

**2.      ZONING BY-LAW AMENDMENT FILE Z.06.045  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V07  
BELMONT PROPERTIES  
PRELIMINARY REPORT**

**P.2006.55**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.045 and 19T-06V07 (Belmont Properties) 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 the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, C3 Local Commercial Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #6 in accordance with Schedule "A3" in By-law 1-88.
  
2.      An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a 787 unit residential plan of subdivision consisting of 643 detached dwellings with lot frontages ranging from 12.2m to 16.8m and lot areas ranging from approximately 383.08m<sup>2</sup> to 618.24m<sup>2</sup>, 144 street townhouse units with lot frontages of 6m and lot areas of 188.4m<sup>2</sup>, an elementary school site, a local commercial site, a linear park, a neighbourhood park, a district park and 3 storm water management facilities. The development details are as follows:

787 Dwelling Units	31.007 ha
1 Elementary School (Block 686)	2.432 ha
1 Local Commercial Site (Block 684)	0.811 ha
5 Linear Parks (Blocks 692-696)	0.996 ha
1 Neighbourhood Park (Block 685)	1.581 ha
1 District Park (Block 687)	2.423 ha
3 Storm Water Management Facilities (Blocks 688-690)	9.605 ha
Valley Area (Block 691)	0.995 ha
Buffer (Block 698)	0.075 ha
Roads, Widening and 0.3m Reserves	<u>13.782 ha</u>
Total Site Area	63.707 ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the west side of Weston Road, north of Major Mackenzie Drive, in Part of Lot 22, Concession 6, City of Vaughan. The subject lands have an area of 63.707ha, with 384.74m of frontage along Weston Road and a depth of 1,483.48m.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", "Elementary School", "Greenway System", "Neighbourhood Park", "District Park", "Storm Water Management" and "Valley Lands", and are within the "Passer Estates Waste Disposal Assessment Area" by OPA #600, as shown on Attachment #3, and "Low-Rise Residential" and "Storm Water Management Pond" by OPA #650 (Vellore Village District Centre Plan), as shown on Attachment #4. On April 24, 2006, Council approved the Block 40 South Block Plan, as shown on Attachment #5, subject to conditions. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands currently consist of agricultural lands. The surrounding land uses are:

- North - agricultural, Draft Plan of Subdivision 19T-06V04 (A Agricultural Zone)
- South - agricultural (A Agricultural Zone); residential (RR Rural Residential Zone)
- West - agricultural (A Agricultural Zone); woodlot (OS4 Open Space Woodlot Zone)
- East - Weston Road; storm water management facility (OS1 Open Space Conservation Zone); residential (RD3 Residential Detached Zone Three)

On August 11, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Purpleville Ratepayers' Association and the Kleinburg and Area Ratepayers' Association. To date, no written comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive staff report at 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 and the Block 40 South Block Plan with respect to conformity of the subject lands to the applicable policies and requirements;
- ii) the Block Plan conditions for the Block 40 South Plan respecting the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and storm water management are to be identified, and a servicing phasing plan for the Block 40 South lands is to be established to the satisfaction of the City;
- iii) the availability of water and sanitary sewer capacity must be identified and allocated by Council, if approved;
- iv) Phase I and Phase II Environmental Site Assessments are to be completed in accordance with the City's Policy and Procedures for Contaminated or Potentially Contaminated Sites;
- v) the final Block 40 South Block Plan and the required technical reports are to be revised and/or prepared respecting the master environmental and servicing plan, noise report, transportation/traffic management report, heritage/archaeological report, monitoring plan, woodland and edge management report, restoration plan for the valley and stream lands, erosion study, urban design guidelines and architectural guidelines, to address outstanding issues;
- vi) the school site configuration, size and location must be finalized to the satisfaction of the York Region School Boards;

- vii) the density for the subject lands and average Block Plan density for the low and medium density residential lands, and the area distribution for the uses are to be submitted and verified by the City; and,
- viii) the appropriateness of the proposed zoning and land uses, including lotting and road pattern for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses.

