

COMMITTEE OF THE WHOLE MAY 31, 2011

**ZONING BY-LAW AMENDMENT FILE Z.11.001
MAJOR BOB FARMS INC.
WARD 4**

Recommendation

The Acting Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.11.001 (Major Bob Farms Inc.) BE APPROVED, to rezone the subject lands from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #3.

Contribution to Sustainability

The Zoning By-law Amendment File Z.11.001 seeks to rezone the subject lands to a residential zone that is consistent with the existing adjacent residential zone and for an open space buffer. There are no contributions to sustainability through this application.

Economic Impact

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

Communications Plan

On January 7, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. In accordance with the City of Vaughan "Notice Signs Procedures and Protocols", the Owner installed a notice sign on the property along Lady Nadia Drive. The Public Hearing was held on February 1, 2011.

A written communication by Mr. Alan Peng, dated February 2, 2011, was received by the Development Planning Department and identified the following concerns which are discussed further in the Planning Considerations Section of this report:

- i) the lack of road and pedestrian connections through the valleylands necessitates the need for a walkway through the valleylands. This pedestrian connection would reduce the need for school bus services and minimize traffic along Bathurst Street; and,
- ii) the valleylands would present an opportunity to create a trail system that would be beneficial to the local community to access the park and school on the west side of the valley.

The recommendation of the Committee of the Whole on February 1, 2011, 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 15, 2011.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.001 to rezone the subject lands shown on Attachments #1 and #2, from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located southwest of Bathurst Street and Teston Road, between 121 and 127 Lady Nadia Drive, within Planning Block 12, City of Vaughan.

Official Plan

The subject lands are designated "Low Density Residential" (tableland) and "Valley Lands" by OPA #600. The lands are designated "Low-Rise Residential" and "Natural Areas" by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval. The proposal conforms to the Official Plans.

Zoning

The subject lands are zoned OS2 Open Space Park Zone by Zoning By-law 1-88. The proposed amendment to Zoning By-law 1-88 would implement a consistent RD2 Residential Detached Zone for 121 and 127 Lady Nadia Drive, and rezone the rear portion of the subject lands OS5 Open Space Environmental Protection Zone to provide an additional open space buffer, in the manner shown on Attachment #3.

Planning Considerations

The following are the issues that resulted from the Public Hearing of February 1, 2011 that the Vaughan Development Planning and Parks Development Departments have given consideration to:

i) Walkway Block

The subject lands were approved on May 25, 2004, as a 6.0m wide walkway block (Block 205 on Draft Plan of Subdivision 19T-89124) extending from Lady Nadia Drive through to the valleylands, and subsequently zoned OS2 Open Space Park Zone by By-law 228-2004 on June 28, 2004. Since that time, the City confirmed that the walkway was not feasible due to the steep grades on the subject lands. As a result, the subject lands (walkway block) were added to the adjacent lots and open space block to form part of Lots 25 and 26 (121 and 127 Lady Nadia Drive) and Block 86 within Registered Plan 65M-4223. However, the subject lands (walkway block) were not rezoned. The Zoning By-law Amendment would implement a consistent RD2 Zone for all of 121 and 127 Lady Nadia Drive, and a consistent OS5 Zone (Block 86 on Registered Plan 65M-4223) to form part of the open space buffer block along the easterly edge of the valley lands. The proposed rezoning of the subject lands is shown on Attachment #3.

ii) Valleylands

Based on previous site walks with the Toronto and Region Conservation Authority, and Vaughan's Parks Development and Development Planning Departments, the environmental conditions of the existing valleylands shown on Attachments #2 and #4, were identified as being densely vegetated and wet. The valleylands are characterized as an environment that currently contains and supports a thriving amphibian habitat.

iii) Block 12 Trails

A pedestrian crossing from the subject lands or from the open space vista to the south as shown on Attachment #4, to the park and school block on the west side of the valleylands, was not considered to be feasible in the Block 12 Trail Impact Study because of the potential for

environmental disturbances to the existing valleyland habitat. This finding is consistent with recent correspondence from the Vaughan Parks Development Department, dated April 4, 2011. The "minimal environmental disturbance" approach to the vegetation of the valleyland and creek is reflected in the location of the proposed trails by the Developer's consultants and supported by the Toronto and Region Conservation Authority and City Departments (Development Planning and Parks Development) as shown on Attachment #4.

The City's Block 12 Trails Master Plan identifies two trails that transverse the valleylands as shown on Attachment #4. The trail located to the south of the subject lands is scheduled for installation in 2011, pending approval from the Toronto and Region Conservation Authority. The work for the temporary (not the ultimate) trail to the north is also scheduled for installation in 2011, with the intention to install a permanent trail upon future approval of the northerly abutting Draft Plan of Subdivision 19T-04V12, which is being processed.

