

**8.    ZONING BY-LAW AMENDMENT FILE Z.03.077  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V14  
SEANG INVESTMENTS LIMITED  
PRELIMINARY REPORT**

**P.2004.43**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.03.077 & 19T-03V14 (Senang Investments Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On October 22, 2003, the Owner submitted applications to amend the Zoning By-law to rezone the lands and for a Draft Plan of Subdivision consisting of 103 detached residential units, and blocks for a stormwater management pond, open space, and future development.

**Background - Analysis and Options**

The 16.54 ha parcel is located on the north side of Major Mackenzie Drive, east of Dufferin Street, within Planning Block 12, in Part of Lot 21, Concession 2, City of Vaughan.

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

- North - vacant (OS5 Open Space Environmental Protection and A Agricultural Zones)
- South - Major Mackenzie Drive; agricultural (Block 11) (A Agricultural and OS5 Zones)
- East - vacant (A Agricultural and OS5 Zones)
- West - vacant (A Agricultural Zone)

On January 23, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Gates of Maple Ratepayers' Association, Maple Landing Ratepayers Association, Maple Village Ratepayers Association, and the Maplewood Ravines Community 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:

- Senang Investments Limited is a non-participating landowner within Block 12; review will be given to ensure the proposed development is in conformity with the approved MESP, Block Plan and ORM Conformity report, or whether further reports are required;

- the “Low Density Residential” designation permits 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 application will be reviewed to ensure conformity with the Block 12 Oak Ridges Moraine Conservation Plan Conformity Report (August 2003) by Malone Given Parsons Ltd. et al, which was conditionally approved by the City;
- 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 and RD3 Residential Detached Zones;
- the reconfiguration of Lot 6 is required as it extends into the OS5 Zone;
- the natural features and open space buffers within the Oak Ridges Moraine would maintain the current OS5 zoning;
- until the status and limit of the wetland on the subject lands is confirmed by the Ministry of Natural Resources (MNR), the wetland and appropriate buffer area must be incorporated into the draft plan as per the approved Block Plan;
- the 3.13 ha future development block (Block 105) would be reviewed under separate development applications;
- a Cultural Heritage Resource Assessment report will be required to determine the preferred approach respecting the structures at 1078 Major Mackenzie Drive - Peter Peterson House and Peter Peterson Carriage House;
- the City will require confirmation from the landowner’s group that the appropriate cost sharing arrangements have been agreed to by the Block 12 Landowner’s Group;
- 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 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 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 Environmental 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. Council Approved Block 12 Plan (September 2003)

### **Report prepared by:**

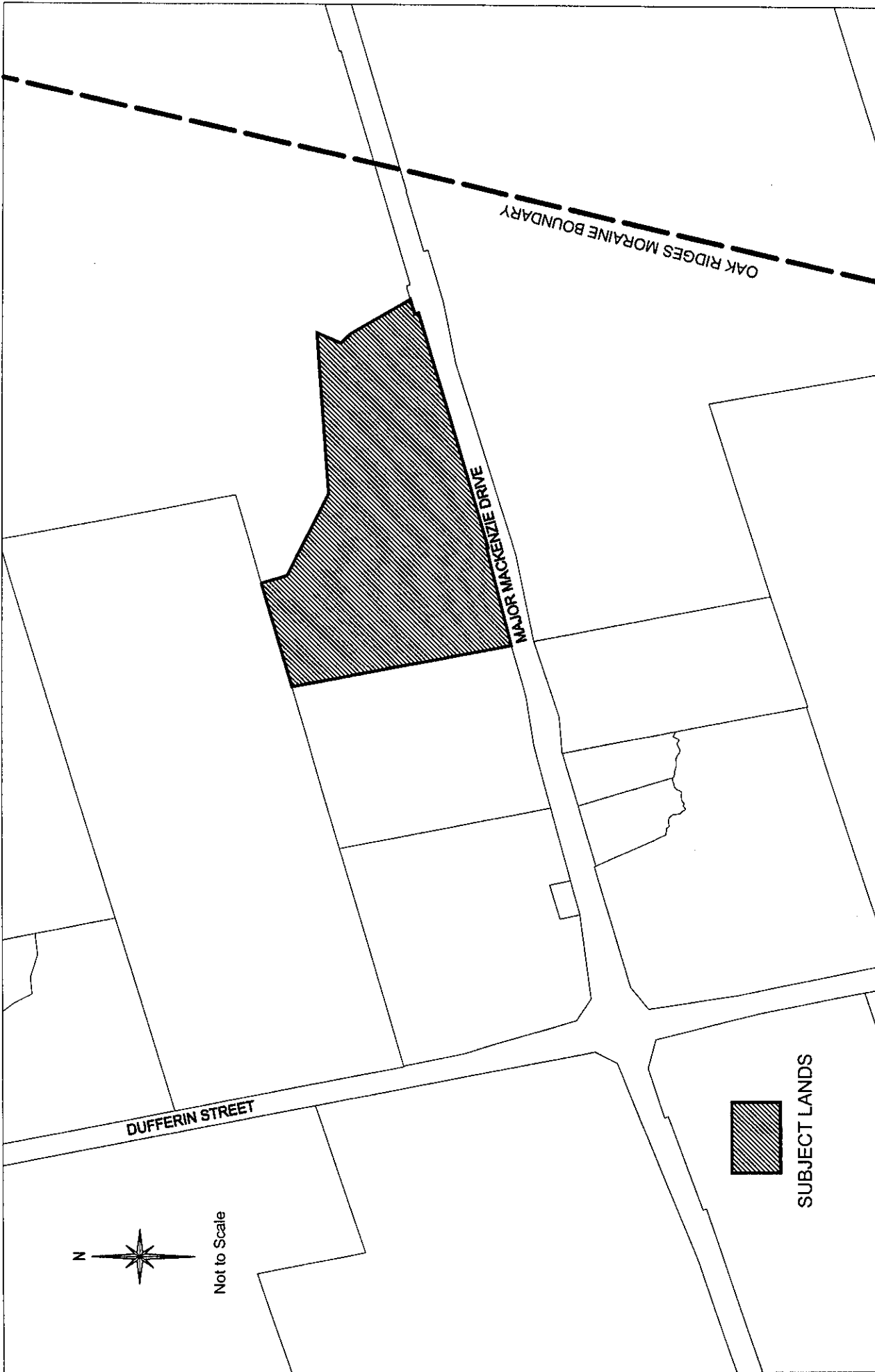
Carmela Marrelli, Planner, ext. 8791  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

