

**1. ZONING BY-LAW AMENDMENT FILE Z.04.050
DRAFT PLAN OF SUBDIVISION FILE 19T- 04V13
STELLTACC PROPERTIES INC.
PRELIMINARY REPORT**

P.2004.106

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files Z.04.050 and 19T-04V13 (Stelltacc Properties Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications to:

1. amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to R3, R4 and R5 Residential Zones; and
2. permit a Draft Plan of Subdivision (Attachment #2) consisting of 167 dwelling units, of which 77 units are detached and 90 units are semi-detached, on a 16.97ha site.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the north side of Langstaff Road, east of Regional Road No.27, in Part of Lot 11, Concession 8, City of Vaughan. The irregular-shaped 16.97 ha property has 594 m of frontage along Langstaff Road, with the Rainbow Creek Valley traversing through the northerly portion of the site. The southerly tableland is vacant.

The subject lands are designated "Low Density Residential, "Open Space", Drainage Tributary" and "Utility" by OPA No. 240 (Woodbridge Community Plan), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - Rainbow Creek Valley (OS1 Open Space Conservation Zone) and detached residential (R3 and R4 Residential Zones)
- South - Langstaff Road; detached residential (R4 Residential Zone) and Rainbow Creek (OS1 Zone)
- East - Rainbow Creek (OS1 Zone), vacant lands/future residential (A Agricultural Zone), Canadian Pacific Railway right-of-way
- West - detached and semi detached residential (R5 Residential Zone) and townhouses (RM1 Multiple Residential Zone), Rainbow Creek (OS1 Zone)

On October 22, 2004, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands and to the West Woodbridge Homeowners Association. To date, no comments have been received. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- gross density is calculated on a neighbourhood plan basis (see Neighbourhood 4A Development Plan Area on Attachment #1); review will be given to confirm that the proposed density of the subdivision is within the maximum unit counts established for Neighbourhood 4A;
- the Neighbourhood 4A Development Plan permits low density residential, neighbourhood park and open space uses on the subject lands. A Neighbourhood Park block is to be included on the subdivision plan, in compliance with the Neighbourhood 4A Development Plan, and of an appropriate size and configuration, and in a location that is physically suitable to the needs and requirements of the Parks Development Department. Wooded, valley and the hydro corridor will not be included as parkland dedication;
- the subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The lands are proposed to be rezoned from A Agricultural Zone and OS1 Open Space Conservation Zone to R3, R4 and R5 Residential Zones to facilitate the proposed draft plan of subdivision shown on Attachment #2. The appropriateness of the zone categories and the locations to be applied will be identified in the technical report, upon confirmation of the subdivision layout respecting the lotting and road pattern, and the location of the neighbourhood park, and open space valley;
- the site in previous years has been used as a private landfill operation for building and construction waste; fill varying in depth between 3m and 9m was placed in the northern and central portions of the site; lesser amounts of fill were placed in the eastern portions of the site. Environmental Site Assessment Reports (ESA), must be submitted and peer reviewed respecting the areas and volume of contamination and methods of clean-up;
- the establishment of the top-of-bank, the removal of fill and the regrading of the site, must be reviewed by the Toronto Region Conservation Authority (TRCA) and the City, in consideration of a geotechnical report submitted for the site;
- required supporting studies must be submitted and approved by the City, including for noise, tree assessment and preservation, traffic, and archeological assessment;
- prior to approval of the draft plan of subdivision, the City and the Region of York shall confirm that adequate water and sewage capacity are available and have been allocated for the proposed development;
- the hydro corridor is to be integrated into the overall subdivision streetscape character, and no part of the hydro corridor will be included as parkland dedication;
- the park block proposed on the north side of the valley (see Attachment #2) will not be included as dedicated parkland, and the viability of this parcel will be reviewed in consideration of its location adjacent to the valley; and
- a separate 6 metre wide buffer block should be identified along Langstaff Road where rear lotting occurs; this buffer block will be dedicated to the City for landscaping purposes, and is consistent with existing City policy.

