

COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006

**OFFICIAL PLAN AMENDMENT FILE OP.05.019
ZONING BY-LAW AMENDMENT FILE Z.05.040
TONY GUGLIETTI AND GERMANA GUGLIETTI
REPORT #P.2006.8**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.019 (Tony Guglietti and Germana Guglietti) BE APPROVED, to redesignate the subject tablelands shown on Attachment #4, from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area" to permit a maximum residential density of 150 units/ha with a maximum building height of 10 storeys and ancillary commercial uses.
2. THAT Zoning By-law Amendment File Z.05.040 (Tony Guglietti and Germana Guglietti) BE APPROVED, to rezone the subject lands shown on Attachment #4, from A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone subject to site-specific Exception 9(779) to RA2(H) Apartment Residential Zone with the addition of an "H" Holding Provision on the tableland portion of the property, and OS5 Open Space Environmental Protection Zone for the valleylands and 10m buffer area.
3. THAT prior to the enactment of the implementing zoning by-law, Council shall have approved a site development application for the subject lands.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted applications on the subject lands shown on Attachment #1 to:

1. Amend the Official Plan, specifically OPA #600, to redesignate the tableland portion of the subject lands as shown on Attachment #2 from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to permit a maximum residential density of 150 units/ha with ancillary commercial uses. The increase in density would facilitate the future development of 2 apartment buildings having a maximum of 9 and 10 storeys.
2. Amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #2, from A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone subject to site-specific Exception 9(779) to RA2(H) Apartment Residential Zone with the addition the Holding Symbol "H" (tableland) and OS5 Open Space Environmental Protection Zone (valleylands plus 10m buffer area), and to permit the following commercial uses within the RA2(H) Zone:
 - club or health centre
 - eating establishment
 - personal service shop
 - retail store
 - convenience retail store
 - day nursery
 - bakery/coffee shop

Background - Analysis and Options

The subject lands as shown on Attachment #1 are located on the south side of Major Mackenzie Drive between Dufferin Street and Bathurst Street, in Part of Lot 20, Concession 2, within Planning Block 11 – Carrville Urban Village 2, City of Vaughan. The properties are known municipally as 1331 and 1381 Major Mackenzie Drive.

The irregular-shaped site is comprised of two lots, having a combined area of 3.14 ha, 200.06m frontage along Major Mackenzie Drive, and a maximum depth of 192.71m.). The lands subject to these applications are presently developed with residential dwellings. The southerly edge of both properties are wooded areas located within the valley.

The subject lands are designated "Medium Density Residential/Commercial Area" and "Valley Lands" by OPA No. 600 and zoned A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88, subject to site-specific Exception 9(779). The surrounding land uses are as follows:

- North - Major Mackenzie Drive; Block 12-vacant/future commercial and stormwater management pond (C4 Neighbourhood Commercial Zone and OS1 Open Space Conservation Zone)
- South - valley lands (OS5 Open Space Environmental Protection Zone)
- East - residential dwelling/proposed high density residential application for Alice Smith (Files OP.06.010 and Z.06.024) (A Agricultural Zone and OS5 Zone)
- West - valley lands (OS5 Open Space Environmental Protection Zone); approved high density residential application (1275621 Ontario Inc. – File OP.05.009).

On January 27, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, written comments have been received from the public requiring that development not occur until sufficient servicing capacity is provided for all developments in Blocks 11 and 12.

The recommendation of the Committee of the Whole on February 20, 2006, to receive the public hearing report, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on February 27, 2006.

Land Use Status

Official Plan

The subject lands are designated "Medium Density Residential/Commercial Area" and "Valley Lands" by OPA No. 600, as shown on Attachment #2.

The "Medium Density Residential/Commercial" designation is generally located along major arterial roads and certain primary roads. The average net density for the "Medium Density Residential/Commercial" designation taken across the block plan is in the range of 25 to 35 units per hectare. A variety of residential building types are permitted and encouraged within this designation as well as commercial uses.

The Valley Corridors may or may not have a defined watercourse channel. The precise limits of the "Valley Land" designation will be established to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA) through the site plan.

An Official Plan Amendment is required to redesignate the tablelands to "High Density Residential/Commercial Area" to permit the proposed high density residential uses at a maximum net density of 150 units/ha, together with ancillary commercial uses, and to establish the accurate boundary of the valley lands at the southerly portion of the subject lands.

