

COMMITTEE OF THE WHOLE (PUBLIC HEARING) MAY 11, 2010

2. **ZONING BY-LAW AMENDMENT FILE Z.10.013** **P.2010.22**
DRAFT PLAN OF SUBDIVISION FILE 19T-10V03
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-10V01
ELM THORNHILL WOODS (2010) INC.
WARD 4

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.013, 19T-10V03 and 19CDM-10V01 (Elm Thornhill Woods (2010) 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: April 16, 2010
b) Circulation Area: 150m
c) Comments Received as of April 27, 2010: A total of 3 written responses have been received with the following comments:
- concerns respecting noise and car exhaust fumes generated by the new development;
 - residents to the south of the subject lands were of the understanding that a synagogue was to be developed on the subject lands, and instead a proposal for townhouses has been submitted.

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.10.013), to rezone the subject lands from A Agricultural Zone to RVM2 Residential Urban Village Multiple Family Zone Two, to facilitate 53 freehold townhouse units within a common elements condominium. Additional site specific exceptions to the RVM2 Zone standards may also be required and will be determined upon review of the related Site Development Application (File DA.10.017).
2. A Draft Plan of Subdivision Application (File 19T-10V03) as shown on Attachment #3, to facilitate the creation of one (1) block, to facilitate 53 freehold townhouse units within a common elements condominium.

3. A Draft Plan of Condominium Application (File 19CDM-10V01) as shown on Attachment #4, comprised of an infill residential development consisting of 53 freehold townhouse units serviced by a common elements condominium including private internal road, 17 visitor parking spaces, walkways and landscaped areas.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 8777 Dufferin Street, being north of Summeridge Drive on the east side of Dufferin Street, in Planning Block 10, in Part of Lot 13, Concession 2, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Medium Density Residential/Commercial" by OPA #600, which permits townhouse units with a density of between 17 – 40 units/ha; the proposed density for the 1.52 ha site is 34.8 units/ha. ▪ The subject applications to facilitate the proposed residential development consisting of 53 freehold townhouse units within a common elements condominium, conforms to the Official Plan.
Block Plan Designation	<ul style="list-style-type: none"> ▪ "Medium Density Residential" by the Block 10 Plan, as shown on Attachment #5, which would permit the proposed residential townhouse development.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88, subject to site-specific Exception 9(1210). ▪ The subject applications to facilitate the proposed residential development does not comply with Zoning By-law 1-88, and an amendment to the by-law is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the proposed 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 the context of the applicable Regional and City Official Plan policies.

b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The Zoning By-law Amendment Application (File Z.10.013) will be reviewed with regard to the appropriateness of the proposed rezoning of the subject lands to RVM2 Residential Urban Multiple Family Zone Two to permit the proposed 53-unit townhouse common element condominium development, required zoning exceptions, compatibility with the surrounding land uses in the area, traffic impact, and the overall scale of development.
c.	Servicing Availability	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the availability of servicing allocation, ultimately determining if the lands will be zoned with an "H" Holding provision, if approved.
d.	Related Site Development Application (File DA.10.017)	<ul style="list-style-type: none"> ▪ The application for Draft Plan of Condominium (Common Element) approval will be reviewed in conjunction with the related Site Development Application, to ensure consistency with the final approved site plan, and to identify any zoning exceptions to facilitate the proposed townhouse development. ▪ The proposed site layout, building design, landscaping and parking for the proposed townhouse development will be reviewed through the related Site Development Application. Opportunities for tree preservation; pedestrian linkages to the open space to the north; appropriate interconnection and inter-relationship with Elm's first 32 unit common element townhouse development to the south; and ensuring a compatible relationship with the existing cemetery to the northwest and the existing low density residential to the east, will be reviewed. ▪ It appears that the applicant has recently removed some trees on the property without permission from the City, and the extent of the cutting will need to be evaluated in consideration of the overall development proposal.

Relationship to Vaughan Vision 2020/Strategic Plan

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 from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In

particular, the subject applications will be reviewed with regard to the appropriateness of the proposed rezoning, compatibility of the proposed townhouse development with the existing surrounding land uses, the determination of the availability of servicing allocation, and the implementation of the proposed draft plan of condominium for the common elements in consideration of the related site plan application, which will determine the site layout and zoning exceptions to facilitate the townhouse development.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Draft Plan of Subdivision to Create 1 Block and Proposed Zoning
4. Proposed Draft Plan of Condominium (Common Elements)
5. Block 10 Plan

Report prepared by:

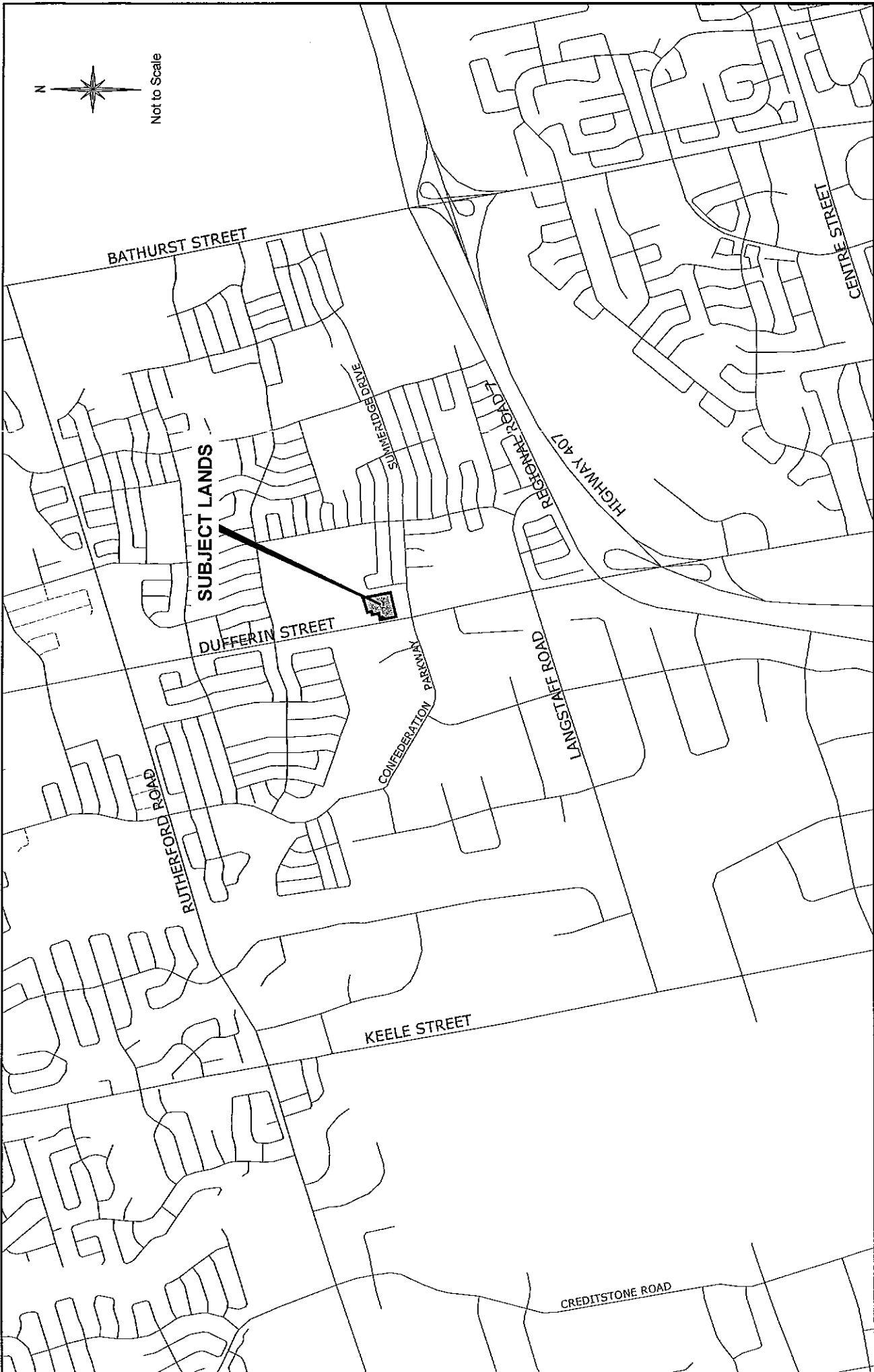
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 13,
Concession 2

Applicant:
Elm Thornhill Woods (2010) Inc.

\\DPT\1 ATTACHMENTS\9\191-10-027.10.03.dwg



The City Above Toronto

Development Planning Department

Attachment

Files: 197-10V03, Z.10.013
& 19CDM-10V01
Related File: DA.10.017

Date: April 15, 2010

1



Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RV4 / RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A, B, WS-A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE FAMILY ZONE TWO
- SUBJECT LANDS

Location Map

Location: Part of Lot 13,
Concession 2

Applicant:
Elm Thornhill Woods (2010) Inc.

