

**7. ZONING BY-LAW AMENDMENT FILE Z.05.060
DRAFT PLAN OF SUBDIVISION FILE 19T-05V11
ALICE SMITH**

P.2006.18

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.060 & 19T-05V11 (Alice Smith) 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 addressed when the technical report is completed.

Purpose

The Owner has submitted the following:

1. An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3 Residential Detached Zone (tableland) and OS5 Open Space Environmental Protection Zone (valleyland), in the manner shown on Attachment #3.

2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of 17 single detached dwelling units with frontages ranging from 12.5m to 25.1m and lot areas ranging from 546.37m² to 670.74m². The development details are as follows:

17 Single Detached Dwelling Units (Lots 1-17)	1.040 ha
Valleyland	0.462 ha
Valleyland Buffer (5.0m wide)	0.158 ha
Greenway (3.0m wide)	0.059 ha
Future Development (Part Lot – Block 20)	0.024 ha
Primary Road	0.455 ha
0.3m Reserve	0.001 ha
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Total Site Area	2.200 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Major Mackenzie Drive, between Dufferin Street and Bathurst Street, in Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan. The vacant 2.2 ha site will be accessed from the adjacent approved draft subdivision (19T-95065), which will be built as part of the Phase 1 development of the Block 11 Plan. The subject lands comprise the southern portion of a larger 8.19 ha parcel of land owned by the applicant. The subject lands are designated "Low Density Residential" and "Valley Lands" by OPA #600 and "Settlement Area" by OPA #604, are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

- North - valleylands (OS5 Open Space Environmental Protection Zone)
- South - valley lands (OS5 Open Space Environmental Protection Zone)
- East - valleylands (OS5 Open Space Environmental Protection Zone)
- West - vacant, future residential and road (A Agricultural Zone)

On February 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m 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:

- i) the applications will be reviewed in the context of the City's Official Plan with respect to land use and density, and the approved Block 11 Plan with respect to the lotting and road pattern;
- ii) the appropriate studies including, but not limited to, an Oak Ridges Moraine Conformity Plan, archaeological assessment, and an environmental site assessment, are required for review;
- iii) the limits of the valleyland and 5m wide buffer will be reviewed and confirmed with the Toronto and Region Conservation Authority, and zoned OS5 Open Space Environmental Protection Zone;
- iv) the appropriateness of the proposed rezoning of the tableland from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3 Residential Detached Zone, and any appropriate exceptions to implement the residential proposal, if approved, will be reviewed; and
- v) the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

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, the applications will be reviewed in consideration of the City Official Plan policies and the approved Block 11 Plan, with respect to land use, density, lotting and road pattern, and the availability of servicing.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-05V11
3. Draft Plan of Subdivision with Proposed Zoning

Report prepared by:

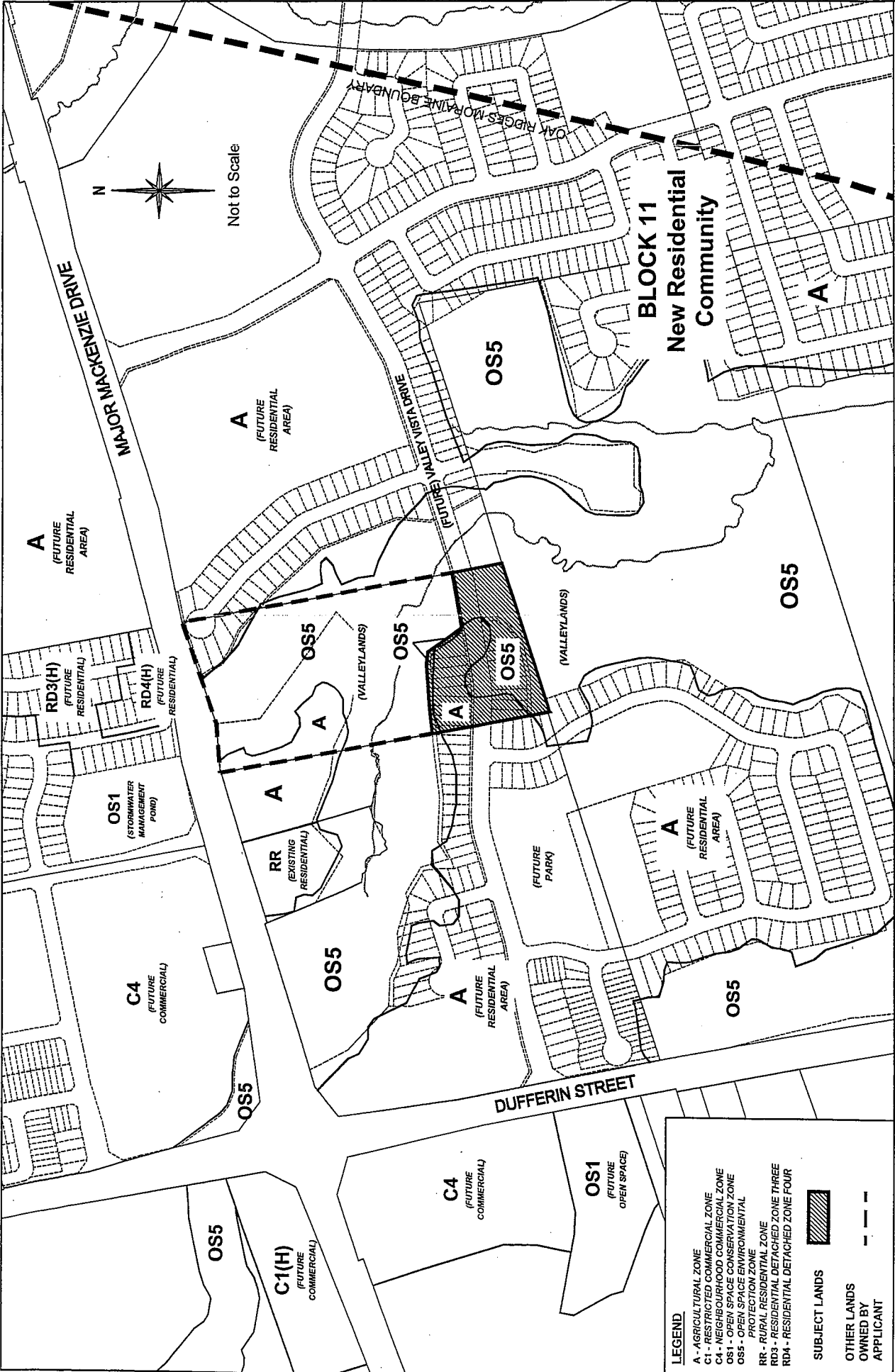
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



