

**3.      ZONING BY-LAW AMENDMENT FILE Z.04.049  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V12  
EVELYN CHARTERS**

**2006.34**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.04.049 and 19T-04V12 (Evelyn Charters) 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 applications:

1.      An application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three and RR(H) Rural Residential Zone, all with the Holding "H" Provision, and OS1 Open Space Conservation Zone, and OS5 Open Space Environmental Protection Zone, as shown on Attachment #3; and,
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 2 estate residential units, 47 single detached dwelling units with frontages ranging from 12.8m to 15.24m and lot areas ranging from 409.6m<sup>2</sup> to 1000m<sup>2</sup>, open space, storm water management pond and a parkette. The development details are as follows:

2 Estate Residential Units (Lots 48-49)	0.70ha
Open Space (Remainder of Lot 49)	2.16ha
47 Single Detached Units (Lots 1-47)	2.73ha
Open Space (Block 50)	1.67ha
5.0m Wide Open Space Buffer (Block 51)	0.13ha
Storm Water Management Pond(Block 52)	0.23ha
Parkette (Block 53)	0.14ha
3.0m Wide Landscape Buffer (Block 54)	0.02ha
Future Development (Blocks 55-75)	0.47ha
<u>Roads &amp; 0.3m Reserves (Blocks 76-91)</u>	<u>1.42ha</u>
Total Site Area	9.67ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Teston Road, west of Bathurst Street, in Planning Block 12, in Part of Lot 25, Concession 2, City of Vaughan. The subject lands have an area of 9.67ha, and 514m of frontage on Major Mackenzie Drive.

The subject lands are designated "Low Density Residential", "Valleylands" and "Stormwater Management" by OPA #600, and are further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned A Agricultural Zone and OS5 Open

Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

- North - Teston Road; estate residential (RR Rural Residential Zone), Open Space (OS5 Open Space Environmental Protection Zone)
- South - approved future residential plan of subdivision (File 19T-99V08 - RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four Zone), Open Space (OS5 Open Space Environmental Protection Zone)
- East - approved future residential plan of subdivision (File 19T-03V23 - RD2(H) and RD3(H) Residential Detached Zone Two and Residential Detached Zone Three each with a Holding "H"), planned residential (A Agricultural Zone)
- West - approved future residential plan of subdivision (File 19T-99V08 - RD2(H) and RD3(H) Residential Detached Zone Two and Three each with the Holding Symbol "H"), Open Space (OS2 Open Space Park Zone)

On April 7, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Gates of Maple Ratepayers Association, Maple Landing Ratepayers Association and Maple Village Ratepayers Association. To date, no comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the Owner is a non-participating landowner within Block 12; the applications will be reviewed in the context of the approved Block 12 Plan, Master Environmental Servicing Plan, the Oak Ridges Moraine Conservation Plan, the approved architectural and urban design guidelines for Block 12, and whether additional reports/studies are required;
- ii) the "Low Density Residential" designation of the Official Plan permits detached dwelling units at an overall density of 14 units per hectare; review will be given to ensure the proposed densities within the proposed draft plan of subdivision conform to the Official Plan;
- iii) the proposed draft plan of subdivision will be reviewed for consistency with the approved Block 12 Plan, including coordination of lotting and road patterns and compatibility with the adjacent plans of subdivision;
- iv) the applications will be reviewed to ensure the appropriateness of the proposed zone standards and consistency with approved development in the Block 12 Plan;
- v) in order to comply with the Oak Ridges Moraine Conformity Plan, Lots 49 and 50 (proposed RR Rural Residential Zone) must be connected to full municipal services;
- vi) the delineation and dedication of the open space valley lands and buffer areas, and the appropriateness of the proposed parkette, will be reviewed in the context of the applicable policies of the Official Plan and the requirements of the Toronto and Region Conservation Authority and the Parks Development Department; and,

- vii) the availability of servicing capacity for the proposed draft plan of subdivision 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 the context of the policies of the Official Plan, the approved Block 12 Plan, conformity with the Oak Ridges Moraine Conservation Plan, compatibility with the adjacent land uses, and the availability of the required servicing infrastructure to support the proposed development.

