

COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 8, 2003

**11. ZONING BY-LAW AMENDMENT FILE Z.03.067
DRAFT PLAN OF SUBDIVISION FILE 19T-95066
NINE-TEN WEST LIMITED
PRELIMINARY REPORT**

P.2003.82

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.067 and 19T-95066 (Nine-Ten West Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On September 22, 2003, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit 230 detached dwellings, 54 semi-detached dwellings, 49 townhouse units, a local commercial block, an elementary school, park and open space blocks, and a future development block on a 57.28 ha property.

Background - Analysis and Options

The site is located northeast of Rutherford Road and Dufferin Street, in Lots 16 and 17, Concession 2, City of Vaughan. The 57.28 ha site has 440m frontage on Dufferin Street and 830m flankage on Rutherford Road.

The site is designated "Low Density Residential", "Medium Density Residential/Commercial", "Tableland Woodlots" and "Valley Lands" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), designating the lands "Settlement Area". The approved Block 11 Plan specifically defines the land uses as low and medium density residential, commercial, valley lands, woodlots, stormwater management pond, institutional, neighbourhood park and Carrville District Centre Study Area. The lands are zoned A Agricultural, OS1 Open Space Conservation and OS5 Open Space Environmental Protection Zones by By-law 1-88. The surrounding land uses are:

- North - nature reserve (A Agricultural Zone)
- South - Rutherford Road; proposed Carrville District Centre/vacant, residential, commercial (Block 10)
- East - valleyland (OS1 Open Space Conservation Zone)
- West - Dufferin Street; proposed Carrville District Centre/vacant (Block 18)

On November 14, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density across the Block 11 Plan of 16-18

units/ha; review will be given to ensure that both the draft plan and block plan densities conform to the Official Plan;

- “Medium Density Residential/Commercial” areas are generally located along major arterial roads and certain primary streets, and are primarily residential, with limited commercial uses located at grade level and along transit routes to encourage pedestrian movement; the permitted net density is between 17-40units/ha, with an average required net density across the Block 11 Plan of 25-35 units/ha; review will be given to ensure the draft plan and block plan densities conform to the Official Plan;
- the draft plan proposes 184 medium density units comprised of detached, semi-detached and townhouse dwellings, and 149 low density units consisting of detached dwellings; the land use distribution for the approved Block 11 Plan requires 345 low density and 287 medium density units, resulting in a deficiency of 299 units; through the preparation of the Carrville District Centre plan, there may be opportunity to address this deficiency in the future development blocks of the plan; the unit count for the subdivision and overall Block Plan will be reviewed for conformity;
- the lots will be zoned in accordance with the City’s new residential zone standards, including RD3 and RD4 detached lots having frontages of 12m and 9m respectively, RS1 semi-detached standard lots having frontages of a minimum 7.5m/unit, and RT1 residential townhomes with 6m/unit frontages on standard and laneway-accessed lots;
- the draft plan includes a portion of the Carrville District Centre, which is identified as future development, and currently subject to the Carrville District Centre Study to be completed in January 2004; the approved Block 11 Plan accommodates medium and high density residential and convenience commercial uses within the District Centre;
- the permitted uses within the “Local Convenience Commercial” designation are intended to provide convenience level shopping and personal services; Block 299 (0.52 ha) would be zoned C3 Local Commercial Zone and merged with the commercial lands in the abutting easterly subdivision (Woodvalley Developments Inc., 19T-95062) to comprise a 0.66 ha commercial block;
- a 2.26 ha elementary school block and 2.21 ha park block are provided as shown on the Block Plan;
- the natural features and buffers, stormwater management ponds and tableland woodlots located within the Oak Ridges Moraine would be zoned OS5 Open Space Environmental Protection Zone; valleys and stormwater management ponds located outside of the moraine would be zoned OS1 Open Space Conservation Zone;
- the application for Zoning By-law Amendment is subject to the Oak Ridges Moraine Conservation Plan as it was submitted after November 16, 2001; the applicant must submit a report demonstrating conformity with the Oak Ridges Moraine Conservation Plan “Settlement Areas” provisions;
- conformity of the draft plan of subdivision with the approved Block 11 Plan, including the co-ordination of lotting and road patterns with the adjacent plans of subdivision, will be reviewed;
- prior to draft approval of the first plan of subdivision within Block 11:
 - a) the Urban Design Guidelines, Architectural Design Guidelines, Landscape Master Plan for the Block and all outstanding Block Plan matters, must be approved by the City;

- b) the lots to be included in the Stage 1 portion of each subdivision plan, within Phase 1 of the Block Plan, must be submitted for approval by the City; other than Stage 1, the remainder of the plan would be zoning in a “Holding” category pending availability of servicing capacity;
- c) water and sewer servicing capacity must be identified by the Region and assigned to the City, for allocation to Stage 1 of Phase 1 of each draft plan; and
- d) the requirements of the Environmental Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments of 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. The technical report may proceed to Committee upon completion of the Block Plan and phasing requirements, and receipt of servicing capacity from the Region.

