

**2. ZONING BY-LAW AMENDMENT FILE Z.08.017
DRAFT PLAN OF SUBDIVISION FILE 19T-08V01
MILLWOOD VALLEY DEVELOPMENTS INC.**

P.2008.20

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.08.017 and 19T-08V01 (Millwood Valley 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 April 25, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Millwood Woodend Ratepayers' Association. As of May 12, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

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

1. A Zoning By-law Amendment Application (File Z.08.017) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RR Rural Residential Zone (minimum lot frontage 45 m and lot area 4000 m²), OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone, as shown on Attachment #3, in accordance with Zone Standards Schedule "A1" in By-law 1-88, and RD1 Residential Detached Zone One (minimum lot frontage 18 m and lot area 540 m²) and RD3 Residential Detached Zone Three (minimum lot frontage 12 m and lot area 324 m²), as shown on Attachment #3, in accordance with Zone Standards Schedule "A3" in By-law 1-88. Site-specific exceptions to the zoning were not requested.

2. A Draft Plan of Subdivision Application (File 19T-08V01) to facilitate a residential development consisting of 68 lots for detached dwellings with lot frontages of 12.2 m and lot areas of 366 m², 1 residential block to be developed with the adjacent lands zoned RD1 Residential Detached Zone One for a detached dwelling unit with a lot frontage of 18.3 m and lot area of 640 m², and 1 estate lot for a detached dwelling unit with a lot frontage of 159.22 m and lot area of 1.89 ha on private services (well and septic system) on lands designated "Tableland Woodlots" to be retained by the Owner. The development statistics are as follows:

▪ 68 lots for Detached Dwelling Units	3.33 ha
▪ 1 Estate Lot (Lot 69)	1.89 ha
▪ 1 Future Residential Block (Block 75)	0.01 ha
▪ 1 Stormwater Pond (Blocks 70 & 71)	0.22 ha
▪ Valley Area/Open Space (Blocks 72 & 73)	9.51 ha
▪ 10 m Buffer (Block 74)	0.41 ha
▪ Roads & 0.3m Reserves (Blocks 75 - 82)	<u>1.03 ha</u>
Total Site Area	16.40 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Pine Valley Drive, north of Major Mackenzie Drive, in Part of Lot 22, Concession 6, City of Vaughan. The subject lands have an area of 16.40 ha, with 159.22 m of frontage along Pine Valley Drive and a depth of 552.8 m.

The subject lands are designated "Low Density Residential", "Tableland Woodlots" and "Valley Lands" by OPA #600, as shown on Attachment #4. On April 24, 2006, Council approved the Block 40 South Plan, as shown on Attachment #5, subject to conditions. The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by By-law 1-88, as shown on Attachment #1. The subject lands currently consist of agricultural lands and valleylands/open space. 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 Block 40 South Plan with respect to conformity of the subject lands to the applicable policies and requirements;
- ii) the applications propose 1 estate lot for a detached dwelling unit on private services (well and septic system) within the "Tableland Woodlots" designation, which is not permitted by the Official Plan;
- iii) 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;
- iv) the availability of water and sanitary sewer capacity must be identified and allocated by Council, if approved;
- v) the *Phase 1 Environmental Assessment*, dated February 11, 2008 and prepared by Edward Wong & Associates was submitted to the City for review; the Phase I and Phase II Environmental Site Assessments will be reviewed to the satisfaction of the City's Engineering Department;
- vi) the *Soil Investigation Vacant Lot*, dated January 24, 2005 and prepared by Trow Associates Inc, and *Terrestrial Resources Edge Management Plan*, dated February 29, 2008 and prepared by Aboud & Associates Inc. were submitted to the City for review; the final Block 40 South 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;

- vii) the density for the subject lands and the average density for the Block Plan respecting the low density residential lands, as well as, the area distribution for the other land uses in the Block 40 South Plan, 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 and the Block 40 South Plan.

