

**9. OFFICIAL PLAN AMENDMENT FILE OP.03.022
ZONING BY-LAW AMENDMENT FILE Z.03.070
DRAFT PLAN OF SUBDIVISION FILE 19T-95065
1275621 ONTARIO INC.
PRELIMINARY REPORT**

P.2003.80

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.03.022, Z.03.070 and 19T-95065 (1275621 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On September 29, 2003, the Owner submitted applications to amend the Official Plan and Zoning By-law and for a draft plan of subdivision on a 16.71ha site, to permit the following:

- 5.64 ha high density residential/commercial block at 150 units per ha;
- 13 detached units with lot frontages from 13.2m to 15.5m;
- 2.25 ha separate elementary school;
- 0.31 ha neighbourhood park;
- 1.89 ha institutional block (place of worship); and
- 4.18 ha open space/valley lands.

Background - Analysis and Options

The subject lands are located on the southeast corner of Major Mackenzie Drive and Dufferin Street in Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan.

The subject lands are designated "Medium Density Residential/Commercial", "Low Density Residential", "Neighbourhood Commercial Centre" and "Valley Lands" by OPA #600, and zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The approved Block 11 Plan specifically defines the land uses as Neighbourhood Commercial, Low Density Residential, Medium Density Residential, Separate Elementary School, Neighbourhood Park, and Open Space/Valley Lands. The surrounding land uses are:

- North - Major Mackenzie Drive; driving range (A Agricultural Zone)
- South - vacant/future development (A Agricultural Zone)
- East - valley lands (OS5 Zone)/future development (A Agricultural Zone)
- West - Dufferin Street; farmland/future development (A Agricultural Zone)

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

- the “Low Density Residential” designation would permit single and semi-detached dwellings at a maximum net density of 22 units/ha; “Medium Density Residential/Commercial” would permit a mix of residential and limited at-grade commercial at a maximum net density of 40 units/ha; the southeast corner of Major Mackenzie Drive and Dufferin Street is designated as a “Neighbourhood Commercial Centre,” which would permit between 5,000-15,000m² of gross commercial leasable area; the lands designated “Valley Lands” would be maintained in a natural state and conveyed to public ownership;
- the proposed amendment to the Official Plan is to redesignate the “Low Density Residential” and “Medium Density Residential/Commercial” lands to “High Density Residential/Commercial” at a net density of 60-150 units/ha; the increased density on the 5.64ha block would permit a maximum of 846 units, and a commercial component at a maximum density of 2.0 times the area of the block;
- the average density taken across all high density areas in the Block 11 Plan shall not be less than 115 units/ha; the proposed amendment would provide 141 units/ha (1030 units/7.33 ha), meeting the high density policies of the Official Plan;
- the detached lots would be zoned in accordance with the City’s new residential zone standards; a site-specific zoning and standards would be applied to the mixed-use high density residential and commercial block;
- a residential zone category would be applied to the two proposed institutional blocks (place of worship and school); the valleylands would maintain the OS5 Zone category;
- the overall increase in the number of units will be reviewed with respect to the effect on traffic and transit, water and sanitary servicing and stormwater management capacity, parkland requirements, and school enrollment;
- consideration will be given to the appropriateness of high density residential development in this location, in relation to the effect on the viability for planned high density development on other currently designated sites;
- the draft plan will be reviewed for consistency with the approved Block 11 Plan, including the co-ordination of lotting and road patterns with the adjacent plans of subdivision;
- the subject applications were submitted after the enactment of the Oak Ridges Moraine Conservation Act of November 16, 2001, and the “Settlement Area” provisions are applicable;
- the necessary water table and soils testing must be submitted to verify the ability of the site to accommodate a high density form of development with underground parking;
- prior to draft plan 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-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. The technical report may proceed to Committee upon completion of the Block Plan and phasing requirements, resolution of Oak Ridges Moraine and buffer matters, and receipt of servicing capacity from the Region.

In particular, the overall increase in the number of units will be reviewed with respect to traffic and transit, water and sanitary servicing and stormwater management capacity, parkland requirements, school enrollment, and sun/shadow/wind effect. Streetscape design, pedestrian connections, and compatibility with the adjacent development will be reviewed. Consideration will also be given to the impact of adding high density residential in this location, on the viability of achieving planned high density development in the other areas designated for such use, such as the nearby Carrville District Centre.

