

**5. ZONING BY-LAW AMENDMENT FILE Z.10.034
DRAFT PLAN OF SUBDIVISION FILE 19T-10V005
PINESTAFF DEVELOPMENTS INC.
WARD 1**

P.2011.10

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.034 and 19T-10V005 (Pinestaff 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.

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: February 25, 2011
- b) Circulation Area: 150 m and Kleinburg and Area Ratepayers' Association
- c) Comments Received as of March 15, 2011: None

Background

Block Plan

In December 2009, the City received a Block Plan Application (File BL.61.2009) for Block 61 West, which includes the subject lands, to provide a basis for the land uses; housing mixes and densities; environmental protection; servicing infrastructure; transportation (road) network; public transit; urban design; and, phasing for the Block to provide for managed growth, in consultation with various public agencies, stakeholders and ratepayers. The Block Plan is currently being reviewed, and the technical documents associated with the Block Plan apply to facilitate this proposal. The Public Hearing for the Block Plan was held on February 1, 2011, and the recommendation to receive the Public Hearing report, to address the technical issues associated with the Block 61 West Plan, was ratified by Vaughan Council on February 15, 2011. The Block 61 West Plan must be approved by Vaughan Council prior to their consideration of the Draft Plan of Subdivision and Zoning By-law Amendment Applications. The proposed Block 61 West Draft Block Plan is shown on Attachment #5.

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.10.034) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #4. At this time, no exceptions to the minimum zoning requirements of By-law 1-88 have been proposed.
- 2. The Owner has submitted an application for approval of a Draft Plan of Subdivision on the subject lands shown on Attachment #3, that proposes the following:

Lots/Blocks	Land Use	Area (ha)	Units
	Detached Residential Units	5.34	107
	Semi-Detached Residential Units		32
	Residential Future Development (To develop with adjacent lands to create 30 units)	0.94	
153	Elementary School	2.81	
154-155	Neighbourhood Parks	1.66	
156	Open Space	0.97	
157-158	10 m Open Space Buffers	0.27	
159	Woodlot	2.74	
160	Landscape Buffers	0.01	
161	Road Widening	0.01	
162-198	0.3 m Reserves	0.01	
	Streets (Primary, Local & Laneways)	3.01	
	Total	17.77	139

It is noted that as the Block Plan is advanced for Block 61 West, that some of the information on the draft plan of subdivision identified above may change.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low Density Residential", "Medium Density Residential" and "Valley and Stream Corridor", and include "Neighbourhood Park" and "Elementary School" uses by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #699 (Nashville Heights Secondary Plan). OPA #699 has been incorporated into Volume 2 of the new City of Vaughan Official Plan 2010 as an Area Specific Policy under Section 12.8. The new Official Plan was adopted by Council on September 7, 2010 and is pending approval from the Region of York. The conformity of the proposal to the Official Plan, is subject to addressing the Block Plan requirements.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by By-law 1-88, which permits agricultural uses. The proposed change in zoning for the subject lands identified in the "Purpose" section requires an amendment to Zoning By-law 1-88.
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.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies, specifically OPA #669 (Nashville Heights Secondary Plan).
b.	Block 61 West Draft Block Plan (Attachment #5)	<ul style="list-style-type: none"> ▪ The Block Plan matters respecting land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, need to be addressed through the currently ongoing Block Plan process. The final Block 61 West Plan requires Council approval. ▪ Specific matters identified through the approval of the Block 61 West Plan may need to be addressed through the Draft Plan of Subdivision review process.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Block Plan review process has resulted in modifications to the Block 61 West Draft Block Plan to address commenting City and Public Agency concerns, which will be ongoing until the Block Plan process is completed. These modifications will be incorporated into the final Draft Plan of Subdivision.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines to be approved by Council for the subject lands.
e.	Subsequent Site Plan Application	<ul style="list-style-type: none"> ▪ A Site Development Application will be required at a later stage to facilitate the elementary school, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
f.	Transportation	<ul style="list-style-type: none"> • The proposal provides for local roads with a right-of-way width of 17.5 m. The Official Plan provides for a local road right-of-way width ranging between 18.5 m to 20 m. The number of east-west and north-south local roads, and the right-of-way dimensions and geometric standards for the local roads must be established in consideration of the conclusions and recommendations in the City-wide Transportation Master Plan and Block Transportation Studies. ▪ The Transportation Reports submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.
i.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
j.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments including but not limited to the Toronto and Region Conservation Authority, the Region of York, CP Rail, Ministry of Transportation, and the York Public and Catholic District School Boards.

