

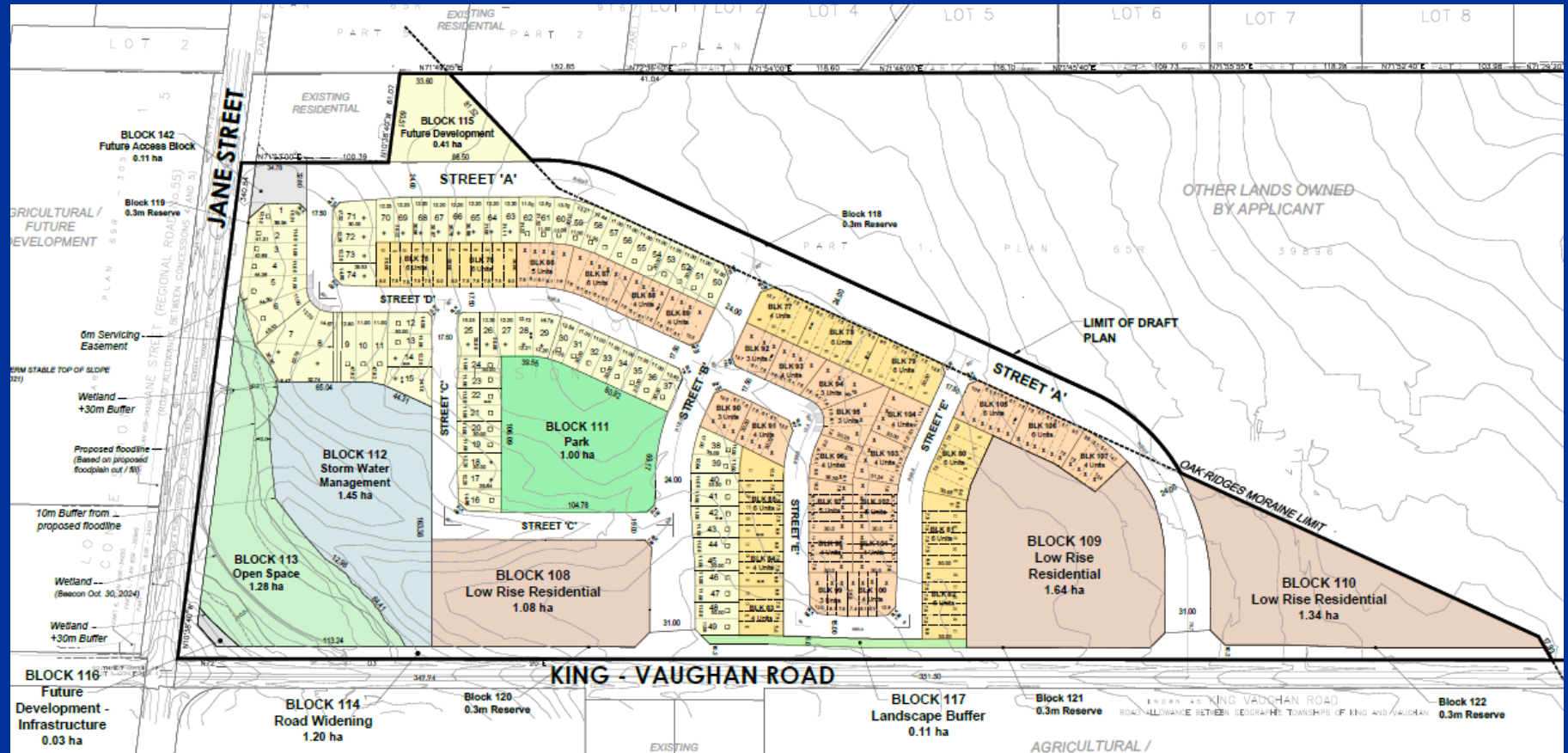
2720 King Vaughan Road

C13.
Communication
CW(PM) – April 1, 2025
Item No. 4

Applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision

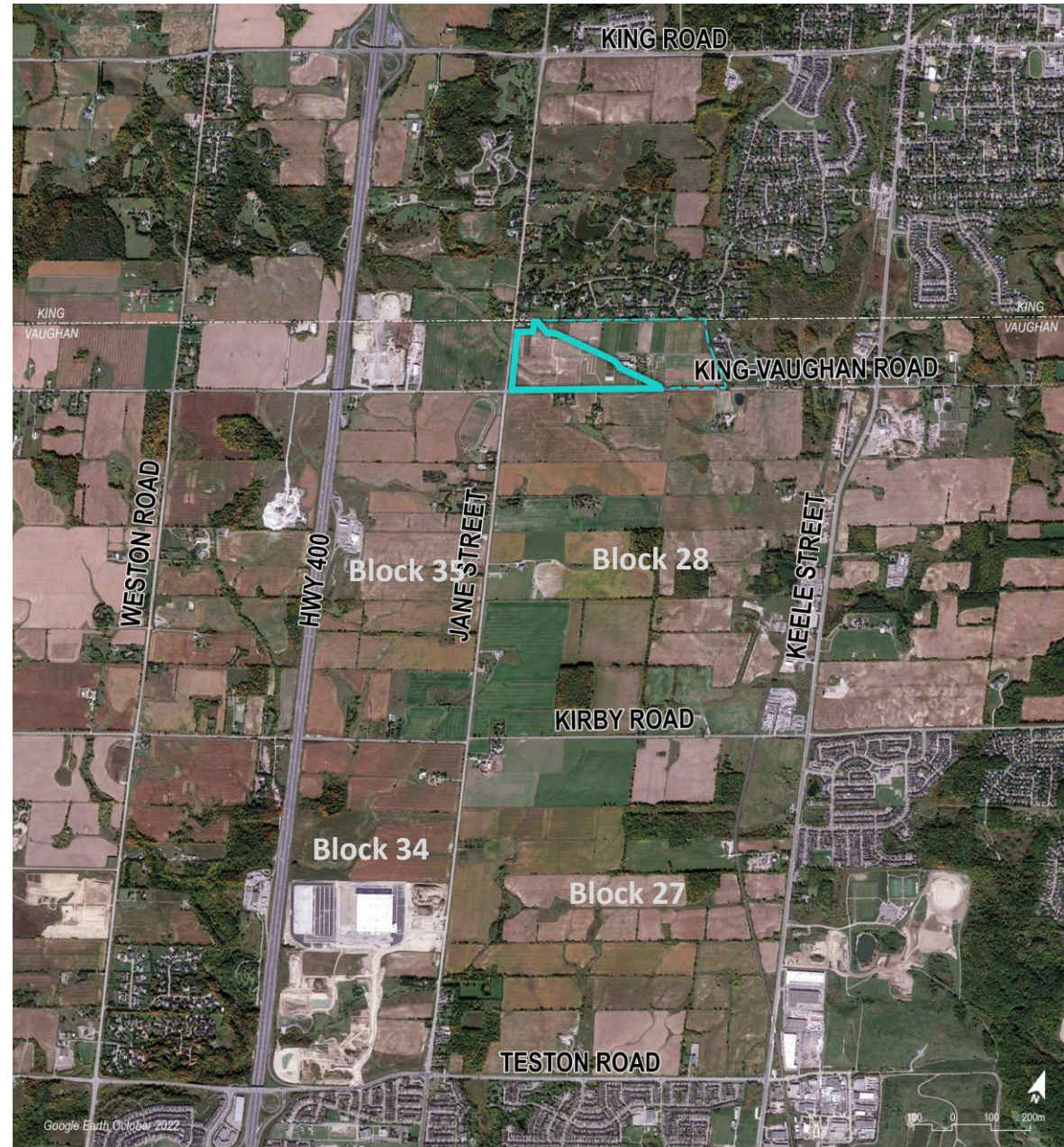
April 1st 2025 Committee of the Whole
(Public Planning) Meeting

Presentation by: Steven McIntyre,
Malone Given Parsons Ltd.



Context

- Former Robintide Farm
- Located at the northeast corner of Jane Street and King Vaughan Road
- Property split diagonally by the ORMCP limit
- Western portion subject to development
- Eastern portion will remain in agricultural use.
- Existing subdivisions to the north in King City and to the east within the ORMCP limits separated from development by the agricultural area



Subject Lands

Lands to be retained by owner

Planning Context

- Region's 2022 OP expanded Vaughan's Urban Area, including lands north of King-Vaughan Rd.
- Draft OPA # 2 of the Vaughan OP follows the Region's OP urban expansion
- Greenfield lands are planned at 70 pj/ha
- OPA required since the current / 2010 VOP is still in effect.
- OPA land use consistent with the Draft OPA