Zoning

The subject lands are presently zoned A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone, all subject to site-specific Exception 9(779). The proposed rezoning to RA2(H) Apartment Residential Zone would permit high-rise apartments on the tableland portion of the site. The proposed southerly portion of the subject lands including 10m buffer will be rezoned OS5 Open Space Environmental Protection Zone and conveyed to either the City or the Toronto and Region Conservation Authority.

The following zoning exceptions to the RA2 Apartment Residential Zone will be required to implement the future site plan:

- a rear yard setback of a minimum of 2.0m to Building "B" from the OS5 Open Space environmental Protection Zone;
- a minimum of 66m² of lot area per unit (rather than the 80m²/unit);
- a maximum building height of 10 storeys for Building "A" and 9-storeys for Building "B";
- a reduced the parking standard of 1.1 parking spaces per unit, plus 0.20 visitor parking spaces per unit (rather than 1.25 parking spaces per unit, plus 0.25 visitor parking spaces per unit);
- a minimum parking standard of 4.25 spaces per 100m² of GFA for commercial development (rather than 6 spaces per 100m² of GFA); and,
- the following commercial uses as discussed in this report in the RA2 Apartment Residential Zone:
 - club or health centre
 - eating establishment
 - personal service shop
 - convenience retail store
 - day nursery
 - bakery/coffee shop

The proposed ancillary commercial uses are considered to be suitable for this development and location. The Development Planning Department is satisfied that the proposed commercial uses will serve the residents living in the future development and that the above-noted exceptions are appropriate to facilitate this development.

The "H" Holding Symbol would only be lifted upon confirmation that water and sanitary servicing capacity has been allocated to this development by the City.

Prior to the enactment of the implementing zoning by-law, Council shall have approved a site development application for the subject lands.

Block 11

The Block 11 Plan as shown on Attachment #3 was approved by Council on August 25, 2003. The approved plan identifies 2.03 ha of the overall subject lands as "Medium Density Residential/Commercial", and the remaining 1.11 ha as "Valley Lands".

OPA #600 set a target of 600 high density residential units, which represents 13% of all units in the block. The approved block plan provided for 184 high density units, representing only 5% of the total residential units. Moreover, the 58 ha Macmillan lands within Block 11 (see Attachment #3), which were originally intended for development as residential uses, have subsequently been preserved as a nature reserve. The significance of the substantial areas of land that are not developing is that the overall total proposed population for Block 11 is approximately 11,00 people, falling short of the target 14,700 people as originally set forth in OPA #600. The addition of high density residential development into the Block at the proposed location will assist in meeting the population targets as originally determined for the area.

The southwest corner of Block 11 is one of the four quadrants comprising the Carrville District Centre (Attachment #3). It is within this area that most of the high density residential development is anticipated to locate. Official Plan Amendment #651 (Carrville District Centre Plan) estimates approximately 5,400 housing units could potentially be accommodated within the entire District Centre at maturity. The proposed designation of high density residential land uses for the subject lands will assist in ensuring that the overall proposed population targets, densities, and housing forms will be achieved.

Preliminary Development Concept

While a formal site plan application was not submitted with the request for an amendment to the Official Plan and Zoning By-law, a conceptual plan as shown on Attachment #4 has been provided. The conceptual plan takes into consideration matters such as access, building location, number of storeys and massing, assuming a density of up to 150 units/ha is approved. It should be noted that the plan is conceptual only and is not representative of the actual development. The conceptual plan as shown on Attachment #4 depicts the site being developed with 2 high-rise residential buildings where the commercial uses are more than likely located on the ground floor.

The building heights differ slightly with Building "A" located on the western side of the property proposing a maximum of 10 storeys and Building "B" located on the eastern side of the property proposing a maximum of 9 storeys. (see Attachment #4) The buildings have been situated to create a V-shape in an attempt to utilize the views and vistas while creating the opportunity for a continuous driveway, potentially linking the proposed high-rise residential building to be located on the neighbouring lands to the east (ie. Alice Smith). The shared driveway on the subject lands will lead to the signalized access to be constructed at this location on Major Mackenzie Drive, creating less of an impact on the traffic flow along Major Mackenzie Drive than would result from each development providing individual driveways to and from the respective properties along this stretch of the arterial road system.

