

**4. PINE HEIGHTS ESTATES (BLOCK 40/47)
OFFICIAL PLAN AMENDMENT FILE OP.03.008
PRELIMINARY REPORT**

P.2003.39

Recommendation

The Commissioner of Planning recommends:

“That the Public Hearing for File OP.03.008 (Pine Heights Estates), BE RECEIVED, and;

That the issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to Committee of the Whole.”

Purpose

Nine landowners within Blocks 40/47 have submitted an Official Plan Amendment application to re-designate the lands to “Low Density Residential”, with an exception to incorporate the “Executive Lot” policies of OPA #600; “Valley Lands”; “Storm Water Management”; “Neighbourhood Park”; and, “General Commercial” with an exception to include restaurants, banks, personal service shops, business and professional offices, and institutional uses as defined in OPA #600, Section 4.2.4. The redesignation to specific urban land use categories will facilitate the review of a subsequent Block Plan for the lands.

Background - Analysis and Options

The subject lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, in parts of Lots 23, 24, and 25 Concessions 6 and 7, City of Vaughan. The lands comprise a total area of 221.3 ha, including valley lands. The tableland portion of the lands is estimated to be approximately 143 ha, 69.7 ha of which is located west of Pine Valley Drive, and 73.3 ha east of Pine Valley Drive. The subject lands are currently used for field crops and scattered rural residential. The surrounding land uses are:

- South - Cold Creek valley lands
- West - Cold Creek valley lands
- North - Teston Road; lands designated “Rural Use” and “Agricultural Area”
- East - Cold Creek valley lands

The lands are designated “Urban Area” and “Valley Lands” by OPA #600, and zoned A Agricultural, OS1 Open Space Conservation Land, and OS2 Open Space Park Zones by By-law 1-88. The lands also form part of Vellore Urban Village 1.

On April 24, 2003, a notice of public hearing was published in the Vaughan Citizen, and mailed to all landowners within 120 metres of the subject lands. In addition, a notice was also mailed to the Kleinburg Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report.

Official Plan

The subject area was formerly designated “Future Urban Area” in OPA #400, and was redesignated to “Urban Area” as a result of the revised population forecasts available at the time of the Official Plan review of OPA #400. The forecasts indicated that by 2026, areas outside existing communities would need to accommodate more than 130,000 people. OPA #600 provides further rationale for the redesignation, as follows:

- (i) The lands will provide a supply of “executive housing” on large, serviced lots, providing an opportunity for this component of the City’s housing market not addressed elsewhere in the Official Plan.
- (ii) The lands along the Cold Creek Valley are well suited for ravine lot development.

OPA #600 includes the following specific policies for the subject lands:

- The lands shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of the Official Plan.
- OPA #600, Section 4.2.1.2 states that Blocks 40/47 north should be planned for predominantly “executive housing” on large lots with full municipal services.
- The gross density within the designated area shall be between 5.0 and 7.5 units per hectare.
- The projected housing unit yield is 1,000 units to accommodate a population of about 3,490.

Preliminary Review

Following a preliminary review of the proposed Official Plan Amendment, Staff has identified the following matters to be reviewed in greater detail:

Master Environmental Servicing Plan (MESP)

- The availability of sewage and water capacity for the subject lands must be identified by the Region of York and will be subject to all required Regional infrastructure improvements.
- The servicing, transportation and environmental feasibility of the proposed peninsula parcel within the Block Plan is not apparent at this time. Further examination and discussion with the relevant City departments will be required to confirm this particular aspect of the proposed plan.
- All properties within the limits of the proposed OPA must be planned comprehensively. The transportation and servicing connectivity for the non-participating land owners must be identified within the MESP.

Transportation

- Proposed internal road network is not practical for providing transit service, and relies on arterial road transit provision. The arterial roads will provide coverage to approximately 66% of the residential area based on a walking distance of 400 metres, lower than the 80% required in the Official Plan. The road network will be reviewed for possible improvements.
- Non-participating owners’ lands must be considered in the layout of the internal road system to provide flexibility for possible future development of these lands.