York Region 2022 OP

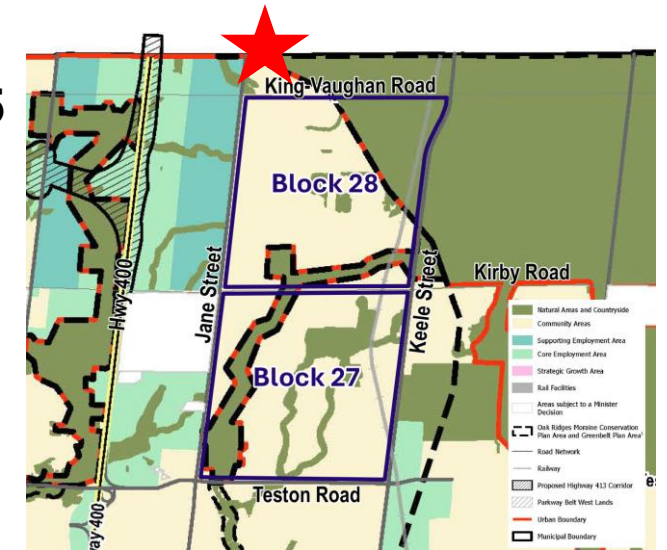
Sch. 1 - "Urban Area" and "Agricultural System" with "Regional Greenlands System" overlay

Sch. 1A - "Community Area" and "Agricultural Area"



Vaughan Draft OPA #2, 2025

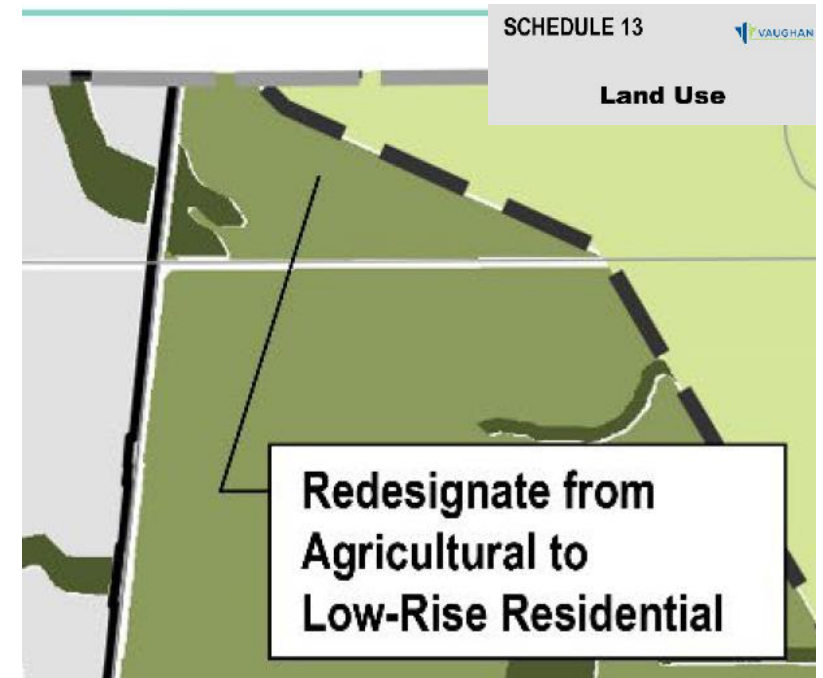
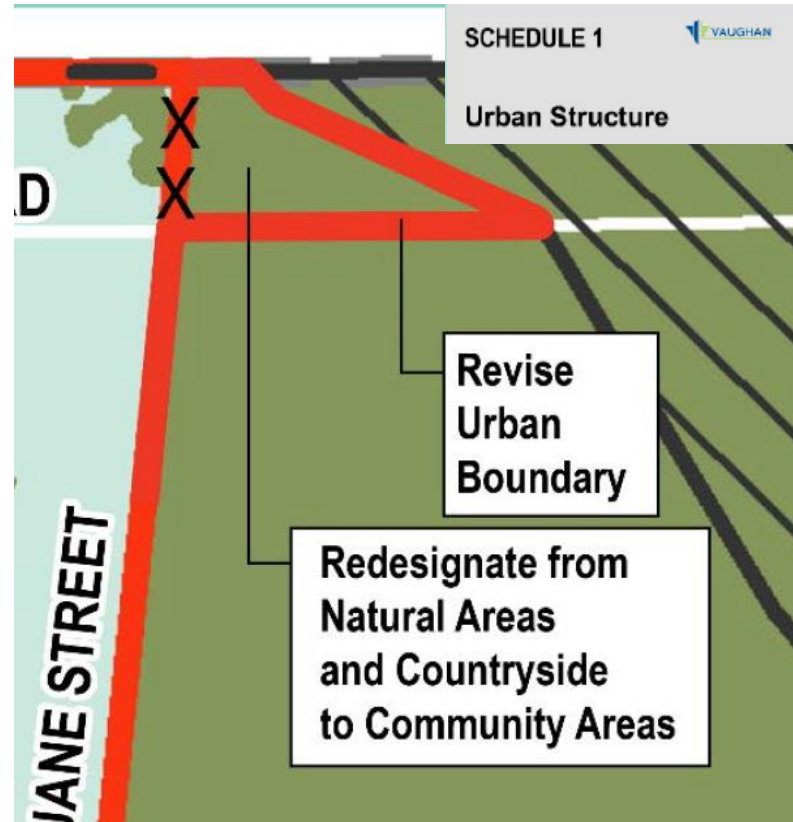
Sch. 1 - "Community Area" and "Natural Areas and Countryside"



