

**3. ZONING BY-LAW AMENDMENT FILE Z.10.004
DRAFT PLAN OF SUBDIVISION FILE 19T-10V01
2216840 ONTARIO INC.
WARD 1**

P.2010.19

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.004 and 19T-10V01 (2216840 Ontario 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: March 26, 2010
- b) Circulation Area: 150 m
- c) Comments Received as of April 9, 2010: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

- 1. A Zoning By-law Amendment Application (File Z.10.004), specifically to rezone the subject lands from A Agricultural Zone to RD2 Residential Detached Zone Two (minimum lot frontage of 15m), RD3 Residential Detached Zone Three (minimum lot frontage of 12m) and OS2 Open Space Park Zone, in the manner shown on Attachment #4, to facilitate a Draft Plan of Subdivision.

- 2. A Draft Plan of Subdivision Application (File 19T-10V01) on the subject lands for approval of a proposed draft plan of subdivision as shown on Attachment #3, consisting of the following:
 - a) 25 lots (Lots 1-25) for detached dwellings (min .12 m, 15 m frontages) 1.663 ha
 - b) Roads 0.386 ha
 - c) Road widening 0.113 ha
 - d) Landscape buffer 0.069 ha
 - e) Future development (Blocks 27-31) 0.177 ha
 - f) 0.3 m reserves 0.004 ha
 - Total Area 2.412 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East of Dufferin Street, south side of Teston Road, in Part of Lot 25, Concession 2, City of Vaughan, municipally known as 1213 Teston Road, within Planning Block 12, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan and Block Plan Designations	<ul style="list-style-type: none"> ▪ "Low Density Residential" by OPA #600 (Carrville – Urban Village 2), and further identified as "Special Policy Area", subject to the proposed development having a density between 5 and 14 units per net residential hectare. The Owner currently proposes a density of 12.9 units per net residential hectare. ▪ Further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan), which permits the proposed residential development. ▪ "Low Density Residential" and "Valley Land and Open Space Buffers" by the approved Block 12 Plan as shown on Attachment #5. ▪ The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ Application does not comply with By-law 1-88, and the property will need to be rezoned to conform to the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zone categories for the lots and blocks within the proposed subdivision will be reviewed with regards to compatibility with surrounding lot frontages and sizes, land uses, and the approved Block 12 Plan.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the approved Urban Design and Architectural Design Guidelines for Block 12.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Servicing Report	<ul style="list-style-type: none"> ▪ A Functional Servicing Report has been submitted in support of the applications and must be approved to the satisfaction of the Vaughan Engineering Department. Availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.
e.	Environmental Report	<ul style="list-style-type: none"> ▪ An Environmental report has been submitted in support of the applications and must be approved to the satisfaction of the Vaughan Engineering Department.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed subdivision development.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Draft Plan of Subdivision
4. Proposed Zoning
5. Approved Block 12 Plan

Report prepared by:

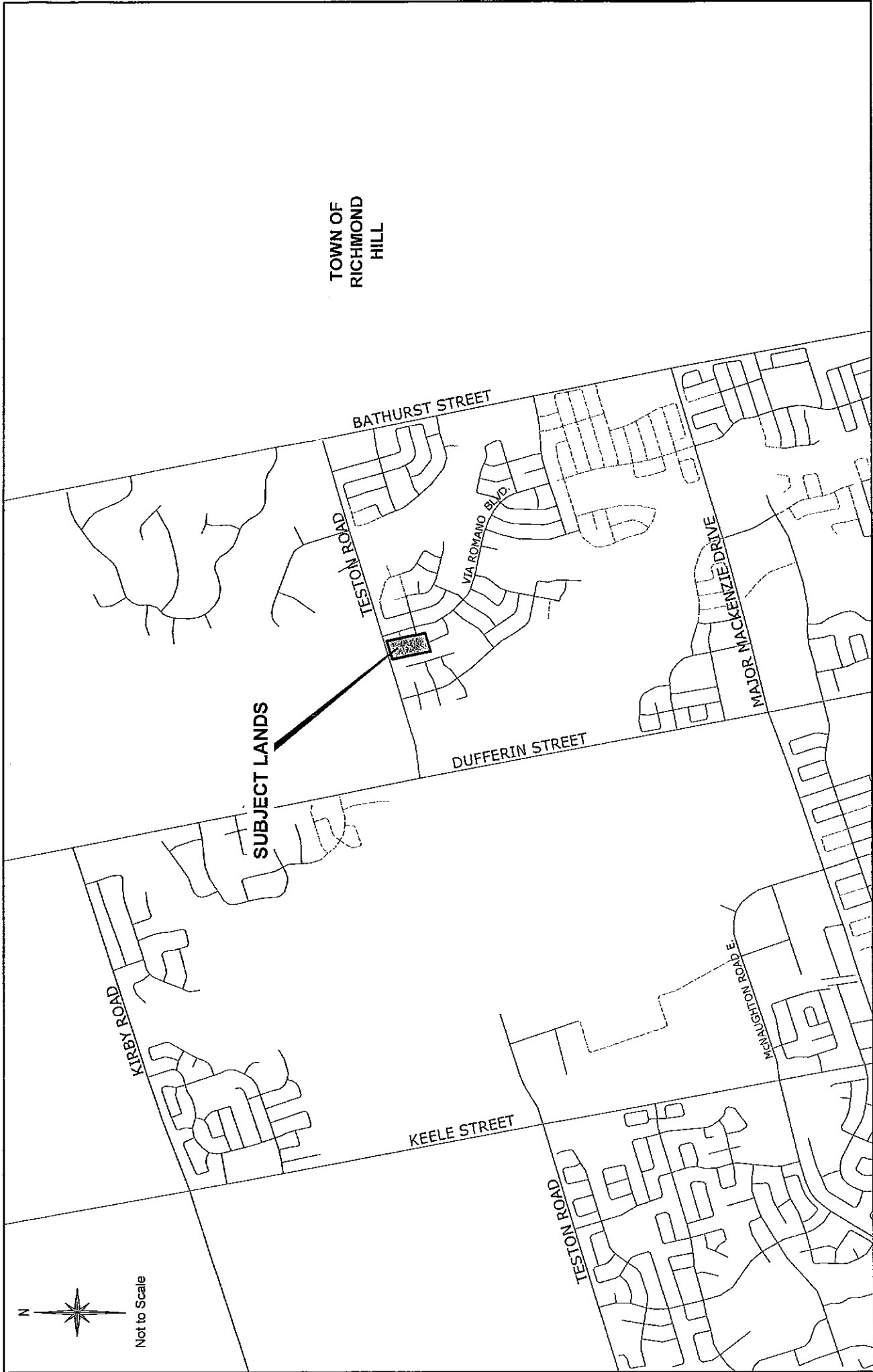
Mary Serino, Planner 1, ext. 8215
 Carmela Marrelli, Senior Planner, ext. 8791
 Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
 Commissioner of Planning

GRANT UYEYAMA
 Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 25,
Concession 2

Applicant:
2216840 Ontario Inc.

