

**4. ZONING BY-LAW AMENDMENT FILE Z.03.058
DRAFT PLAN OF SUBDIVISION FILE 19T-03V11
VENTANA HOMES INC.
PRELIMINARY REPORT**

P.2004.20

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.058 and 19T-03V11 (Ventana Homes Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On August 5, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision for an estate residential development comprised of 37 detached lots (18m frontage, 540m² area) and an open space block (6.1 ha).

Background - Analysis and Options

The 10.092 ha property is located on the west side of Dufferin Street, south of Kirby Road, in Lot 27, Concession 3, City of Vaughan. The lands are designated "Oak Ridges Moraine Settlement Area (North Maple Residential Executive Area)" and "Oak Ridges Moraine Natural Core Area (Open Space)" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned A Agricultural Zone by By-law 1-88, as amended by By-law 242-2003 (Oak Ridges Moraine). The surrounding land uses are:

- North - residential, Draft Plan 19T-02V02, valley lands (R1 and R1(H) Residential Zones, ORM Oak Ridges Moraine Zone and OS5 Open Space Environmental Protection Zone)
- South - residential, valley lands (A Agricultural Zone)
- East - agricultural (A Agricultural Zone)
- West - Avondale Composting Facility (OS1 Open Space Conservation Zone)

On December 22, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands. Correspondence dated August 24, 2003, was received from the Maplewood Ravines Community Association, which outlined concerns with the proposed lots having 18m frontages and 540m² areas, instead of 23m frontages and 1000m² areas, and not considering the site's topography in the lot and street layout. Correspondence dated January 5, 2004, was received from the resident at 11000 Dufferin Street, expressing concerns with the location of the proposed street and the density and lot sizes. These responses, along with other responses received, will be addressed in the technical review and included in the detailed staff report to the Committee of the Whole.

Preliminary Review

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are within the Oak Ridges Moraine and designated "Settlement Area" and "Natural Core Area" by OPA #604, subject to Sections 3.4, 3.5, 3.6, 4 and 5; documents need to be submitted to demonstrate conformity of the proposal to the Oak

Ridges Moraine Conservation Plan in accordance with OPA #604; the conformity analysis will assist in determining the appropriate land uses for the subject lands;

- the “Natural Core Area” contains key natural features, hydrologically sensitive features, life and earth science area of natural and scientific interest (ANSI), significant woodlands, etc.; OPA #604 classifies part of the subject lands as being within the McGill Forest Environmentally Significant Area, and the Maple Uplands and Kettle Wetlands ANSI; uses such as fish, wildlife and forest management, and conservation, flood and erosion control projects may be permitted subject to Section 5 of OPA #604; the limits of the valley lands/open space should be based on the greater of the Natural Core Area or the Life Science ANSI, plus the ecological buffer, and be supported in the conformity report;
- the Toronto and Region Conservation Authority’s *Valley and Stream Corridor Management Program* defines the valley and stream corridor boundary by the greater of the long term stable top-of-the-bank where there is a well defined feature, or the Regional Storm Flood Plan where there is no valley feature, plus 10m inland for either; the corridor boundary is to also include any significant adjacent vegetation subject to the *Oak Ridges Moraine Conservation Plan* requirements;
- part of the lands that are designated “Natural Core Area” are within the “Waste Disposal Assessment Area” defined by OPA #332, and are subject to Section 5 of OPA #604; the “Waste Disposal Assessment Area” policies allow for uses related to the monitoring and mitigation of the waste disposal activities and requires that gas, leachate, stormwater management and hydrogeological studies be undertaken to demonstrate that the proposed uses will not be adversely impacted by the closed landfill and will not effect the implementation of the landfill environmental controls and on-going monitoring and maintenance;
- the “Executive Residential Area” designation allows detached units at a density of 5 units per net residential ha; the Official Plan provides for an increase in density up to a maximum of 5.5 units/net ha in exchange for bonusing criteria, such as the construction of Kirby Road, the dedication of tableland woodlots or other tableland and the provision of parkland; the proposal has a density of 9.34 units per net residential ha; the density issue will be addressed through the review of lot sizes in the plan in conformity with OPA #332 as amended by the *Oak Ridges Moraine Conservation Plan*;
- the Official Plan requires that development take place in a comprehensive manner, and that a comprehensive development plan, which includes an environmental impact study, a servicing report, a phasing plan and a public trail/open space plan, be approved by Council;
- the lands may be rezoned to R1 Residential Zone, with exceptions for the frontage, area, coverage, setbacks, etc., ORM Oak Ridges Moraine Zone and OS5 Open Space Environmental Protection Zone; the proposed lots with 18m frontages and 540m² areas are smaller than the 23m frontage and 1000m² lots built in the Executive Residential area to the north; the lot sizes and the limit of the valley lands and appropriate setbacks/buffers to environmental features, will be determined through the review of the draft plan;
- a functional servicing report is required in support of this application; the proposal does not have a natural sanitary sewer outlet or a water distribution facility; water and sewage servicing capacity is not presently available in the Maple system to service the lands; the applicant will be required to contribute the proposal’s proportionate share towards any external service that has been designed and oversized by others to accommodate this proposal;