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 applications, 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. Draft Plan of Subdivision 19T-10V005
4. Proposed Zoning for Draft Plan of Subdivision 19T-10V005
5. Proposed Block 61 West Draft Block Plan

Report prepared by:

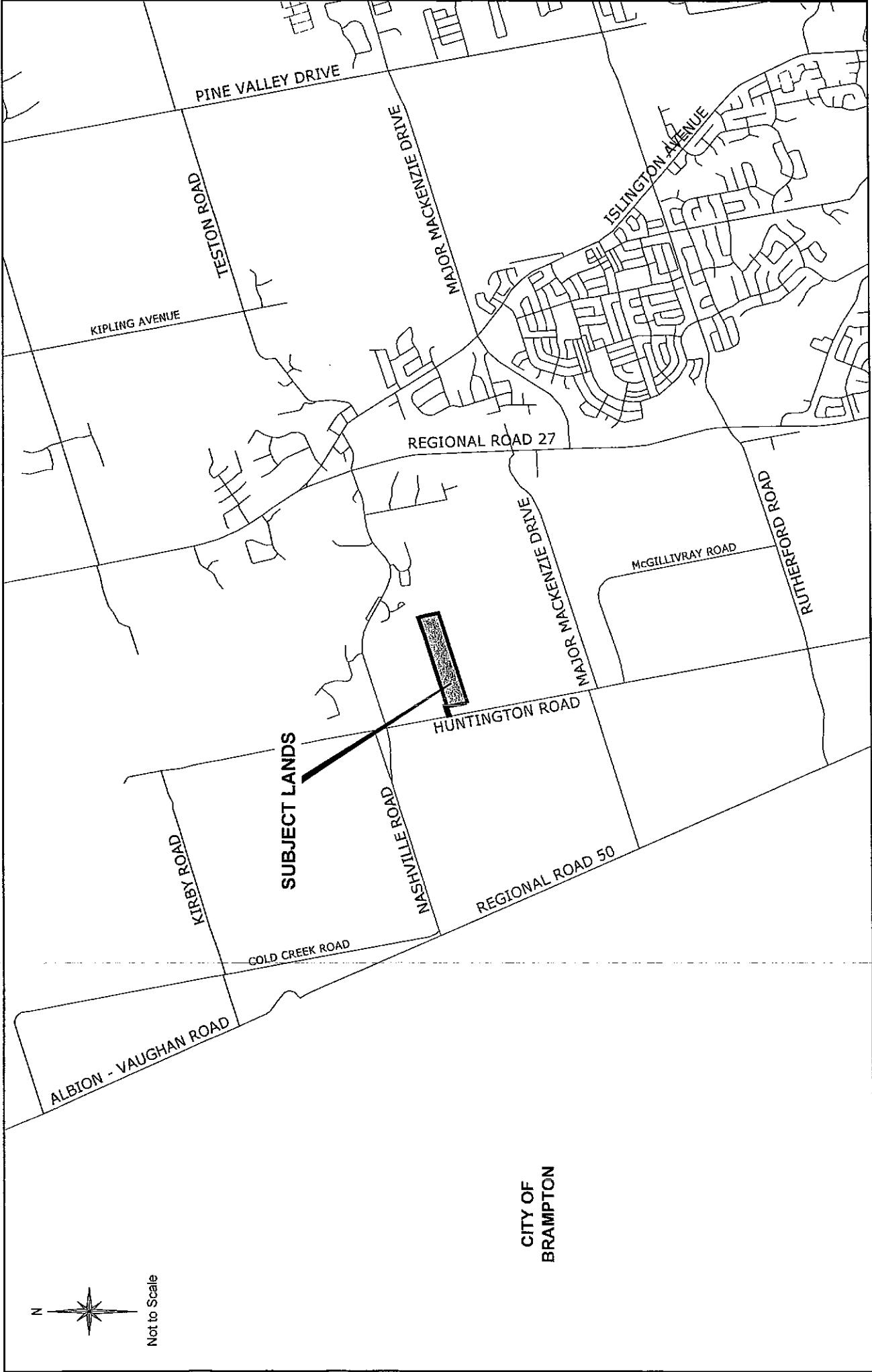
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Attachment 1

Files: 197-10V005 & Z.10.034
 Related File: OP.06.018

Date:
 January 20, 2011



Context Location Map

Location: Part of Lot 24,
 Concession 9

Applicant:
 Pinestaff Developments Inc.