Relationship to Vaughan Vision 2020

The applicability of these applications to the Vaughan Vision 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 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, conformity of land uses with the Official Plan, the Block 40 South Plan requirements, protection of environmental features, appropriateness of the proposed zoning, and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-08V01
3. Proposed Zoning for Draft Plan of Subdivision 19T-08V01
4. OPA #600 – Schedule “B” - Vellore Urban Village 1
5. Block 40 South Block Plan

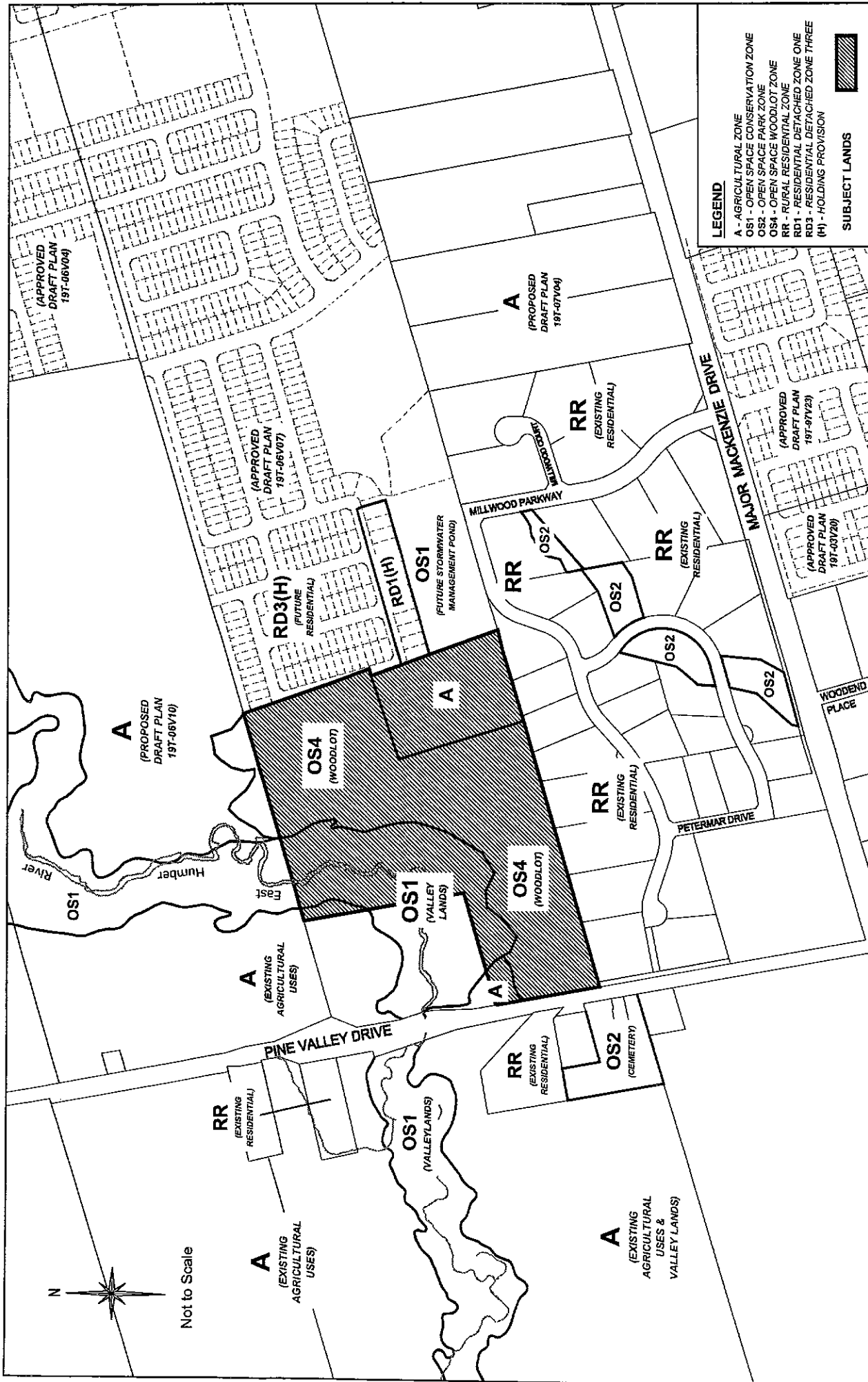
Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