P:\ADP\1_A\AC\MEN\19\19-10-032_10.013.dwg

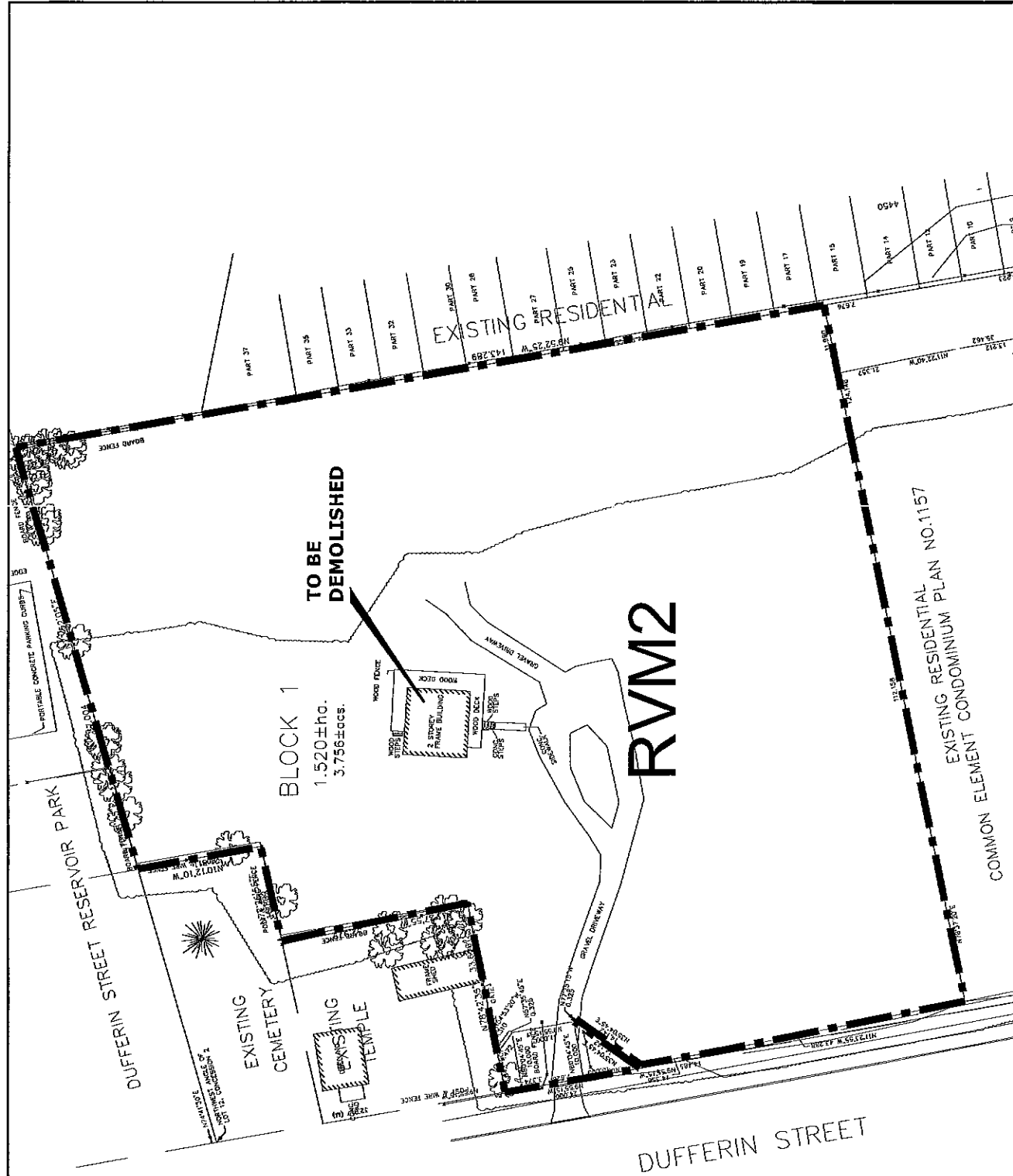


Development Planning Department

Attachment

Files: 19T-10V03, Z.10.013
& 19CDM-10V01
Related File: DA.10.017

Date: April 15, 2010



Not to Scale

Proposed Draft Plan of Subdivision to facilitate the creation of one (1) block.

Proposed Zoning By-Law Amendment to rezone the Subject Lands from A Agricultural Zone to RVM2 Residential Urban Village Multiple Family Zone Two to facilitate the development of 53 common element townhouse units.

