

5. **OFFICIAL PLAN AMENDMENT FILE OP.06.007
ZONING BY-LAW AMENDMENT FILE Z.06.019
DRAFT PLAN OF SUBDIVISION FILE 19T-06V02
DUFFERIN HEIGHTS ESTATES INC.
VENTANA HOMES INC.**

P.2006.30

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.007 (Dufferin Heights Estates Inc. and Ventana Homes Inc.) and Files Z.06.019 and 19T-06V02 (Dufferin Heights Estates 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 addressed when the technical report is completed.

Purpose

The following applications have been submitted:

1. An Official Plan Amendment Application (File OP.06.007) for the lands identified as Parcel 'A' (Ventana Lands) and Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1 to increase the maximum permitted net residential density from 5.5 units/ha (74 lots) to 7.2 units/ha (97 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which comprises 13.53 ha of tableland.
2. A Zoning By-law Amendment Application (File Z.06.019) to rezone the subject lands identified as Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1, and comprising 2.92 ha of tableland, from A Agricultural Zone to R1 Residential Zone to implement a proposed draft plan of subdivision, as shown on Attachment #2.
3. An application for approval of a Draft Plan of Subdivision File (19T-06V02) on the subject lands identified as Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #2, comprising 2.92 ha of tableland, and proposing the following:
 - i) 18 single detached residential lots (Lots 1 to 18) with a minimum lot frontage of 18.3m; and,
 - ii) two (2) residential blocks (Blocks 19 and 20) to be combined with other blocks in a future northerly-adjacent plan of subdivision, to form developable lots.

Background - Analysis and Options

The overall subject lands (33.15 ha) are located on the west side of Dufferin Street, north of Teston Road, being Part of Lots 26 and 27, Concession 3, City of Vaughan, as shown on Attachment #1. Ventana Homes Inc. owns the land municipally known as 10980, 10960 and 10944 Dufferin Street (Parcel A), which is a 30.23 ha parcel comprised of 10.61 ha tableland and 19.62 ha of valleyland (to remain a natural state); and Dufferin Heights Estates Inc. owns the lands municipally known as 10872 Dufferin Street (Parcel B), which is comprised of 2.92 ha of tableland. Dufferin Heights Estates Inc. and Ventana Homes Inc. jointly submitted an Official

Plan Amendment application to increase the permitted density on the overall combined 13.53 ha of tableland from 5.5 unit/ha to 7.2 units/ha. Also, Dufferin Heights Estates Inc. has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications for their lands (Parcel B) to permit 18 single detached residential lots on a 2.92ha parcel.

The subject lands are designated "Executive Residential" within the "North Maple Residential Area", and "Open Space" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). OPA #604 further identifies the subject lands as "Area of Natural and Scientific Interest (Life Science and Earth Science)". The subject lands are zoned A Agricultural Zone by By-law 1-88.

The surrounding land uses are:

- North - existing residential use (R1 Residential Zone, subject to Exception 9(1107)), valley (OS5 Open Space Environmental Protection Zone)
- South - existing residential use (RR Rural Residential Zone), valley (OS5 Open Space Environmental Protection Zone)
- East - Dufferin Street; existing cemetery use (OS2 Open Space Park Zone) and vacant land (A Agricultural Zone)
- West - future park, the East Don River (OS1 Open Space Conservation Zone, OS5 Open Space Environmental Protection Zone)

On March 24, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail Residents' Association and Maplewood Ravines Community 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 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 applicable Provincial, Regional and City policies, to determine the appropriateness of the proposed increase in residential density for the tableland portion of the overall property, and for the protection of the valleylands below the top-of-bank;
- ii) the appropriateness of the proposed lotting and road pattern for the development of Parcel "B", and the appropriateness of the proposed zoning categories and any exceptions to implement the final subdivision plan, if approved, will be reviewed to ensure the design can be compatible with the future development ability of the adjacent lands to the north (Parcel "A") and to the south (currently existing residential);
- iii) the Owner will be required to submit for review, an overall land use concept plan for the lands in the northwest quadrant of Dufferin Street and Teston Road to coordinate matters such as, but not limited to, the overall lotting and road pattern, including access to Dufferin Street and possibility to Teston Road to the satisfaction of the Development Planning Department and the Region of York; and confirmation of the exact development limits separating the tableland and open space valleylands to the satisfaction of the Toronto and Region Conservation Authority and the Development Planning Department;

- iv) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- v) a planning justification, traffic, servicing, environmental, and archeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities.