Due to the drop in elevation on the subject lands, setting the buildings back from the property line along Major Mackenzie Drive minimizes the visibility of the buildings. The actual height of the buildings will appear to be less than the proposed 9 and 10 storeys.

It is anticipated that a significant number of the required parking for the residential component of the development will be located for the most part underground.

Although the conceptual plan shows the buildings set back from the front lot line, the plan also identifies a 10 m buffer from the top-of-bank, in accordance with Council's resolution of February 13, 2006, which states "That all future official plan amendments, require that a minimum 10m ecological buffer shall be provided, outside of the development lot or block adjoining a valley and stream corridor be provided as a part of the public open space system". The 10m buffer will be included in the "ValleyLands" designation in the implementing Official Plan Amendment, and will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone in the implementing zoning by-law.

Preliminary statistics prepared for the conceptual plan indicate that a Floor Space Index (FSI) of 1.5 will be achieved with the proposed 150 units/ha for the development depicted in the conceptual plan. Moreover, the maximum lot coverage would be in the range of 15% leaving approximately 85% of the site for open space comprised of amenity areas, landscaping and on-grade parking.

Current Policy Framework

Provincial Policy Statement (PPS) 2005

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The PPS envisions efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service

facilities. These land use patterns promote a mix of housing, employment, parks and open space, as well as, transportation choices that facilitate pedestrian mobility and other modes of travel.

The "Building Strong Communities" policies of the PPS state that sufficient land shall be made available through intensification and redevelopment, and if necessary, designated in growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet project needs for a time frame of 20 years.

In particular, the policies related to "Managing and Directing Land Use", state that healthy, livable and safe communities are sustained by:

- i. Accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs; and
- ii. Promoting cost-effective development standards to minimize land consumption and servicing costs.

The proposed amendment to OPA #600 would facilitate a change which is consistent with the policies set forth in the PPS. Redesignating the subject lands to "High Density Residential/Commercial Area" will broaden the mix of residential uses in the area. Prior to the approval of File OP.05.009 (1275621 Ontario Inc.) by Council on March 6, 2006 for the lands at the southeast corner of Dufferin Street and Major Mackenzie Drive as shown on Attachment #1, to redesignate to "High Density Residential/Commercial Area" in order to permit a 200 unit/ha net density, the area surrounding the subject lands was predominately low density residential. Furthermore, redesignating the lands to a high density designation would permit development which minimizes land consumption and servicing costs by increasing the number of potential residents in Block 11, being an area planned through the Block Plan process for urban growth.

The policies relating to "Settlement Areas" state that these areas shall be the focus of growth and that Planning authorities shall identify and promote opportunities for intensification and land use patterns within settlement areas, which shall be based on, in part, on densities and a mix of land uses which:

- i) efficiently use land and resources; and
- ii) are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The proposed "High Density Residential/Commercial Area" is located in the settlement area as defined by the PPS. The mix of densities in the area will be increased by redesignation of the subject lands to "High Density Residential/Commercial Area", resulting in an efficient use of the land, by increasing density on the tableland and respecting the existing natural features.

The proposed redesignation will also facilitate the efficient use of infrastructure by improving the viability of public transit, using existing roads, and tying into the already planned servicing scheme for the area.

The settlement area policies also require that "new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form and a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities." The subject lands are located within Block 11, being an Urban Village established in Official Plan Amendment #600 to have development occur throughout the block. The lands are also adjacent to draft plans of subdivision previously approved for development, both to the west in Block 11 and to the north in Block 12.

The PPS also includes housing policies requiring an appropriate range of housing types and densities to be provided to meet projected requirements of future and current residential needs for the Region. This is accomplished by "directing new development of new housing towards

locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs." This policy can be achieved by "promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use alternative transportation modes and public transit in areas where it exists or is to be developed".

The high density designation will encourage additional housing types and an increase in density in the area. Infrastructure and public service facilities for any future development will be provided as part of the larger development that is occurring within Planning Block 11. The increase in the number of future residents resulting from this amendment to the Official Plan will also assist in supporting public transit with increased ridership.

The PPS transportation policies also promote a land use pattern, density and mix of uses that reduce the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus. The redesignation will assist the municipality in achieving this goal. The location of the subject lands along an arterial road will allow easy access for future residents in an east-west direction, with connections to the north-south transit services, resulting in an alternative mode of transportation to vehicular use. The site is also located in close proximity to both the Maple and the Rutherford GO Transit Rail stations. Additionally, the site being located near Dufferin Street is also north of the TTC's Downsview Subway Station. With an extension of the existing Dufferin Street bus route north to Major Mackenzie Drive will provide the subject lands with access to the subway. These transit stations will provide future residents with the choice to use other modes of transportation.

