

**1. ZONING BY-LAW AMENDMENT FILE Z.07.046
DRAFT PLAN OF SUBDIVISION FILE 19T-07V04
CAL-WOOD DEVELOPMENTS INC.**

P.2008.6

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.07.046 and 19T-07V04 (Cal-Wood Developments 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.

Communications Plan

On January 25, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers Association. As of February 8, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following development applications for the subject lands shown on Attachment #1:

1. A Zoning By-law Amendment Application (File Z.07.046) to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RS1 Residential Semi-Detached Zone, RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone to facilitate a proposed Draft Plan of Subdivision.

2. A Draft Plan of Subdivision Application (File 19T-07V04) on the subject lands for approval of a proposed draft plan of subdivision, as shown on Attachment #2, and consisting of 78 lots for detached dwellings units (min. 12.8 m and 15.3 m lot frontages), and 8 residential blocks (part lots for 1.5 detached, 4 semi-detached and 2.5 freehold townhouse units), an elementary school block and a stormwater management block. The site statistics are as follows:

Total Area:	8.099 ha
Residential Lots/Blocks:	4.529 ha
Elementary School (Block 87):	1.705 ha
Stormwater Pond (Block 90):	0.228 ha
Buffer Block (Block 88):	0.097 ha
Streets, Road Widening & Reserves:	1.54 ha

Background - Analysis and Options

The subject lands are located on the north side of Major Mackenzie Drive, east of Pine Valley Drive, municipally known as 4100 Major Mackenzie Drive and 4150 Major Mackenzie Drive, within Planning Block 40, City of Vaughan, as shown on Attachment #1.

The subject lands are designated "Low Density Residential" and "Elementary School" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

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 applications will be reviewed in the context of the City's Official Plan and the approved Block 40 South Block Plan (Attachment #3) with respect to conformity to the applicable policies and requirements;
- ii) the applications will be reviewed to ensure the appropriateness of the proposed zone categories and the related zone standards, as well as, the proposed lotting and road pattern for the subject lands within the context of the surrounding existing and planned and uses;
- iii) water and sanitary sewer capacity must be identified and allocated by Council, if approved; use of the Holding Symbol "(H)" may be required if servicing capacity is unavailable;
- iv) Phase I and Phase II Environmental Site Assessment Reports must be completed in accordance with the City's Policy and Procedures for Contaminated or Potentially Contaminated Sites, prior to final consideration of the applications;
- v) 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; and,
- vi) the final Block 40 South Block Plan and the required technical reports are to be revised and/or prepared and approved including 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, prior to final consideration of the applications.

Relationship to Vaughan Vision 2020

The applicability of these applications to the Vaughan Vision 2020 will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed 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 proposal will be reviewed in light of the applicable Official Plan policies, the Block 40 South Block Plan requirements, and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-07V04
3. Approved Block 40 South Block Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning


/CM



Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RR - RURAL RESIDENTIAL ZONE

Subject Lands



Location Map

Part of Lot 21,
Concession 6
APPLICANT:
CAL-WOOD DEVELOPMENTS INC.
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The City Above Toronto