/CM



# Attachment 1

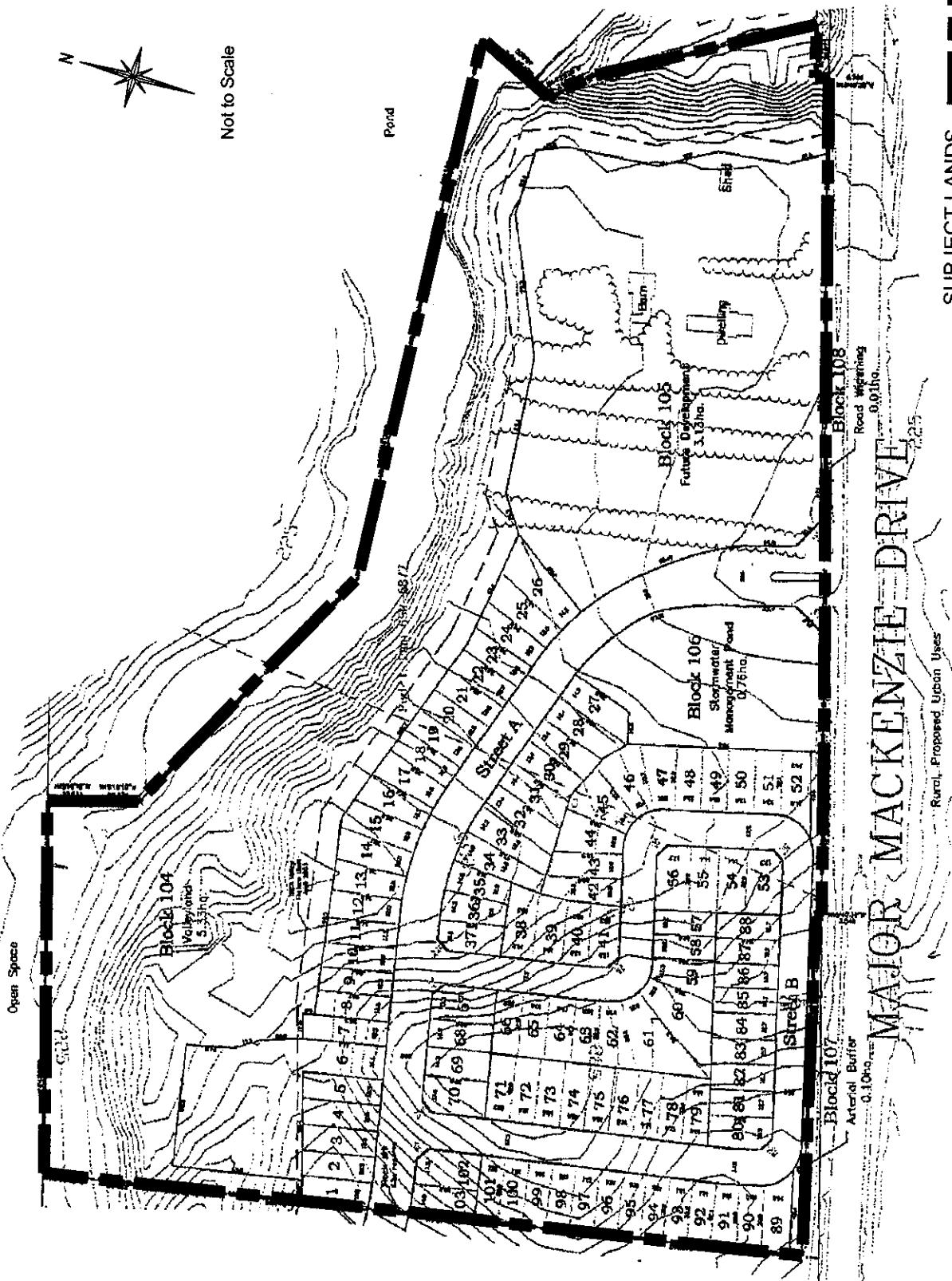
FILE No.:  
19T - 03V14 &  
Z.03.077  
January 19, 2004

## City of Vaughan

Community Planning Department

### Location Map

Part of Lot 21,  
Concession 2  
APPLICANT:  
SENANG INVESTMENTS LTD.