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The City Above Toronto

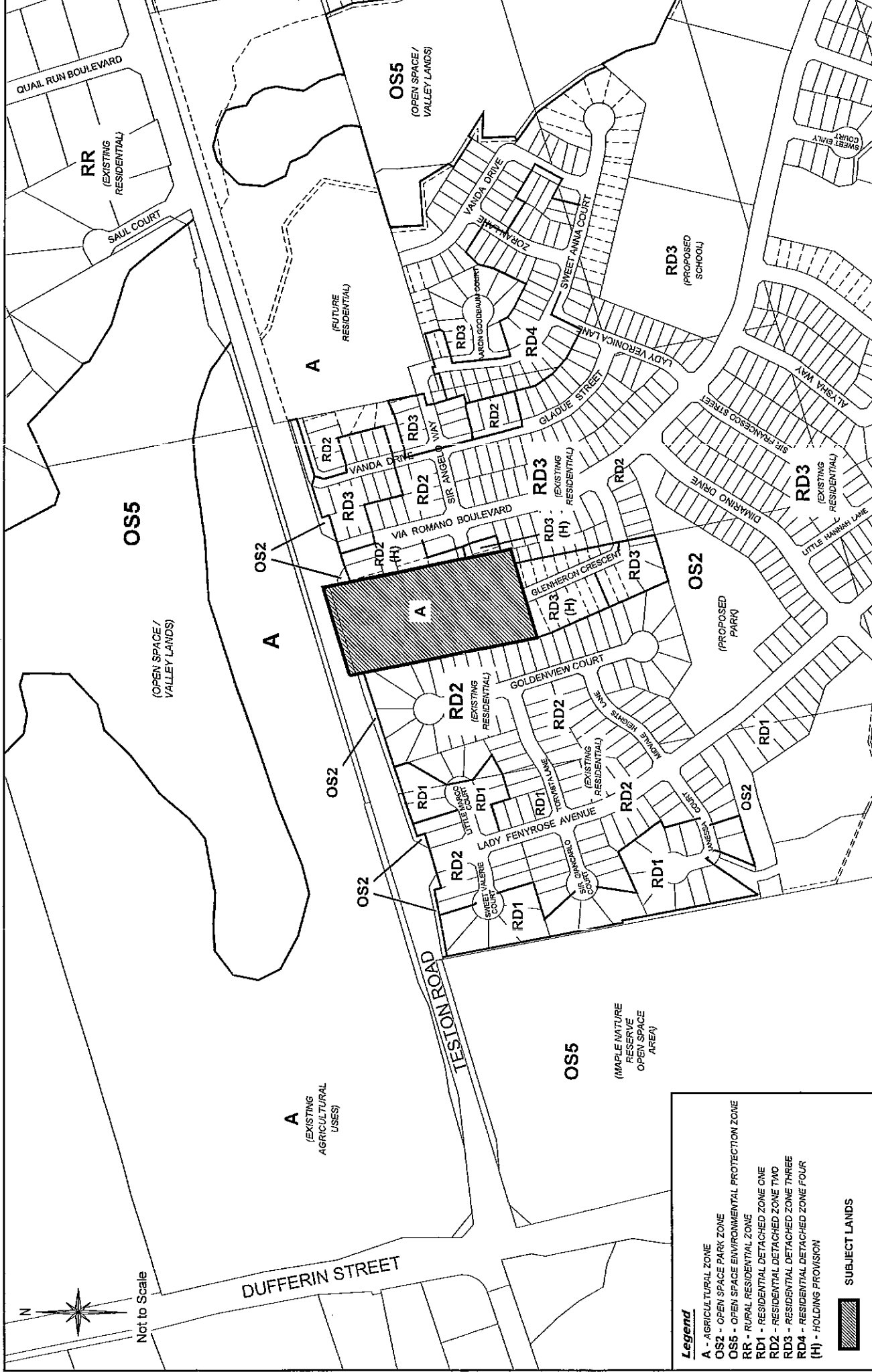
Development Planning Department

Attachment

Files: 197-10V01
& Z.10.004

Date:
February 11, 2010

1



Not to Scale

Legend

- A - AGRICULTURAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RR - RURAL RESIDENTIAL ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- (H) - HOLDING PROVISION
- SUBJECT LANDS

Location Map

Location: Part of Lot 25,
Concession 2

Applicant:
2216840 Ontario Inc.