- noise attenuation measures for the residential lots near the arterial road (Dufferin Street) need to be determined; and
- an archaeological assessment will be required prior to the initiation of any grading for review by the City and the Ministry of Citizenship, Culture and Recreation.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, Staff will review the appropriate uses and density in accordance with OPA #332, as amended by the *Oak Ridges Moraine Conservation Plan*. The technical report may proceed to Committee of the Whole upon submission and review of the required reports and receipt of servicing capacity from the Region.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Art Tikiryán, Senior Planner, ext. 8212

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM



SUBJECT LANDS



TESTER ROAD

DUFFERIN STREET

OAK RIDGES

OAK RIDGES MORaine BOUNDARY

KEELE STREET

Attachment

1

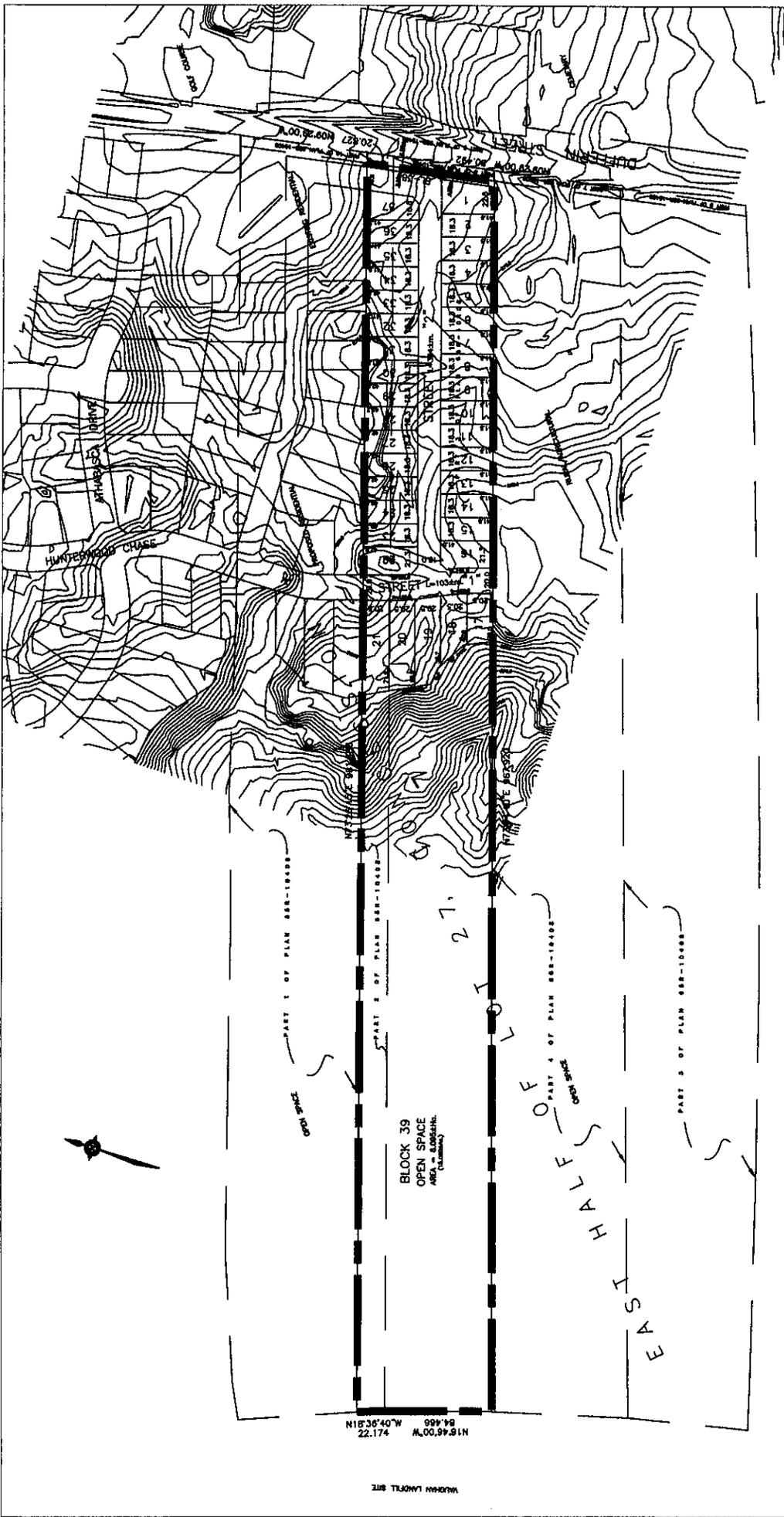
FILE No.:
19T-03V11 &
Z.03.058
August 13, 2003
Not to Scale

City of
Vaughan

Community Planning Department

Location Map

Part Lot 27,
Concession 3
APPLICANT:
VENTANA HOMES INC.



SUBJECT LANDS ———

Draft Plan of Subdivision

Part Lot 27,
Concession 3
APPLICANT:
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Community Planning Department

Attachment

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