

**7.        ZONING BY-LAW AMENDMENT FILE Z.99.063  
          DRAFT PLAN OF SUBDIVISION FILE 19T-99V08  
          ANDRIDGE HOMES LIMITED ET AL  
          PRELIMINARY REPORT**

**P.2004.23**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.99.063 & 19T-99V08 (Andridge Homes Limited Et Al) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On December 5, 2003, the Owner submitted revised applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision consisting of:

- 889 detached lots (frontages of 10.67 m - 18.2 m)
- 184 semi-detached units (15.24 m lot frontages)
- 3.84 ha neighbourhood commercial block
- 0.81 ha place of worship
- 2.41 ha elementary school blocks (2)
- 4.08 ha neighbourhood parks/parkettes
- 15.68 ha open space/valleyland blocks
- 2.04 ha wetland relocation
- 1.92 ha tableland woodlot
- 5 ha future development blocks

**Background - Analysis and Options**

The 125.46 ha property is located on the south side of Teston Road, and on the west side of Bathurst Street, within Planning Block 12, in Part of Lots 22, 23, 24 and 25, Concession 2, City of Vaughan.

The lands are designated "Low Density Residential", "Low Density Residential Special Policy Area", "Valley Lands" and "Tableland Woodlots" by OPA 600, and further designated "Natural Core Area" and "Settlement Area" by OPA 604 (Oak Ridges Moraine Conformity Plan). The lands are zoned A Agricultural, OS5 Open Space Environmental Protection and ORM Oak Ridges Moraine Zones by By-law 1-88, as amended by By-law 242-2003 (Oak Ridges Moraine). The surrounding land uses are:

- North - Teston Road; estate residential, agricultural, valley lands (RR Rural Residential, A Agricultural and OS1 Open Space Conservation Zones);
- South - vacant (A Agricultural, OS5 and ORM Zones);
- East - Bathurst Street; residential and commercial (Town of Richmond Hill);
- West - vacant and City of Vaughan Open Space Area (A Agricultural and OS5 Zones).

On December 22, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands, and the Gates of Maple Ratepayers' Association, Maple Landing Ratepayers Association and Maple Village Ratepayers Association. A petition was received from residents of the Woodland Acres subdivision, to the north of Block 12, indicating a concern with the location of the proposed semi-detached lots on the south side of Teston Road. 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 of the Official Plan permits detached and semi-detached units at an overall gross density of 14 units per hectare; the “Low Density Residential Special Policy Area” designation permits a net density between 5-14 units/ha; review will be given to ensure the draft plan densities conform to the Official Plan;
- a 3.84 ha neighbourhood commercial block is identified at the southwest corner of Teston Road and Bathurst Street; the “Neighbourhood Commercial Centre” designation would generally permit between 5,000-15,000m<sup>2</sup> of gross commercial leasable area as well as medium density residential uses; the Zoning By-law permits a maximum area of 2.49 ha for a neighbourhood commercial site; issues such as the lot size increase will be addressed through review of the draft plan, zoning and site plan applications;
- the lands are located within the Oak Ridges Moraine and were included in the Block 12 Oak Ridges Moraine Conservation Plan Conformity Report (August 2003) by Malone Given Parsons Ltd. et al; the City was satisfied with the conformity report, subject to conditions, and no additional conformity reports will be required;
- the draft plan will be reviewed for conformity with the approved Block 12 Plan, including coordination of lotting and road patterns with the adjacent plans of subdivision;
- the plan proposes a future 0.69 ha detached unit condominium block, located mid-block on the westerly boundary adjacent to the valleylands, which would be reviewed under separate site plan and condominium plan application;
- the residential lots would be zoned in accordance with the City’s new residential zoning standards, including RD1, RD2, RD3 and RD4 Zones for detached lots and RS1 for semi-detached lots;
- a residential zone category would be applied to the institutional blocks (church and schools); a C4 Zone would be applied to the neighbourhood commercial block;
- the natural features and open space buffers located within the Oak Ridges Moraine would maintain the current OS5 and ORM Zone categories;
- a Cultural Heritage Resource Assessment report will be required to determine the preferred approach respecting 10324 Bathurst Street; and
- prior to draft approval of the first plan of subdivision within Block 12:
  - a) a Development and Infrastructure Phasing Plan prepared by the Block 12 Landowners’ Group must be to the satisfaction of the City, describing issues such as: the proposed staging and phasing of infrastructure; timing for necessary Regional transportation improvements; and watercourse road crossings and transportation links planned within Block 12;