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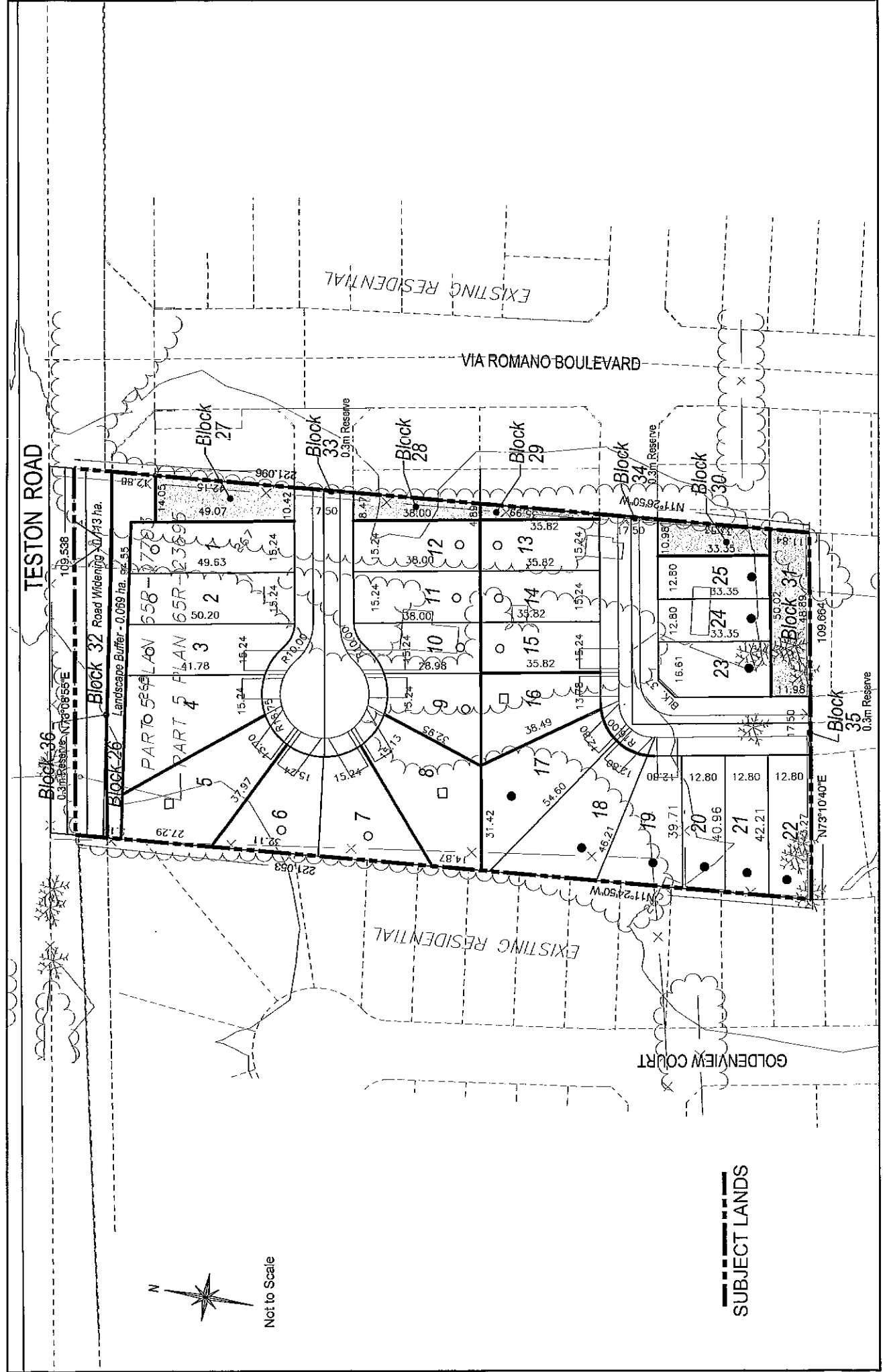
Attachment

Files: 191-10\01
& Z.10.004

Date:
February 11, 2010



The City Above Toronto
Development Planning Department



Proposed Draft Plan of Subdivision
 Location: Part of Lot 25,
 Concession 2
 Applicant:
 2216840 Ontario Inc.

