

**4.      ZONING BY-LAW AMENDMENT FILE Z.04.046  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V10  
P. GABRIELE & SONS LIMITED  
PRELIMINARY REPORT**

**P.2004.94**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Zoning By-law Amendment File Z.04.046 and Draft Plan of Subdivision File 19T-03V10 (P. Gabriele & Sons Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

On July 31, 2003, the Owner submitted a Draft Plan of Subdivision application to the permit the development of a subdivision consisting of 92 street townhouse and 71 block townhouse dwellings. A Zoning By-law Amendment application was submitted on August 12, 2004, to rezone the property to the appropriate residential zone categories, to implement the draft plan of subdivision.

**Background - Analysis and Options**

The 4.08 ha vacant property is located on the south side of Major Mackenzie Drive, west of Weston Road, in Lot 20, Concession 6, City of Vaughan.

The subject lands are designated "Low-Rise Residential" by OPA #600, as amended by OPA #650 (Vellore Village District Centre), and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Major Mackenzie Drive; farmland, residential (A Agricultural Zone, RR Rural Residential Zone)
- South- residential (RV3 Residential Urban Village Zone Three)
- East - MTO works yard (A Agricultural Zone)
- West - farmland, future residential (A Agricultural Zone)

On August 27<sup>th</sup>, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents' Association, Vellore Woods Ratepayers Association, and Millwood Woodend Ratepayers' Association. No comments have been received to date. Any responses 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-Rise Residential" designation permits single-detached, semi-detached and row/street townhouses; block townhouses are permitted within the blocks fronting onto Major Mackenzie Drive, west of the Village Core; within the ground-related multiple housing forms permitted along Major Mackenzie Drive, the ground floor of the units may be used for business and professional offices;

- the minimum residential density is 17 units per hectare to a maximum density of 40 units per hectare; the proposed subdivision has a density of 41.62 units per hectare, slightly exceeding the permitted density; the plan will need to be revised and brought into conformity with the density policies of the Official Plan;
- Official Plan Amendment #650 (Vellore Village District Centre) is subject to 2 outstanding appeals; final approval of the draft plan and zoning cannot be granted until the Official Plan is in effect;
- the northerly portion of the approved Block 39 Plan is subject to the resolution of outstanding issues, including the location of a school/park/woodlot campus and stormwater management;
- the residential forms, lotting and road pattern will be reviewed for conformity with the Block Plan and Vellore Village District Centre;
- the subject lands are within the "Waste Disposal Assessment Area" (Passer Estate); the required Environmental Site Assessment (ESA) must be peer reviewed; and
- the appropriate zone categories and any site-specific exceptions to facilitate the subdivision will be identified in the technical report.

#### **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 application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed rezoning and draft plan of subdivision applications will be reviewed for conformity with the Official Plan and consistency with the approved Block Plan. The appropriate zone categories and site-specific exceptions to facilitate the subdivision will also be identified in the technical report.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

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

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 Arto Tikiryan, Senior Planner, ext. 8212  
 Grant Uyeyama, Manager of Development Planning, ext.8635