- b) 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;
- c) the lots to be included in the Stage 1 portion of each subdivision plan, within Phase 1 of the Block Plan, must be approved by the City; other than Stage 1, the remainder of the plan shall be zoned with a "Holding" category, pending availability of servicing capacity;
- d) 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
- e) the requirements of the Environment Assessment Act pertaining to primary roads and related infrastructure matters must be satisfied.

#### **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-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. In particular, conformity with the Official Plan and consistency with the approved Block 12 Plan will be reviewed. The technical report may proceed to Committee upon completion of any outstanding Block Plan and phasing requirements, and receipt of servicing capacity from the Region.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Draft Plan of Subdivision (North Portion)
4. Draft Plan of Subdivision (South Portion)
5. Council Approved Block 12 Plan (September 2003)

#### **Report prepared by:**

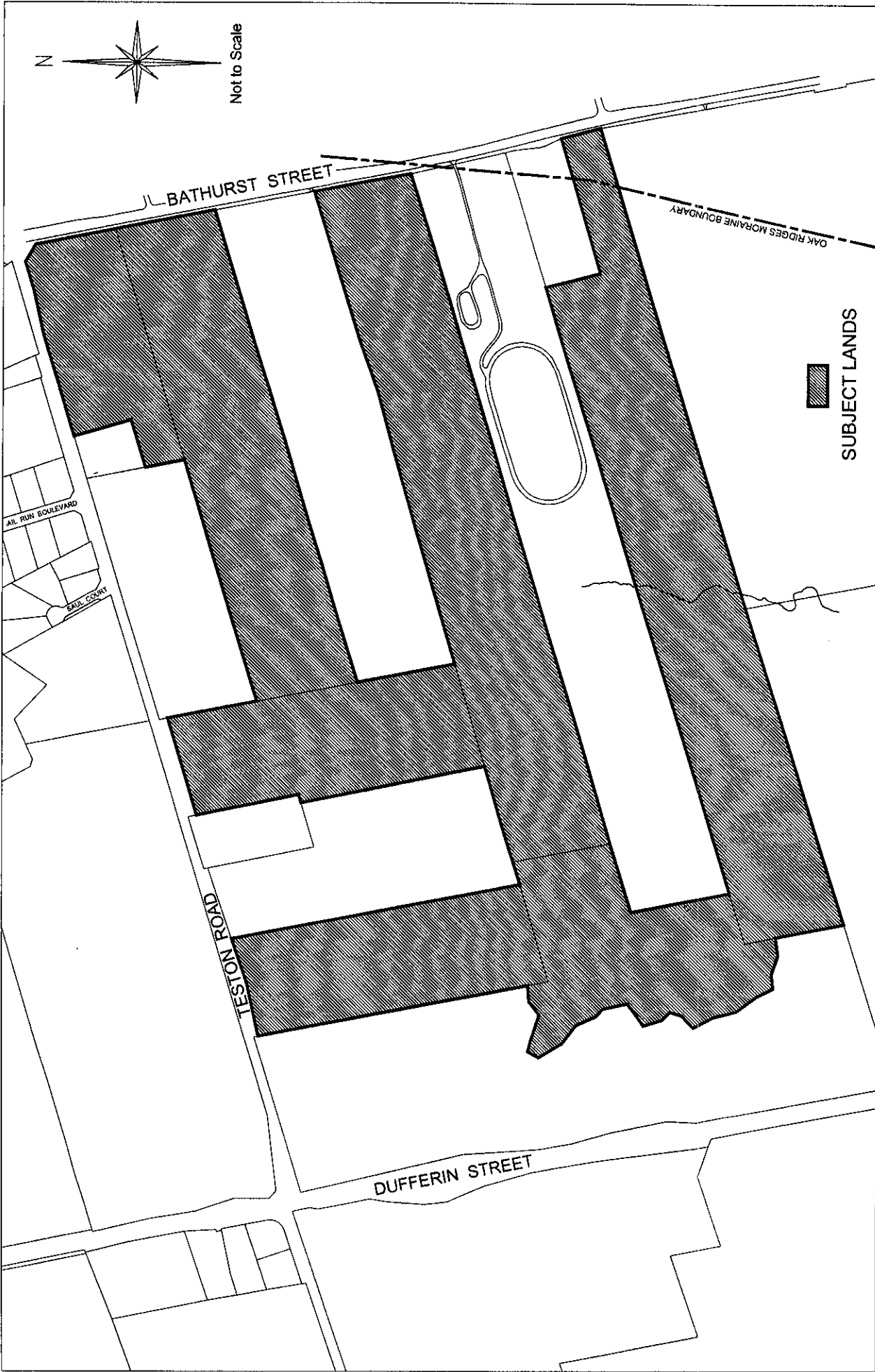
Carmela Marrelli, Planner, ext. 8791  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/LG



