

**6. ZONING BY-LAW AMENDMENT FILE Z.03.048
DRAFT PLAN OF SUBDIVISION FILE 19T-03V09
ANKARA REALTY LIMITED
PRELIMINARY REPORT**

P.2003.70

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.048 and 19T-03V09 (Ankara Realty Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On July 4, 2003, the Owner submitted applications to amend the Zoning By-law and for a draft plan of subdivision, consisting of 73 detached dwellings on a 5.85ha site, as follows:

- 28 lots having 12.0m frontages
- 28 lots having 13.7m frontages
- 17 lots having 15.0m frontages
 and
- 0.76ha stormwater management pond block
- 0.05ha walkway block
- 0.06ha open space block.

Background - Analysis and Options

The subject lands are located northeast of Rutherford Road and Dufferin Street in Planning Block 11, in Part of Lot 18, Concession 2, City of Vaughan

The subject lands are designated "Low Density Residential" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - future residential (currently A Zone)
- South- open space valley (OS1 Zone)
- East - future residential, public elementary school and park (currently A Zone)
- West - open space valley (OS1 Zone); nature reserve (A Zone)

On August 25, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, one response has been received with the following comments: ensure appropriate setbacks from the Don River and protection of the trees recently planted along the river bank to protect the river, surrounding wet lands, and the adjacent westerly nature reserve; and, compliance with the Oak Ridges Moraine policies. Any other comments received will be addressed in the technical review and included in a comprehensive Staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are designated “Low Density Residential” by OPA #600, which permits detached dwellings, at a maximum net density of 22 units per hectare (net density includes local and primary roads and the land for the dwelling units); the proposed density is 15 units per hectare, in conformity with the Official Plan;
- the subject lands will be zoned in accordance with the City’s new residential zone standards, implementing the Council approved “City of Vaughan Design Standards Review”; the proposed zoning is RD2 (15 m) and RD3 (12 m) to permit detached dwellings, and OS1 Zone for the open space and storm pond;
- the draft plan will be reviewed for consistency with the approved Block 11 Plan;
- co-ordination of lotting and road patterns with the adjacent plans of subdivision will be required;
- the subject lands are located within the ‘Settlement Area’ designation of the Oak Ridges Moraine Conservation Plan (ORMCP); as the subject applications were submitted after the enactment of the Oak Ridges Moraine Conservation Act of November 16, 2001, the provision of the ORMCP are applicable;
- prior to draft plan approval of the first plan of subdivision within Block 11, the lots to be included within the Stage 1 portion of each subdivision plan, within Phase 1 of the Block Plan, must be determined to the satisfaction of the City; and,
- prior to draft plan approval of the first plan of subdivision within Block 11, the Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan must be approved by the City.

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed at the public hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Draft Plan Subdivision
3. Council Approved Block 11 Plan, dated August 5, 2003

Report prepared by:

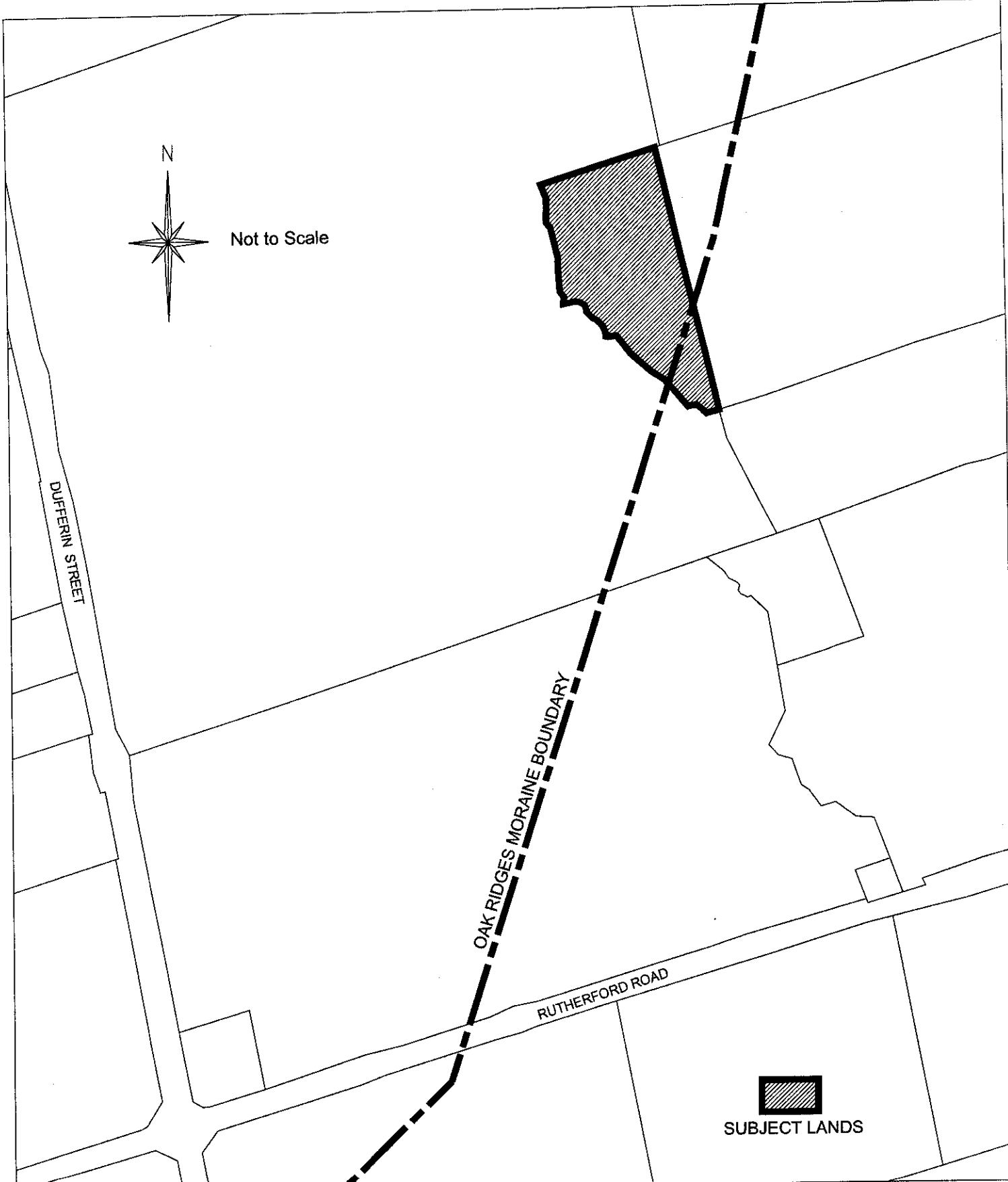
Jason Sheldon, Planner, ext. 8320
 Grant A. Uyeyama, Senior Planner, ext. 8635
 Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
 Commissioner of Planning