TESTON ROAD

109.538

N73°08'55"E

OS2

RD3

RD2

RD3



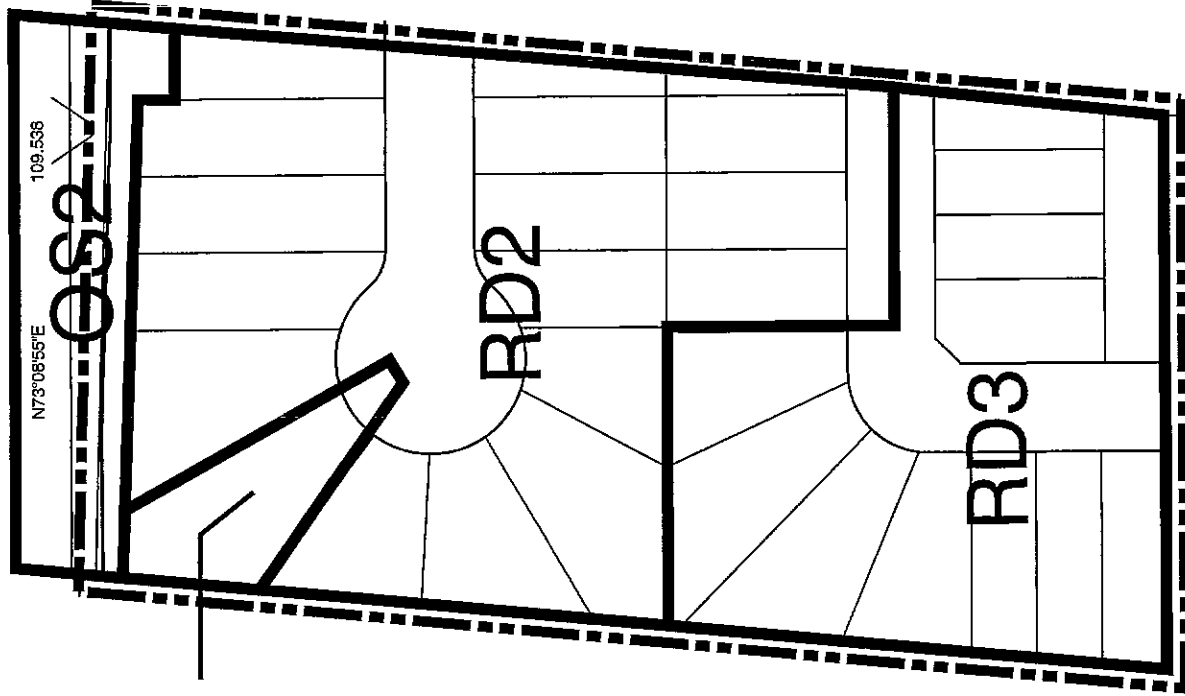
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Zoning Amendment Application

Rezone the Subject Lands from **A** Agricultural Zone to **RD2** Residential Detached Zone Two, **RD3** Residential Detached Zone Three and **OS2** Open Space Park Zone

— — — — —
SUBJECT LANDS

RD2 - Residential Detached Zone Two
RD3 - Residential Detached Zone Three
OS2 - Open Space Park Zone



Proposed Zoning

Location: Part of Lot 25,
Concession 2

Applicant:
2216840 Ontario Inc.