**Location Map**

Part Lots 22, 23, 24, 25  
Concession 2

APPLICANT:  
ANDRIDGE HOMES LIMITED ET AL

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CITY OF  
**Vaughan**

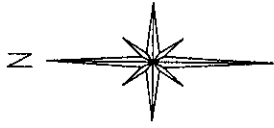
Community Planning Department

**Attachment**

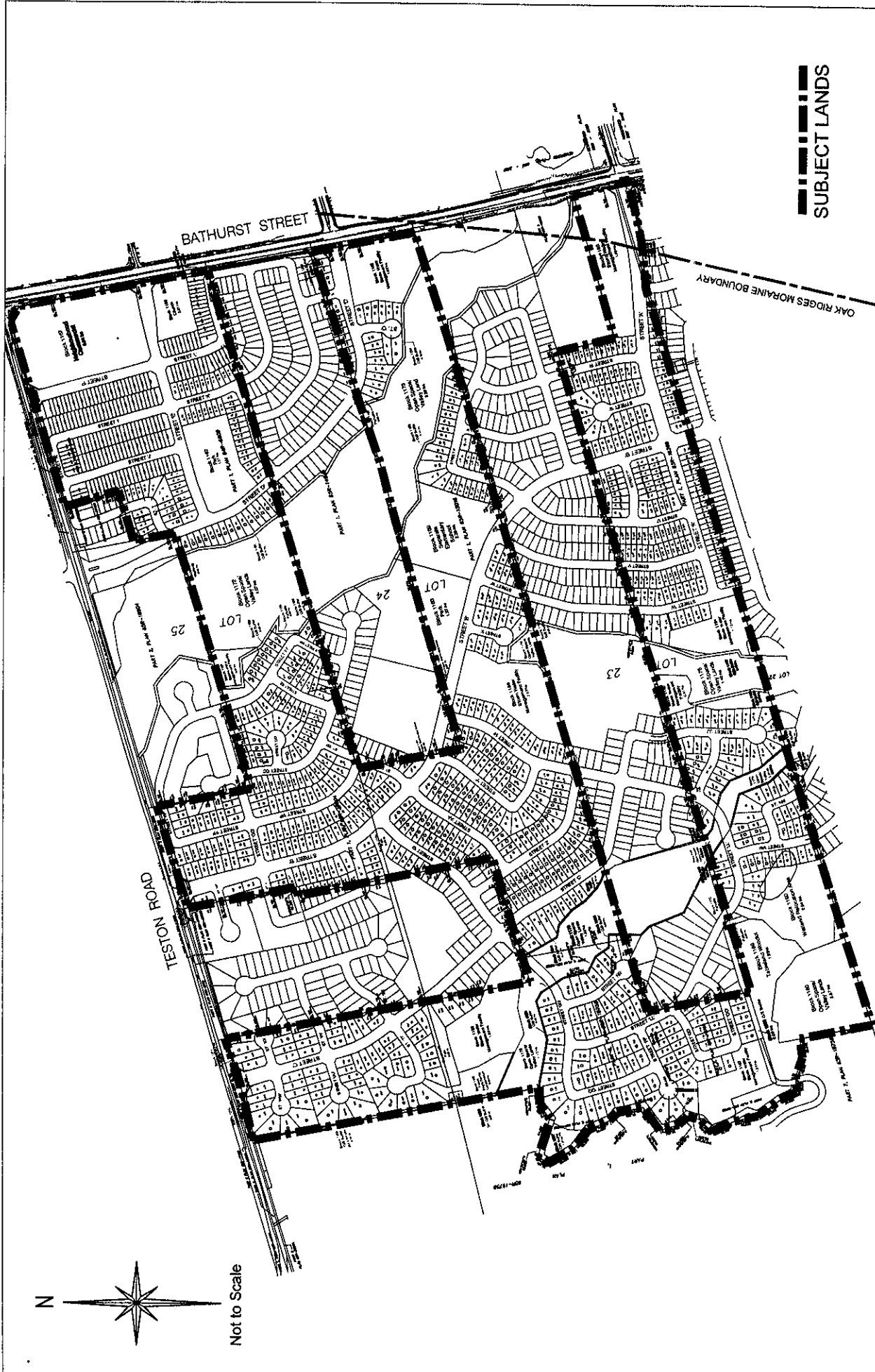
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FILE No.:  
19T-99V08 &  
Z-99.063