The Vaughan Development Planning Department concurs with the rationale provided by the Vaughan Parks Development Department to protect the existing valleylands, and to utilize the two trails identified in the City's Block 12 Trails Master Plan as shown on Attachment #4. Accordingly, the Development Planning Department can support the proposal to rezone the subject lands from OS2 Zone to RD2 Zone and OS5 Zone in the manner shown on Attachment #3.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

Zoning By-law Amendment File Z.11.001 has been reviewed in consultation with the Vaughan Parks Development Department, and in accordance with OPA #600, By-law 1-88, comments from City Departments and external public agencies, together with comments received from an area resident at the Public Hearing. The Vaughan Development Planning Department is satisfied that the proposal to rezone the subject lands from OS2 Open Space Park Zone to RD2 Residential Detached Zone Two and OS5 Open Space Environmental Protection Zone, is appropriate and compatible with the surrounding area. In addition, the Block 12 Trail Impact Study provides for alternate valley crossing locations as shown on Attachment #4 in order to minimize environmental disturbance in the valley. The Development Planning Department can support the approval of Zoning By-law Amendment File Z.11.001.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Rezoning
4. Block 12 Community Plan Excerpt

Report prepared by:

Stephen Lue, Planner, ext. 8210

Christina Napoli, Senior Planner, ext. 8483

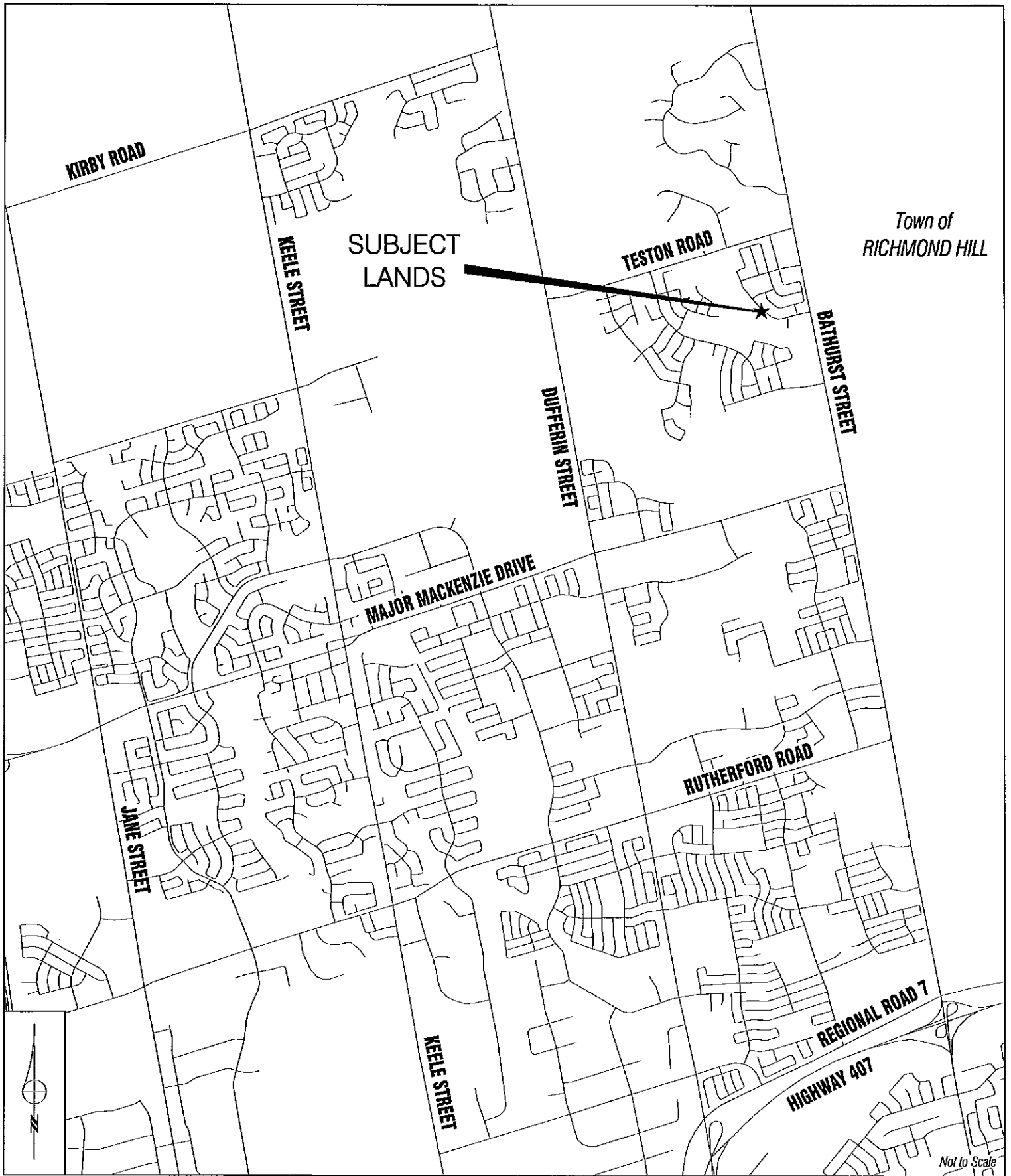
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 24, Concession 2