In consideration of the above, the applications to amend the Official Plan and Zoning By-law to permit the redesignation and rezoning of the subject lands to "High Density Residential/Commercial Area" at a net density of 150 units/ha is consistent with the policies outlined in the PPS. The redesignation will diversify the mix of residential uses and housing types in the area and has the potential to promote and increase transit ridership. It will also result in the reduction of land consumption and servicing costs, as well as, provide a more efficient use of infrastructure and resources.

Places to Grow

On June 16, 2006, the Province of Ontario approved the Places to Grow Plan, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Plan discusses increasing intensification of the existing built-up area, with a focus on urban growth centres, intensification of corridors, and major transit stations. Concentrating intensification in these areas provides for a focus for transit and infrastructure investment to support growth, and for building compact, transit-supportive communities in greenfields. The plan requires that by 2015, a minimum of 40% of all residential development is to occur within the defined built-up area.

The proposed redesignation and rezoning to permit an increased density addresses these principles and policies through its location, compact form of development and by supporting a viable transit network.

The growth plan also states that "strong, healthy, inclusive communities have a broad mix of housing types, tenure opportunities and price ranges available to meet the needs of all residents." Creation of a mix of housing types through intensification or through "more compact land-use patterns in greenfield developments" can result in more attractive and livable communities.

The redesignation is a form of intensification, as it proposes to increase the permitted net density to 150 units/ha. The location of the site is ideal for intensification because of its access to arterial roads, public transit, and by providing zoning exceptions to include commercial on the site will also have access to commercial uses while maintaining natural areas. It will also add to the mix of housing types and represent a more compact form of development by permitting a high-rise

residential housing form when compared to the approved development in the area which for the most part is comprised of single, semi-detached and townhouse dwelling types. The nature of the proposed density provides opportunity for alternative housing types, tenure and price ranges within the development block itself. The proposal is in accordance with the goals of intensification established in the Growth Plan.

The Growth Plan identifies intensification corridors as locations presenting an opportunity to accommodate growth. Intensification corridors are defined as "Lands along major roads, arterials or higher order transit corridors within the built boundary that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels".

The subject lands are located along Major Mackenzie Drive being an arterial road (see Attachment #1), and are therefore within an intensification corridor. The proposed location meets the criteria set forth in the growth plan for intensification corridors and will add to the mix of land uses along Major Mackenzie Drive. Furthermore, the subject lands are located within a developing area with planned infrastructure available to support the increased number of future residents as a result of the higher density.

In view of the above, the applications to amend the Official Plan and Zoning By-law to permit high density residential uses on the subject lands is consistent with the Province's Places to Grow policy, by directing growth to built-up areas where capacity exists to best accommodate the expected population, household and employment growth and promoting transit-friendly densities and a healthy mix of residential and employment land uses.

Region of York Official Plan (ROP)

The Region of York's Official Plan document is a broad based plan that establishes a set of policies intended to guide economic, environmental and community building decisions affecting the use of land, and to assist with the coordination of more detailed planning by the area municipalities.

One of the objectives of the Regional Official Plan with respect to housing is to "promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, and housing forms, types and tenures that will satisfy the needs of the Region's residents and workers".

The Regional Official Plan designates the subject lands as "Urban Area" and also identifies Major Mackenzie Drive as an "Urban Corridor". The Plan encourages opportunities for higher densities, recognizing the functions of the corridors in linking centres and providing transit routes. According to the ROP, corridors should provide for a range of housing types, employment and services in a mixed use form that is transit supportive.

The proposed Official Plan Amendment to redesignate the subject lands assists in achieving all of these goals. The proposed high density residential development in conjunction with the ancillary commercial uses will provide residential and commercial uses in a mixed use form and introduce much needed densities and new housing forms to the block. The proposed Official Plan Amendment will facilitate a transit supportive development. The higher density makes more efficient use of services, infrastructure as well as transit. Redesignating the subject lands encourages development resulting in a compact and efficient form of development, through its location, form and proposed uses.