Respectfully submitted,

JOHN ZIPAY  
 Commissioner of Planning

MARCO RAMUNNO  
 Director of Development Planning

/LG



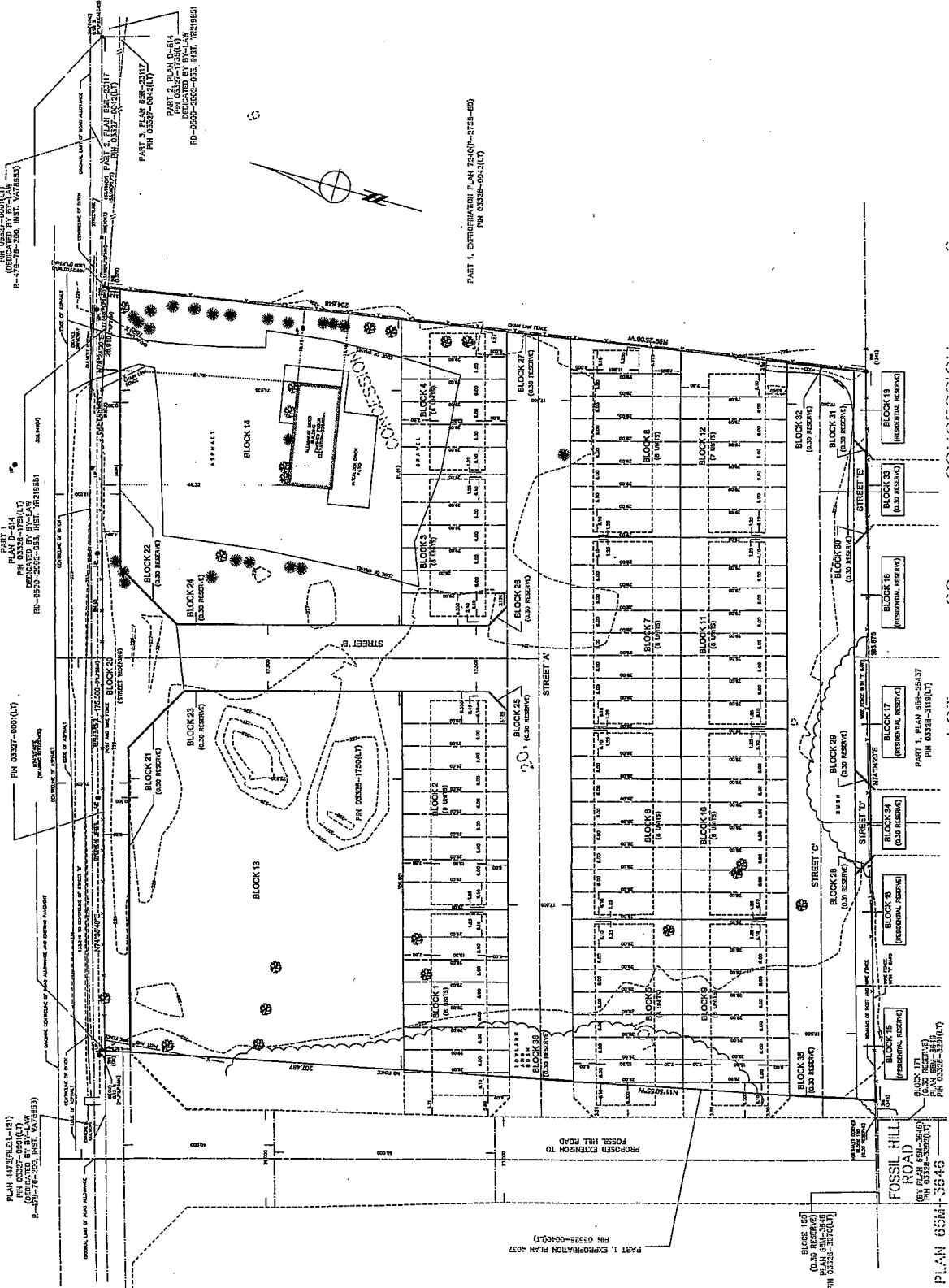
**Attachment 1**  
 FILE No.'s:  
 19T-03V10, Z.04.046  
 Not to Scale  
 August 20, 2004

City of  
**Vaughan**  
 Community Planning Department

**Location Map**  
 Lot 20,  
 Concession 6  
 APPLICANT:  
 P. GABRIELE &  
 SONS LIMITED

SUBJECT LANDS

**MAJOR MACKENZIE DRIVE WEST**  
(ROAD ALLOWANCE BETWEEN LOTS 20 AND 31, CONCESSION 6)



**Attachment**  
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Community Planning Department

**Draft Plan of Subdivision**

Lot 20,  
Concession 6  
APPLICANT:  
P. GABRIELE &  
SONS LIMITED

MA DCA 1 ATTACHMENT 1 AND 2 OF 03.007