**Attachments**

1. Location Map
2. Proposed Draft Plan of Subdivision
3. Draft Plan of Subdivision with Proposed Zoning

**Report prepared by:**

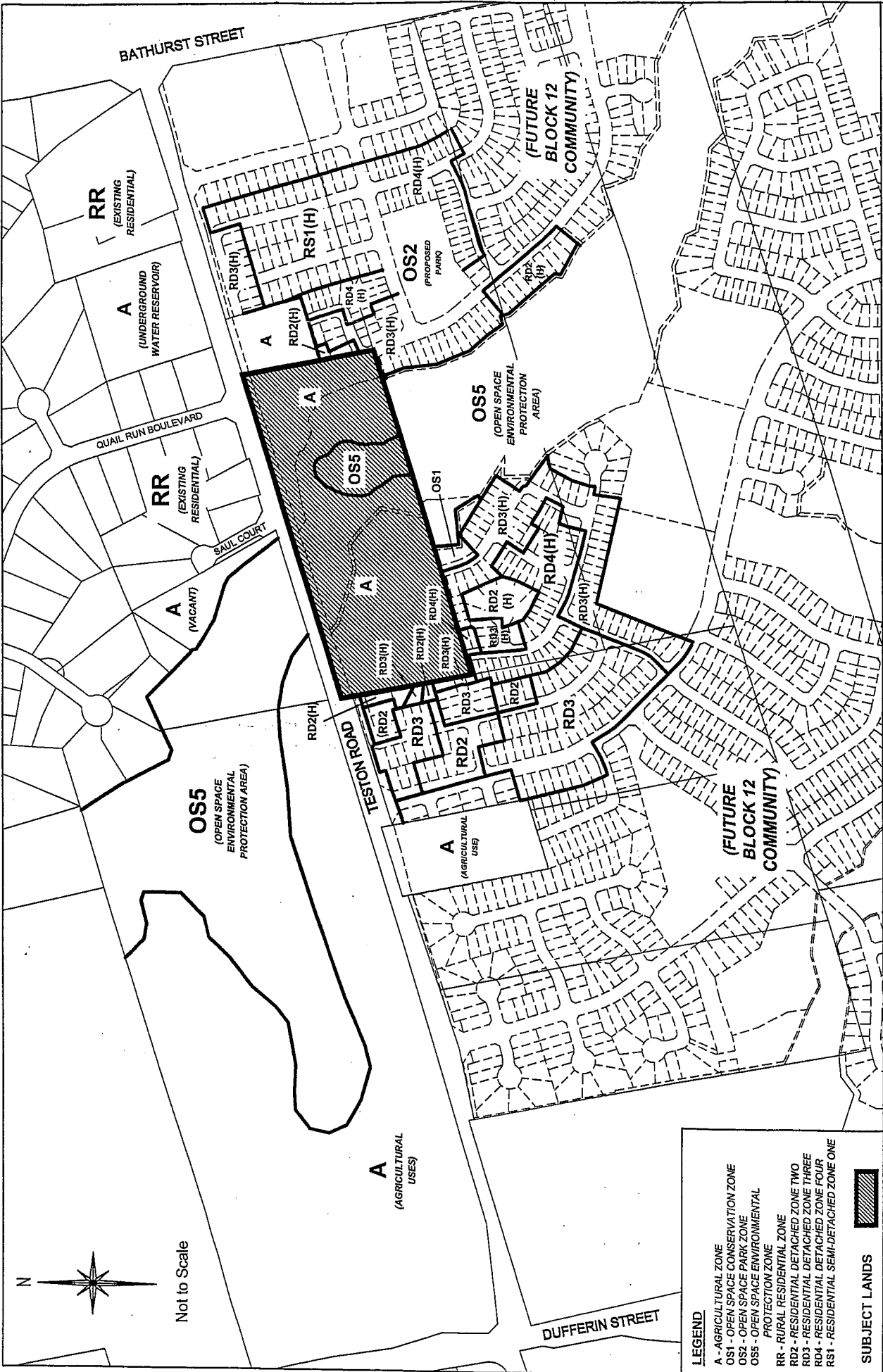
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Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