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Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- [Shaded Box] SUBJECT LANDS

Location Map

Location: Part of Lot 24,
Concession 9

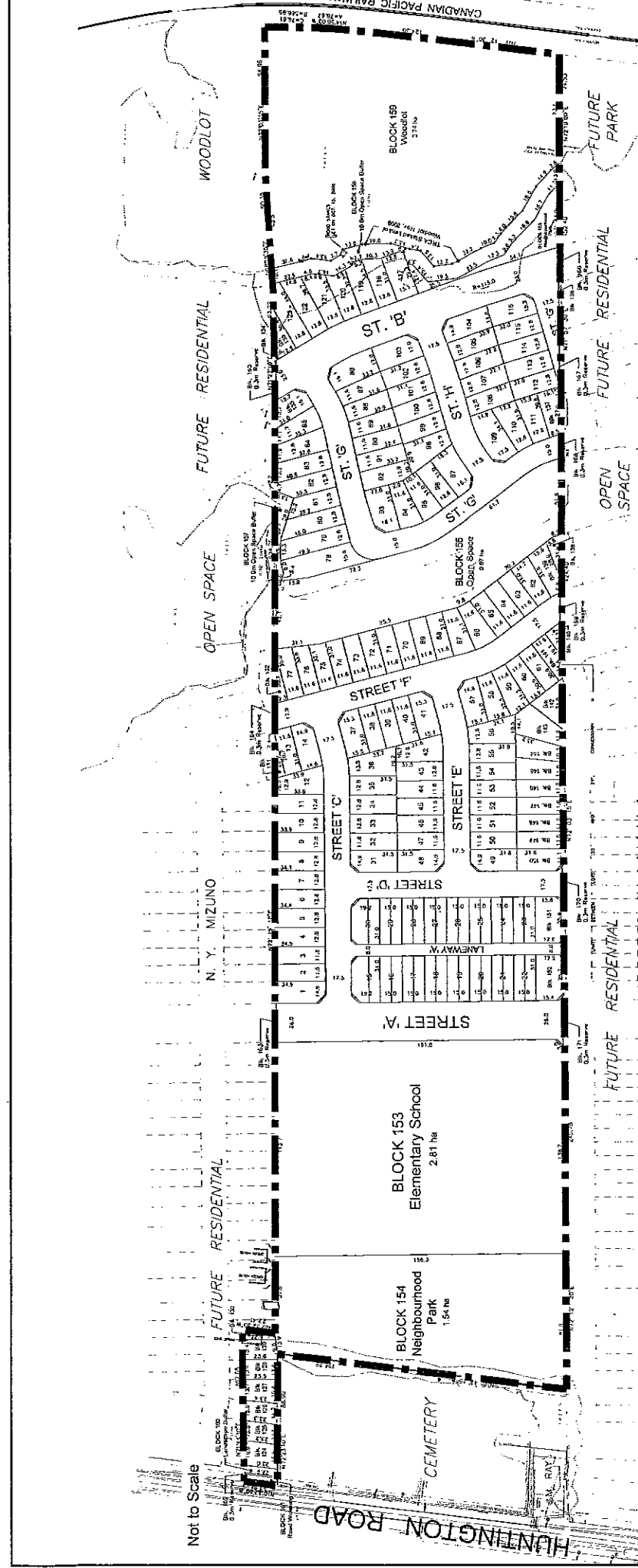
Applicant:
Pinestaff Developments Inc.



