

**4.      ZONING BY-LAW AMENDMENT FILE Z.06.060  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V11  
ARGLEN ESTATE LIMITED**

**P.2006.71**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.060 and 19T-06V11 (Arglen Estate Limited) 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.      A Zoning By-law Amendment Application (Z.06.060) to amend By-law 1-88, on the subject lands shown on Attachment #1, to rezone the lands from A Agricultural Zone to RD3 (H) and RD4 (H) Residential Detached Zone Three and Four, RS1 (H) Residential Semi-Detached Zone, and RT1 (H) Residential Townhouse Zone, all with the Holding Symbol "H", as shown on Attachment #2, in order to permit townhouse, single detached and semi-detached dwelling units.
  
2.      An application for Draft Plan of Subdivision approval (19T-06V11) on the subject lands shown on Attachment #2, consisting of 3 full lots and 15 part blocks to be combined with the adjacent approved blocks (in approved Plans of Subdivision 19T-00V14 and 19T-00V19), that will result in a total of 27 residential units, as follows:
  - i)      13 single detached residential units (Lot 1-2, Block 8-18);
  - ii)      8 semi-detached residential units (Lot 3, Blocks 4-6); and
  - iii)      6 street townhouse units (Block 7); and
  - iv)      1 greenway block (Block 19) and 1 daylighting block (Block 20).

**Background - Analysis and Options**

The subject lands are located on the west side of Dufferin Street, between Major Mackenzie Drive and Rutherford Road, in Part of Lot 19, Concession 3, within Planning Block 18, City of Vaughan, as shown on Attachment #1. The 0.756 ha parcel of land represents a future phase of residential development that ultimately will be combined with the approved subdivision to the north, west, and south being Ivy Glen Developments Inc. (Plan of Subdivision File 19T-00V14), and the approved subdivision to the south, being Arband Investments Inc. (Plan of Subdivision File 19T-00V19), as shown on Attachment #1.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The surrounding land uses are:

- North - approved Plan of Subdivision 19T-00V14 – future phase 2 residential; Ivy Glen Drive (RD3 (H) – Residential Detached Zone Three with the Holding Symbol "H")
- South - approved Plan of Subdivision 19T-00V19 – future phase 2 residential; Sir Sanford Fleming Way (RS1 (H) and RT1 (H) – Residential Semi-Detached Zone and Residential Townhouse Zone with the Holding Symbol "H")
- East - Dufferin Street; open space in Planning Block 11 (OS5 Open Space Environmental Protection Zone)
- West - approved Plan of Subdivision 19T-00V14 – future phase 2 residential; Sir Sanford Fleming Way (RD3 (H) and RD4(H) – Residential Detached Zone Three and Four with the Holding Symbol "H")

On November 17, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Maplewood Ravines Community Association. As of November 30, 2006 no comments have been received by the Development Planning Department. Any comments 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;
- ii) the appropriateness of the proposed lotting and road pattern will be reviewed in the context of the Block 18 Community Plan to ensure the design is compatible with the approved adjacent lands, with consideration to be given, but not limited to, appropriate buffers, building form development standards, and the impact on parkland dedication;
- iii) the proposed draft plan of subdivision will be reviewed to ensure compliance with density provisions of the Official Plan;
- iv) an Oak Ridges Moraine conformity report is required to be submitted in support of this application. The report will be reviewed in the context of the requirements of OPA #604;
- v) environmental, noise, and storm water management reports must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- vi) the subject lands will require to be zoned with an "H" Holding Symbol as the subject lands are located within Phase 2 of the Block 18 Plan and will require water and sanitary sewer capacity allocation; and
- vi) the accompanying zoning by-law application will be reviewed to ensure consistency in zoning and standards with the approved adjacent lands.