Attachment

- 1. Location Map
- 2. Draft Plan of Subdivision
- 3. Council Approved Block 11 Plan (August 25, 2003)

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lots 16 & 17,
Concession 2

APPLICANT:
NINE-TEN WEST LIMITED

City of
Vaughan

Community Planning Department

Attachment

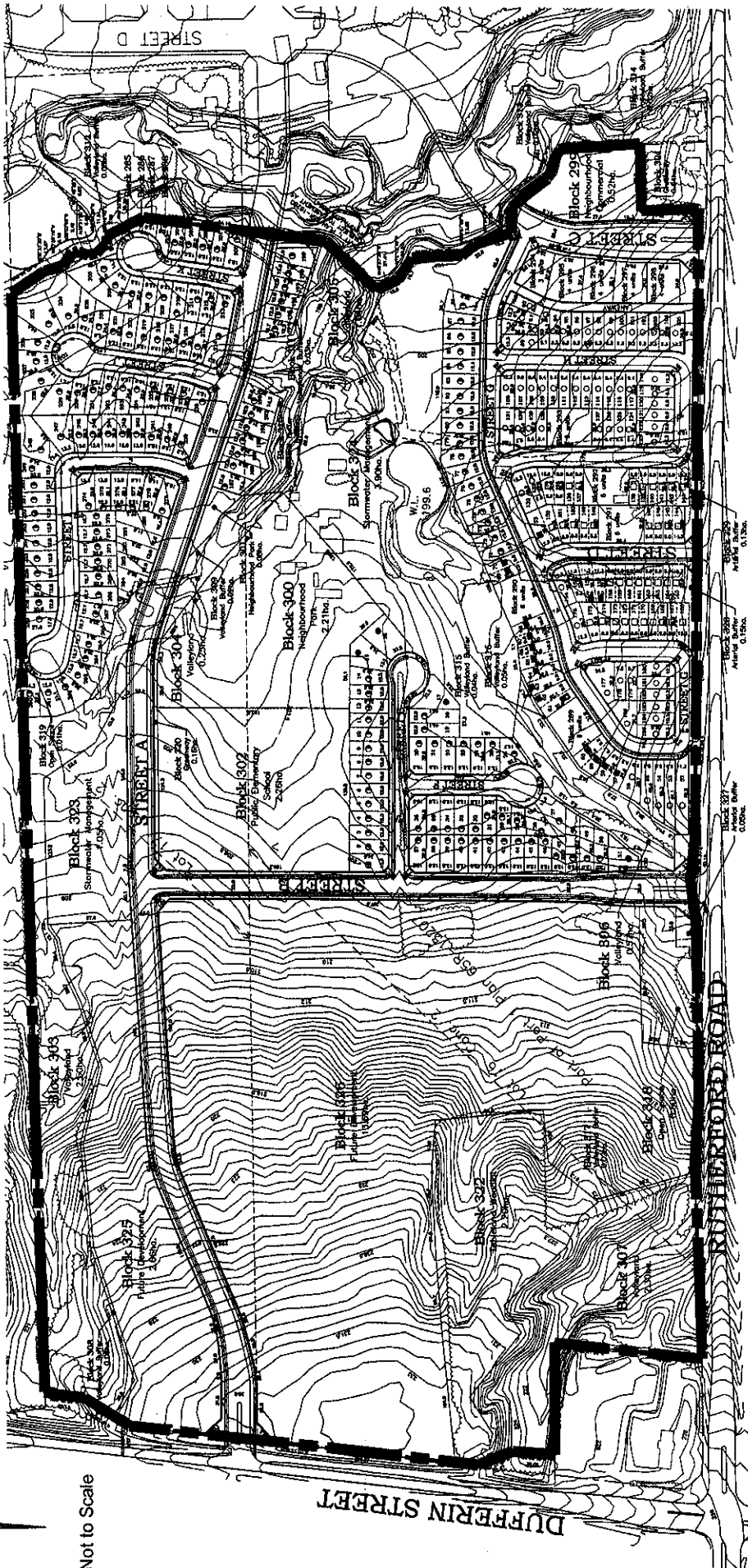
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FILE No.:
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Z.03.067

September 29, 2003



Not to Scale



SUBJECT LANDS



Draft Plan of Subdivision

Part of Lots 16 & 17,
Concession 2

APPLICANT:
NINE-TEN WEST LIMITED



Community Planning Department

Attachment
















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FILE No.:
19T - 95O66 &
Z.03.067

September 29, 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
-  Valleys, 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.