GRANT UYEVAMA
Manager of Development Planning



LEGEND

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Attachment 1

FILE No.:
19T-08V01 &
Z.08.017

April 14, 2008



The City Above Toronto

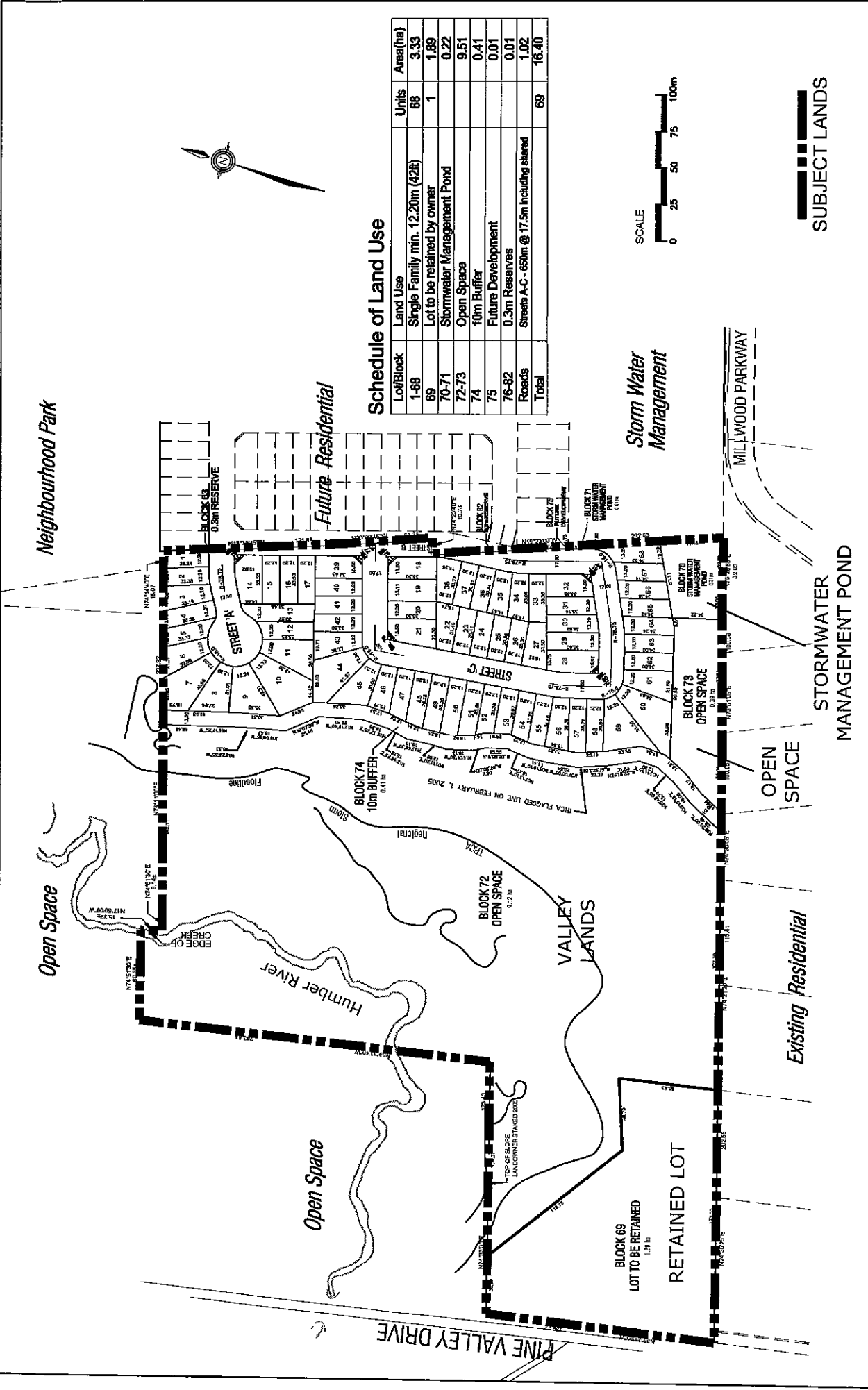
Development Planning Department

Location Map

Part of Lot 22,
Concession 6

APPLICANT:
MILLWOOD VALLEY DEVELOPMENTS INC.

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Schedule of Land Use

Lot/Block	Land Use	Units	Area(ha)
1-68	Single Family min. 12.20m (42R)	68	3.33
69	Lot to be retained by owner	1	1.89