Development Planning Department

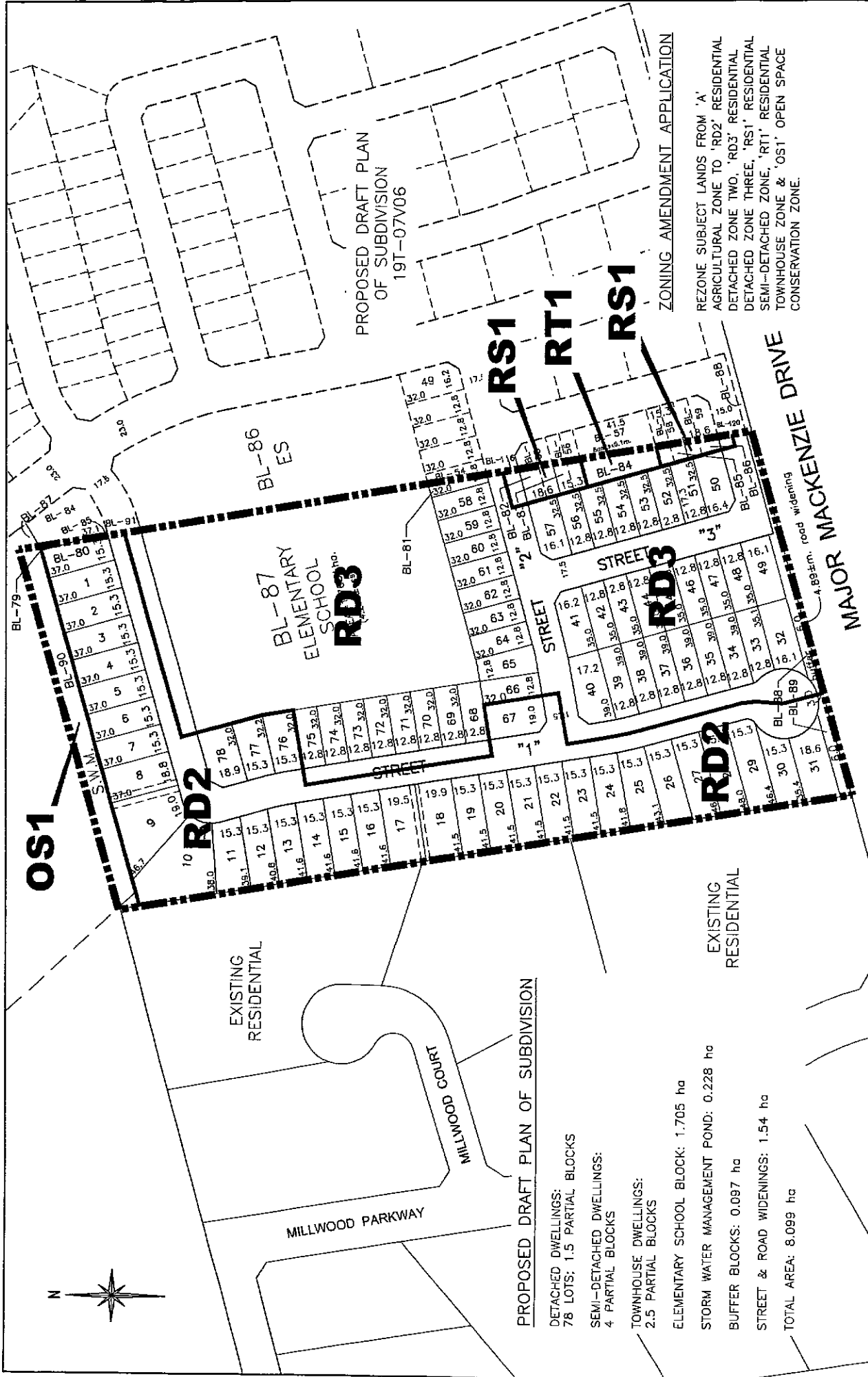
Attachment

FILE NO(S):
19T-07V04 & Z.07.046

Not to Scale

January 22, 2007





PROPOSED DRAFT PLAN
OF SUBDIVISION
19T-07V06

ZONING AMENDMENT APPLICATION

REZONE SUBJECT LANDS FROM 'A'
AGRICULTURAL ZONE TO 'RD2' RESIDENTIAL
DETACHED ZONE TWO, 'RD3' RESIDENTIAL
DETACHED ZONE THREE, 'RS1' RESIDENTIAL
SEMI-DETACHED ZONE, 'RT1' RESIDENTIAL
TOWNHOUSE ZONE & 'OS1' OPEN SPACE
CONSERVATION ZONE.

BL-87
ELEMENTARY
SCHOOL
RD3

OS1

RD2

RD3

RD2

RS1

RT1

RS1

MAJOR MACKENZIE DRIVE

EXISTING
RESIDENTIAL

EXISTING
RESIDENTIAL

PROPOSED DRAFT PLAN OF SUBDIVISION

- DETACHED DWELLINGS:
78 LOTS; 1.5 PARTIAL BLOCKS
- SEMI-DETACHED DWELLINGS:
4 PARTIAL BLOCKS
- TOWNHOUSE DWELLINGS:
2.5 PARTIAL BLOCKS
- ELEMENTARY SCHOOL BLOCK: 1.705 ha
- STORM WATER MANAGEMENT POND: 0.228 ha
- BUFFER BLOCKS: 0.097 ha
- STREET & ROAD WIDENINGS: 1.54 ha
- TOTAL AREA: 8.099 ha

