

3.      **ZONING BY-LAW AMENDMENT FILE Z.00.047**      **P.2003.74**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-00V10**  
**WESTON - 400 HOLDINGS INC.**  
**PRELIMINARY REPORT**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-00V10 and Z.00.047 (Weston-400 Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On May 9, 2000, the owner submitted an application to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a mixed-use subdivision on a 39.9 ha property, consisting of:

Single Detached Residential	326 units
Semi-Detached Residential	52 units
Street Townhouses	111 units
Park	2.902 ha
School	1.234 ha
High Performance Employment	6.235 ha
Commercial	0.570 ha

**Background - Analysis and Options**

The lands are located on the east side of Weston Road, through to Highway #400, south of Teston Road (10511 Weston Road), in Planning Block 33 West, in Lot 24, Concession 5, City of Vaughan. There is a farm dwelling with accessory buildings on the subject lands. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - farmland (A Agricultural Zone)
- East - Highway #400; residential (RV4(WS) Urban Village Residential Zone Four)
- West - Weston Road; farmland, estate residential (A Agricultural Zone, RR Rural Residential Zone)

The lands are designated "Low Density Residential", "Medium Density Residential/Commercial" and "High Performance Employment Area" by OPA 600. The Block Plan specifically defines the land uses as low density residential, high performance employment, commercial, school, and neighbourhood park. The zoning is A Agricultural Zone by By-law 1-88.

On November 14, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Residents Association, Vellore Woods Ratepayers Association, Millwood Woodend Ratepayers' Association and the Columbus Trail Residents' Association. No comments have been received to date. 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 application, Staff have 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 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;
- the "Medium Density Residential/Commercial" designation would permit a mix of residential and limited at-grade commercial at a net density between 17 and 40 units/ha, with an average required net density across the Block of 25-35 units/ha; review will be given to ensure conformity of the plan with the Official Plan;
- the draft plan of subdivision will be reviewed for consistency with the approved Block 33 West Plan, including coordination of the road and lotting pattern;
- a revised water supply analysis report for the Block be submitted and finalized to the satisfaction of the Vaughan Engineering Department;
- the results of the Cultural Heritage Resource Assessment and the preferred approaches respecting 10511 Weston Road, be determined and implemented;
- the lots would be zoned in accordance with the City's new residential zone categories, and the employment area would be zoned EM1 Zone;
- prior to approval of the first draft plan in Block 33 West:
  - a) the Urban Design Guidelines, Architectural Design Guidelines and a 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 zoned 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 Environment 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 application, 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. In particular, conformity with the approved Block 33 West Plan will be reviewed. The technical report may proceed to Committee upon completion of the Block Plan requirements and receipt of servicing capacity from the Region.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Council Approved Block 33 West Plan, dated September 8, 2003

**Report prepared by:**

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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM



**Location Map**

Lot 24,  
Concession 5  
APPLICANT:  
WESTON - 400 HOLDINGS INC.