#### **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 issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, the Block 40 South Block Plan requirements, protection of environmental features, and compatibility with adjacent land uses.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-06V07
3. OPA #600 – Land Use Schedule “B” – Vellore Urban Village 1
4. OPA #650 – Vellore Village District Centre Plan
5. Block 40 South Block Plan
6. Proposed Zoning

#### **Report prepared by:**

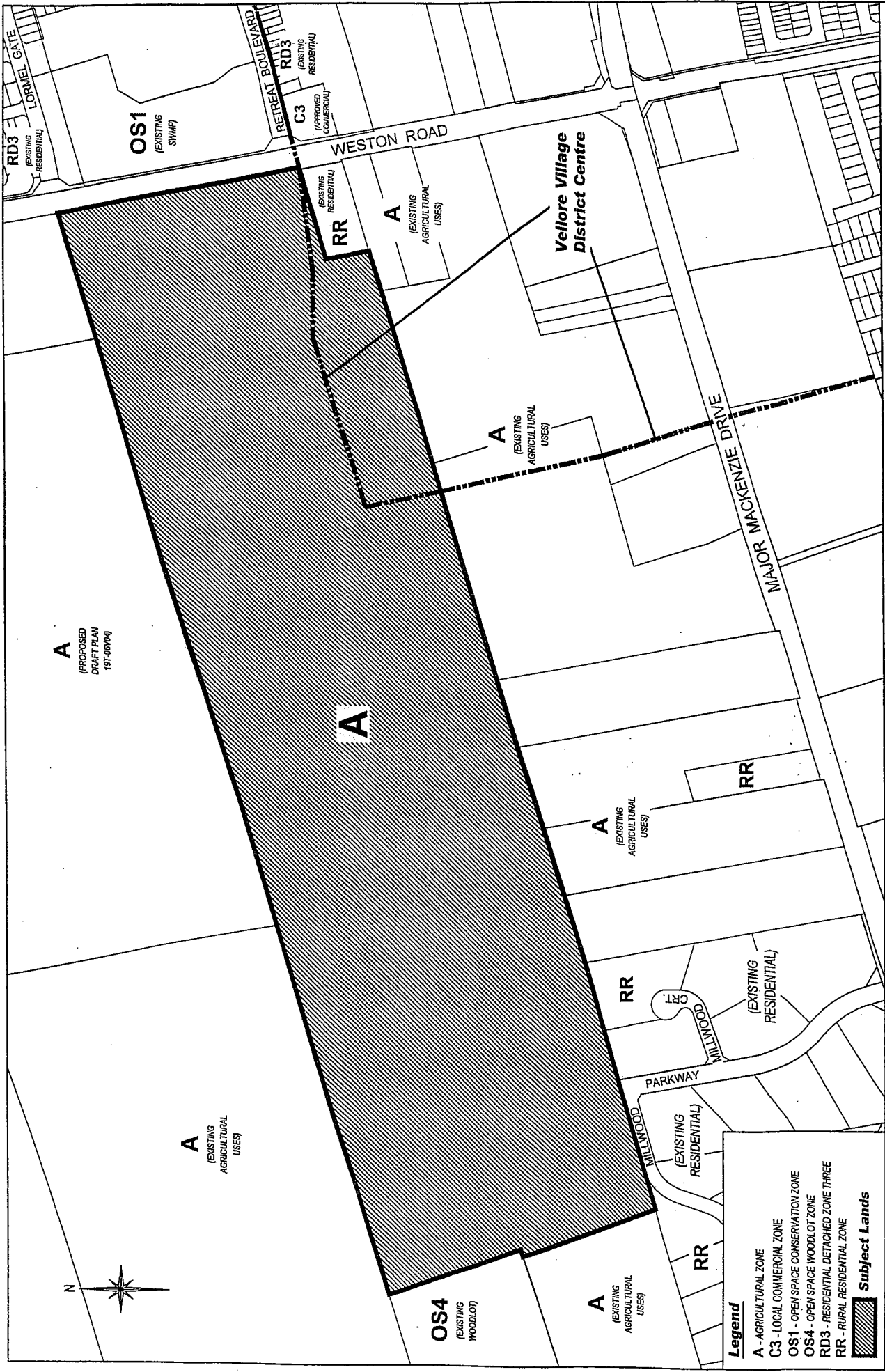
Judy Jeffers, Planner, ext. 8645  
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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



A  
PROPOSED  
DRAFT PLAN  
191-06104

A  
(EXISTING  
AGRICULTURAL  
USES)