JOANNE R. ARBOUR
 Director of Community Planning

/CM



Location Map

Part of Lot 18,
Concession 2
APPLICANT:
ANKARA REALTY LIMITED



Community Planning Department

Attachment

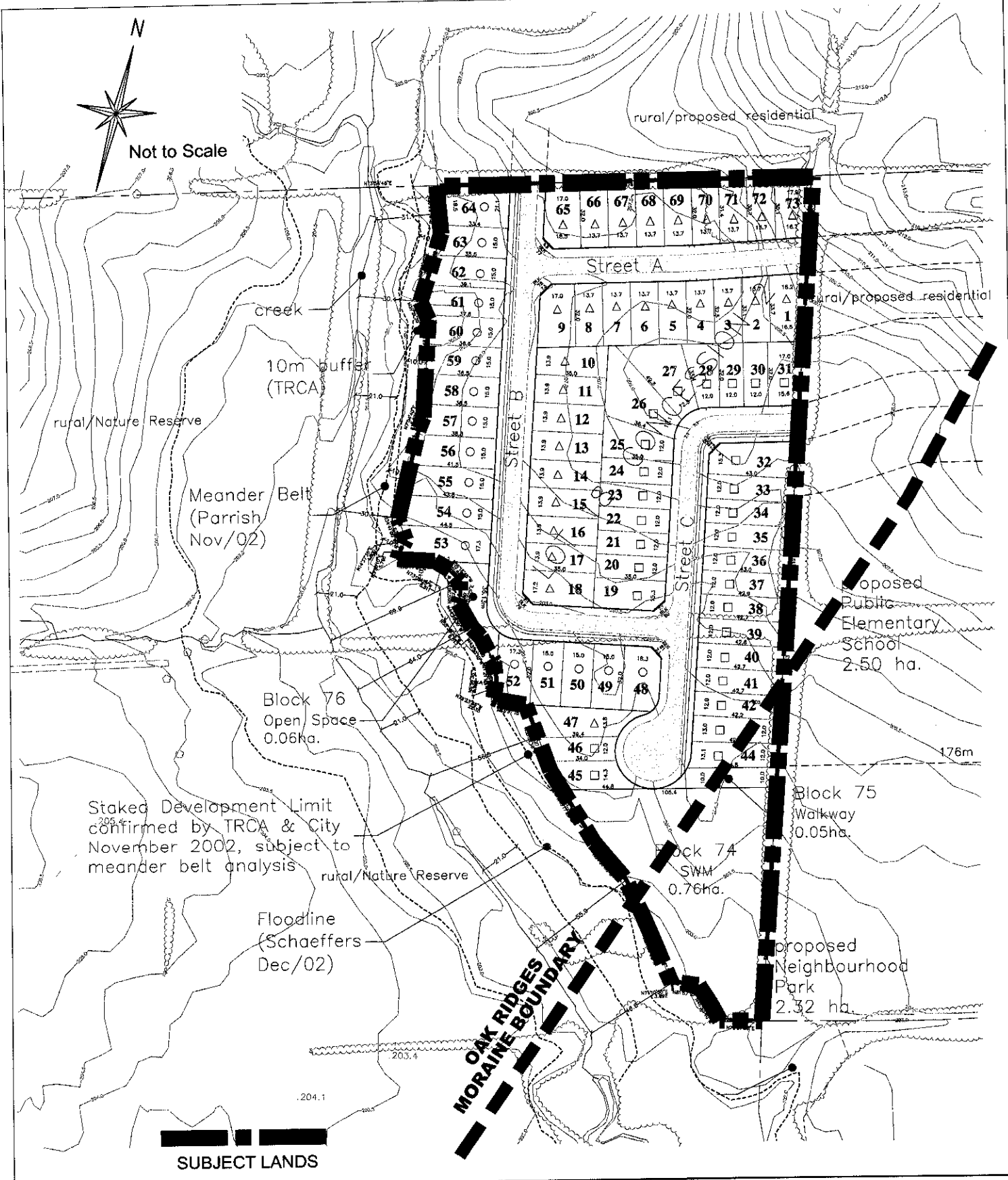
FILE No.:
19T-03V09
RELATED FILE No.:
Z.03.048
August 27, 2003

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Not to Scale



Draft Plan of Subdivision



Attachment

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APPLICANT:
ANKARA REALTY LIMITED

Part of Lot 18,
Concession 2

Community Planning Department

August 27, 2003

**BLOCK PLAN
BLOCK 11
CITY OF VAUGHAN**

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Schools
- Parks
- Woodlots
- Stormwater Management
- Valleyslands, Open Space and Nature Reserve
- Greenways
- Collector Streets
- Primary Streets
- Local Streets
- Walkway/Stream Crossing

