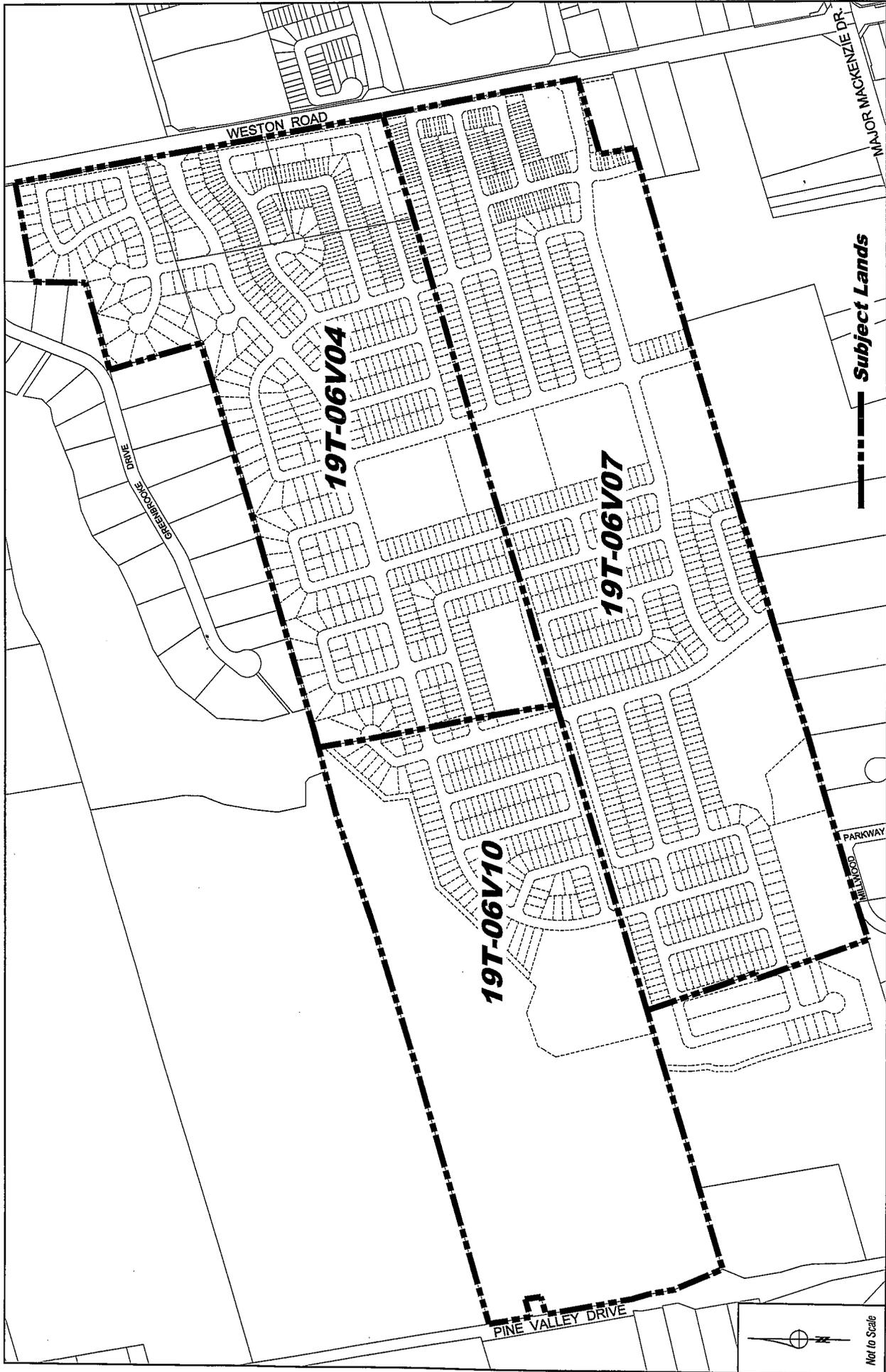
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**Attachment 3**

FILE No.'s: 19T-06V10 & Z.06.058

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# Attachment **4**

FILE No.'s:  
19T-06V10 &  
Z.06.058

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Part of Lot 23,  
Concession 6

# Concept Plan of Showing Block 40 (South) Subdivision Proposals

APPLICANT:  
MAPLEWEST ESTATE INC.

MAPLEWEST ATTACHMENTS\19T-06V10-Z.06.058.dwg