

COMMITTEE OF THE WHOLE DECEMBER 3, 2007

**OFFICIAL PLAN AMENDMENT FILE OP.06.007
VENTANA HOMES INC.
DUFFERIN HEIGHTS ESTATES INC.
REPORT #P.2006.48**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.007 (Dufferin Heights Estates Inc. and Ventana Homes Inc.) BE APPROVED for the lands identified as Parcel 'A' (Ventana Lands) and Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1 to increase the maximum permitted net residential density from 5.5 units/ha (92 lots) to 6.14 units/ha (103 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which is comprised of 16.77 ha of developable land, of which 14.857 ha is owned by Ventana Homes Inc. and 2.89 ha is owned by Dufferin Heights Estates Inc..

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Owners have submitted an Official Plan Amendment Application (File OP.06.007) for the lands identified as Parcel 'A' (Ventana Lands) and Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1 to increase the maximum permitted net residential density from 5.5 units/ha (92 lots) to 6.14 units/ha (103 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which is comprised of 16.77 ha of tableland, of which 14.857 ha is owned by Ventana Homes Inc. and 2.89 ha is owned by Dufferin Heights Estates Inc.

Background - Analysis and Options

The subject lands are located on the west side of Dufferin Street, north of Teston Road, being Part of Lots 26 and 27, Concession 3, City of Vaughan, as shown on Attachment #1. The subject lands are comprised of lands owned by Ventana Homes Inc. (municipally known as 10980, 10960, 10944) and Dufferin Heights Estates Inc. (municipally known as 10872 Dufferin Street), which when combined is 33.127 ha in size and comprised of approximately 16.77 ha of developable land and 15.38 ha of valleyland. The surrounding land uses are:

- North - existing residential (R1 Residential Zone), valleylands (OS5 Open Space Environmental Protection Zone)
- South - existing residential use (RR Rural Residential Zone), 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)

In February 2006, Ventana Homes Inc. and Dufferin Heights Estates Inc. jointly submitted an Official Plan Amendment Application (File OP.06.007) to increase the permitted density on both land holdings 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. The following issues were raised at the meeting and will be addressed later in this report:

- a) the disruption to the existing ecologically sensitive area and the establishment of the development limits; and
- b) the proposed density increase and site access.

The issues respecting the existing ecologically sensitive area within the Oak Ridges Moraine and site access will be addressed in a future report the Committee of the Whole meeting pertaining to the related Draft Plan of Subdivision applications for Ventana Homes Inc. and Dufferin Heights Estates Inc. (Files 19T-03V11 and 19T-06V02), as shown on Attachment #2. The discussion of the density is provided later in this report.

The recommendation of the Committee of the Whole on April 18, 2006 to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on April 24, 2006.

Official Plan

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 permits single detached dwellings or other housing forms or styles which will minimize the impact on areas of environmental sensitivity at a maximum net residential density of 5 units/ha to 5.5 units/ha. The proposed density of 6.14 units/ha does not conform to the Official Plan, therefore an amendment to the official plan is required. A discussion of the density is provided later in this report.

Provincial Policy Statement

The Provincial Policy Statement includes policies that promote efficient development and land use patterns. The proposed official plan amendment seeks to increase density from the maximum permitted net residential density of 5.5 units/ha (92 lots) to 6.14 units/ha (103 lots). This would result in the addition of 11 residential units on the subject lands, which is the extension of the road and lotting pattern of the adjacent residential subdivision to the north.

The Provincial Policy Statement promotes healthy, liveable and safe communities by, among other ways, avoiding development and land use patterns which may cause environmental or public health and safety concerns. By preserving the valleylands and providing buffer areas adjoining the westerly lots on the subject lands and by increasing the density and thereby the number of potential residents into the area, the proposed official plan amendment is consistent with the policies, goals and objectives of the Provincial Policy Statement.

Regional Official Plan

The subject lands are designated "Urban Area" in the Regional Official Plan. The Region, in principle, has no objection to the proposed official plan amendment.

Oak Ridges Moraine Conservation Plan

The subject lands are also designated "Oak Ridges Moraine Settlement Area" and "Oak Ridges Moraine Natural Core Area" (Open Space) by OPA #604 (Oak Ridges Moraine Conformity Plan) and contain a number of key natural heritage features and hydrologically sensitive features

including Life and Earth Science ANSI's, Significant Woodlots, Significant Valleylands, a permanent and intermittent stream, and wetlands. The purpose of the "Natural Core Area" is to maintain and where possible improve or restore the ecological integrity of the Plan Area by:

- a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;
- b) maintaining or restoring natural self-sustaining vegetation and wildlife habitat;
- c) maintaining the quantity and quality of groundwater and surface water;
- d) maintaining groundwater recharge;
- e) maintaining natural stream form and flow characteristics; and
- f) protecting landform features.

The ecologically sensitive area and the establishment of the development limits were identified as issues at the April 18, 2006 Public Hearing, as noted above. On March 27, 2006 the Toronto and Region Conservation Authority, along with the Development Planning Department, conducted a site visit on the subject lands to delineate the limit of the natural features on the subject lands, which included the physical top of bank along with the dripline of significant vegetation. A general 10 m buffer has been reviewed and approved by the Toronto and Region Conservation Authority and the lands will be dedicated to public ownership.

Density

The official plan designation permits single detached dwellings, that do not exceed the permitted net density range of 5 units/ha to 5.5 units/ha. The net residential density is defined as the lands used for residential development, public and private roads and private recreation facilities. At the April 18, 2006 Public Hearing, it was reported that the Owner sought to increase the net residential density for the lands owned by Ventana Homes and Dufferin Heights to 7.2 units/ha. Through amendments to the development limits, in conjunction with the Toronto and Region Conservation Authority, the application for amendment to the Official Plan (File OP.06.007) now proposes to increase the maximum permitted net residential density from 5.5 units/ha (92 lots) to 6.14 units/ha (103 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which comprises of 16.77 ha of developable lands, of which 14.857 ha are within the Ventana Homes lands and 2.89 ha within the Dufferin Heights Estates lands.

The proposed increased density can be supported by the Development Planning Department as the 0.64 units/ha increase (from 5.5 units/ha to 6.14 units/ha) represents an additional 11 residential lots on an overall 16.77 ha of developable land. The proposed residential use is permitted by the Official Plan and the proposed density increase is minimal and would result in development that is compatible with the surrounding land uses.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

The Region of York has advised that there is no objection to the proposed official plan amendment.

Conclusion

The Development Planning Department has reviewed the application to amend the Official Plan on both the Ventana Homes lands (14.857 ha) and Dufferin Heights lands (2.89 ha), in

accordance with the applicable policies of the Official Plans, the Provincial Policy Statement, and the area context. The proposed increase in density would add an additional 11 lots and would result in residential development that is compatible with existing surrounding land uses. Accordingly, the Development Planning Department can support the approval of the Official Plan Amendment Application.

Attachments

1. Location Map
2. Proposed Draft Plans of Subdivision (19T-03V11 and 19T-06V02)

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Respectfully submitted,

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