December 15, 2003



Not to Scale



**Attachment**  
**2**

FILE No.:  
 19T-99V08 &  
 Z.99.063

December 15, 2003

City of  
**Vaughan**

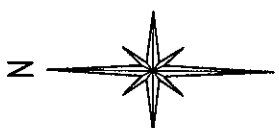
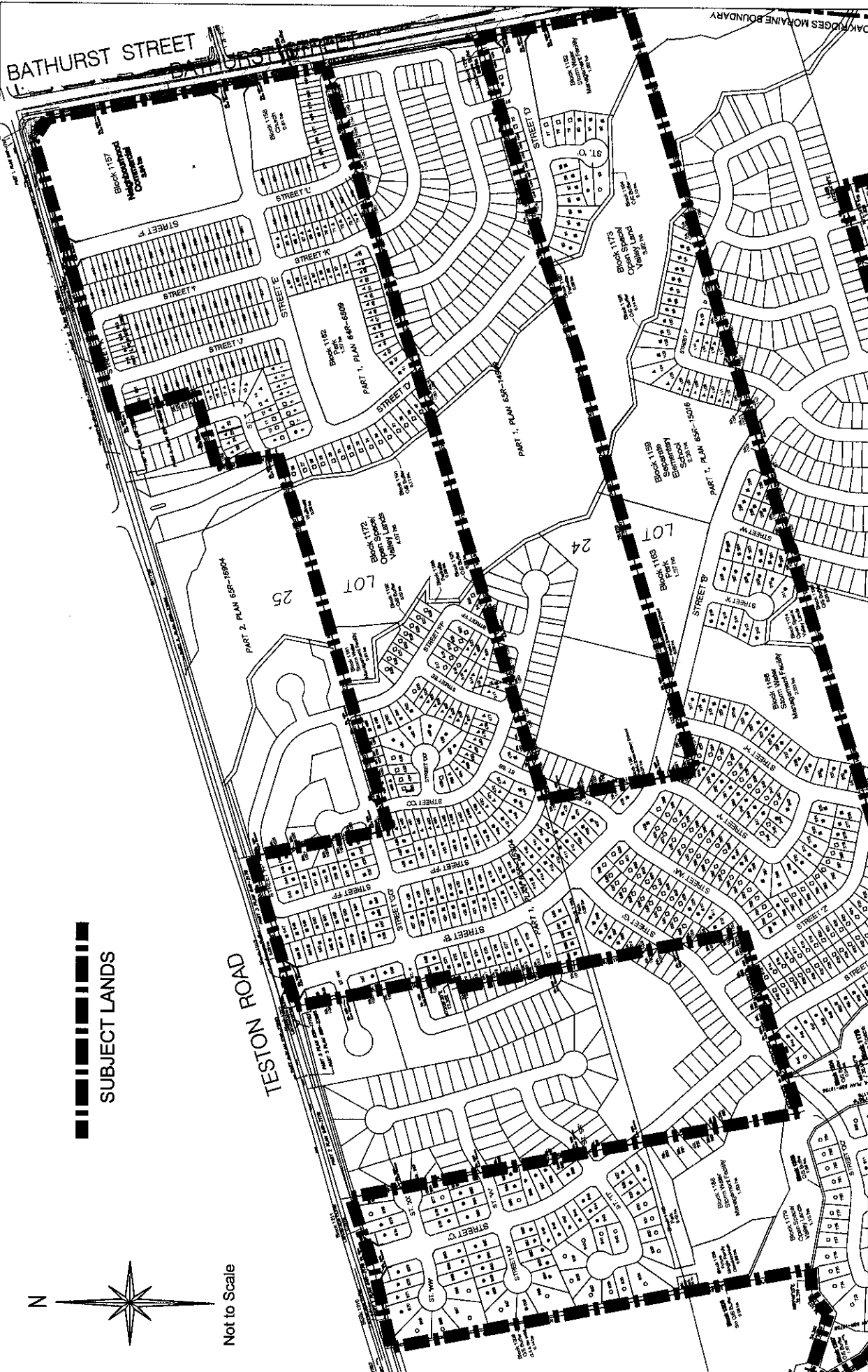
Community Planning Department

**Draft Plan of  
 Subdivision**

APPLICANT:  
 ANDRIDGE HOMES LIMITED ET AL

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Part Lots 22, 23, 24, 25  
 Concession 2