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 the context of the applicable Provincial, Regional and City policies; compatibility of the proposal in light of the future opportunities for co-ordinated development with the adjacent lands to the north and south; the appropriate access locations, lotting and road pattern; and, the ability of the municipal infrastructure to accommodate the proposed development.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

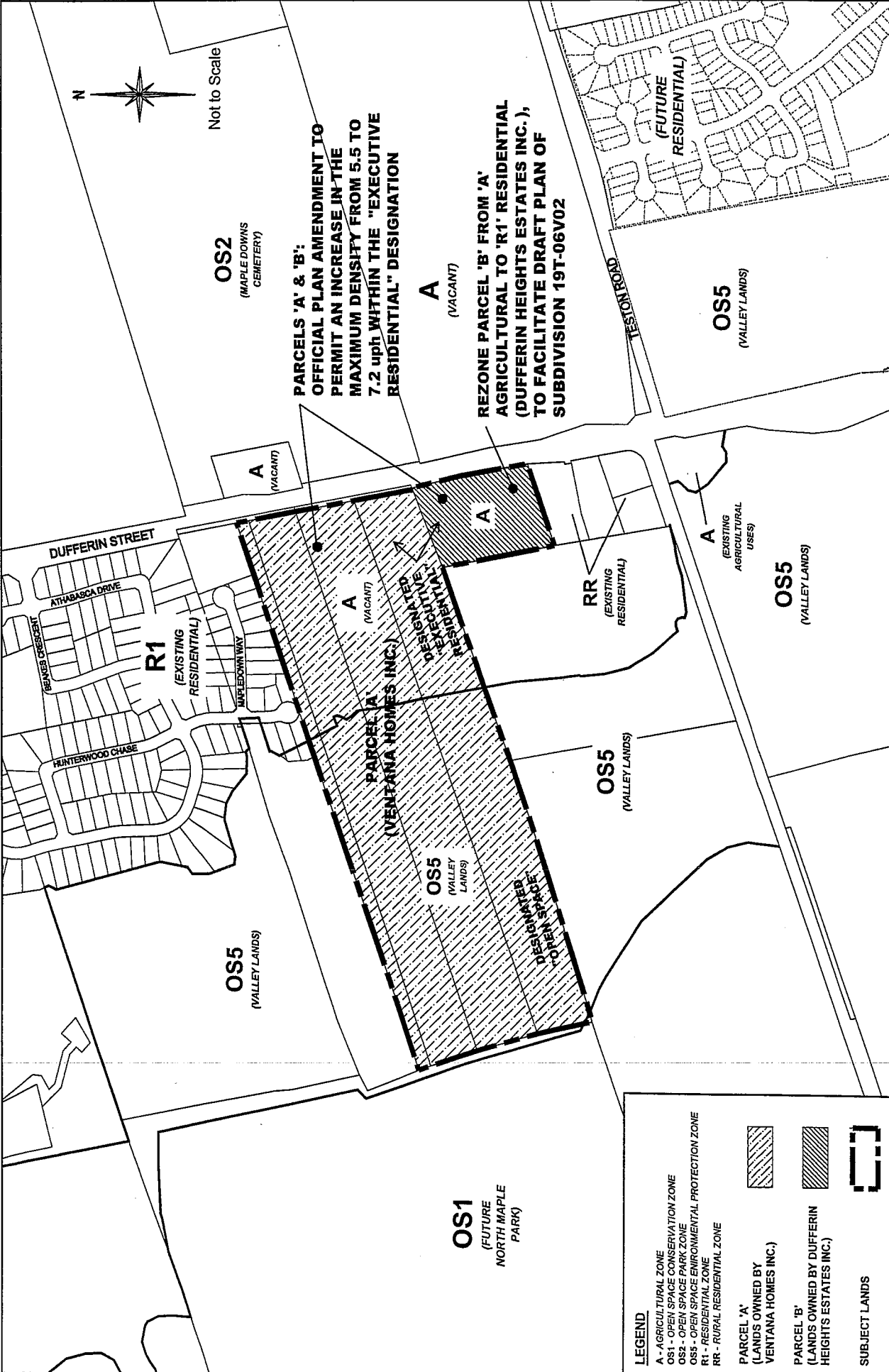
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part Lots 26 & 27,
Concession 3

APPLICANT:
DUFFERIN HEIGHTS ESTATES INC.

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City of Vaughan

Development Planning Department

Attachment 1

FILE No's.:
19T-06V02,
Z.06.019 & OP.06.007

April 3, 2006



Not to Scale

OS2
(MAPLE DOWNS
CEMETERY)

**PARCELS 'A' & 'B':
OFFICIAL PLAN AMENDMENT TO
PERMIT AN INCREASE IN THE
MAXIMUM DENSITY FROM 5.5 TO
7.2 up WITHIN THE "EXECUTIVE
RESIDENTIAL" DESIGNATION**

A
(VACANT)

**REZONE PARCEL 'B' FROM 'A'
AGRICULTURAL TO 'R1' RESIDENTIAL
(DUFFERIN HEIGHTS ESTATES INC.),
TO FACILITATE DRAFT PLAN OF
SUBDIVISION 19T-06V02**

(FUTURE
RESIDENTIAL)

OS5
(VALLEY LANDS)

DUFFERIN STREET

R1
(EXISTING
RESIDENTIAL)

A
(VACANT)

**PARCEL 'A'
(VENTANA HOMES INC.)
DESIGNATED
"EXECUTIVE
RESIDENTIAL"**

A
(VACANT)

OS5
(VALLEY LANDS)