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The City Above Toronto

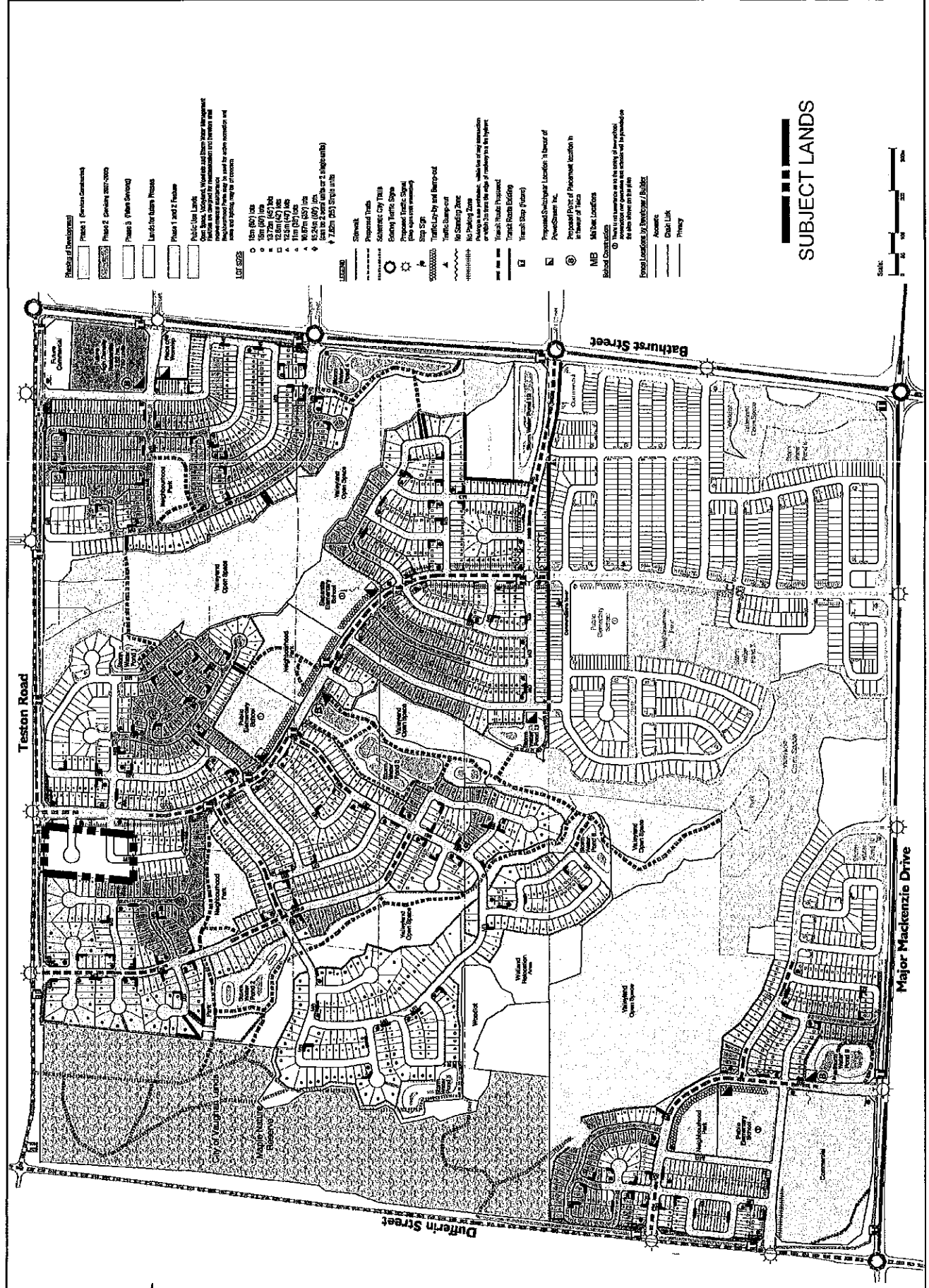
Development Planning Department

Attachment

Files: 19T-10V01
& Z.10.004

Date:
February 11, 2010

4



Boundary of Development

Phase 1 - Permitted Conditions

Phase 2 - Permitted Conditions

Phase 3 - Permitted Conditions

Land for Future Phases

Phase 1 and 2 Feature

Public Use Land

Open Space, Municipal, Warehouse and Storage Management

Residential and Commercial Use

Neighbourhood Use Only - Not for other residential use

Area and height, map to consent

LOT SIZE

1. 15m x 60m (90)

2. 15m x 90m (135)

3. 13.75m x 60m (81)

4. 13.75m x 90m (121)

5. 13.75m x 135m (185)

6. 15.75m x 135m (212)

7. 15.75m x 180m (270)

8. 15.75m x 270m (423)

9. 21m x 270m (567)

10. 21m x 315m (661)

LEGEND

Street

Proposed Transit

Suburban City Trail

Existing Traffic Signs

Proposed Traffic Signs

Stop Sign

Traffic Ramp-out

Traffic Ramp-in

No Stopping Zone

No Parking Zone

Residential Use - 1-2 storeys

Residential Use - 3-4 storeys

Residential Use - 5-6 storeys

Traffic Road Widening

Traffic Sign Change

Proposed Single-Lane Location - in favour of PowerStreet Inc.

Proposed Point of Placement - location in favour of Police

Multi-Lane Location

School Construction

Open Space

Acoustic

Dark Link

Privacy

SUBJECT LANDS

Scale: 1:100

Approved Block 12 Plan