Environmental

- The precise limits of the valley lands will be determined at the Block Plan stage by the TRCA and Vaughan Staff in accordance with OPA # 600 policies (Section 5.9.1).

Proposed Commercial

- There is one proposed neighbourhood commercial site, located at the northeast corner of the block plan area. Consideration should be given to relocating this designation more centrally within the area.

Schools

- The York Region District School Board has indicated that an analysis to determine whether the projected number of students resulting from the proposed residential may be accommodated within the existing/planned schools serving the adjacent areas.

Region of York

- The Region has advised that the proposed Official Plan Amendment will be subject to a review pursuant to Section 5.2.7 of the Regional Official Plan.

Conclusion

All issues relevant to the preparation of the Block Plan will be considered in the technical review of the application, including the issues and concerns identified at this Public Hearing. These issues will be subsequently addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Current OPA #600 Schedule
3. Proposed Official Plan Amendment Schedule

Report prepared by:

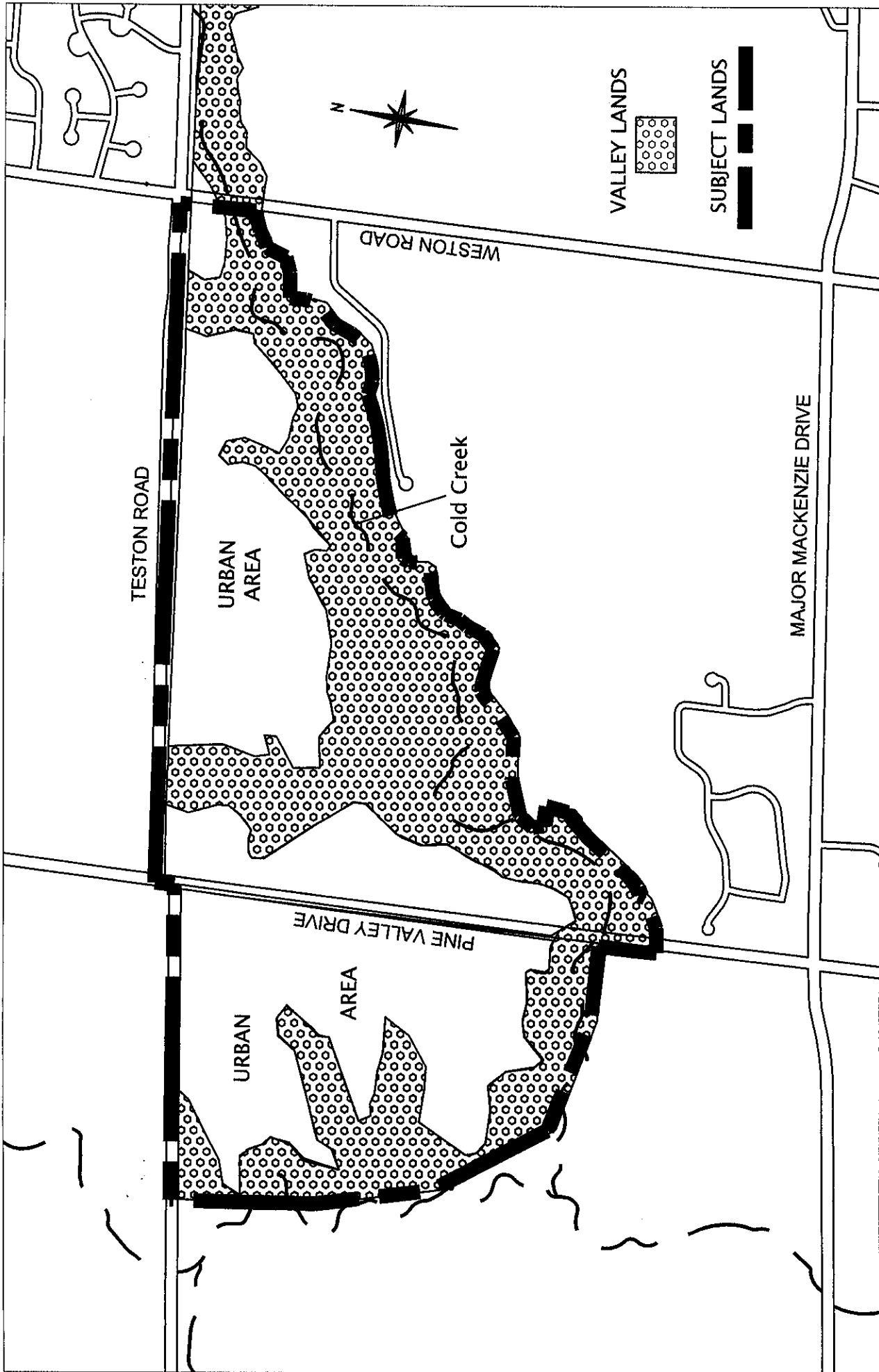
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Respectfully submitted,