#### **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, review will be given to ensuring compatibility of the proposal with the adjacent approved subdivisions water and sewage capacity and within the context of the approved Block 18 Plan.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-06V11 with Proposed Zoning

**Report prepared by:**

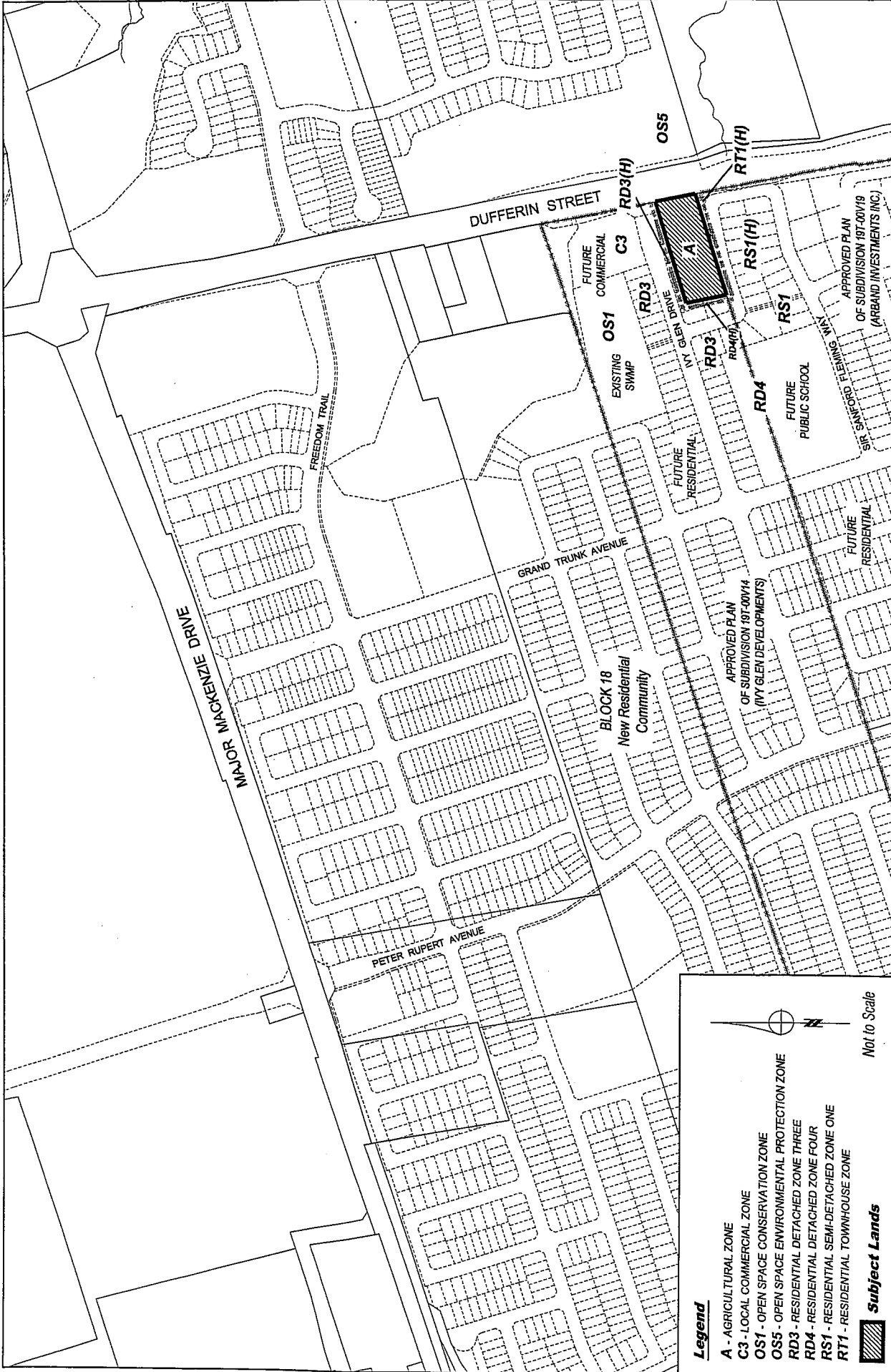
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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- OS5 - OPEN SPACE CONSERVATION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