BLOCK 11
New Residential
Community

Attachment 1

FILE No's:
19T-05V11 &
Z.05.060

February 24, 2006

City of Vaughan

Development Planning Department

Location Map

Part of Lot 20,
Concession 2

APPLICANT:
ALICE SMITH

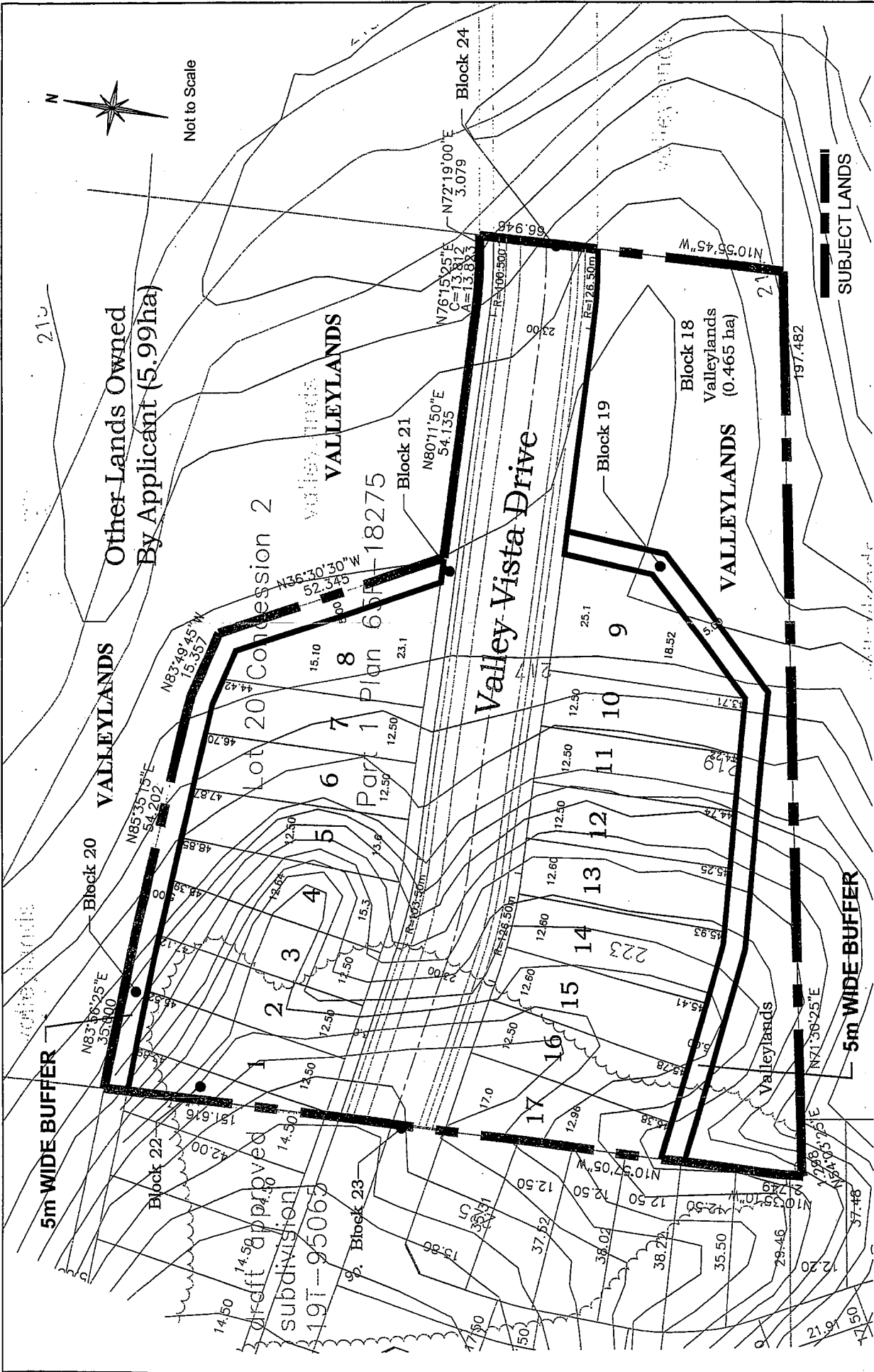
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LEGEND:

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTIVE ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR

SUBJECT LANDS

OTHER LANDS OWNED BY APPLICANT



Not to Scale

Other Lands Owned
By Applicant (5.99ha)

