

**7. ZONING BY-LAW AMENDMENT FILE Z.03.042
DRAFT PLAN OF SUBDIVISION FILE 19T-03V08
ARGENTO DEVELOPMENTS INC.
PRELIMINARY REPORT**

P.2003.78

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files 19T-03V08 and Z.03.042 (Argento Developments Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On June 11, 2003, 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 the 29.75 ha site, consisting of:

Single Detached Residential	36 units
Semi-Detached Residential	100 units
Street Townhouses	56 units
Park	2.518 ha
School	0.040 ha
High Performance Employment	7.879 ha
Commercial	6.085 ha

Background - Analysis and Options

The lands are located at the northwest corner of Major Mackenzie Drive and Highway #400, in Lots 21 and 22, Concession 5, City of Vaughan. The lands are currently vacant. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - Major Mackenzie Drive; commercial (C2 General Commercial Zone)
- East - Highway #400; residential (RV4 and RV4(W) Residential Urban Village Zone Four, RVM1(B) Residential Urban Village Multiple Zone One)
- West - 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 specifically defines the land uses as low density residential, high performance employment, commercial neighbourhood park, and stormwater management pond. 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 will be reviewed for consistency with the approved Block 33 West Plan, including coordination of 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 would be zoned in accordance with the City's new residential zoning standards; also the specific land uses, will need to be determined for the south employment area, which also allows for limited retail, office commercial, and institutional uses;
- prior to the approval of the first draft plan of subdivision within Block 33 West:
 - a) the Urban Design Guidelines, Architectural Design Guidelines and 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:

Todd Coles, Planner, ext. 8634

Arto Tikiryan, Senior Planner, ext. 8212

Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



 SUBJECT LANDS

Location Map

Part Lots 21 & 22,
Concession 5
 APPLICANT:
 ARGENTO DEVELOPMENTS INC.
N:\017\1 ATTACHMENTS\A.Z.03.042

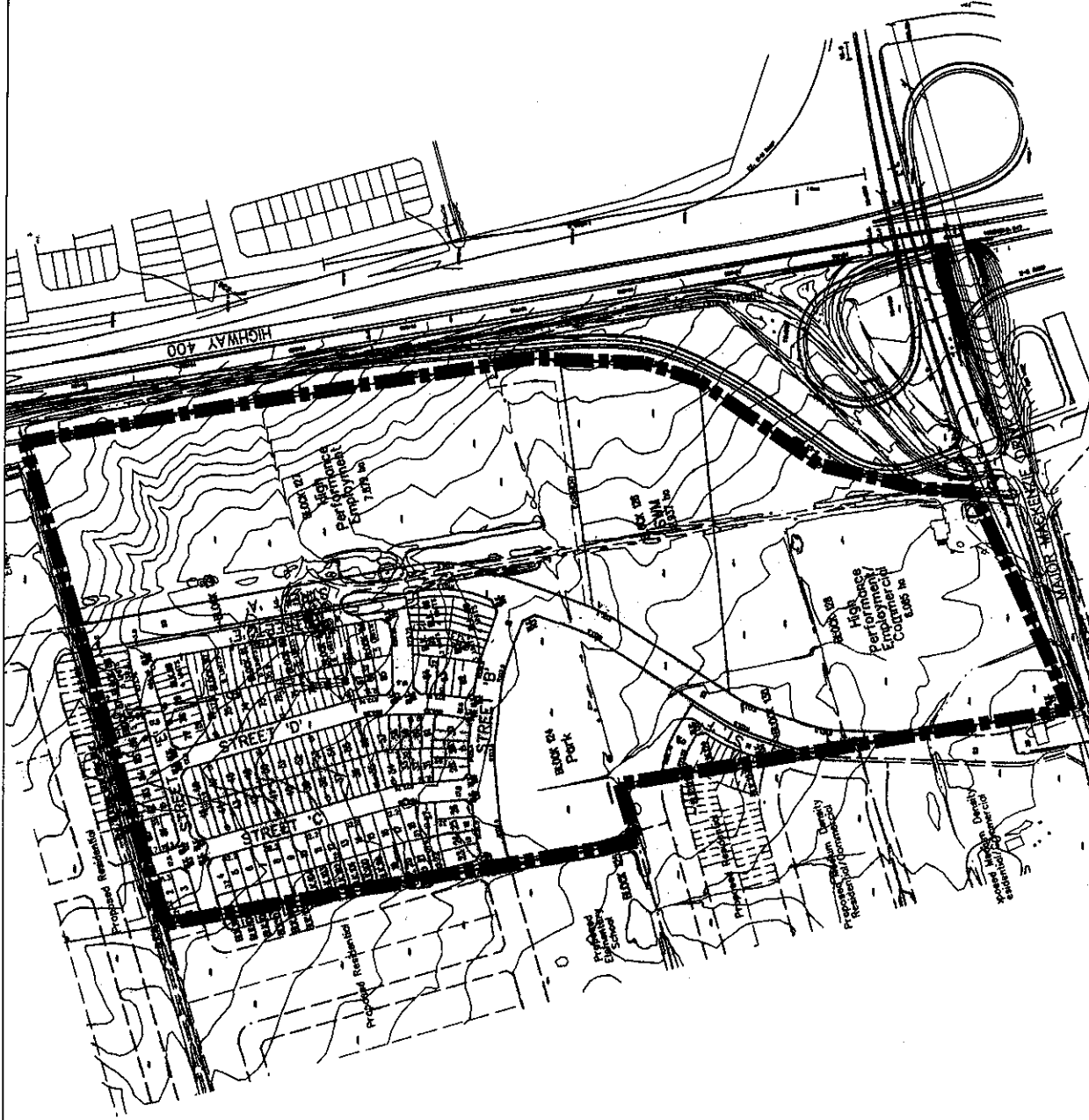


Community Planning Department

Attachment

FILE No.: Z.03.042
 Related File: 19T-03V08
 Not to Scale
 October 24, 2003





SUBJECT LANDS

Draft Plan of Subdivision

Part Lots 21 & 22,
Concession 5

APPLICANT:
ARGENTO DEVELOPMENTS INC.

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City of
Vaughan

Community Planning Department

Attachment

FILE No.: Z.03.042
Related File: 19T-03V08

Not to Scale

October 24, 2003

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