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Commissioner of Planning

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/CM



Location Map

Lots 23, 24, & 25,
Concessions 6 & 7

APPLICANT:
PINE HEIGHTS ESTATES

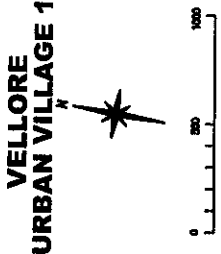


Community Planning Department

Attachment

1

FILE No.:
OP.03.008
May 5, 2003
Not to scale



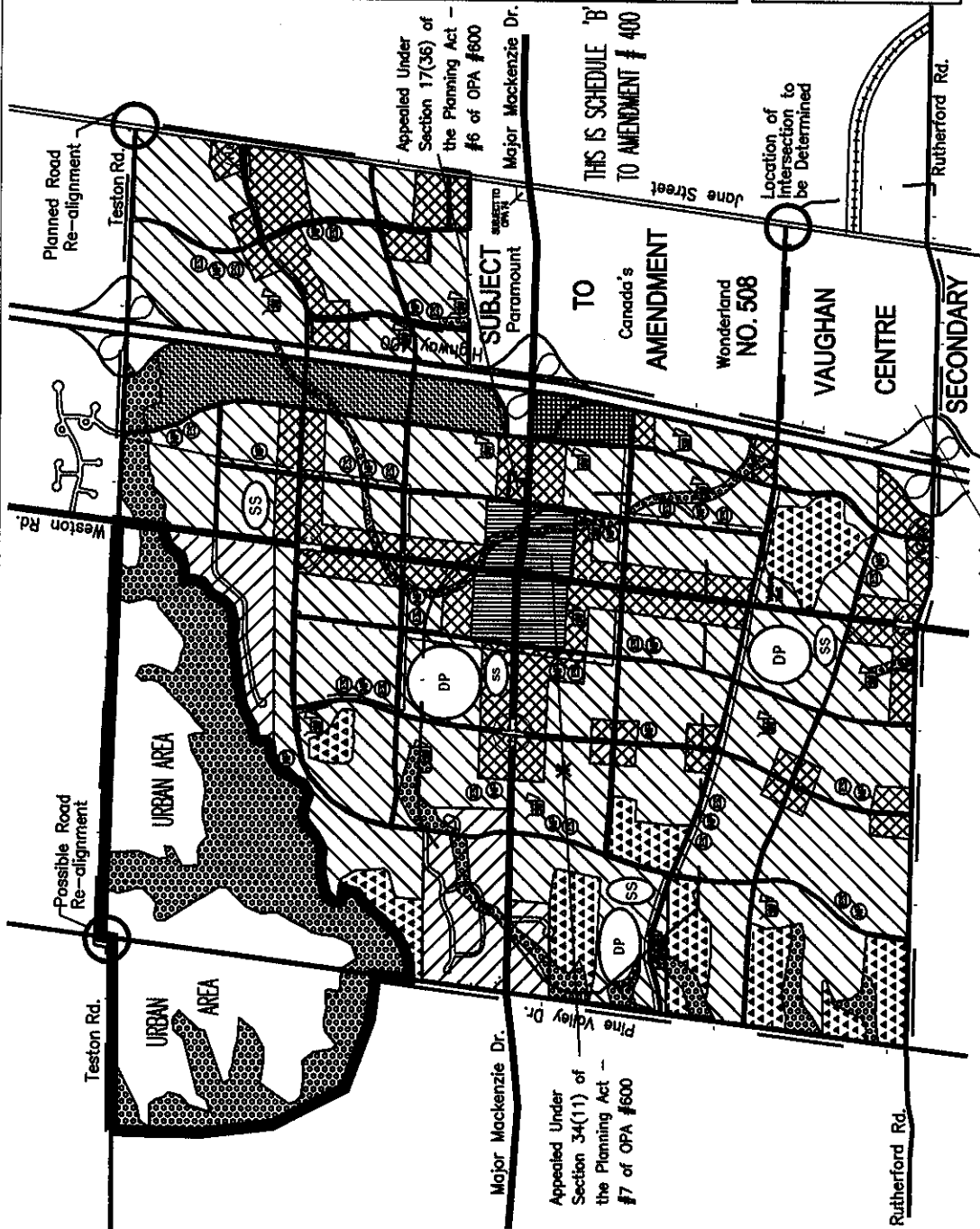
LEGEND

(S)	Elementary School
(SS)	Secondary School
(P)	Neighbourhood Park
(DP)	District Park
(E)	Neighbourhood Commercial Ctr.
(V)	Land Subject to Vellore - Urban Village Area #1
(L)	Low Density Residential
(M)	Medium Density Residential/Commercial
(VVC)	Vellore Village Centre
(ER)	Estate Residential
(U)	Urban Area
(H)	High Performance High Density Residential
(VL)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TL)	Tableland Woodlots
(CC)	General Commercial
(SWM)	Storm Water Management
(VCC)	Vaughan Centre
(WEM)	Water Element (measured Area) (Power Ejecta)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600 ADOPTED THE ____ DAY OF _____, 2000

SEALS OFFICERS _____

DATE _____



SEE SCHEDULE 'B1'

