

**5. ZONING BY-LAW AMENDMENT FILE Z.00.043
DRAFT PLAN OF SUBDIVISION FILE 19T-00V09
JRN HOLDINGS INC.
PRELIMINARY REPORT**

P.2003.76

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-00V09 and Z.00.043 (JRN 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 2, 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 17.831 ha site, consisting of:

Single Detached Residential	84 units
Semi-Detached Residential	104 units
Street Townhouses	33 units
Park	0.985 ha
School	1.796 ha
High Performance Employment	3.559 ha
Commercial	0.556 ha

Background - Analysis and Options

The lands are located on the east side of Weston Road, through to Highway #400, north of Major Mackenzie Drive, in Lot 23, Concession 5, City of Vaughan. There is a farm dwelling with accessory buildings on the 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 (A Agricultural Zone)

The lands are designated “Low Density Residential”, “Medium Density Residential/Commercial” and “High Performance Employment Area” by OPA 600. The Block 33 West Plan further defines the land uses as low density residential, medium density residential/neighbourhood commercial, high performance employment, school and 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 lots will 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 within 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 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 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 Official Plan and consistency 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



 SUBJECT LANDS

Location Map

Part Lot 23,
Concession 5
APPLICANT:
JRN HOLDINGS INC.
IN PART 1 ATTACHMENTS Z.00.043