APPLICANT:
Major Bob Farms Inc.

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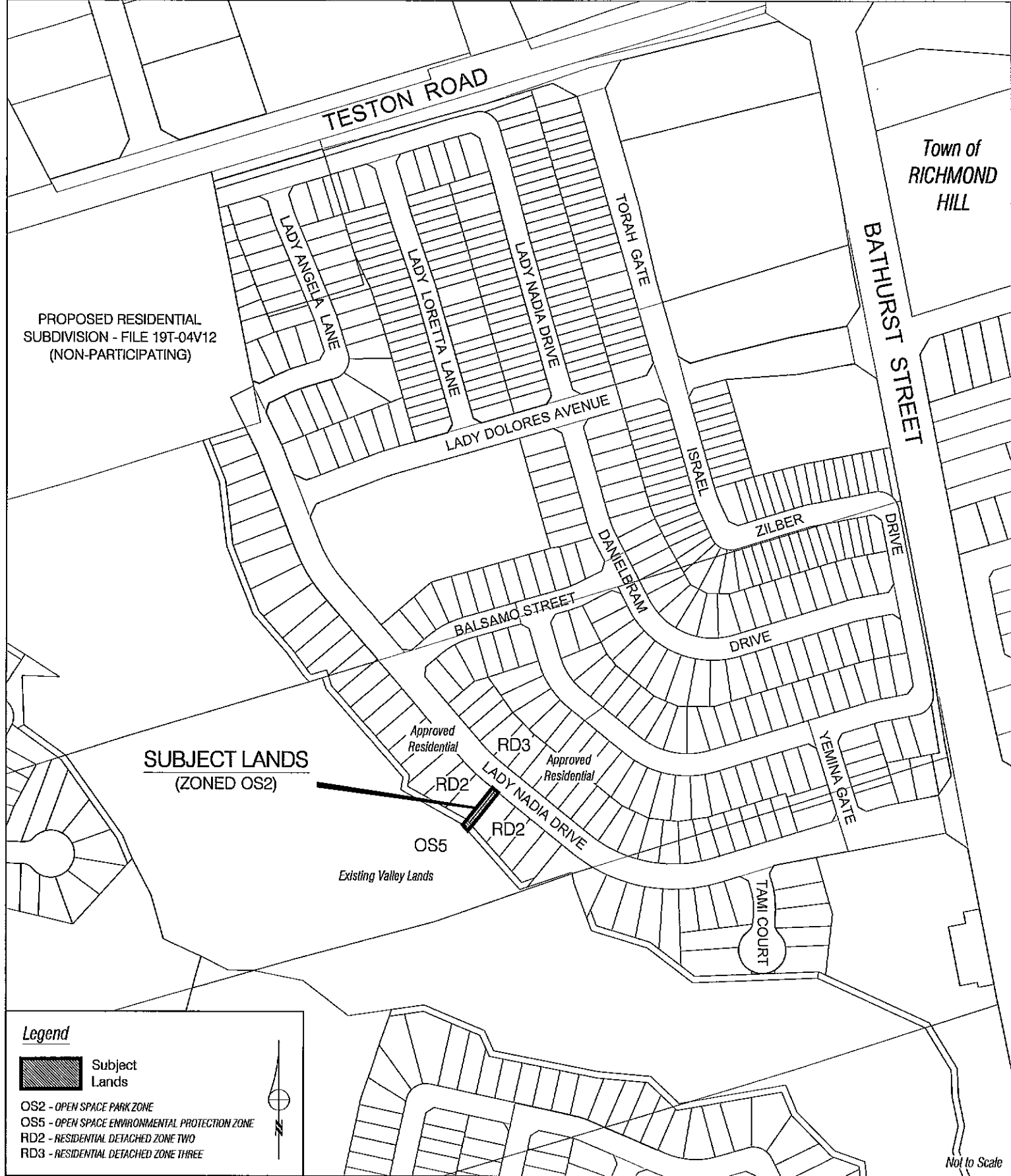


Attachment

FILE:
Z.11.001

DATE:
April 27, 2011

1



Location Map

LOCATION:
Part Lot 24, Concession 2

APPLICANT:
Major Bob Farms Inc.