A

OS4  
(EXISTING  
WOODLOT)

A  
(EXISTING  
AGRICULTURAL  
USES)

RR

A  
(EXISTING  
AGRICULTURAL  
USES)

**Legend**  
 A - AGRICULTURAL ZONE  
 C3 - LOCAL COMMERCIAL ZONE  
 OS1 - OPEN SPACE CONSERVATION ZONE  
 OS4 - OPEN SPACE WOODLOT ZONE  
 RD3 - RESIDENTIAL DETACHED ZONE THREE  
 RR - RURAL RESIDENTIAL ZONE  
 [Hatched Box] Subject Lands

A  
(EXISTING  
AGRICULTURAL  
USES)

A  
(EXISTING  
AGRICULTURAL  
USES)

Vellore Village  
District Centre

RD3  
(EXISTING  
RESIDENTIAL)

OS1  
(EXISTING  
SWAMP)

RR  
(EXISTING  
RESIDENTIAL)

C3  
(APPROVED  
COMMERCIAL)

WESTON ROAD

RETREAT BOULEVARD

MAJOR MACKENZIE DRIVE

MILLWOOD  
PARKWAY

MILLWOOD  
CRT.

RR  
(EXISTING  
RESIDENTIAL)

**Attachment**  
 FILE No.:  
 191-06V07 &  
 Z.06.045  
 Not to Scale  
 August 10, 2006

CITY of  
**Vaughan**

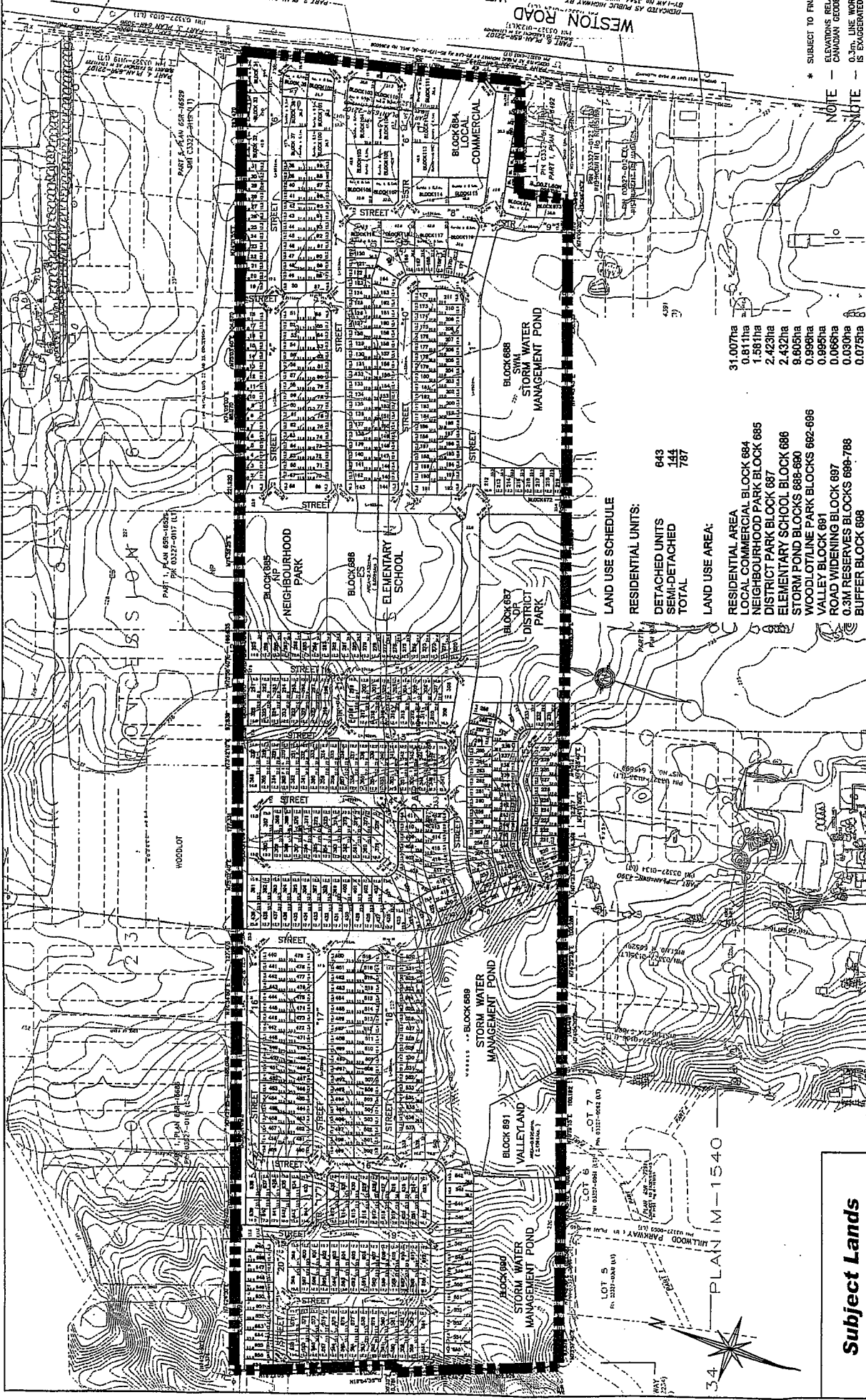
Development Planning Department

**Location Map**

Part of Lot 22,  
Concession 6

APPLICANT:  
BELMONT PROPERTIES

191-06V07-06-045.dwg