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**SUBJECT LANDS**

# Draft Plan of Subdivision (North Portion)

APPLICANT:  
ANDRIDGE HOMES LIMITED ET AL

Part Lot's 22, 23, 24, 25  
Concession 2

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City of  
**Vaughan**

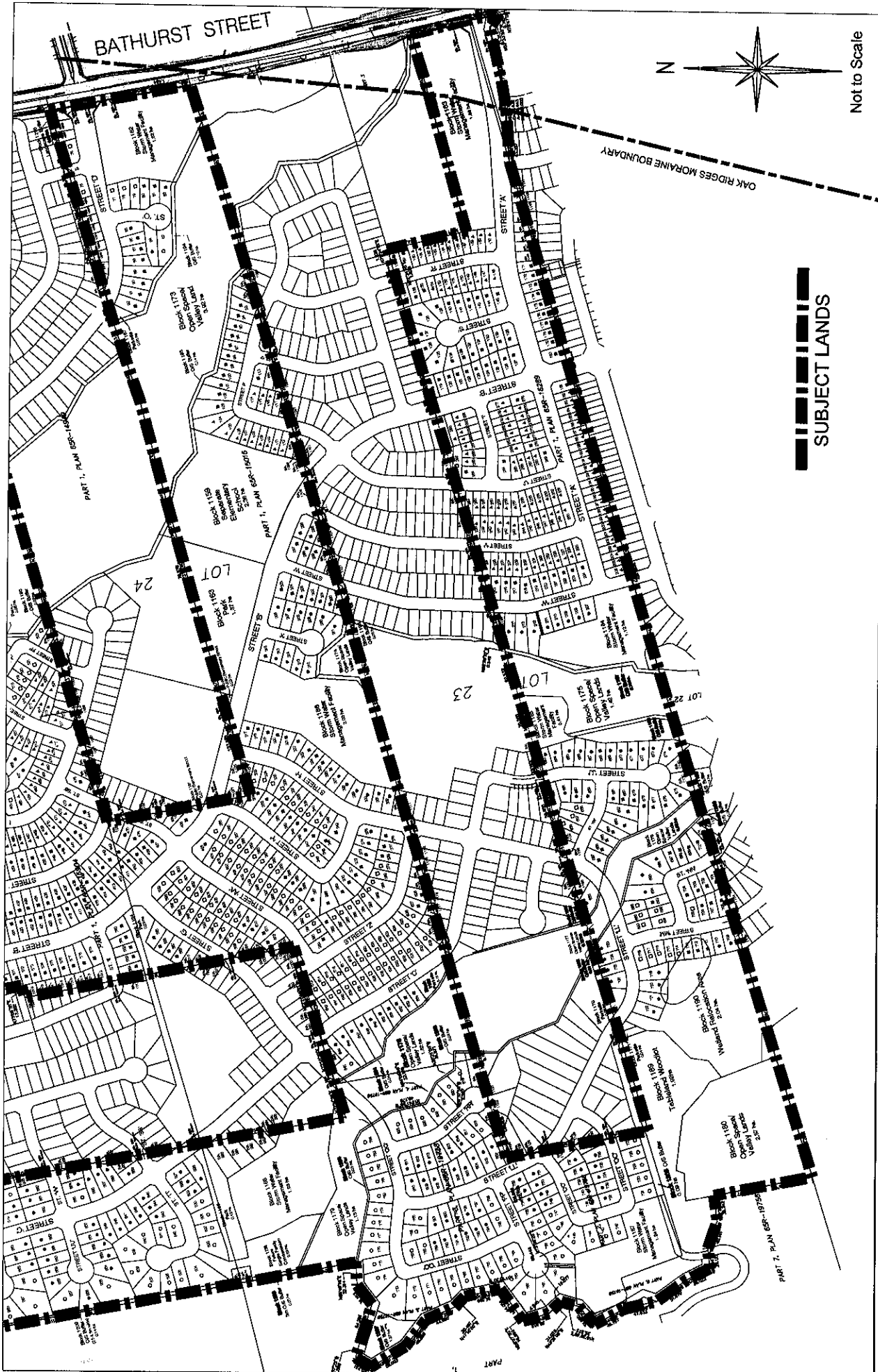
Community Planning Department

**Attachment**

**3**

FILE No.:  
19T-99V08 &  
Z.99.063

December 15, 2003



