

**2.      ZONING BY-LAW AMENDMENT FILE Z.05.041  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V06  
2072463 ONTARIO INC.  
PRELIMINARY REPORT**

**P.2005.52**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.041 and 19T-05V06 (2072463 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be determined when the technical report is completed.

**Purpose**

The Owner has submitted the following applications to:

1.      Amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #1 from 'A' Agricultural Zone to RV4 Residential Urban Village Zone Four, RV4(W.S) Residential Urban Village Zone Four (Wide Shallow Lot), RVM1 (WS-B) Residential Urban Village Multiple Zone One, RVM1 (A, B) Residential Urban Village Multiple Zone One, RA3 Apartment Residential Zone OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and OS5 Open Space Environmental Protection Zone and with exceptions to permit commercial and mixed use residential/commercial development; and
2.      Approval of a Draft Plan of Subdivision to permit 202 detached units, 72 semi-detached units, 48 townhouse units, 475 units located within the Carrville District Centre, a 1.324 ha school site, 1.069 ha devoted to parkland, 2.235 ha stormwater management facility, and 3.585 ha devoted to valleyland, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the southeast corner of Dufferin Street and Rutherford Road, in Block 10, being Part of Lot 16, Concession 2, City of Vaughan. The 26.39 ha site has 389 m frontage along Dufferin Street and 674.3m flankage along Rutherford Road. The northeast corner of the property is developed with a dwelling and a farm which is proposed to be demolished.

The site is designated "Low Density Residential", "Medium Density Residential/Commercial" and "Valley Lands" by OPA #600. The northwest quadrant of the subject lands as shown on Attachment #1 is also designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan). The Block 10 Plan further defines the land uses as low and medium density residential, open space, stormwater management pond facility, neighbourhood park, separate school and Carrville District Centre. The subject lands are zoned 'A' Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

North - Rutherford Road; approved draft plan of subdivision 19T-95066 (Nine-Ten West Limited) single detached dwelling (A Agricultural Zone)

- South - vacant/future park and residential (OS2 Open Space Park Zone, RV4 Residential Urban Village Zone Four)
- East - residential (RV4(W.S) Residential Urban Village Zone Four (Wide Shallow Lots), RV4 Residential Urban Village Zone Four, RVM1 (A) Residential Urban Village Multiple Zone One)
- West - Dufferin Street; residential (RVM1 (A) Residential Urban Village Multiple Zone One; vacant/future commercial (presently A Agricultural Zone)

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 200m of the subject lands. 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 proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the draft plan will be reviewed for conformity with the density provisions in OPA #600, with respect to the "Low Density Residential" designation which permits detached units at a maximum net density of 22 units/ha and the "Medium Density Residential/Commercial" designation, which are areas generally located along major arterial roads and certain primary streets, and are primarily residential with limited commercial uses at a net residential density between 17 and 40 units/ha;
- the appropriateness of the proposed residential zone categories including RV4, RV4(W.S), RVM1 (A,B) and RVM1 (WS-B) to facilitate detached, semi-detached lots, and townhouses, will be reviewed;
- conformity of the proposed District Centre with the Carrville District Centre Study will be reviewed once the study is finalized in the Fall; information on the form and building type of the residential and commercial component within the Carrville District Centre will be required and reviewed for consistency and conformity with the Carrville District Centre Plan, particularly as the applicant is proposing an RA3 Apartment Residential Zone category;
- review will be given to the appropriateness of amending the RA3 Apartment Residential Zone to permit the following additional residential and commercial uses within the District Centre; Block Townhouses, Bank or Financial Institution, Brewers Retail Outlet, Business or Professional Office, Club or Health Centre, Day Nursery, Eating Establishment, Eating Establishment Convenience with or without drive-thru, Eating Establishment Take-Out, L.C.B.O. Outlet, Mixed Use Development, Personal Service Shop, Pet Grooming Establishment contained within a wholly enclosed building, Photography Studio, Place of Entertainment, Retail Store, Service or Repair Shop, Supermarket, Veterinary Clinic and Video Store;
- consistency of the draft plan of subdivision with the approved Block 10 Plan and adjacent existing and approved plans will be reviewed, with respect to land use, lotting and road layout;
- the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- the Zoning By-law Amendment and Draft Plan of Subdivision applications are subject to the Oak Ridges Moraine Conservation Plan as both applications were submitted after

November 16, 2001; the applicant must submit a report demonstrating conformity with the "Settlement Area" provisions of the Oak Ridges Moraine Conservation Plan.

**Relationship to Vaughan Vision 2007**

The applicability of these applications 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, the applications will be reviewed in the context of the density and development policies contained in OPA #600, with respect to conformity with the Oak Ridges Moraine Plan in OPA #604; and the appropriateness of the lotting and road patterns with the Block 10 Plan and co-ordination with the adjacent plans of subdivision.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision

**Report prepared by:**

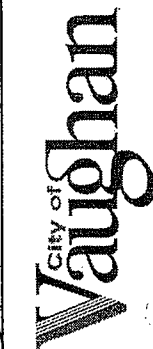
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



# Attachment

Part of Lot 15,  
Concession 2

APPLICANT:  
2072463 ONTARIO INC.

Not to Scale  
August 25, 2005

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