Redesignate Subject Lands from Natural Areas and Countryside to “Community Area” on Schedule 1

Redesignate from Agricultural to “Low-Rise Residential” on Schedule 13

Apply a minimum density of 70 pj/h, consistent with Draft OPA Greenfield density.



SUPPORTING STUDIES SUBMITTED for OPA, Subdivision and Zoning Applications

- Planning Opinion Report
- Environmental Impact Study
- Functional Servicing Report
- Transportation Impact Study
- Sustainability Metrics
- Arborist Report incl. Tree Inventory
- Urban Design and Sustainability Brief
- Landscape Master Plan
- Air Quality Assessment Report
- Environmental Site Assessment
- Geotechnical Report
- Hydrogeological Report
- Noise and Vibration Report
- Community Services and Facilities Study
- Agricultural Impact Assessment
- Archaeological Assessment

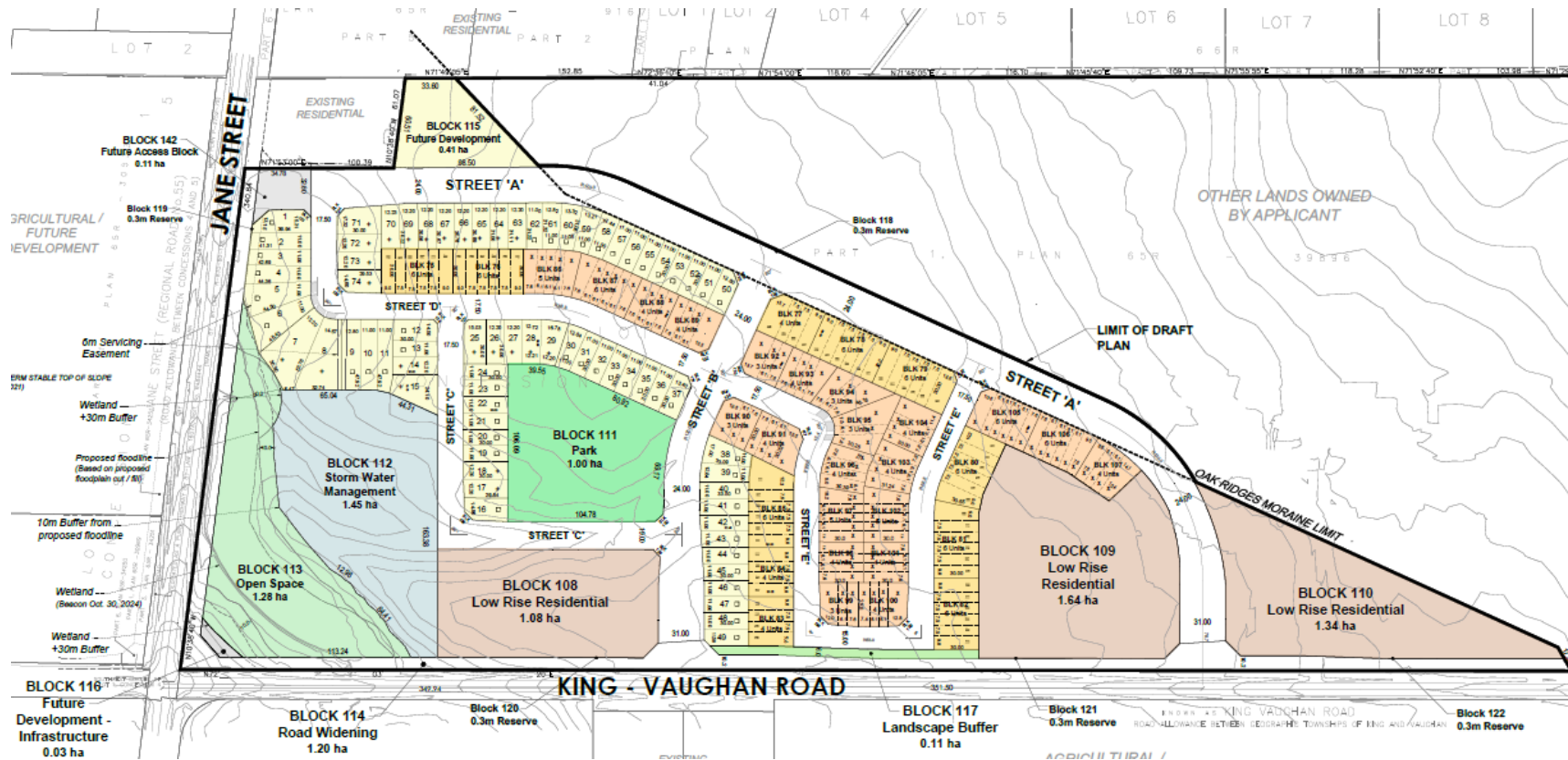
Note: The City makes all applications and their submitted reports and studies available to the public: <https://maps.vaughan.ca/planit>