In consideration of the above, the applications to amend the Official Plan and Zoning By-law to permit high density residential and ancillary commercial uses is consistent with the objectives of the Regional Official Plan. The applications propose residential intensification in a mixed use form along Major Mackenzie Drive, being a designated corridor. Furthermore, the amendment makes efficient use of land and existing services and provides for compact development that promotes transit supportive densities.

City of Vaughan Official Plan

OPA #600 is based on two major themes: Environmental Protection and Compact and Efficient Urban Form. Key elements in the policies outlined in OPA #600 supporting these themes include:

- i. Encouraging an urban structure reflecting compact urban form.
- ii. Achieving a significant increase in public transit.
- iii. Encouraging transit friendly land uses and higher density development along major transportation corridors.
- iv. Encouraging the provision of an adequate supply of housing with a mix of densities, unit types, costs and tenures.

The proposed high density development is in keeping with the 2 major themes of OPA #600, being environmental protection and compact and efficient urban form. The existing environmental features will be protected by rezoning the southern portion of the subject lands to OS5 Open Space Environmental Protection Zone, including the 10m ecological buffer as required (see Attachment #4). The proposed increased density would result in the promotion of transit ridership in turn assisting in the sustainability of the public transit system.

With respect to housing, the amendments would promote the viability of urban areas through residential intensification addressing another fundamental objective established in OPA #600. The proposed development concept takes into account the previously approved low and medium density surrounding the subject lands by locating the buildings being setback from Major Mackenzie Drive where the change in grade will give the appearance of a reduced building height.

OPA #600 deals with transportation matters as well. The proposed development is anticipated to have its only access on Major Mackenzie Drive, being an existing transit route. Public transportation that will service the communities of Block 11 and Block 12 to the north, will include transit bus service opportunities on all arterial, collector and primary roads. Regional commuter bus and rail service is also to be provided. The proposed high density development will contribute to the viability of the local transit system, and will be served by the nearby regional rail services (GO train).

Oak Ridges Moraine

The subject lands are located within the "Settlement Area" designation of the Oak Ridges Moraine, and as a result of the submission of the Official Plan Amendment Application after November 16, 2001, the applications are required to conform with the Settlement Area provisions of the Oak Ridges Moraine Conservation Plan (ORMCP). In response to this requirement, two supporting pieces of documentation were submitted: one being a letter prepared by The Municipal Infrastructure Group dated February 13, 2006, and the second being a Natural Heritage Evaluation Proposed Redesignation prepared by Ages Consulting and dated February 2006. The Development Planning Department was satisfied that the reports addressed the Oak Ridges Moraine conformity requirements, however, Staff did take issue with the treatment of the 10m ecological buffer. The proposal was to include only half the width of the buffer, ie. 5m within the open space lands, with the remaining 5m to be left as landscaped area within the high density area. Staff required that the entire 10m width of the buffer be treated as open space and dedicated either to the TRCA or the City, in accordance with Council's direction on February 13, 2006, which states "That all future official plan amendments require that a minimum 10m ecological buffer outside of the development lot or block, adjoining a valley and stream corridor, be provided as a part of the public open space system". The lands located within the 10m ecological buffer can however be used to calculate the density for the subject lands.

Planning Considerations

Location, as well as, compatibility of surrounding land use considerations suggest that the proposed redesignation and rezoning to high density residential with ancillary commercial are complementary and appropriate amendments for the subject lands. Review of existing provincial, regional and local policy context indicates that high density uses are appropriate in terms of location and built form and responds to matters such as providing for a range of residential uses and promoting transit supportive uses.

The York Region Official Plan includes goals and policies that promote a mix of housing types, supports compact communities and established corridors to link urban centres. The proposed high density development will add to the mix of housing and assist to establish a compact and efficient community.

The Provincial Policy Statement has policies that are similar in nature to the Region's and City's respective Official Plans. The PPS includes policies requiring a mix of residential uses that promote cost-effective development standards to minimize land consumption. The development is to be directed to settlement areas and land use patterns and densities that support public transit are promoted. The proposed development satisfies these policies.

The Growth Plan for the Greater Golden Horseshoe further establishes the principles of compact communities that provide a choice in housing and transportation. The density and location of the proposed development meets these principles.

The introduction of a higher density residential land use for the subject lands achieves the objectives of the provincial, regional and city policies by creating more compact and concentrated development patterns that make efficient use of land, infrastructure and supports public transit.