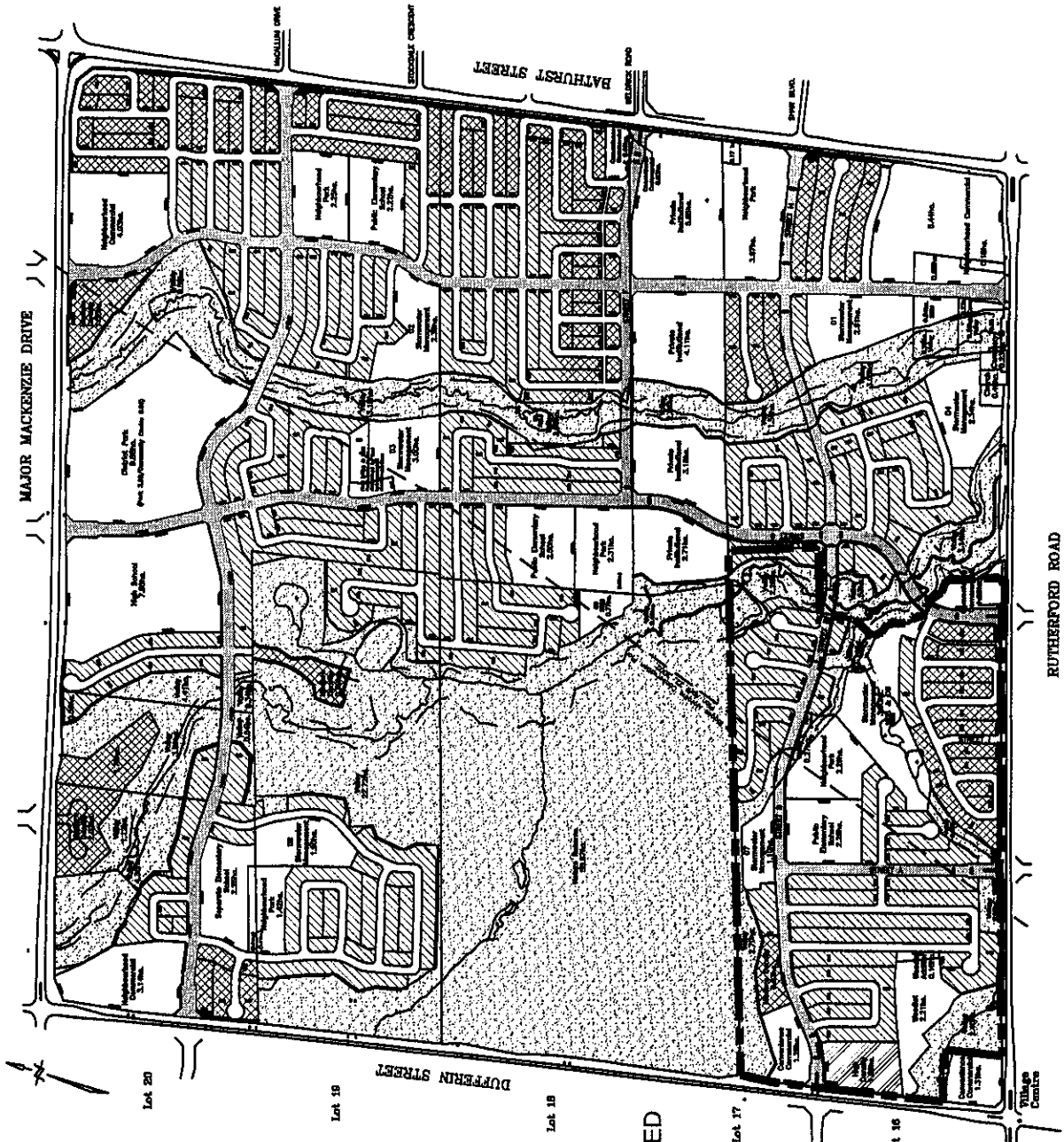
Stable Slope Limit (Dillon August 2001)

Floodline (Scheffers December 2002)

Property Ownership Limit

Note: The final width of the buffer adjacent to the Valley/lands shall be confirmed for the Vaughan lands prior to approval of the draft plan of submission for the Vaughan lands.

ALCORN & ASSOCIATES LIMITED
Land Planning and Development Consultants



19T-95066
NINE-TEN LIMITED

Not to Scale

**Red-Lined
Block 11 Plan**

APPLICANT:
NINE-TEN WEST LIMITED

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**City of
Vaughan**

Community Planning Department

**Attachment
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November 26, 2003