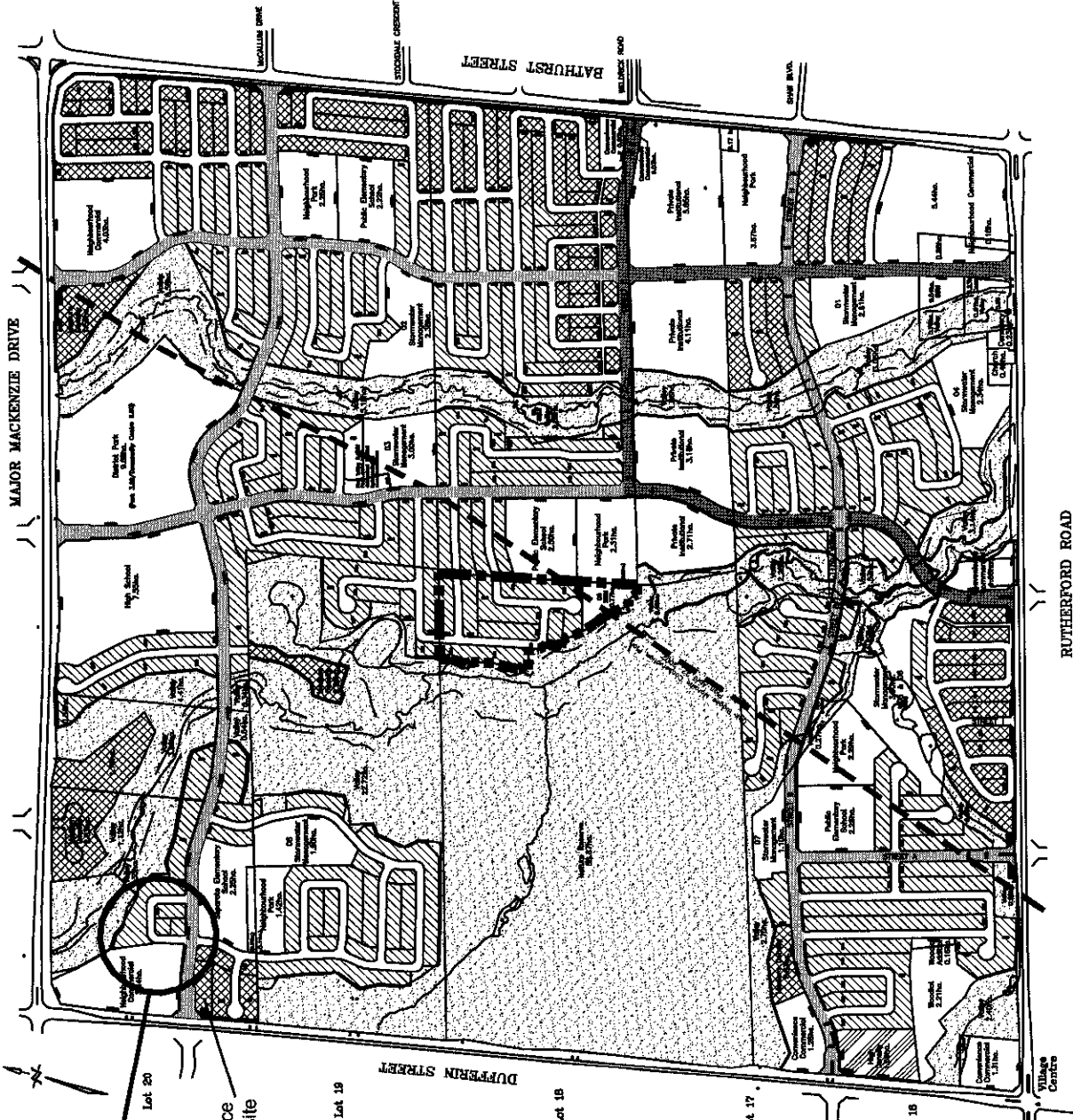
Valley feature limits determined with Toronto Region Conservation Authority and City in April 2001, and Fall 2002. Limits subsequently refined where necessary in accordance with slope stability, cut & fill analysis and urban design considerations.

Stable Slope Limit (Dillon August 2001)
Floodline (Schaeffers December 2002)
Property Ownership Limit

Note: The final width of the buffer adjacent to the Valleyslands shall be confirmed for the Venturon lots prior to approval of the draft plan of subdivision for the Venturon lands.

Not to Scale

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Red-Line Change

Potential Place of Worship Site

Attachment 3

FILE No.: 19T-03V09
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Legend
ANKARA SUBDIVISION 19T-03V09

City of Vaughan

Community Planning Department

Red-Lined Block 11 Plan

Lots 16 - 20, Concession 2

APPLICANT: ANKARA REALTY LIMITED
REVISED ATTACHMENTS (Block 11) 11.2001rev