\* SUBJECT TO FINAL ELEVATIONS RELY ON CANADIAN GEODETIC DATUM 1984. 0.3M LINE WORK IS EXAGGERATED.  
 NOTE -  
 NOTE -

**LAND USE SCHEDULE**

RESIDENTIAL UNITS:  
 DETACHED UNITS 643  
 SEMI-DETACHED 144  
 TOTAL 787

**LAND USE AREA:**

RESIDENTIAL AREA 31.007ha  
 LOCAL COMMERCIAL BLOCK 684 0.811ha  
 NEIGHBOURHOOD PARK BLOCK 685 1.581ha  
 DISTRICT PARK BLOCK 687 2.423ha  
 ELEMENTARY SCHOOL, BLOCK 686 2.432ha  
 STORM POND BLOCKS 688-690 9.605ha  
 WOODLOTLINE PARK BLOCKS 692-696 0.989ha  
 VALLEY BLOCK 691 0.895ha  
 ROAD WIDENING BLOCK 697 0.066ha  
 0.3M RESERVES BLOCKS 698-788 0.030ha  
 BUFFER BLOCK 688 0.075ha  
 STREETS 13.588ha  
 TOTAL 63.707ha

**Subject Lands**  
 ■■■■■■■■■■

**Draft Plan of Subdivision**  
**19T-06V07**

APPLICANT:  
 BELMONT PROPERTIES

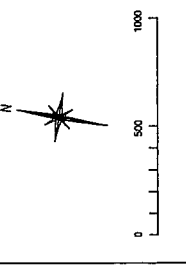
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**Attachment 2**  
 FILE No.: 19T-06V07 & Z.06.045  
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 August 10, 2006