Attachment

Files: 19T-10V005 & Z.10.034
Related File: OP.06.018
Date: January 20, 2011

2



SCHEDULE OF LAND USE

LOT/BLOCK LAND USE	UNITS	AREA (ha)
1-123	65	5.34
124-152	139	0.94
153	2.81	2.81
154-155	1.66	1.66
156	0.97	0.97
157-158	2.74	2.74
159	0.01	0.01
160	0.01	0.01
161	0.01	0.01
162-198	195m	195m
Public Roads (by ROW)	210m	210m
	945m	945m
	142m	142m
	145m	145m
TOTALS	1,636m	17.77

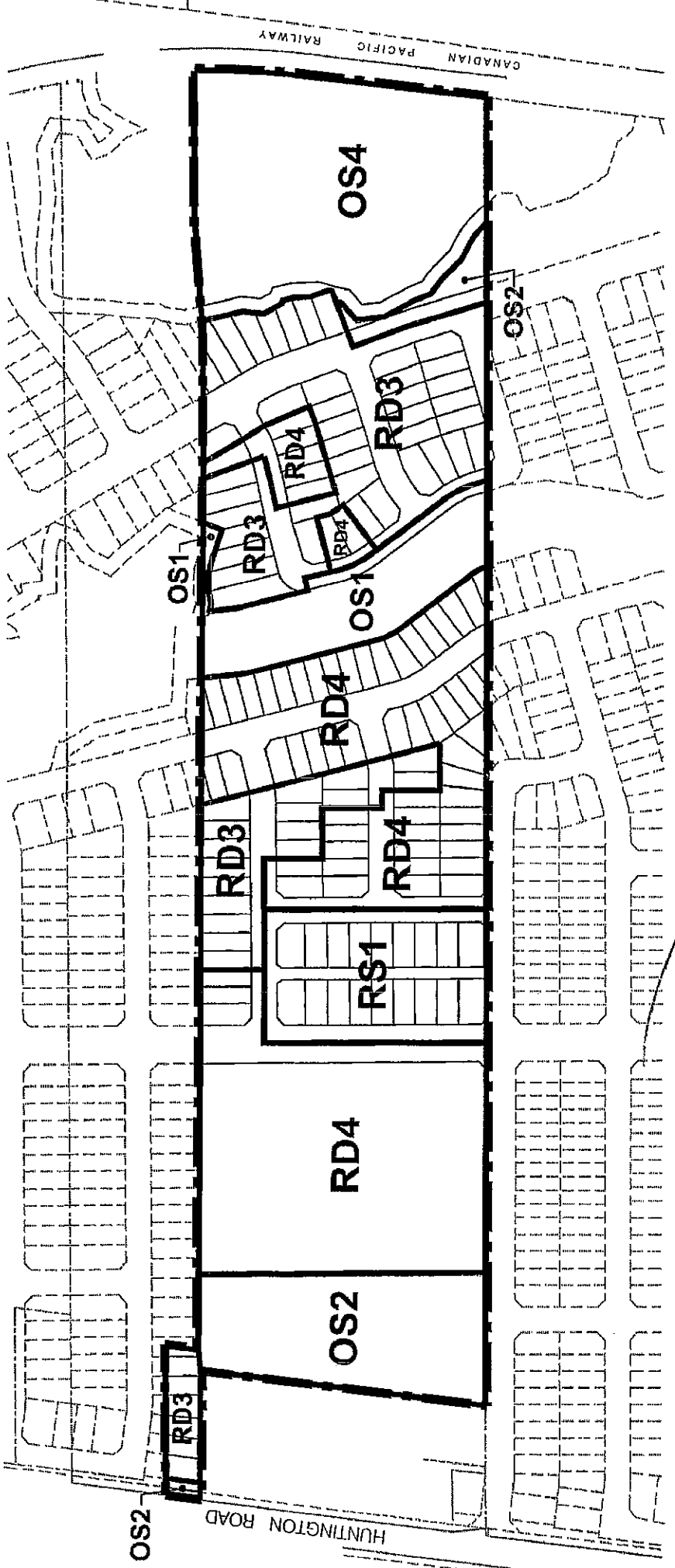
Net Residential Density on 13.79 ha = 10.0 upha

SUBJECT LANDS



Draft Plan of Subdivision
19T-10V005

Applicant: Pinestaff Developments Inc.
 Location: Part of Lot 24, Concession 9.



ZONING BY-LAW AMENDMENT

REZONE THE SUBJECT LANDS FROM AN AGRICULTURAL ZONE TO ZONES AS LISTED IN THE LEGEND AS SHOWN ON THE LEFT.

