

**8.      ZONING BY-LAW AMENDMENT FILE Z.00.021  
DRAFT PLAN OF SUBDIVISION FILE 19T-00V02  
MAYVON INVESTMENTS LTD. ET AL  
PRELIMINARY REPORT**

**P.2004.24**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.00.021 & 19T-00V02 (Mayvon Investments Ltd. 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 9, 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:

- 140 detached lots (frontages of 10.67 m to 15.24 m)
- 12 semi-detached units (15.24 m lot frontages)
- 22.69 ha open space
- 1.02 ha stormwater management facility
- 2.11 ha woodlot
- 0.91 ha wetland relocation
- 1.83 ha park/parkettes

**Background - Analysis and Options**

The 40.81 ha property is located on the east side of Dufferin Street, north of Major Mackenzie Drive within Planning Block 12, in Lot 22, Concession 2, City of Vaughan.

The lands are designated "Low Density Residential", "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 Zone, OS5 Open Space Environmental Protection Zone and ORM Oak Ridges Moraine Zone by By-law 1-88, as amended by By-law 242-2003 (Oak Ridges Moraine). The surrounding land uses are:

- North - vacant; City of Vaughan Open Space lands, valleylands (A Agricultural, OS5 and ORM Zones)
- South - vacant, golf driving range (A Agricultural and OS5 Zones)
- East - valleylands, vacant (A Agricultural and OS5 Zones)
- West - Dufferin Street; golf course, valleylands (A Agricultural and OS2 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. 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 of the Official Plan permits detached and semi-detached units at an overall gross density of 14 units per hectare; review will be given to ensure the draft plan densities conform to the Official Plan;
- 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 consistency with the approved Block 12 Plan, including coordination of lotting and road patterns with the adjacent plans of subdivision;
- the residential lots would be zoned in accordance with the City’s new residential zoning standards, including RD2, RD3 and RD4 Zones for detached lots and RS1 Zone for semi-detached lots;
- the natural features and open space buffers would maintain the current OS5 and ORM Zone categories;
- 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 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, 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, be submitted for approval 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 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 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. 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

/CM



# Location Map

Part Lot 22,  
Concession 2

APPLICANT:  
MAYVON INVESTMENTS LTD.