SUBJECT LANDS

# Draft Plan of Subdivision

Part of Lot 21,  
Concession 2  
APPLICANT:  
SEANG INVESTMENTS LTD.



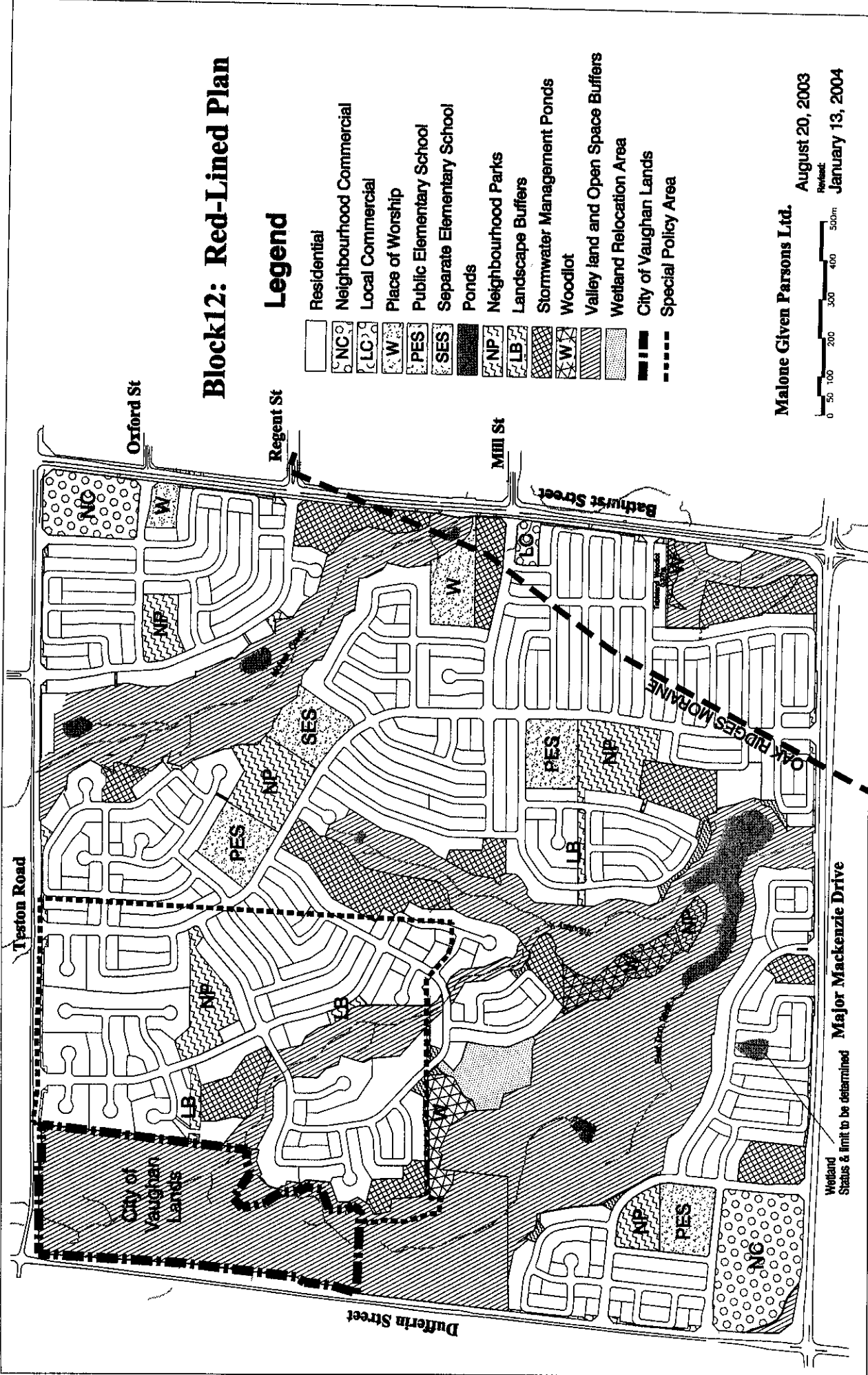
Community Planning Department

# Attachment

# 2

FILE No.:  
19T - 03V14 &  
Z.03.077

January 19, 2004



# Block 12: Red-Lined Plan

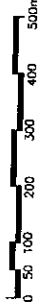
## Legend

- 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



# Block Plan

Lots 21 - 25 Inclusive,  
Concession 2

Not to scale

N:\DTP\BLK12\BLK12\Block12-City Red Lined Plan-Jan 12 04



Community Planning Department

# Attachment

# 3

FILE No.:  
BL.12.99

January 15, 2004