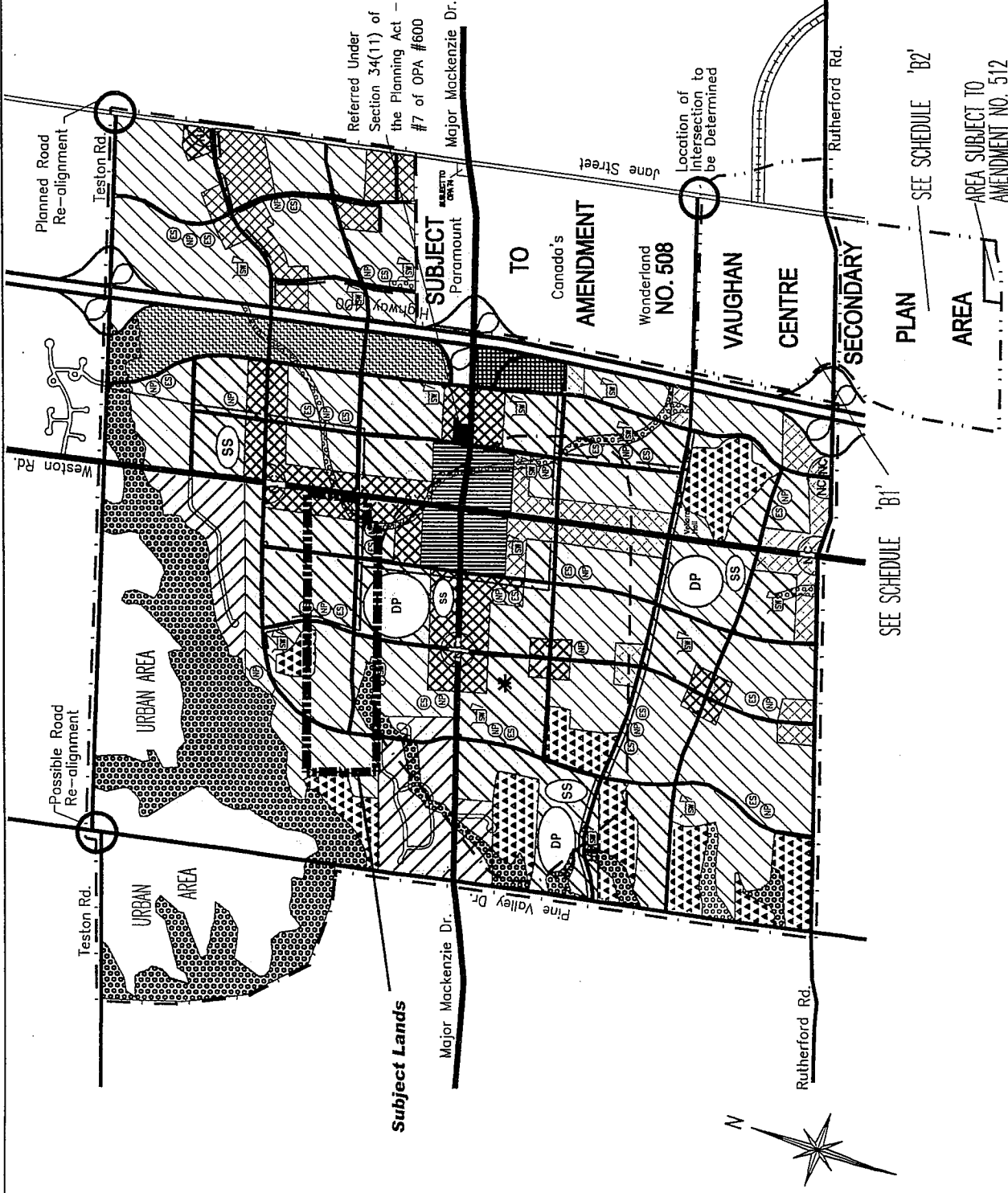
# VELLORE URBAN VILLAGE 1



**LEGEND**

(ES)	Elementary School
(SS)	Secondary School
(NP)	Neighbourhood Park
(DP)	District Park
(NC)	Neighbourhood Commercial Cen.
(V)	Lands Subject to Vellore - Urban Village Area #1
(LR)	Low Density Residential
(MR)	Medium Density Residential
(CR)	Commercial
(VC)	Vellore Village Centre
(ER)	Estate Residential
(UR)	Urban Area
(HPEA)	High Performance Employment Area
(VL)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TW)	Tableland Woodlots
(GC)	General Commercial
(SWM)	Storm Water Management
(VGN)	Vaughan Centre
(WDA)	Waste Disposal Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT #600



# Attachment 3

FILE No.: 19T-06V07 & Z.06.045  
Not to Scale  
August 10, 2006



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# OPA 600 - Schedule 'B' Vellore Urban Village 1