- LEGEND**
- A - AGRICULTURAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - OS2 - OPEN SPACE PARK ZONE
  - OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
  - RR - RURAL RESIDENTIAL ZONE
  - RD2 - RESIDENTIAL DETACHED ZONE TWO
  - RD3 - RESIDENTIAL DETACHED ZONE THREE
  - RD4 - RESIDENTIAL DETACHED ZONE FOUR
  - RS1 - RESIDENTIAL SEMI-DETACHED ZONE
- SUBJECT LANDS**
- 

# Location Map

Part of Lot 25,  
Concession 2  
APPLICANT:  
EVELYN CHARTERS

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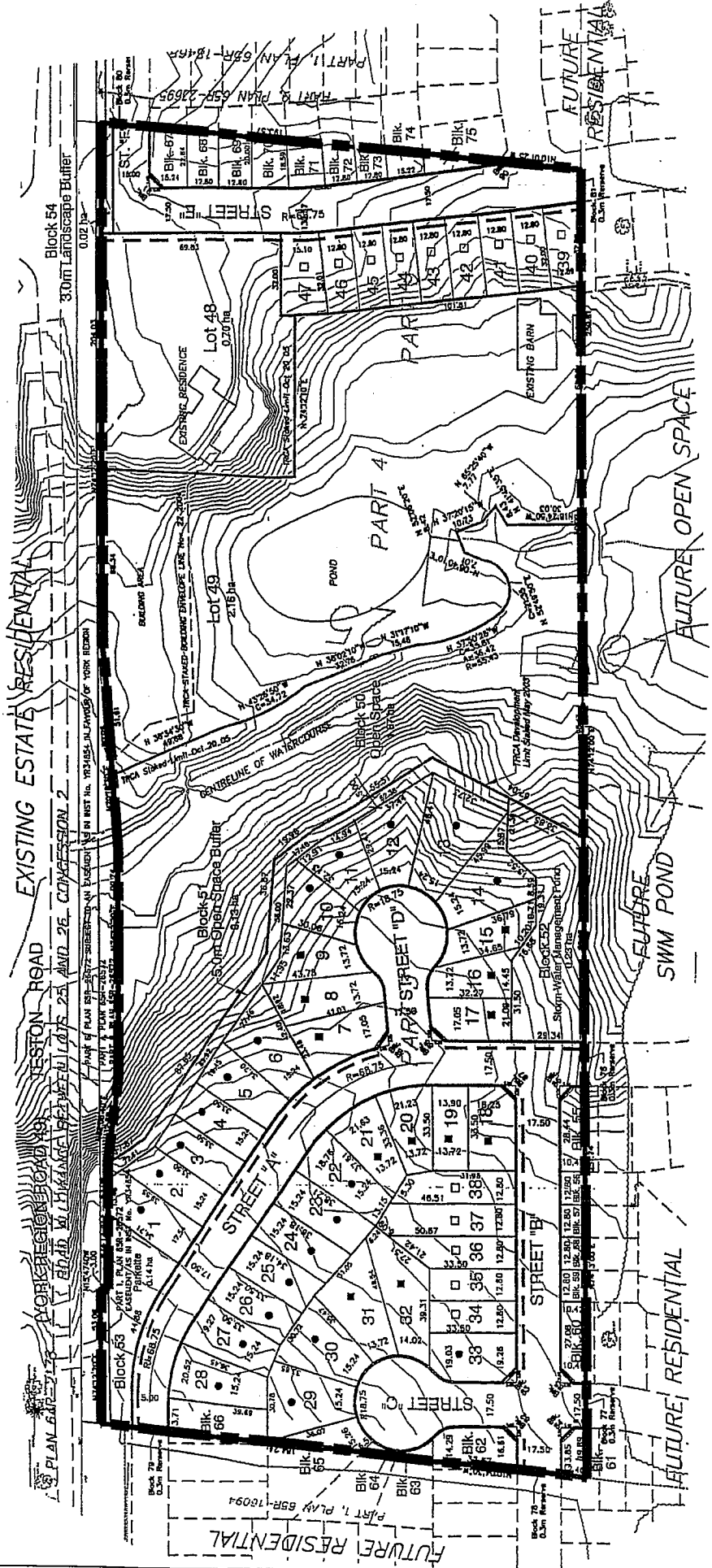
# City of Vaughan