70-71	Stormwater Management Pond		0.22
72-73	Open Space		9.51
74	10m Buffer		0.41
75	Future Development		0.01
76-82	0.3m Reserves		0.01
Roads	A-C - 650m @ 17.5m including altered		1.02
Total		69	16.40

SUBJECT LANDS

Attachment 2

FILE No.:
19T-08V01 &
Z.08.017

May 5, 2008



The City Above Toronto

Development Planning Department

Draft Plan of Subdivision 19T-08V01

Part of Lot 22,
Concession 6

APPLICANT: MILLWOOD VALLEY
DEVELOPMENTS INC.

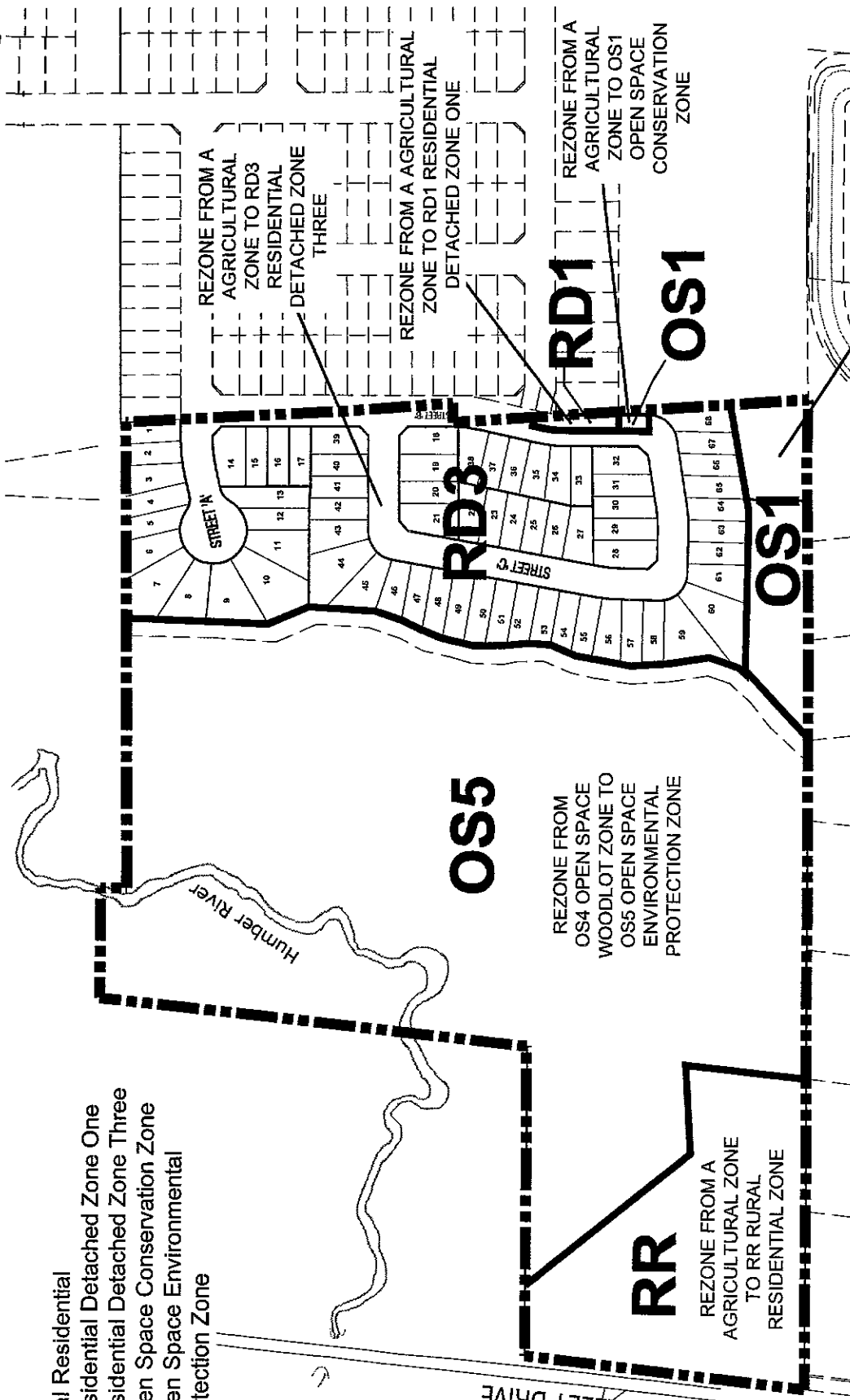
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ZONES