City of  
**Vaughan**

Community Planning Department

# Attachment

# 1

FILE No.:  
19T - 00V02 &  
Z.00.021

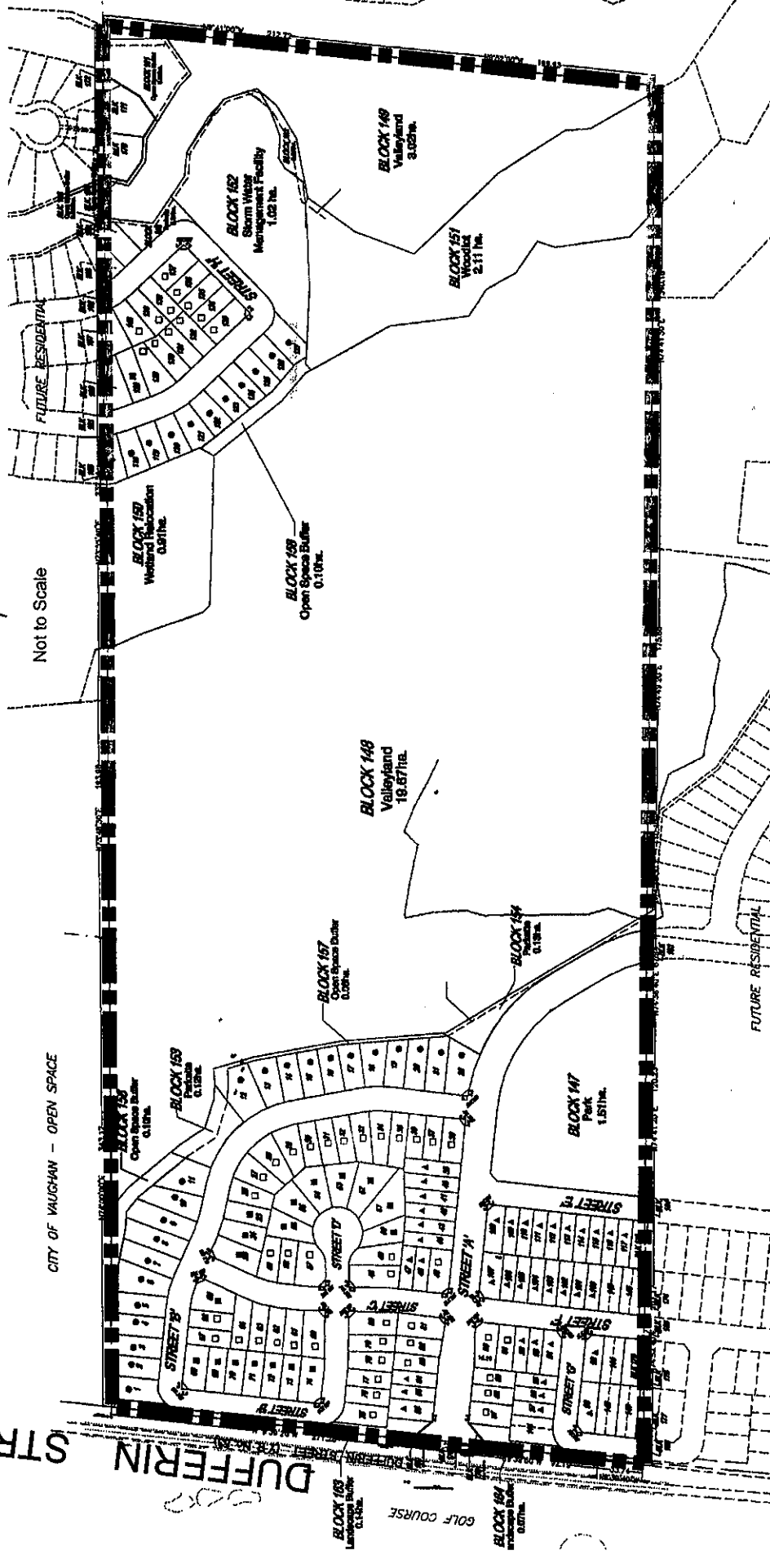
November 27, 2003



Not to Scale

CITY OF VAUGHAN - OPEN SPACE

DUFFERIN STREET



SUBJECT LANDS

# Draft Plan of Subdivision

Part Lot 22,  
Concession 2  
APPLICANT:  
MAYVON INVESTMENTS LTD.

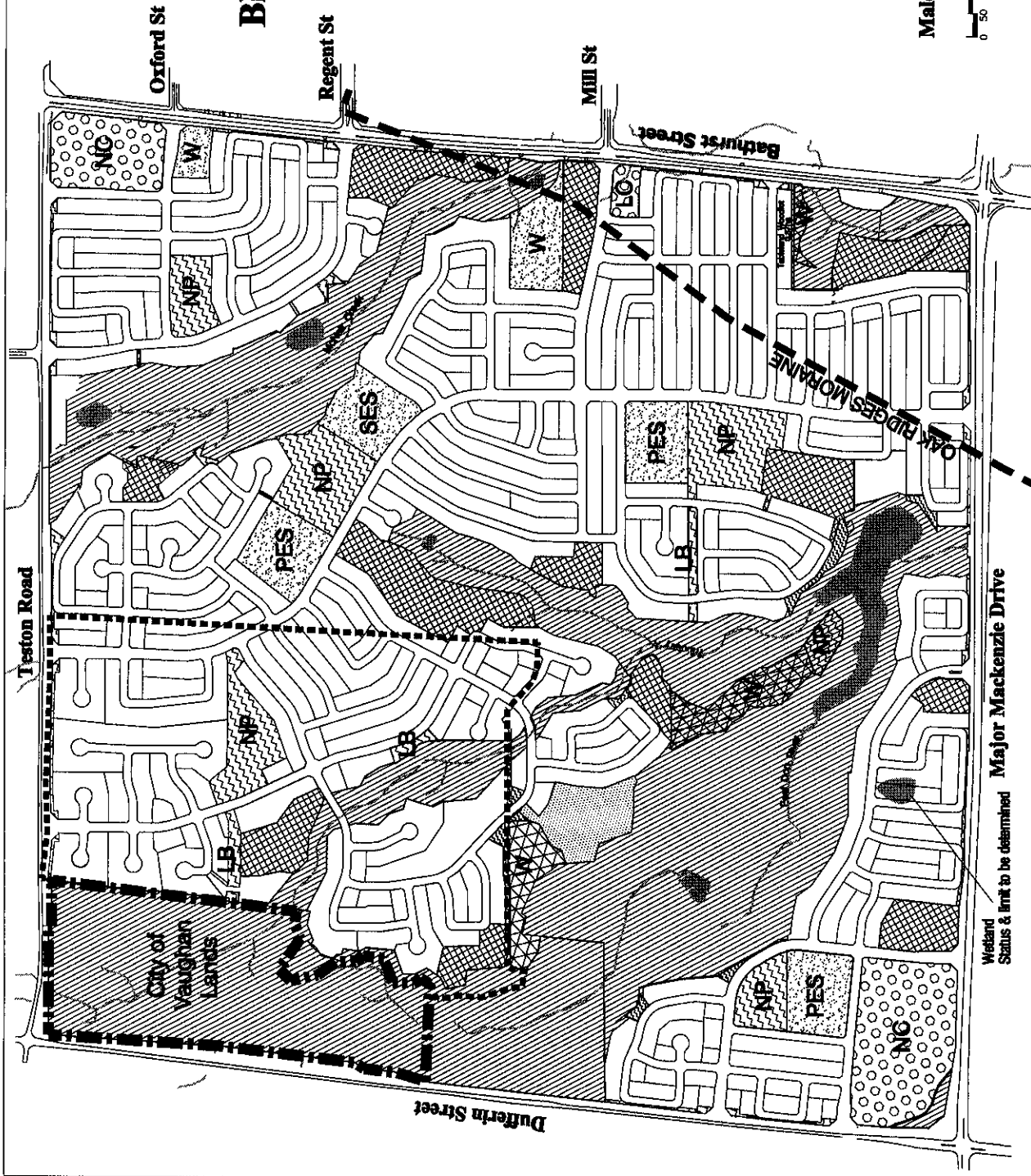


Community Planning Department

# Attachment 2

FILE No.:  
19T - 00V02 &  
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November 27, 2003

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# Block12: Red-Lined Plan

## Legend

- Residential
- Neighbourhood Commercial (NC)
- Local Commercial (LC)
- Place of Worship (W)
- Public Elementary School (PES)
- Separate Elementary School (SES)
- Ponds
- Neighbourhood Parks (NP)
- Landscape Buffers (LB)
- Stormwater Management Ponds (W)
- 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 3

FILE No.:  
BL.12.99

January 15, 2004

City of  
**Vaughan**  
Community Planning Department

## Block Plan

Lots 21 - 25 Inclusive,  
Concession 2

Not to scale

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