Proposed Draft Plan of Subdivision

- 74 single detached
- 152 street townhomes

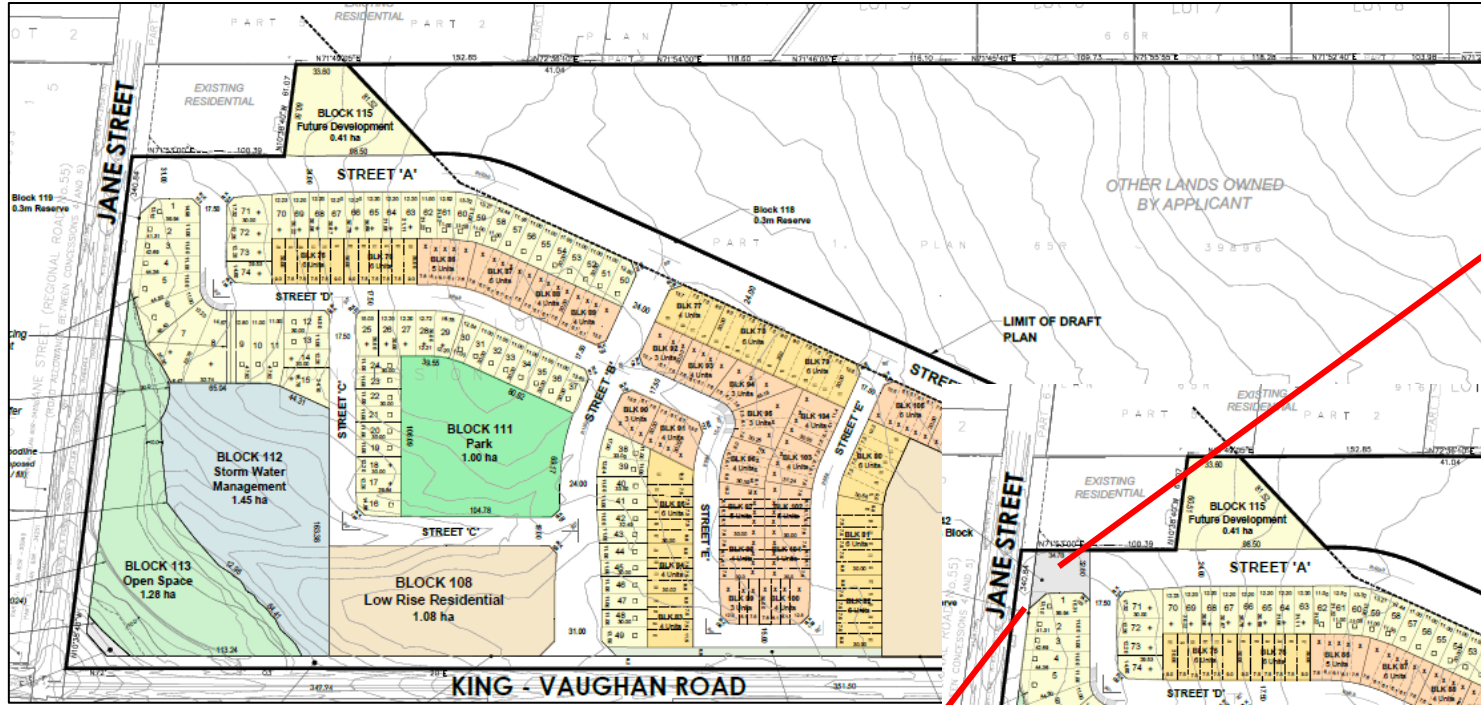
- 226 total freehold units
- 163 units min. within FD blocks
- 2-3 storey towns TBD (~40 uph min.)