Part of Lot 22, Concession 6

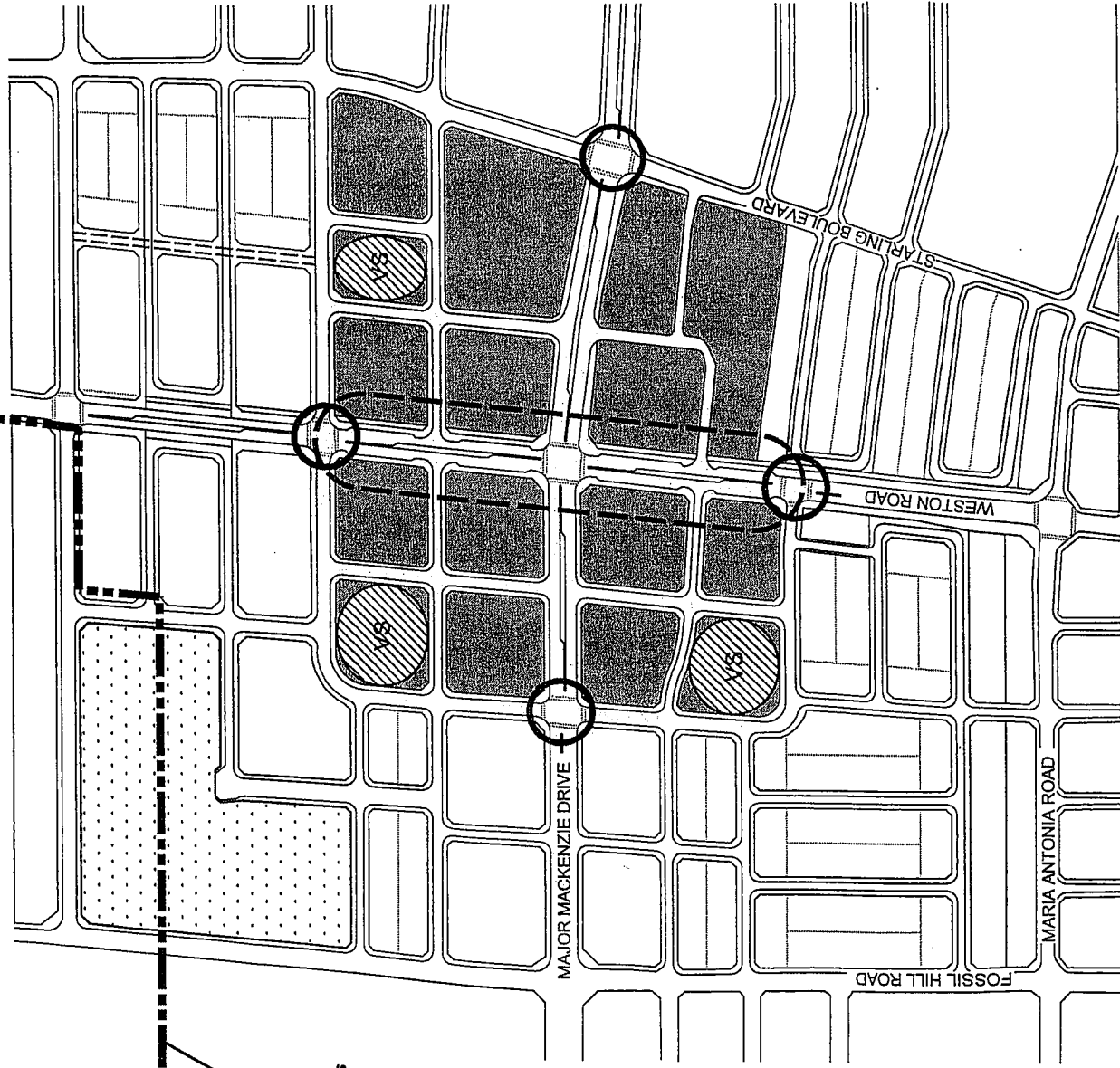
APPLICANT: BELMONT PROPERTIES

MAP19T11 ATTACHMENTS (SIS) 05-07-06 045.dwg



**LEGEND**

	LOW - RISE RESIDENTIAL
	VILLAGE CORE
	VILLAGE SQUARE
	STORM WATER MANAGEMENT POND
	MAIN STREET RETAIL
	GATEWAY
	9m PEDESTRIAN WALKWAY



Subject Lands

# Attachment 4

FILE No.:  
19T-06V07 &  
Z.06.045  
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August 10, 2006