- Legend**
- OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - OS4 - OPEN SPACE WOODLOT ZONE
 - RD3 - RESIDENTIAL DETACHED ZONE THREE
 - RD4 - RESIDENTIAL DETACHED ZONE FOUR
 - RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- Subject Lands

Proposed Zoning for Draft Plan of Subdivision File 19T-10V005

Applicant: Pinestaff Developments Inc.
 Location: Part of Lot 24, Concession 9.

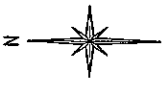


Attachment

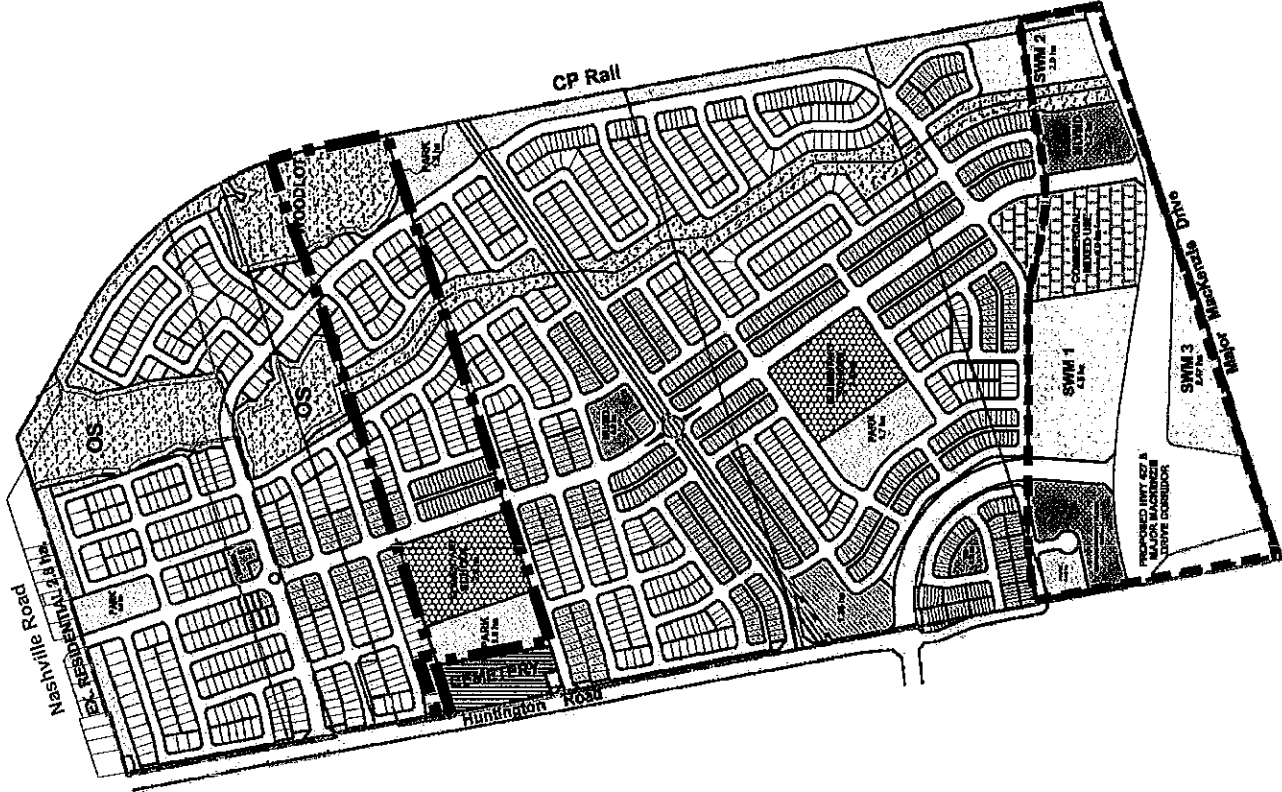
Files: 19T-10V005 & Z 10.034
 Related File: OP.06.018

Date: January 20, 2011

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Not to Scale



SUBJECT LANDS

- Legend**
- Subject Lands
 - - - Hwy 427 & Major Mackenzie Drive Special Study Area
 - Low Density
 - Medium Density
 - Medium Density / Mixed Use
 - Commercial / Mixed Use
 - Schools
 - Parks / Parkettes
 - Storm Water Management
 - Open Space
 - Plazas
 - Cemetery



Proposed Block 61 West Draft Block Plan

Applicant: Pinestaff Developments Inc.
Location: Part of Lot 24,
Concession 9

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