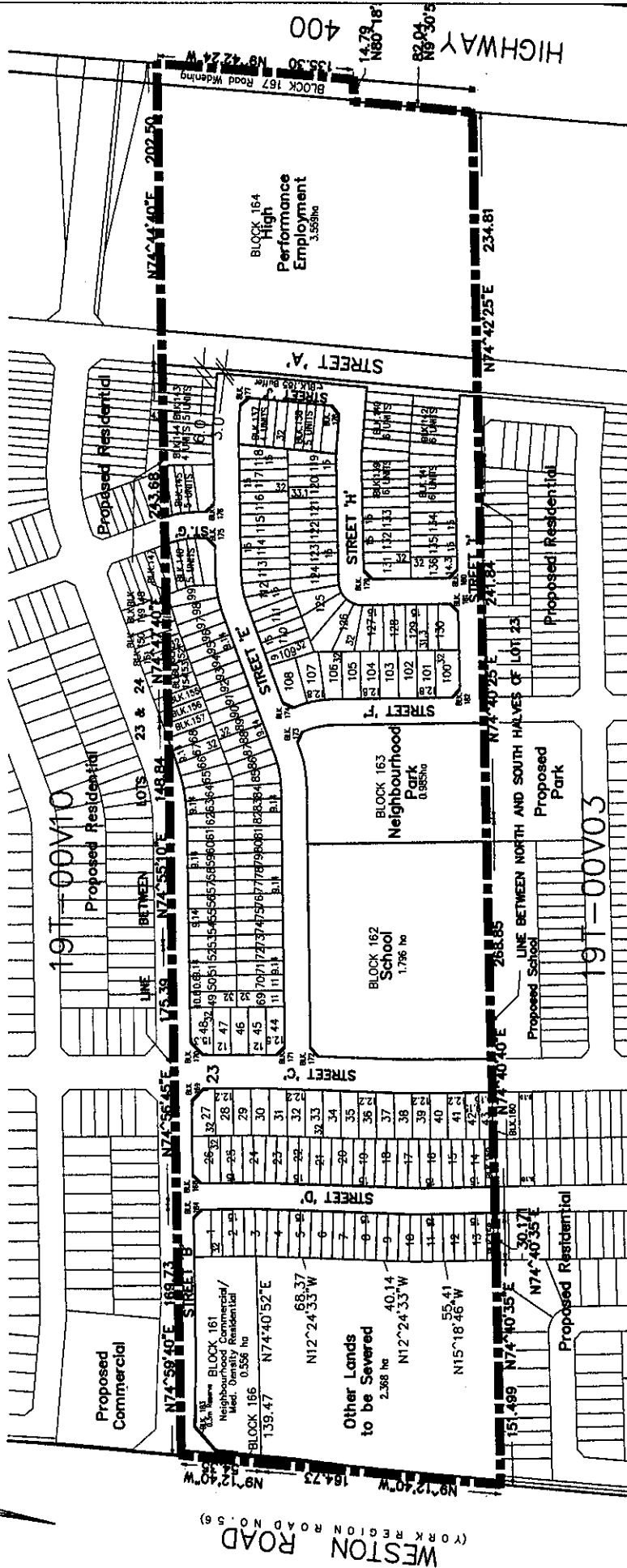
City of
Vaughan

Community Planning Department

Attachment

FILE No.: Z.00.043
Related File: 19T-00V09
Not to Scale
October 23, 2003





SUBJECT LANDS

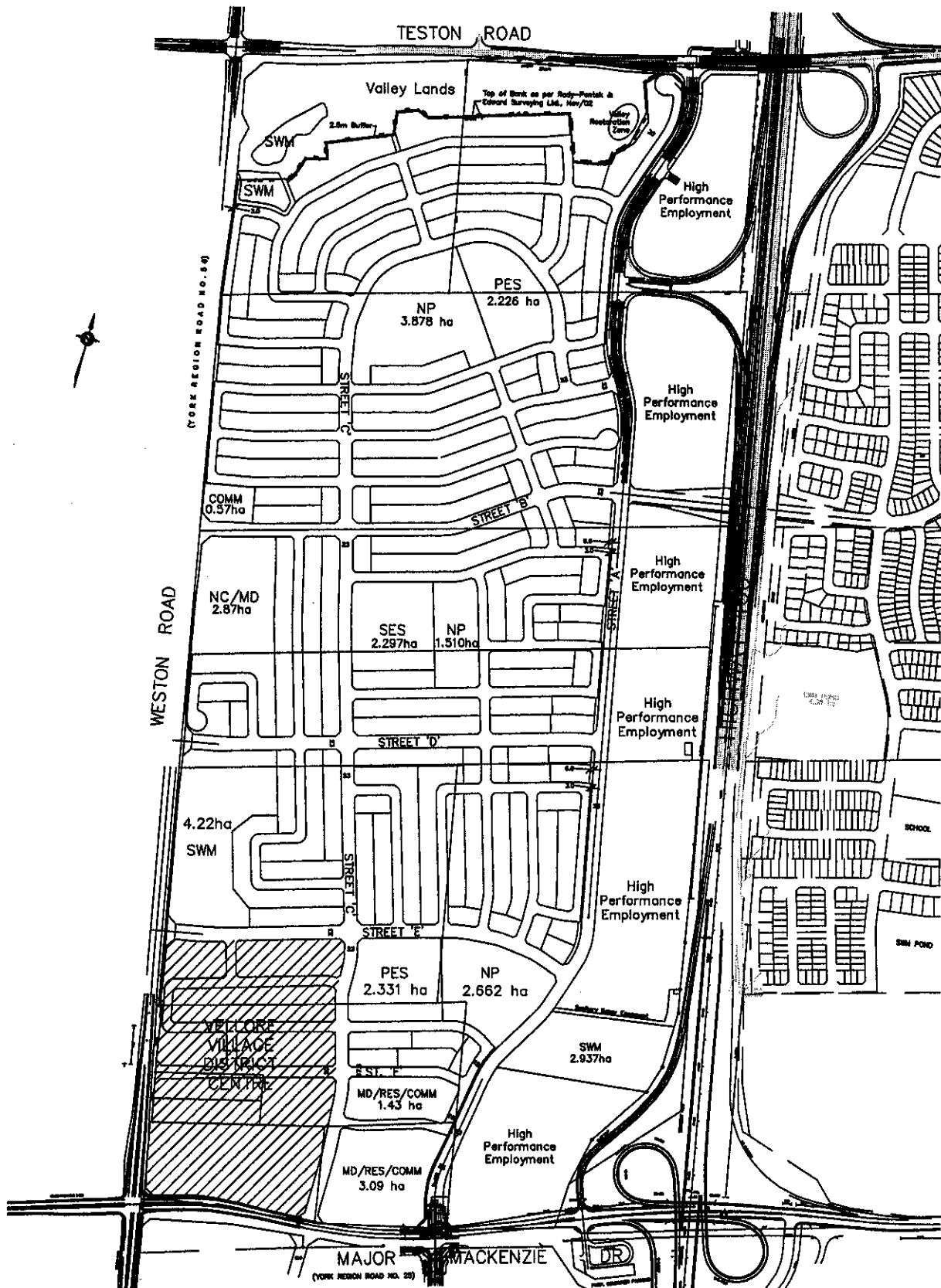
Attachment 2

FILE No.: Z.00.043
 Related File: 19T-00V09
 Not to Scale
 October 23, 2003

City of **Vaughan**
 Community Planning Department

Draft Plan of Subdivision

Part Lot 23,
 Concession 5
 APPLICANT:
 JRN HOLDINGS INC.
 N:\0FT\1 ATTACHMENTS\Z.00.043



**APPROVED BLOCK
33 WEST PLAN**

Lots 21 - 25,
Concession 5
APPLICANT:



Community Planning Department

Attachment

FILE No.:

Not to Scale

November 24, 2003

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