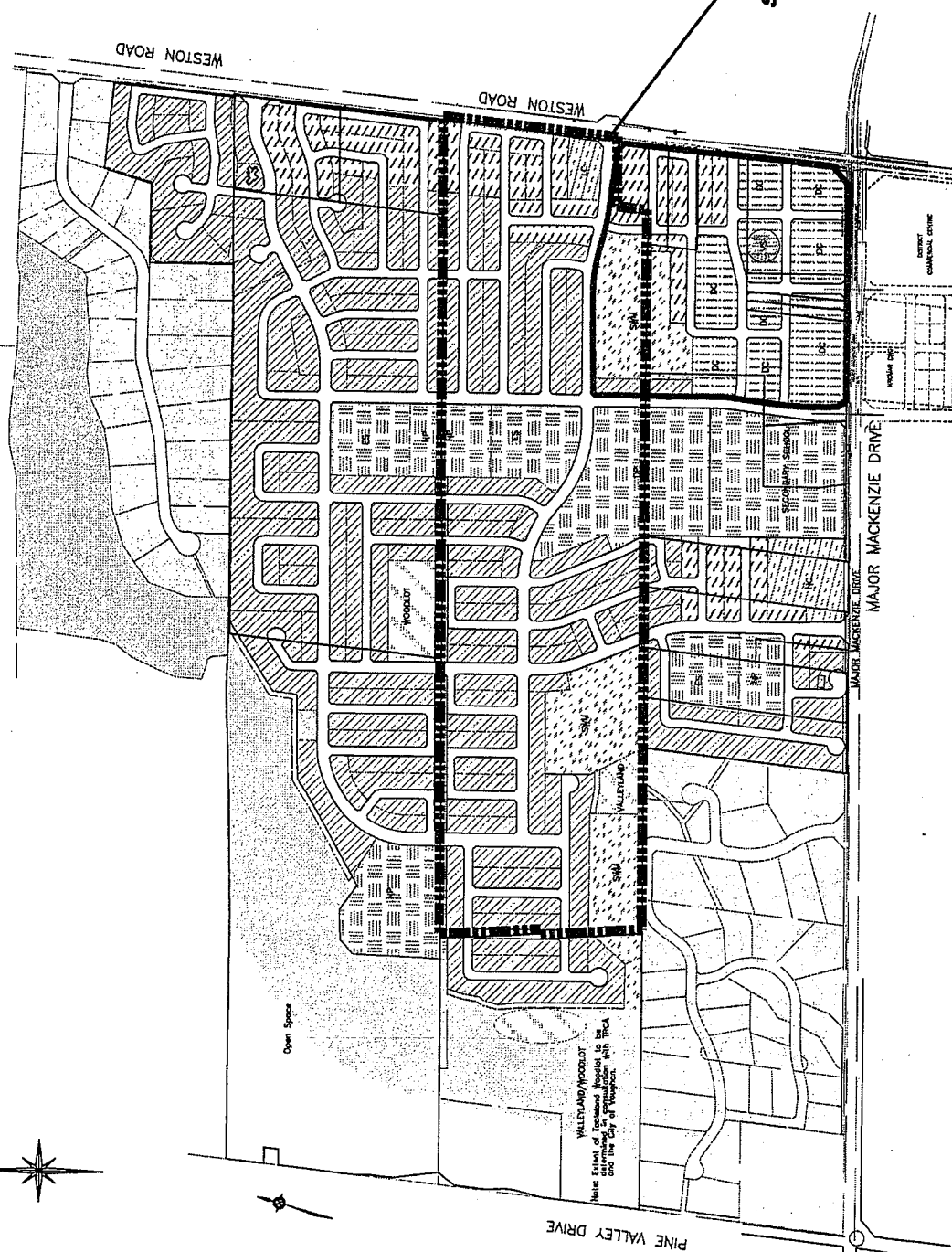
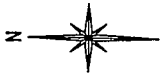
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## OPA 650 Vellore Village District Centre Plan

Part of Lot 22,  
Concession 6

APPLICANT:  
BELMONT PROPERTIES

PROPERTY ATTACHMENT\1918 0002\0606.dwg



**LEGEND**

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
- ES - ELEMENTARY SCHOOL
- SS - SECONDARY SCHOOL
- DP - DISTRICT PARK
- NP - NEIGHBOURHOOD PARK
- LP - LINEAR PARK
- VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