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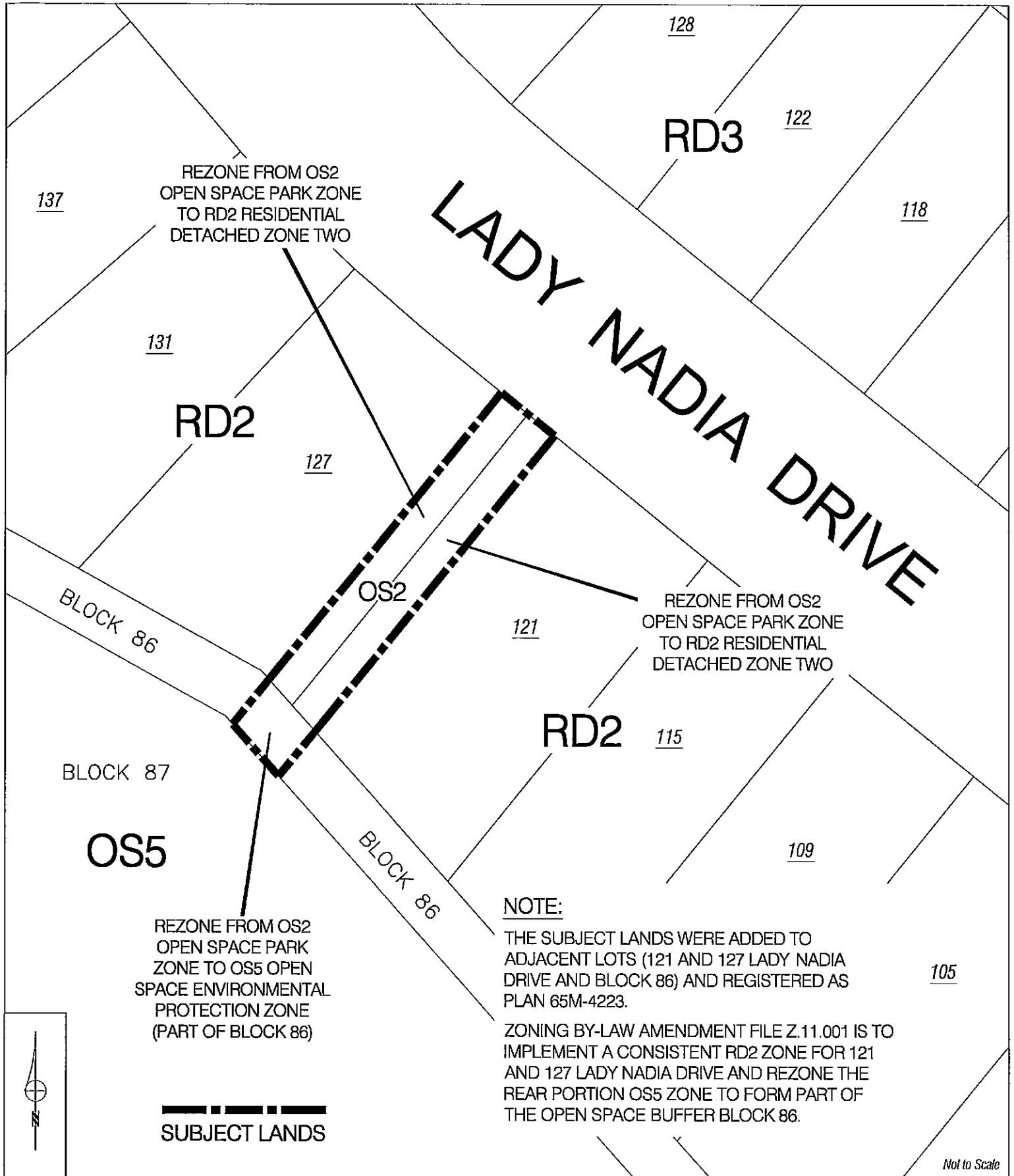


Attachment

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NOTE:

THE SUBJECT LANDS WERE ADDED TO ADJACENT LOTS (121 AND 127 LADY NADIA DRIVE AND BLOCK 86) AND REGISTERED AS PLAN 65M-4223.