- 389 units min.



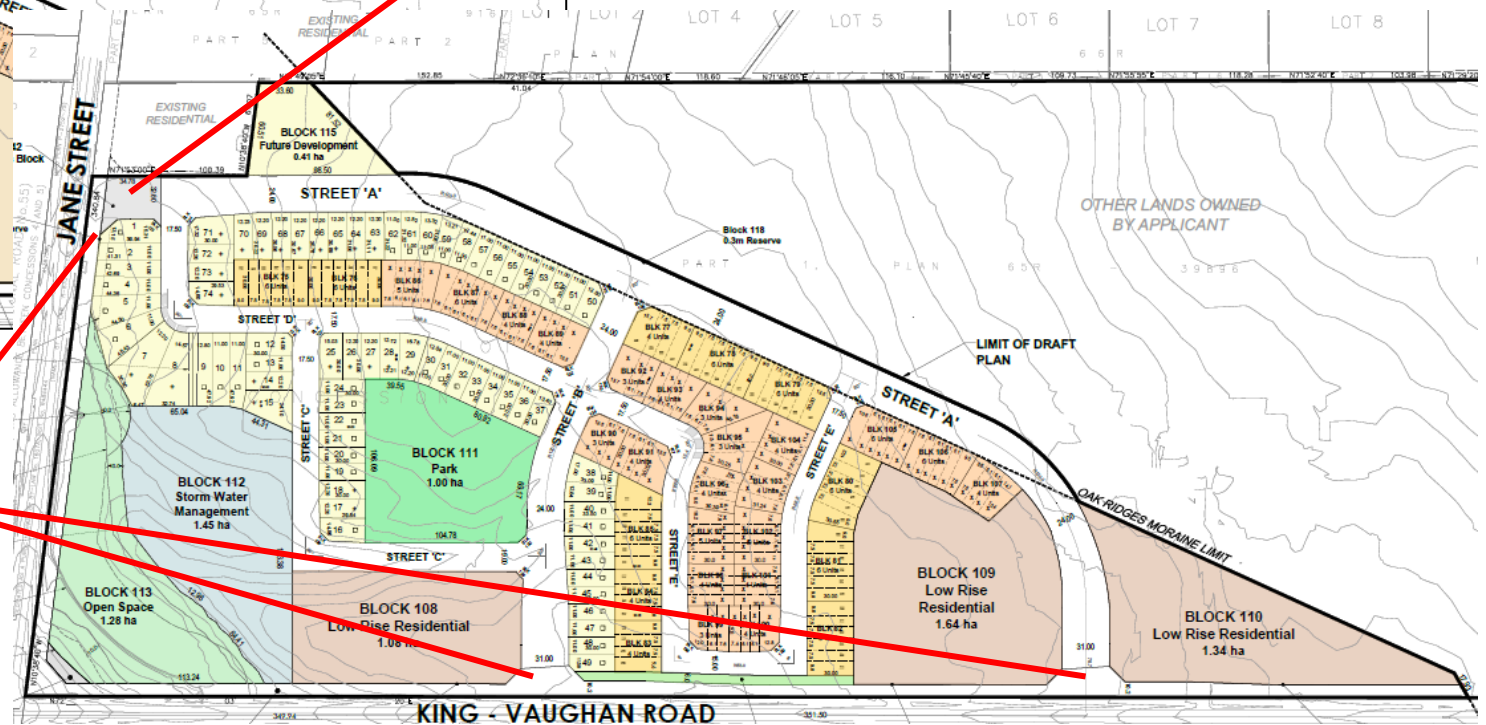
- Min. density of 70 pj/h
- Population of 1,245 – 1,345 persons
- 1.00 ha. Public Park
- SWM Pond at intersection
- 2 arterial road intersections
- Future connection reserved for Jane Street
- Portion of collector road proposed within ORMCP Natural Linkage
- 27 ha of land to the east to be retained by the owner