Development Planning Department

# Attachment 1

FILE No.:  
19T-04V12  
& Z.04.049

April 5, 2006



**SUBJECT LANDS**

Not to Scale

# Proposed Draft Plan of Subdivision

APPLICANT:  
EVELYN CHARTERS

Part of Lot 25,  
Concession 2



Development Planning Department

# Attachment 2

FILE No.:  
19T-04V12  
& Z.04.049

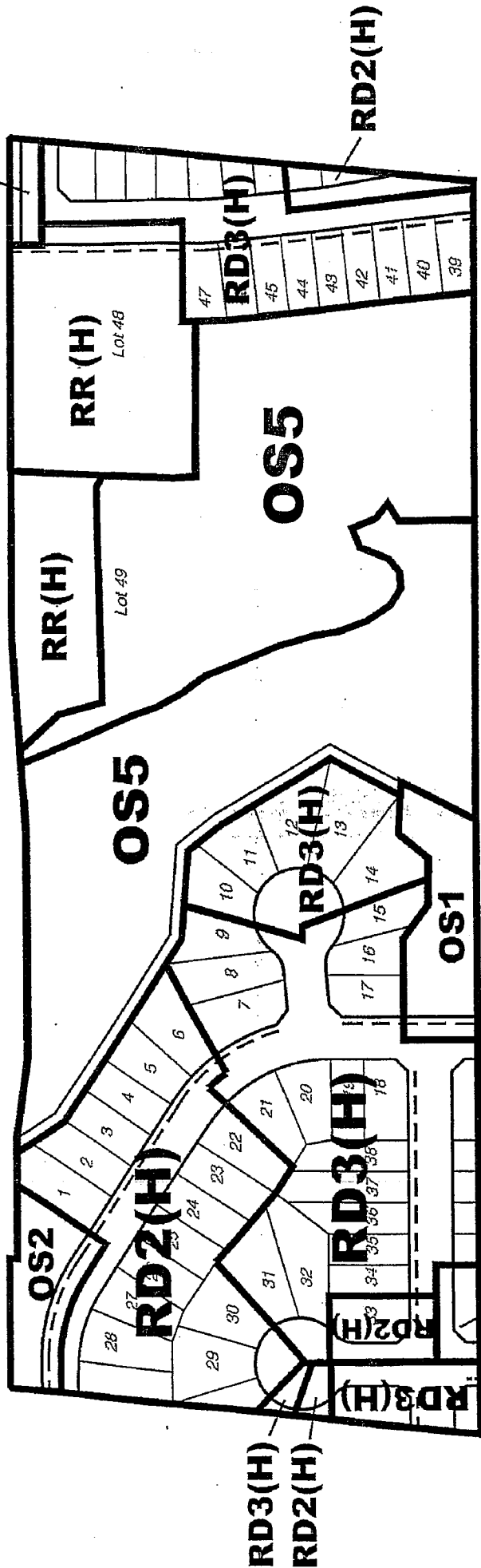
April 5, 2006



Not to Scale

TESTON ROAD

(YORK REGION ROAD 49)



**LEGEND**

- RR(H) – Rural Residential Zone with Holding Symbol
- RD2(H) – Residential Detached Zone Two with Holding Symbol
- RD3(H) – Residential Detached Zone Three with Holding Symbol
- OS1 – Open Space Conservation Zone
- OS5 – Open Space Environmental Protection Zone

**Draft Plan of Subdivision  
with Proposed Zoning**

APPLICANT:  
EVELYN CHARTERS

Part of Lot 25,  
Concession 2

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Development Planning Department

**Attachment**

**3**

FILE No.:  
19T-04V12  
& Z.04.049

April 18, 2006