ZONING BY-LAW AMENDMENT FILE Z.11.001 IS TO IMPLEMENT A CONSISTENT RD2 ZONE FOR 121 AND 127 LADY NADIA DRIVE AND REZONE THE REAR PORTION OS5 ZONE TO FORM PART OF THE OPEN SPACE BUFFER BLOCK 86.

Not to Scale

Proposed Rezoning

LOCATION:
Part Lot 24, Concession 2

APPLICANT:
Major Bob Farms Inc.

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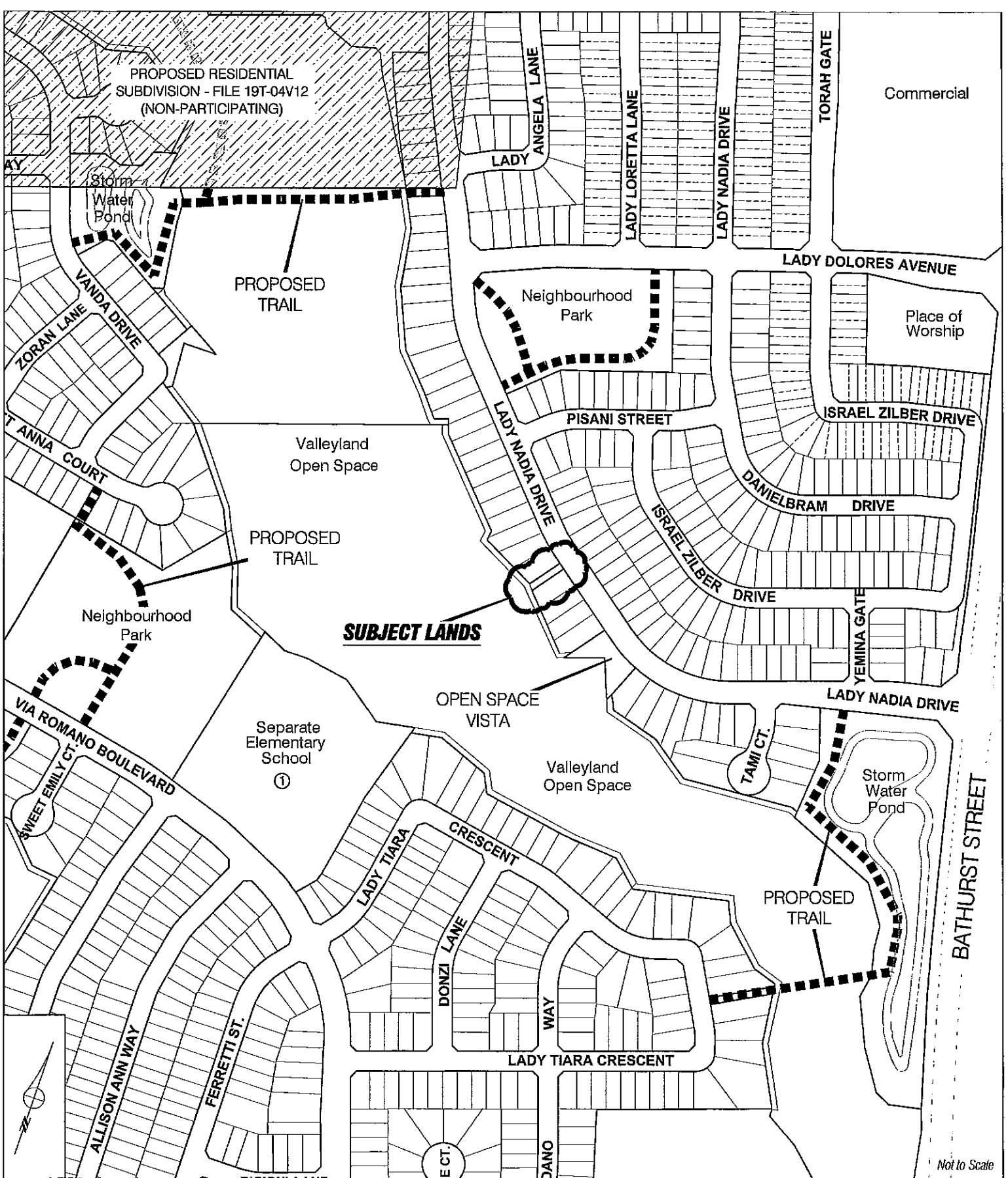


Attachment

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3



Block 12 Community Plan Excerpt

APPLICANT:
Major Bob Farms Inc.

LOCATION:
Part Lot 24, Concession 2



Attachment

FILE:
Z.11.001

DATE:
April 27, 2011

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