Given the sites location along Major Mackenzie Drive, the minimal impact on soft and hard services and the positive transportation impact the high density residential land use will have considered to be appropriate and represents good planning for the site.

Department/ Agency Comments

Region of York Planning Department

The Region of York Planning Department has advised it has no objections to the proposed land use provided that the proposed amendment is in keeping with the planned vision of the Carrville Urban Village.

Toronto Region Conservation Authority (TRCA)

The TRCA has advised that they have no objections with the subject application provided the 10m wide ecological buffer is rezoned to OS5 Open Space Environmental Protection Zone and conveyed to the Authority or the City.

City Engineering Department

The City Engineering Department has no comments respecting the Official Plan Amendment or Zoning By-law, and will reserve all comments for the Site Plan Application stage when a detailed review of the site with respect to site circulation, grading and servicing can be undertaken.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed applications and can support the approval of the Official Plan and Zoning By-law Amendment, to redesignate the lands from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to permit a maximum net density of 150 units/ha, and to rezone the subject lands from OS5 Open Space Environmental Protection Zone, RR Rural Residential and A Agricultural Zones to OS5 Open Space Environmental Protection Zone and RA2 Apartment Residential Zone with exceptions permitting ancillary commercial uses. Prior to the enactment of the implementing zoning by-law, Council shall have approved a site development application for the subject lands. The zoning by-law will be enacted with an "H" Holding provision, which will only be removed once water and sanitary servicing capacity is allocated to the development. In addition, a 10m ecological buffer shall be provided along the edge of the valley in accordance with Council's recently passed resolution requiring a minimum 10m buffer from the top of the valley to provide for the long term protection of the valley and stream corridors. The 10m buffer will be zoned OS5, but will be included for the purposes of density calculation.

In light of the above, the Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment Applications, subject to the conditions identified in this report.

Attachments

1. Location Plan
2. Official Plan Designation
3. Block Plan
4. Conceptual Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

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Not to Scale

OS2
(EXISTING
EAGLE'S NEST
GOLF COURSE)

**Approved High Density
with ancillary Commercial
(1275621 Ontario Inc.
-File OP.05.009)**

(FUTURE
RESIDENTIAL
AREA)

C4
(FUTURE
COMMERCIAL)

OS1
(FUTURE
OPEN SPACE)

RR
(EXISTING
RESIDENTIAL)

C-1(H)
(FUTURE
COMMERCIAL)

OS5

OS5

OS5

DUFFERIN STREET

RS1
(FUTURE
RESIDENTIAL)

RR
(EXISTING
RESIDENTIAL)

OS1
(STORMWATER
MANAGEMENT
POND)

(FUTURE
RESIDENTIAL
AREA)

RR

OS5

OS5

A

A

A
(FUTURE
RESIDENTIAL
AREA)

**Proposed High Density
Application & Draft Plan
of Subdivision for Alice Smith**

OP.06.010

Z.06.024

19T-05V11

Z.05.060

OAK RIDGES MORaine BOUNDARY

East Don
River

- LEGEND**
- A - AGRICULTURAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
 - RR - RURAL RESIDENTIAL ZONE
 - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- SUBJECT LANDS**

Location Map

Part of Lot 20,
Concession 2

APPLICANT:
TONY GUGLIETTI & GERMANA GUGLIETTI

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Development Planning Department

Attachment

1

FILE No.:
OP.05.019
& Z.05.040

September 14, 2006

MAJOR MACKENZIE DRIVE

"High Density Residential - Commercial"

10m buffer area to be added to Valley Lands

Additional 10m Buffer
Current OS5 Zone Boundary

"Valley Lands"

Valley Lands

Valley Lands

The East Don River



Not to Scale



SUBJECT LANDS

Official Plan Designations

Part of Lot 20,
Concession 2

APPLICANT:
TONY GUGLIETTI & GERMANA GUGLIETTI

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Development Planning Department