**Subject Lands**

Not to Scale

# Location Map

Part of Lot 19,  
Concession 3

APPLICANT:  
ARGLEN ESTATE LIMITED

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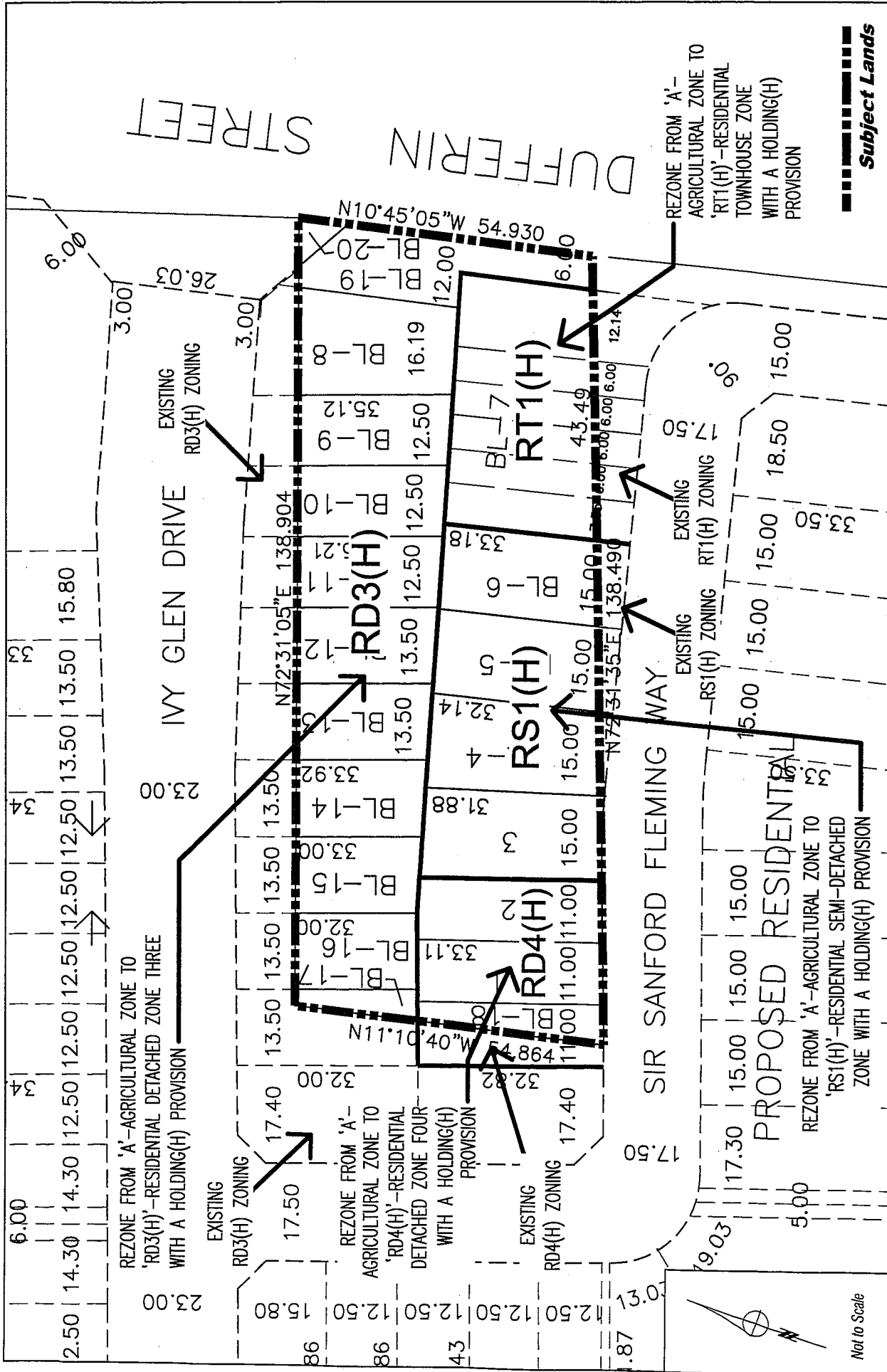
Development Planning Department

# Attachment



FILE No.'s:  
19T-06V11 &  
Z.06.060

October 03, 2006



# Draft Plan of Subdivision 19T-06V11 w/Proposed Zoning

City of  
**Vaughan**  
Development Planning Department

# Attachment 2

FILE No.'s:  
19T-06V11 &  
Z.06.060

October 03, 2006

APPLICANT:  
ARGLEN ESTATE LIMITED

Part of Lot 19,  
Concession 3

NSR/19T-06V11-06-11-06-000-004

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Subject Lands