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

SUBJECT LANDS

SCHEDULE 'B' APPEAL: (APPEAL #4) IN SO FAR AS IT APPLIES TO THE BLOCK 33 WEST AREA

MODIFICATION #17 UNDER SECTION 17(9) OF THE PLANNING ACT

OPA #600 Schedule

Lots 23, 24, & 25, Concessions 6 & 7

APPLICANT: PINE HEIGHTS ESTATES



Community Planning Department

Attachment 2

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VELLORE URBAN VILLAGE 1

LEGEND

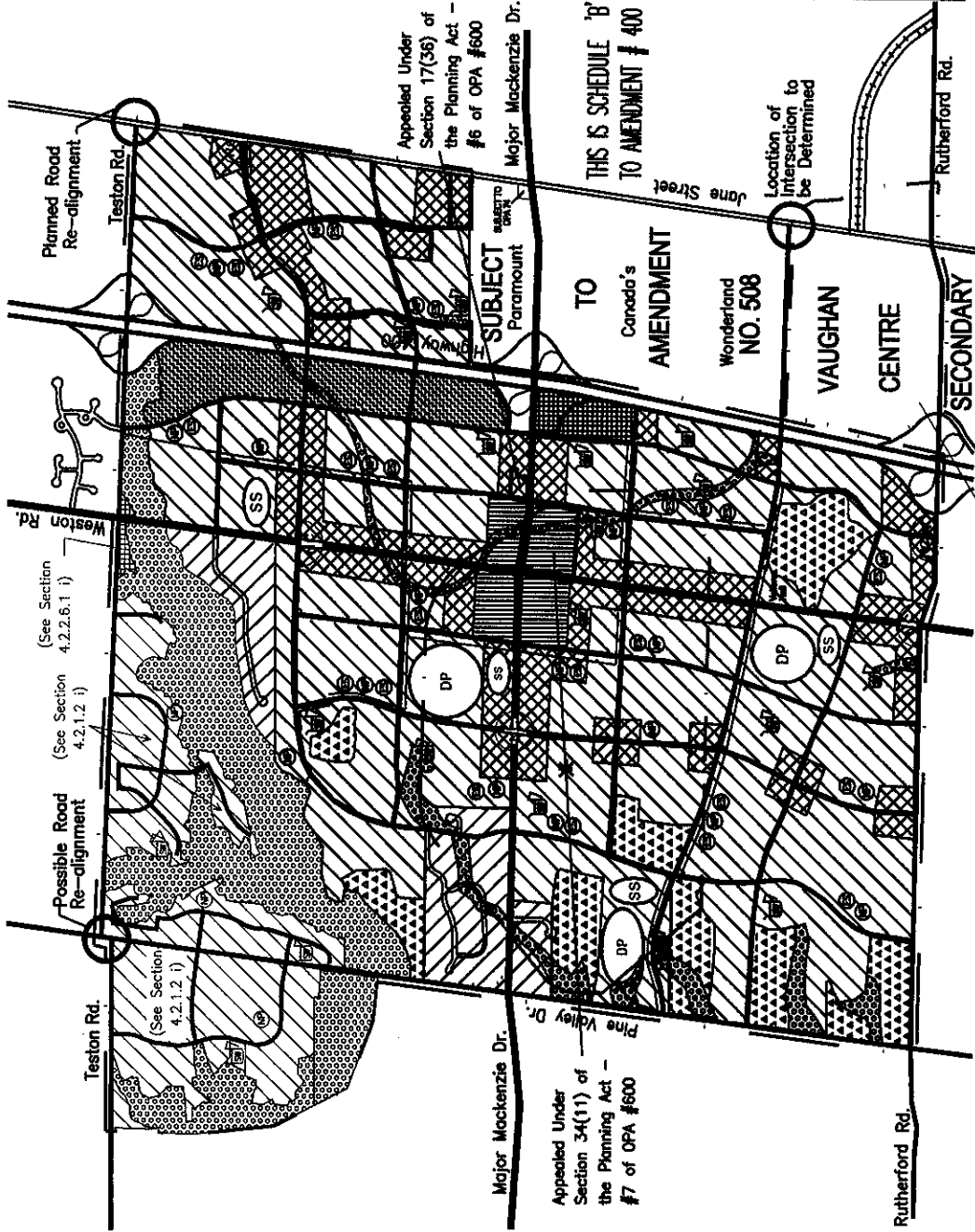
- Elementary School
- Secondary School
- Neighbourhood Park
- Neighbourhood Park
- Neighbourhood Commercial Cn.
- Land Subject to Vellore - Urban Village Area #1
- Low Density Residential
- Medium Density Residential/Commercial
- Vellore Village Centre
- Entire Residential
- Urban Area
- High Performance Employment Area
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlands
- General Commercial
- Storm Water Management
- Vaughan Centre
- Water Regional Assessment Area (Pine Heights)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

ADOPTED THE _____ DAY OF _____ 2000

SEAL OFFICER

CLERK



Schedule 1 to OPA# _____

SEE SCHEDULE 'B1'
 SCHEDULE 'B' APPEALED: (APPEAL #4) INSO FAR AS IT APPLIES TO THE BLOCK 33 WEST AREA

SEE SCHEDULE 'B2'
 AREA SUBJECT TO AMENDMENT NO. 512

MODIFICATION #17
 UNDER SECTION 17(9)
 OF THE PLANNING ACT

Proposed OPA Schedule

Lots 23, 24, & 25,
 Concessions 6 & 7

APPLICANT:
 PINE HEIGHTS ESTATES



Community Planning Department

Attachment 3

FILE No.:
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