SUBJECT LANDS

Attachment
FILE No's:
19T-05V11 &
Z.05.060
2

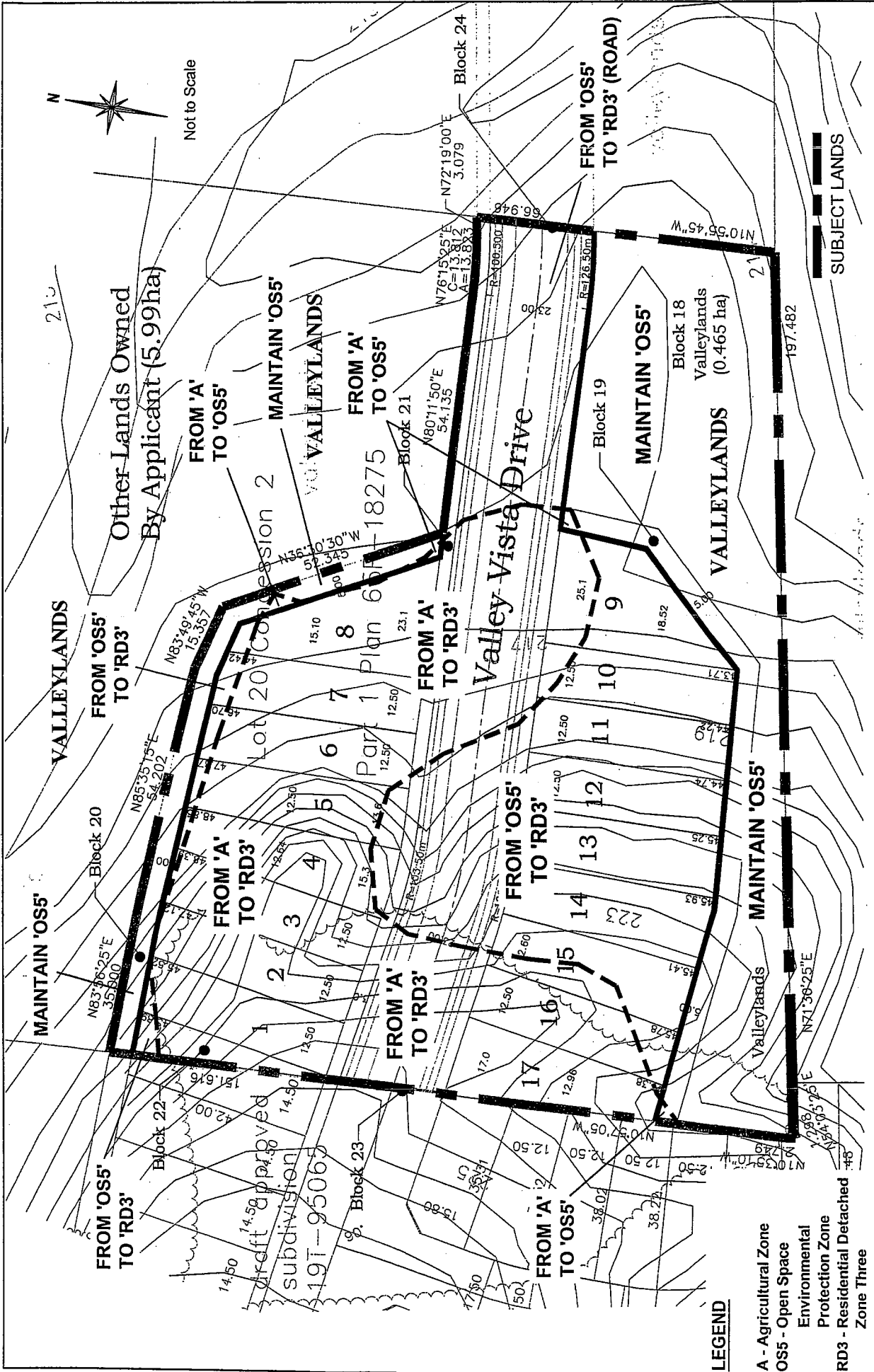
City of
Vaughan
Development Planning Department

**Draft Plan of
Subdivision 19T-05V11**

APPLICANT:
ALICE SMITH
Part of Lot 20,
Concession 2

February 28, 2006

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Attachment 3

FILE No's.:
19T-05V11 &
Z.05.060
February 28, 2006



Development Planning Department

Draft Plan of Subdivision 19T-05V11 with Proposed Zoning

APPLICANT:
ALICE SMITH
Part of Lot 20,
Concession 2

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