City of  
**Vaughan**

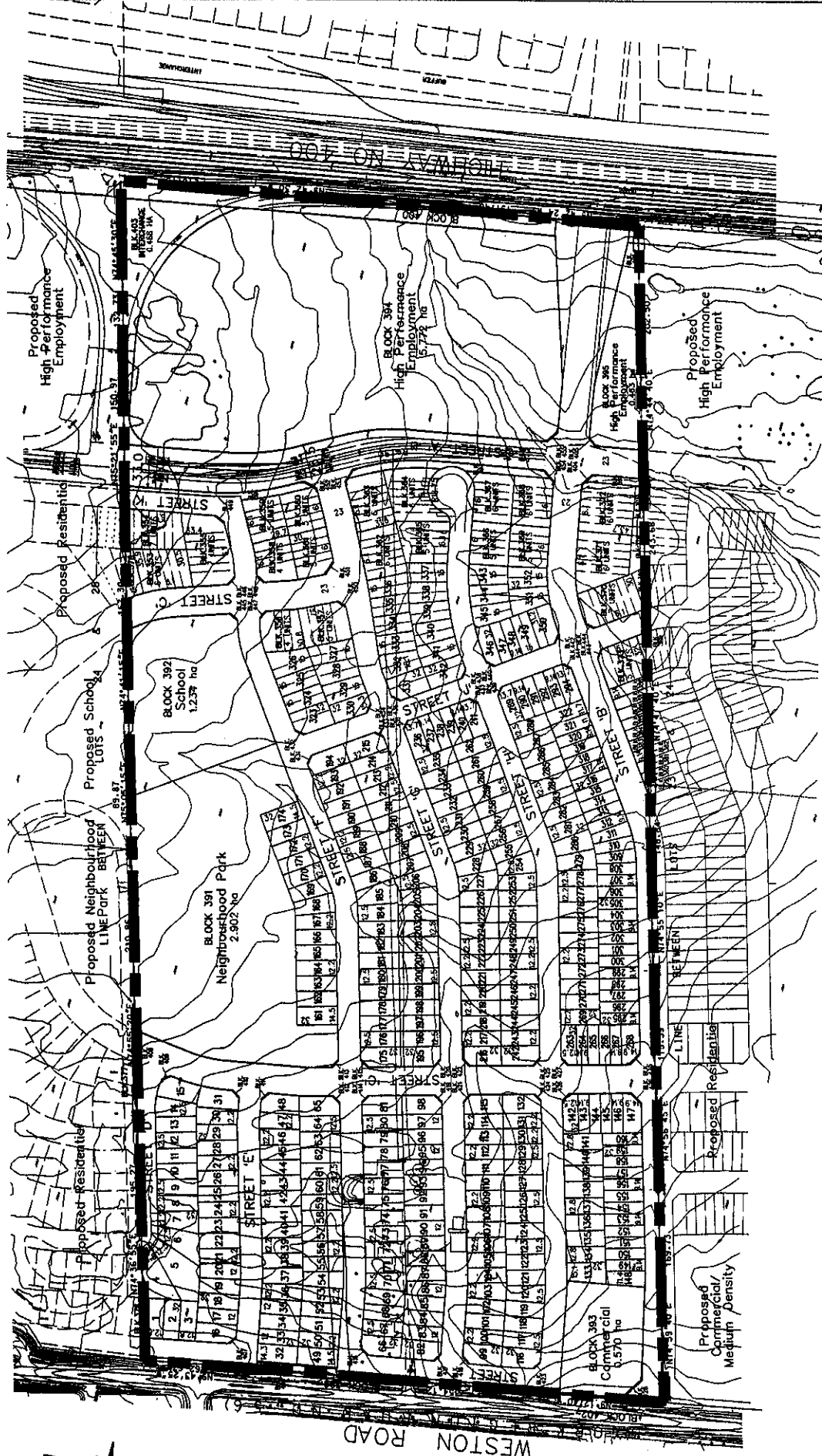
Community Planning Department

**Attachment**



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October 24, 2003



Not to Scale

SUBJECT LANDS

# Draft Plan of Subdivision

Lot 24,  
Concession 5  
APPLICANT:  
WESTON - 400 HOLDINGS INC.



Community Planning Department

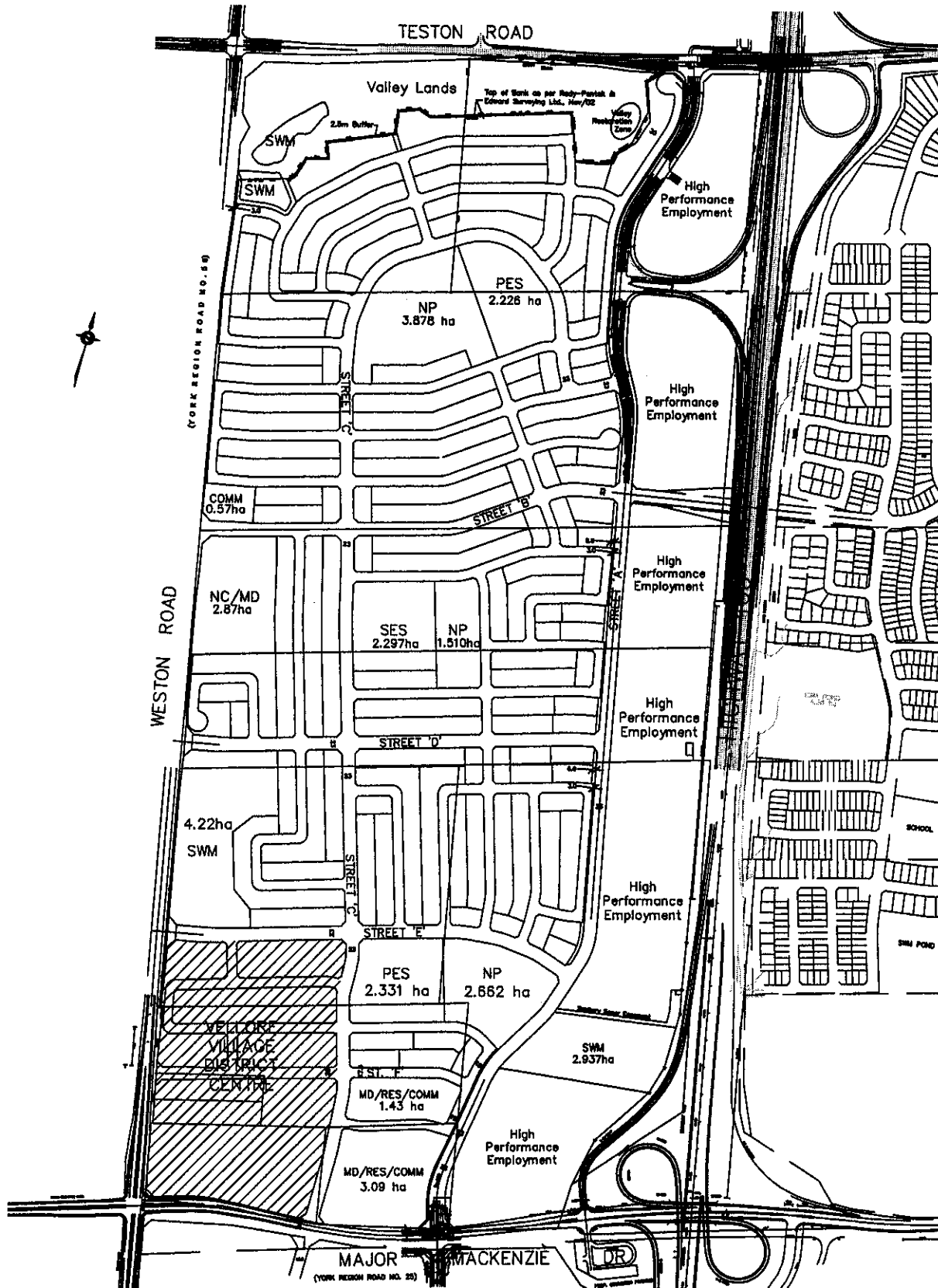
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**APPROVED BLOCK  
33 WEST PLAN**

Lots 21 - 25,  
Concession 5  
APPLICANT:



Community Planning Department

**Attachment**

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November 24, 2003

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