Attachment

2

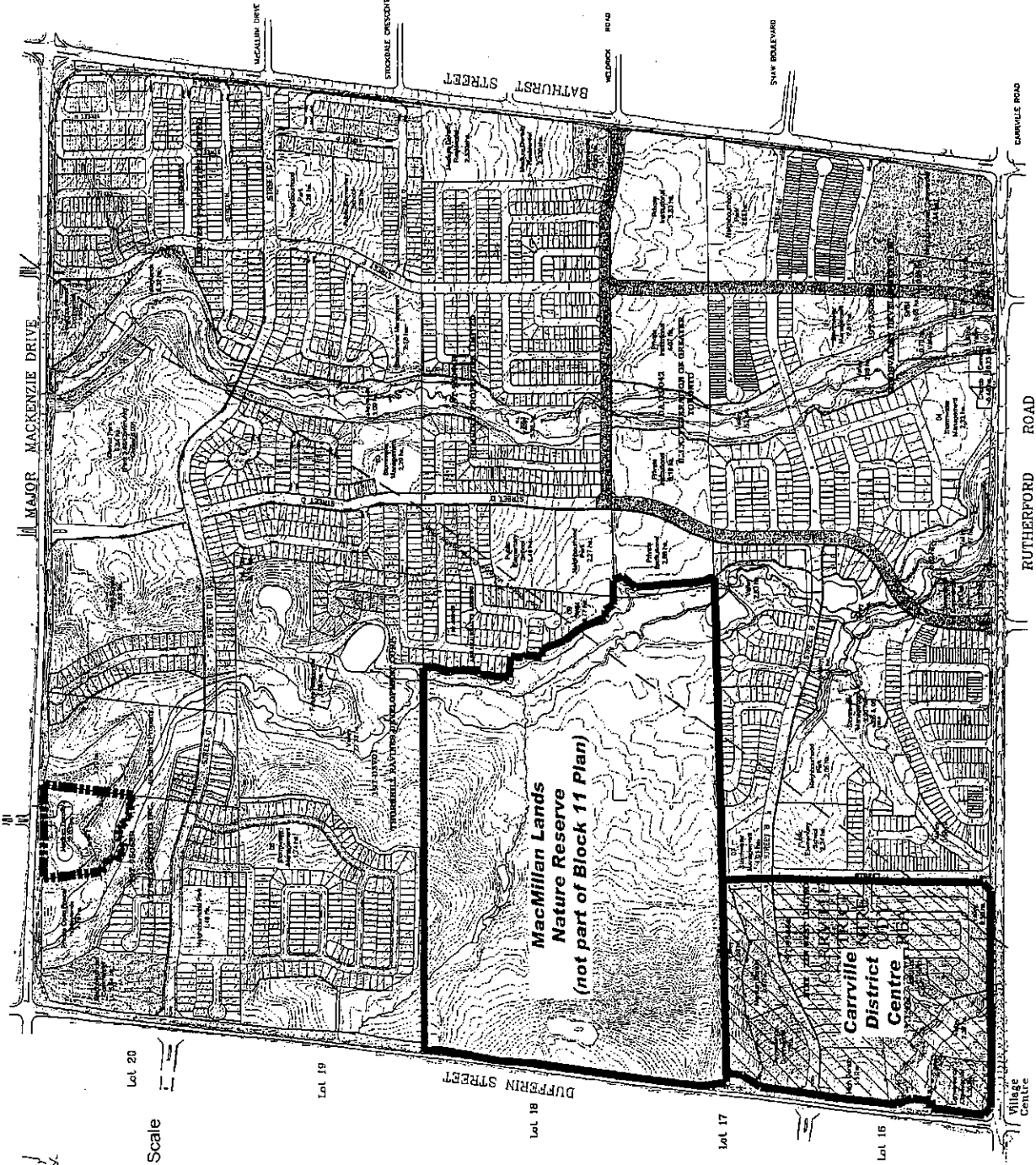
FILE No.:
OP.05.019
& Z.05.040

September 14, 2006

**BLOCK PLAN
BLOCK 11
CITY OF VAUGHAN**

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Schools
- Parks
- Woodlots
- Stormwater Management
- Valleylands, Open Space and Nature Reserve
- Greenways
- Arterial Buffers
- Collector Streets
- Primary Streets
- Local Streets
- Walkway/Stream Crossing
- Subject Lands



Lot 20

Not to Scale

Lot 19

Lot 18

Lot 17

Lot 16

**Approved Block Plan
for Block 11**

APPLICANT:
TONY GUGLIETTI & GERMANA GUGLIETTI

N:\OPT\1 ATTACHMENTS\OP\05.019z\05.040

Part of Lot 20,
Concession 2



Development Planning Department

Attachment 3

FILE No.:
OP-05.019
& Z-05.040

September 14, 2006