# Draft Plan of Subdivision (South Portion)

APPLICANT:  
ANDRIDGE HOMES LIMITED ET AL

CONCESSION 2

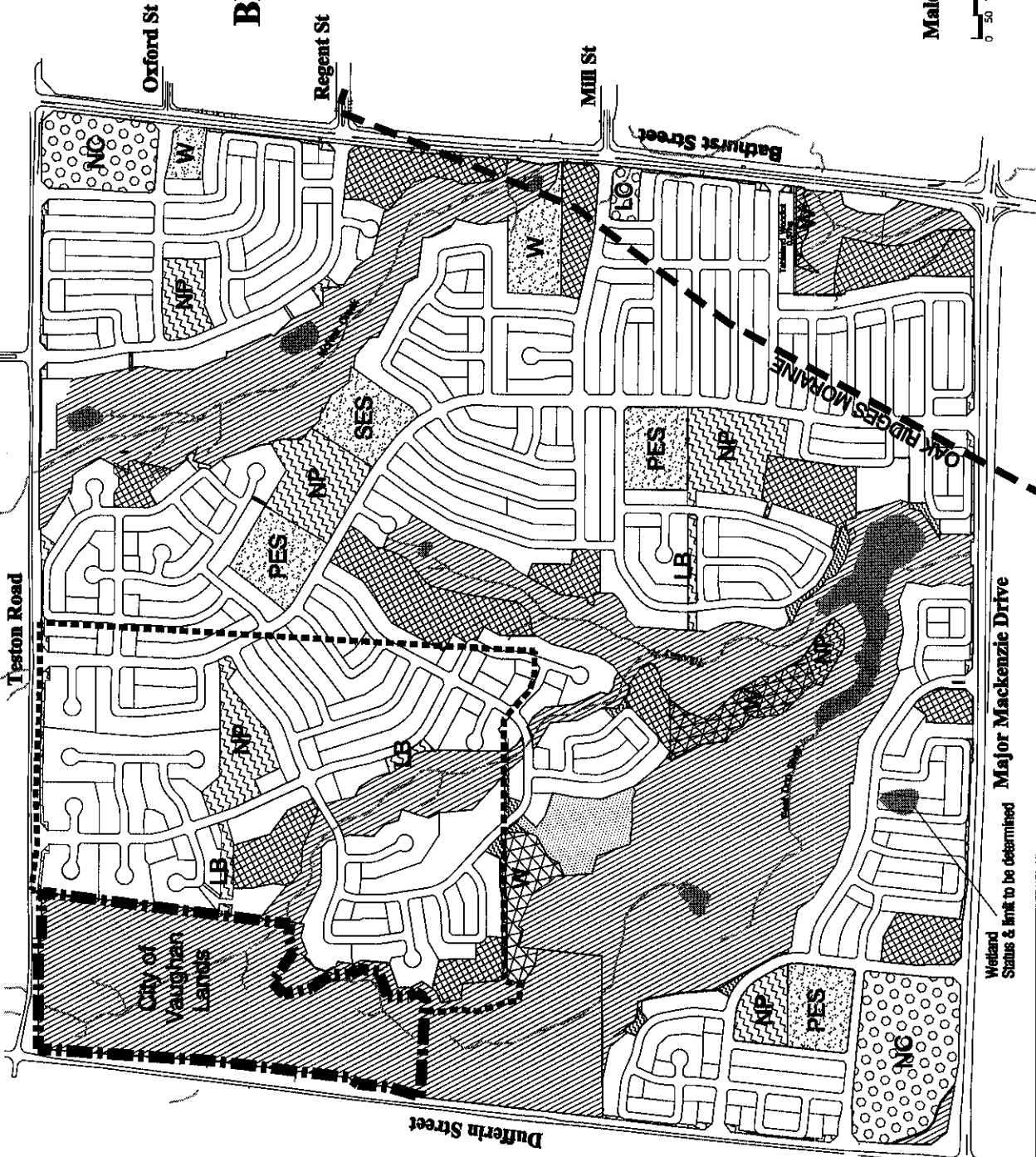


Community Planning Department

**Attachment 4**

FILE No.:  
19T-99V08 &  
Z-99.063

December 15, 2003



# Block12: Red-Lined Plan

## Legend

- Residential
- Neighbourhood Commercial
- Local Commercial
- Place of Worship
- Public Elementary School
- Separate Elementary School
- Ponds
- Neighbourhood Parks
- Landscape Buffers
- Stormwater Management Ponds
- Woodlot
- Valley land and Open Space Buffers
- Wetland Relocation Area
- City of Vaughan Lands
- Special Policy Area

Malone Given Parsons Ltd.

August 20, 2003  
 Revised:  
 January 13, 2004



# Attachment 5

FILE No.:  
BL.12.99

January 15, 2004



Community Planning Department

## Block Plan

Lots 21 - 25 Inclusive,  
Concession 2

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