- RR - Rural Residential
- RD1 - Residential Detached Zone One
- RD3 - Residential Detached Zone Three
- OS1 - Open Space Conservation Zone
- OS5 - Open Space Environmental Protection Zone



PINE VALLEY DRIVE



SUBJECT LANDS - - - - -

**Proposed Zoning For
Draft Plan 19T-08V01**

APPLICANT: MILLWOOD VALLEY DEVELOPMENTS INC.

Part of Lot 22,
Concession 6



Development Planning Department

**Attachment
3**

FILE No.:
19T-08V01 &
Z.08.017

May 12, 2008

VELLORE URBAN VILLAGE 1

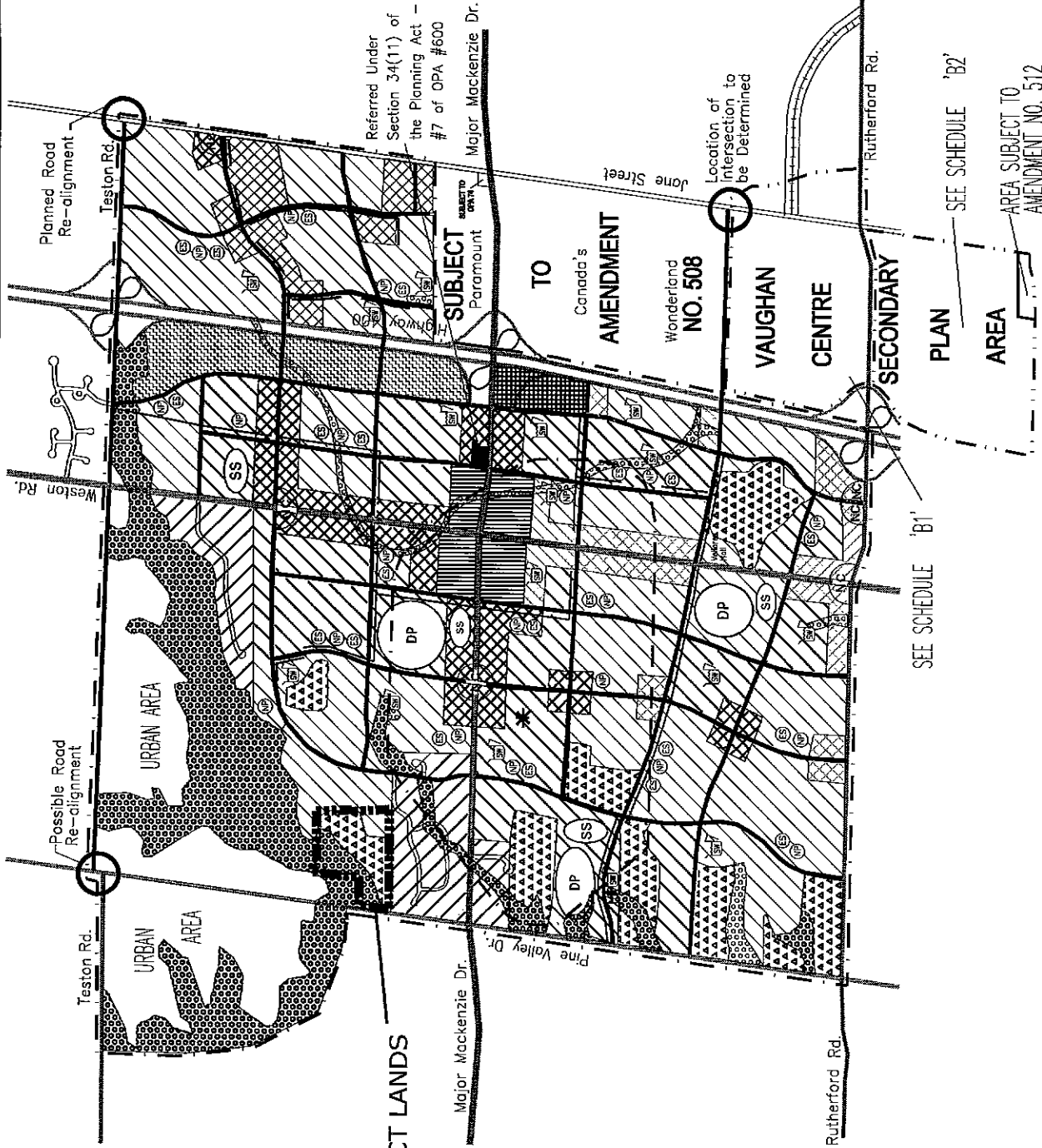


LEGEND

- (E) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (N) Neighbourhood Commercial Cen.
- ▨ Lands Subject to Vellore - Urban Village Act #1
- ▧ Low Density Residential
- ▩ Medium Density Residential/Commercial
- Vellore Village Centre
- Estate Residential
- ▬ Urban Area
- ▭ High Performance Employment Area
- ▮ Valley Lands
- ▯ Stream Corridor
- ▰ Greenway System
- ▱ Tableland Woodlots
- ▧ General Commercial
- ▩ Storm Water Management
- Vaughan Centre
- ▬ Waste Disposal (Assessment Area (Preser. Estate))