Attachments

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

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Location Map

Part of Lot 20,
Concession 2
APPLICANT:
1275621 ONTARIO INC.



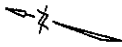
Community Planning Department

Attachment 1

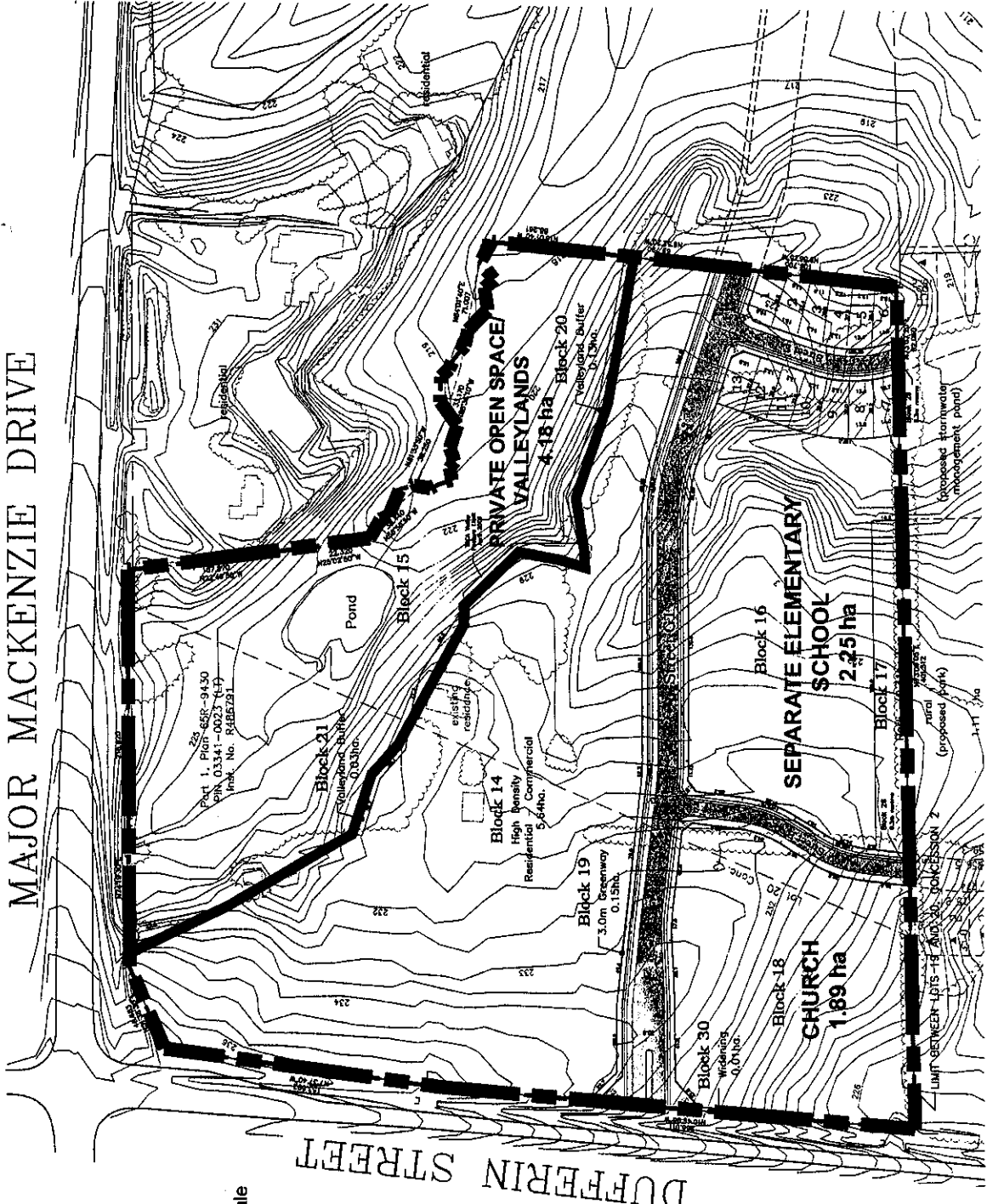
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November 12, 2003

MAJOR MACKENZIE DRIVE

DUFFERIN STREET



Not to Scale



SUBJECT LANDS

Draft Plan of Subdivision

Part of Lot 20,
Concession 2

APPLICANT:
1275621 ONTARIO INC.