Draft Plan of Subdivision

Part of Lot 21,
Concession 6
APPLICANT:
CAL-WOOD DEVELOPMENTS INC.
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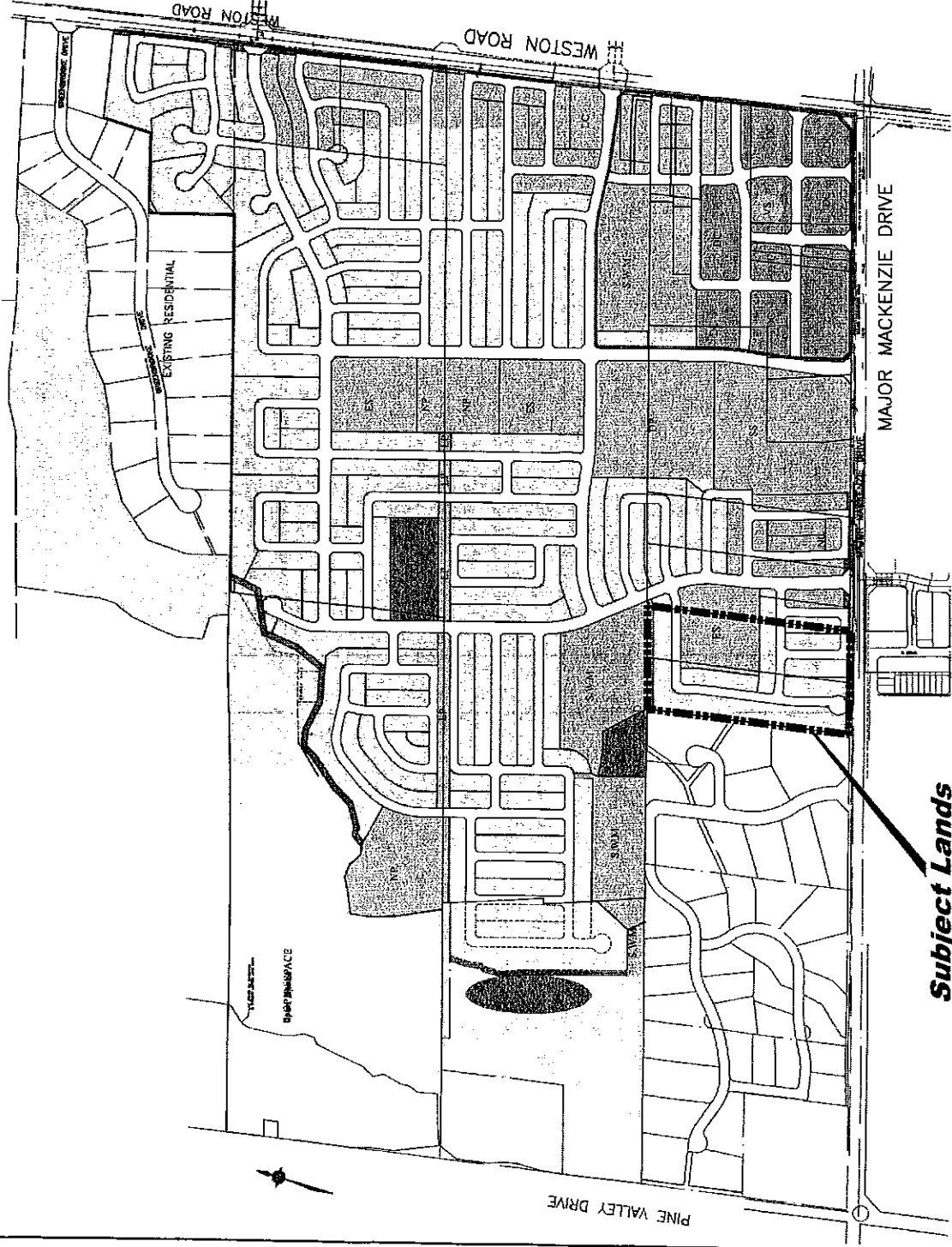
The City Above Toronto

Development Planning Department



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 Community Plan

Part of Lot 21,
Concession 6
 APPLICANT:
 CAL-WOOD DEVELOPMENTS INC.
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Development Planning Department

Attachment 3
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