Submitted Draft Plan



Closed off Jane Street access until northern property develops

Revised Draft Plan

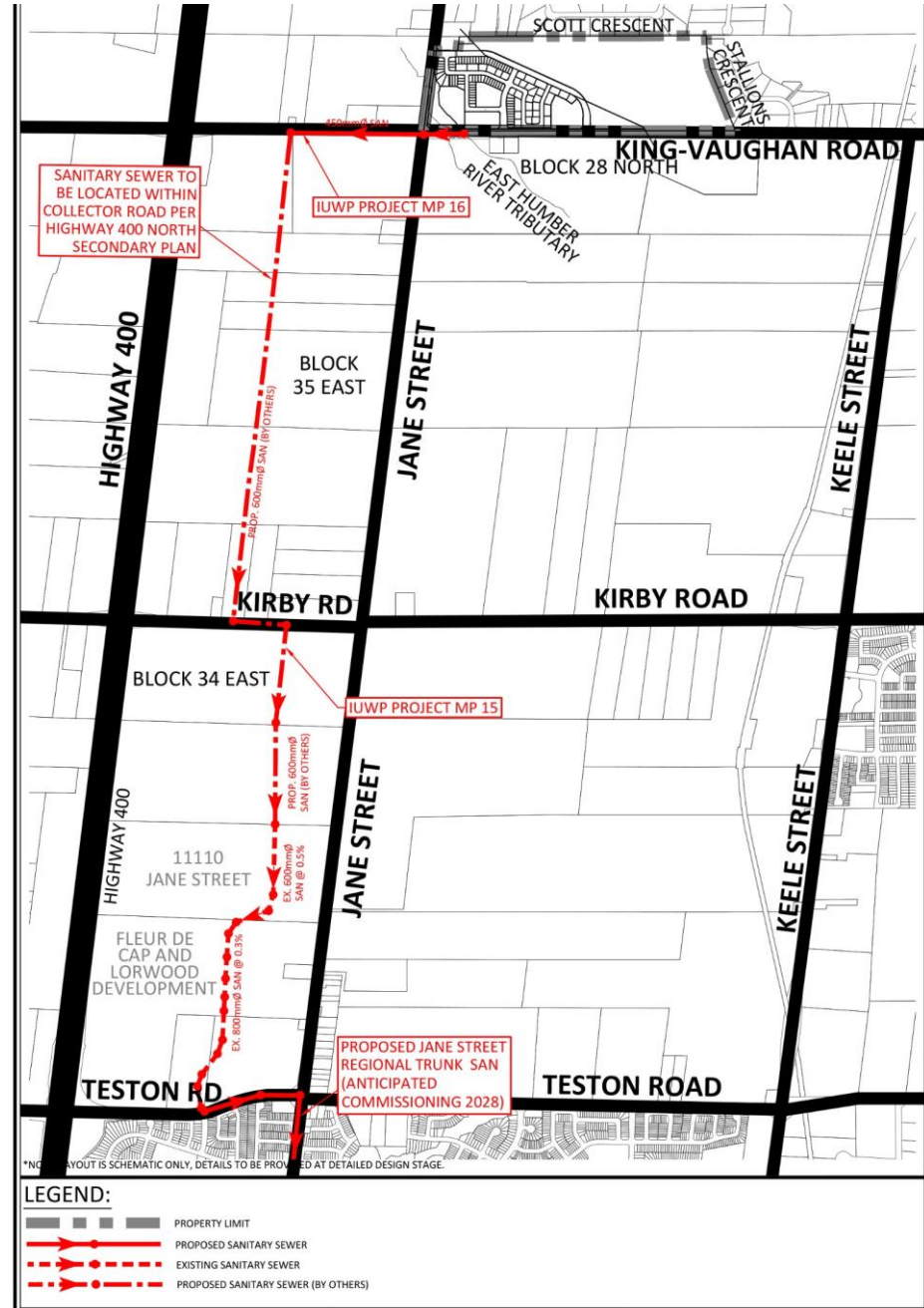


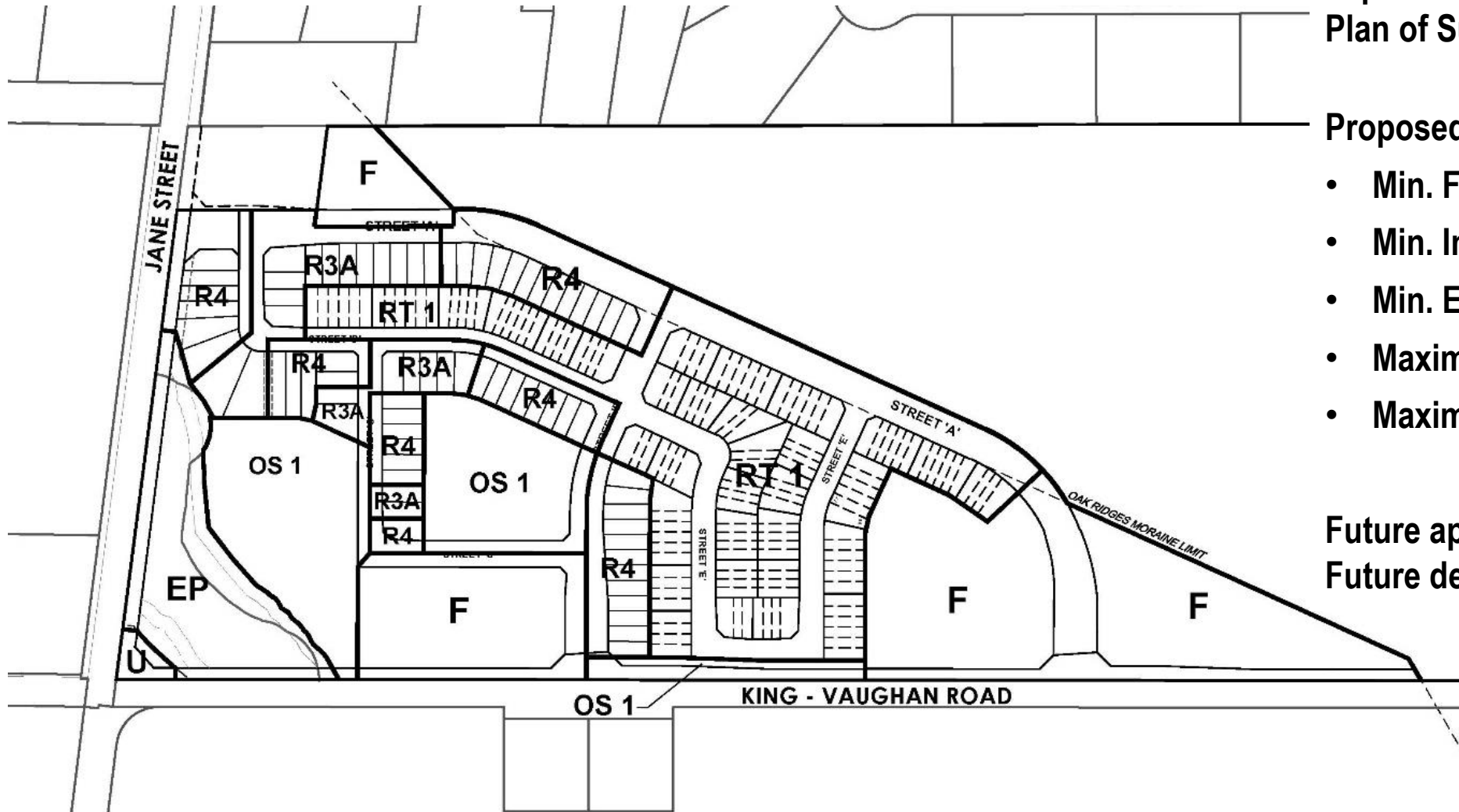
Added requested tapers on King-Vaughan Road and Jane Street

Proposed Servicing

Sanitary servicing proposed to connect to planned infrastructure through Blocks 34 and 35.

Proposed to connect to planned infrastructure at King-Vaughan Road and Jane Street intersection.





Zoning with exceptions will implement the proposed Draft Plan of Subdivision.

Proposed exceptions for:

- Min. Front Yard
- Min. Interior Side Yard
- Min. Exterior Side Yard
- Maximum Building Height
- Maximum Lot Coverage

Future applications req'd. for Future development blocks.

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