OS5
(VALLEY LANDS)

RR
(EXISTING
RESIDENTIAL)

OS5
(VALLEY LANDS)

A
(EXISTING
AGRICULTURAL
USES)

OS5
(VALLEY LANDS)

OS1
(FUTURE
NORTH MAPLE
PARK)

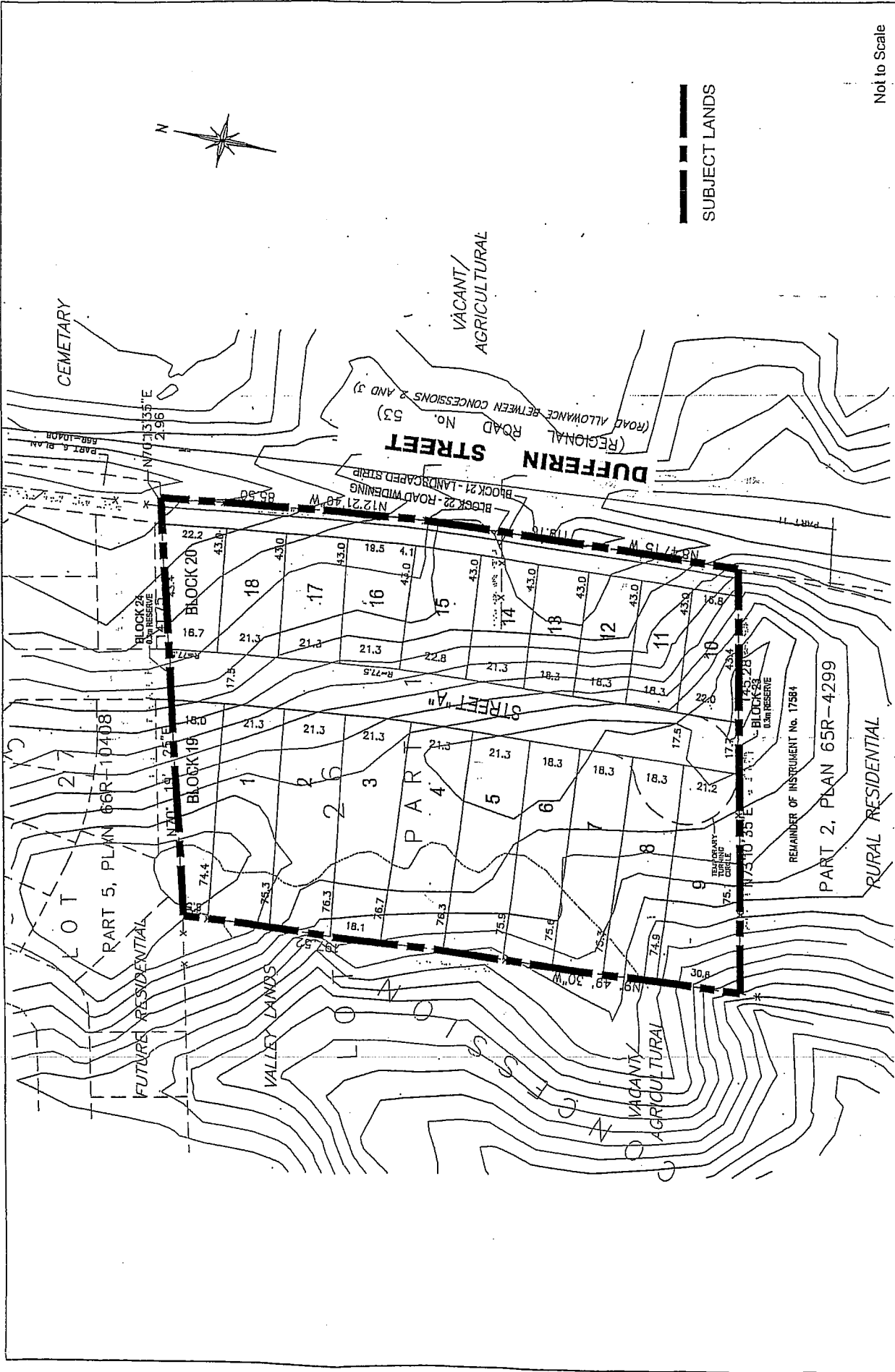
LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS3 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- R1 - RESIDENTIAL ZONE
- RR - RURAL RESIDENTIAL ZONE

**PARCEL 'A'
(LANDS OWNED BY
VENTANA HOMES INC.)**

**PARCEL 'B'
(LANDS OWNED BY DUFFERIN
HEIGHTS ESTATES INC.)**

SUBJECT LANDS



— — — — —
SUBJECT LANDS

Not to Scale

Draft Plan of Subdivision

APPLICANT:
DUFFERIN HEIGHTS ESTATES INC.
CONCESSION 3



Development Planning Department

Attachment 2

FILE No's:
19T-06V02,
Z.06.019 & OP.06.007

March 24, 2006

N:\DPT\1 ATTACHMENTS\19\191-06-02a.06.019sp.06.007