Community Planning Department

Attachment
















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November 12, 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
-  Valleylands, 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 Valley lands shall be confirmed for the Venturon lands prior to approval of the draft plan of subdivision for the Venturon lands.

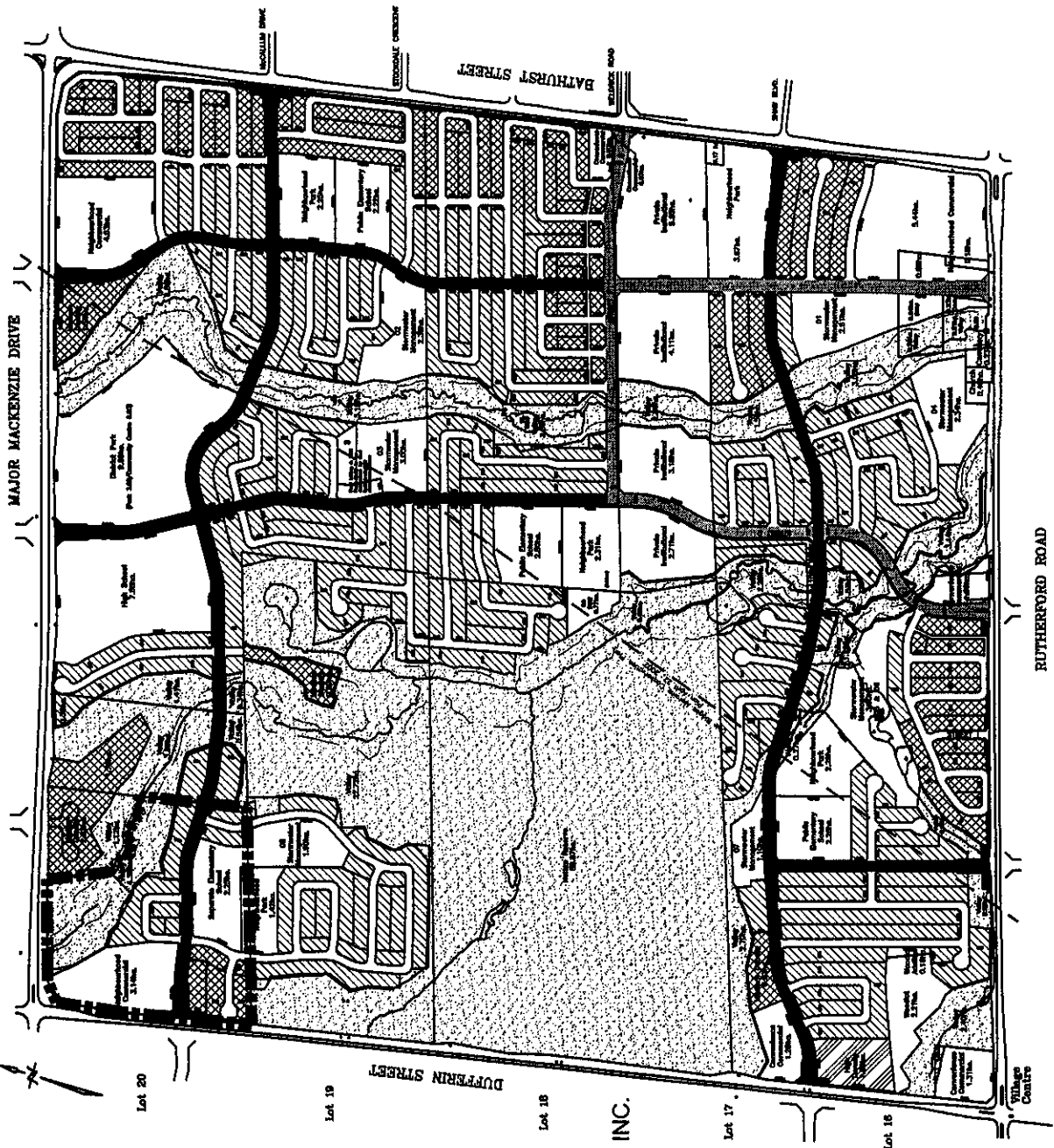
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Attachment 3

FILE No.:
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November 12, 2003



Not to Scale

19T-95065
1275621 ONTARIO INC.

Block 11 Plan

Part of Lot 20,
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CITY OF Vaughan
Community Planning Department