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 from 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, consideration will be given to confirming the subdivision layout respecting the lotting and road pattern, and the location of the neighbourhood park, open space valley and hydro corridor blocks, and the appropriateness of the proposed zone categories. Review will also be given to density, compatability with surrounding area, soil remediation, traffic, and noise and vibration in proximity to the CP Rail line.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-04V13

Report prepared by:

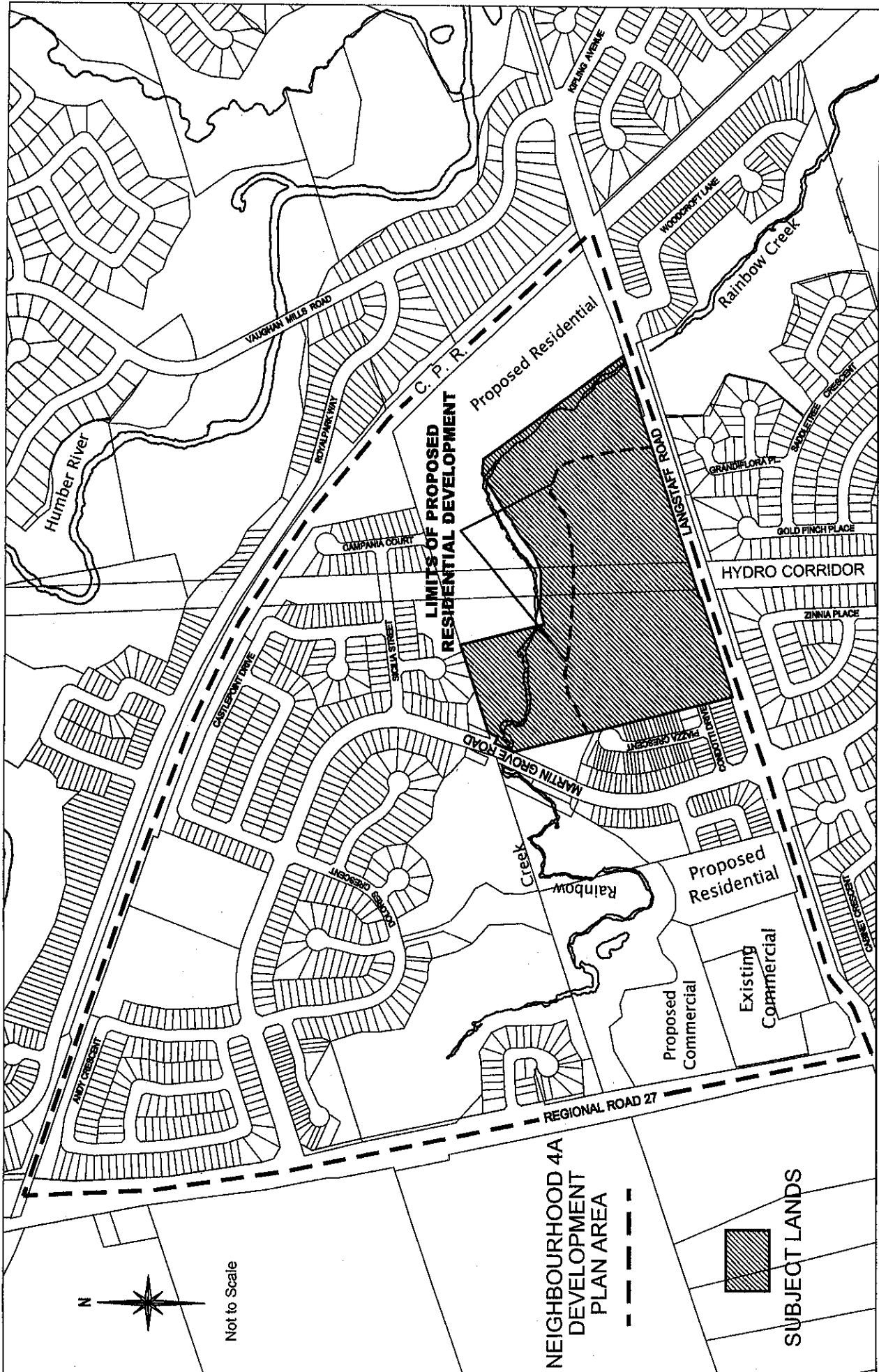
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMMUNO
Director of Development Planning

/CM



Location Map

Part Lot 11,
Concession 8
APPLICANT:
STELLTACC PROPERTIES, INC.
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City of Vaughan

Development Planning Department

Attachment

FILE No.:
19T-04V13 &
Z.04.050

November 3, 2004