*Subject Lands*

**Block 40 South - Block Plan**

Part of Lot 22,  
Concession 6

APPLICANT:  
**BELMONT PROPERTIES**

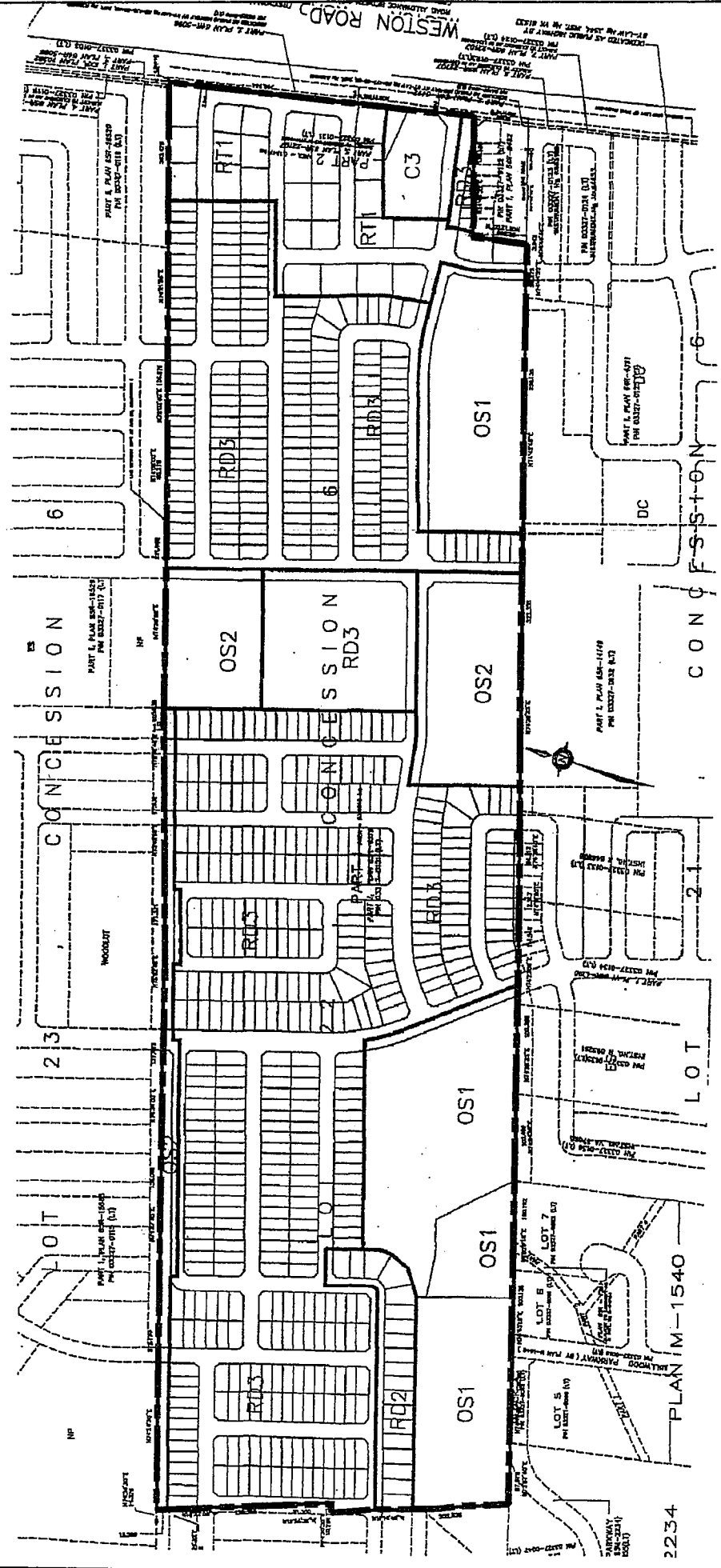
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**Attachment 5**  
 FILE No.:  
 19T-06V07 &  
 Z.06.045  
 Not to Scale  
 August 21, 2006





**ZONES**

- RD2 - Residential Detached Zone Two
- RD3 - Residential Detached Zone Three
- RT1 - Residential Townhouse Zone
- C3 - Local Commercial Zone
- OS1 - Open Space Conservation Zone
- OS2 - Open Space Park Zone

**SUBJECT LANDS**

**Proposed Zones  
Draft Plan 19T-06V07**

APPLICANT:  
BELMONT PROPERTIES

Development Planning Department

**Attachment 6**

FILE No.:  
19T-06V07 &  
Z.06.045  
Not to Scale  
August 22, 2006