THIS IS SCHEDULE 'B' TO AMENDMENT #600

Not to Scale



The City Above Toronto

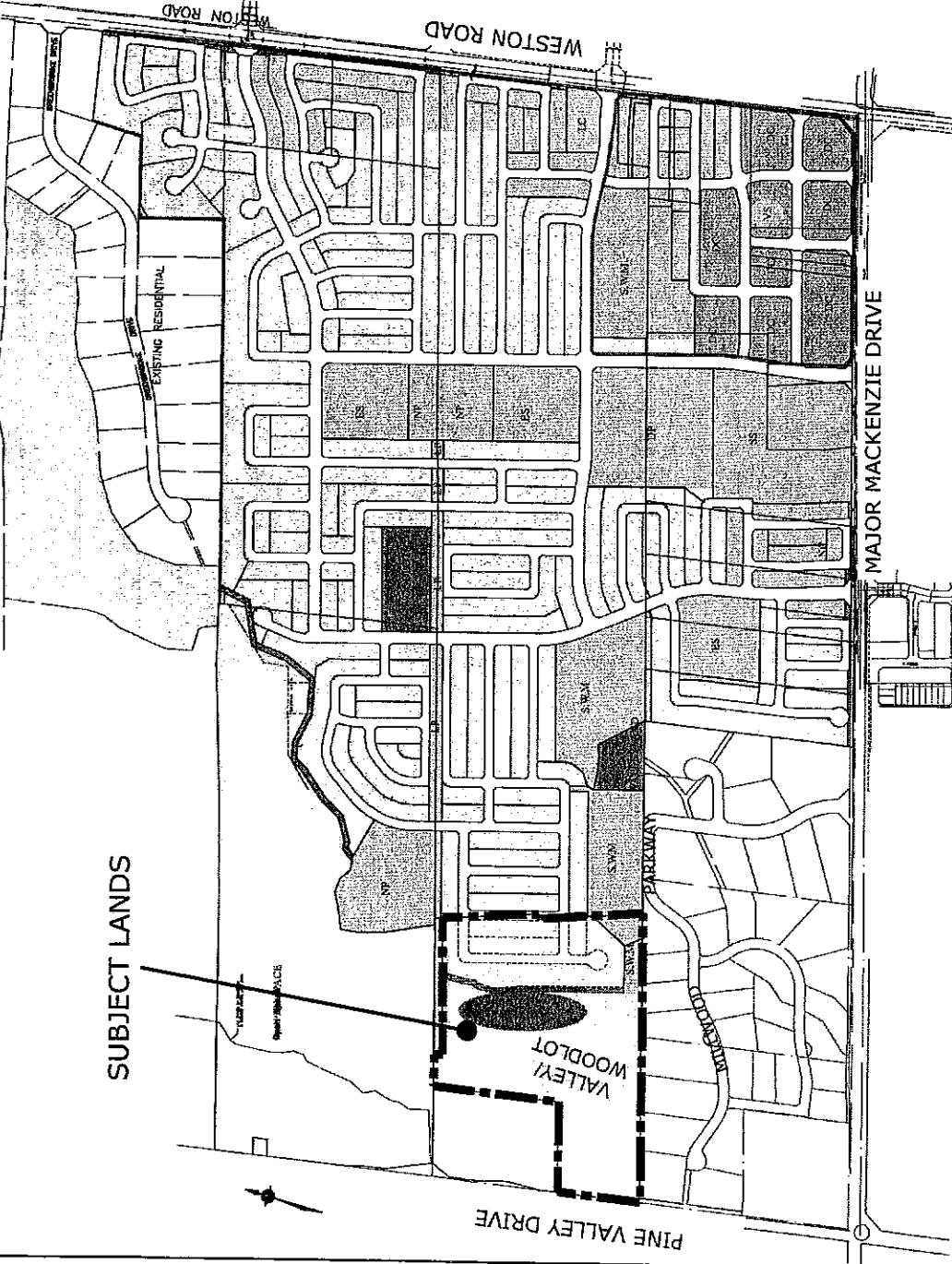
Development Planning Department

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

APPLICANT: MILLWOOD VALLEY DEVELOPMENTS INC.
Part of Lot 22, Concession 6

NA\DP\1 ATTACHMENTS\18\18-06-01z08.017

Attachment 4
FILE No.: 19T-08V01 & Z.08.017
May 5, 2008



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

Not to Scale

Block 40 South Plan

Part of Lot 22,
Concession 6
 APPLICANT:
 MILLWOOD VALLEY DEVELOPMENTS INC.
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Development Planning Department

Attachment 5

FILE No.:
19T-08V01 &
Z-08.017

April 14, 2008