SUBJECT LANDS

Proposed Draft Plan of Subdivision to Create 1 Block & Proposed Zoning

Applicant: Elm Thornhill Woods (2010) Inc.
Location: Part of Lot 13, Concession 2



The City Above Toronto
Development Planning Department

N:\DFA\1 ATTACHMENTS\5\19T-10V03\10.013.dwg



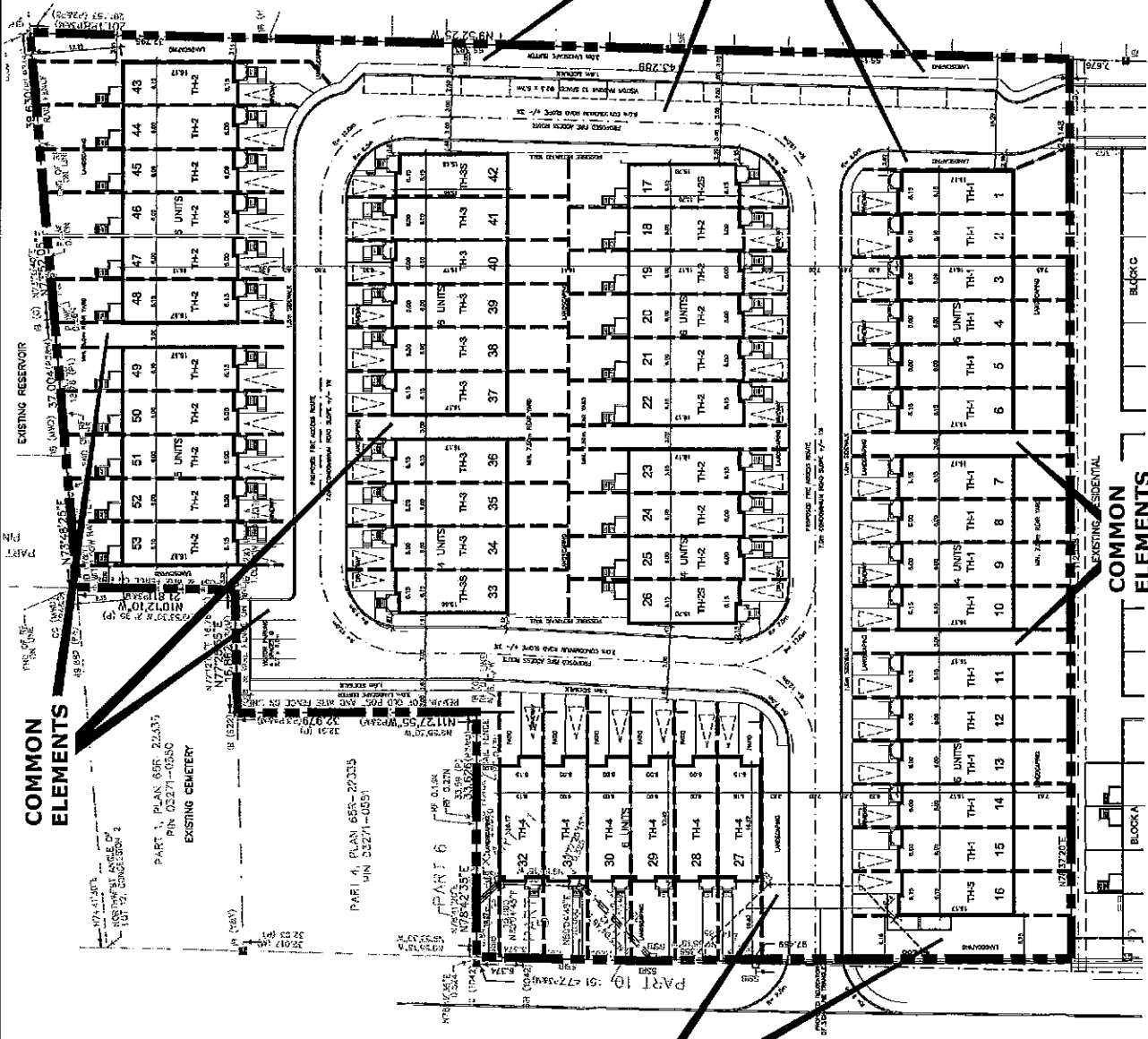
Not to Scale

Note:
The Common Elements for the Condominium include the private road, visitor parking spaces, walkways, and landscaped areas.

COMMON ELEMENTS

DUFFERIN STREET

SUBJECT LANDS



Proposed Draft Plan of Condominium (Common Elements)

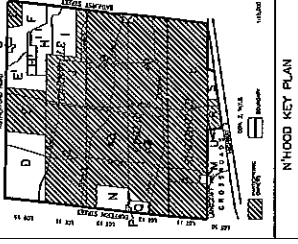
Applicant:
Elm Thornhill Woods (2010) Inc.
Location: Part of Lot 13, Concession 2



Development Planning Department

Files: 19T-10V03, Z.10.013
& 19CDM-10V01
Related File: DA.10.017

Date: April 15, 2010



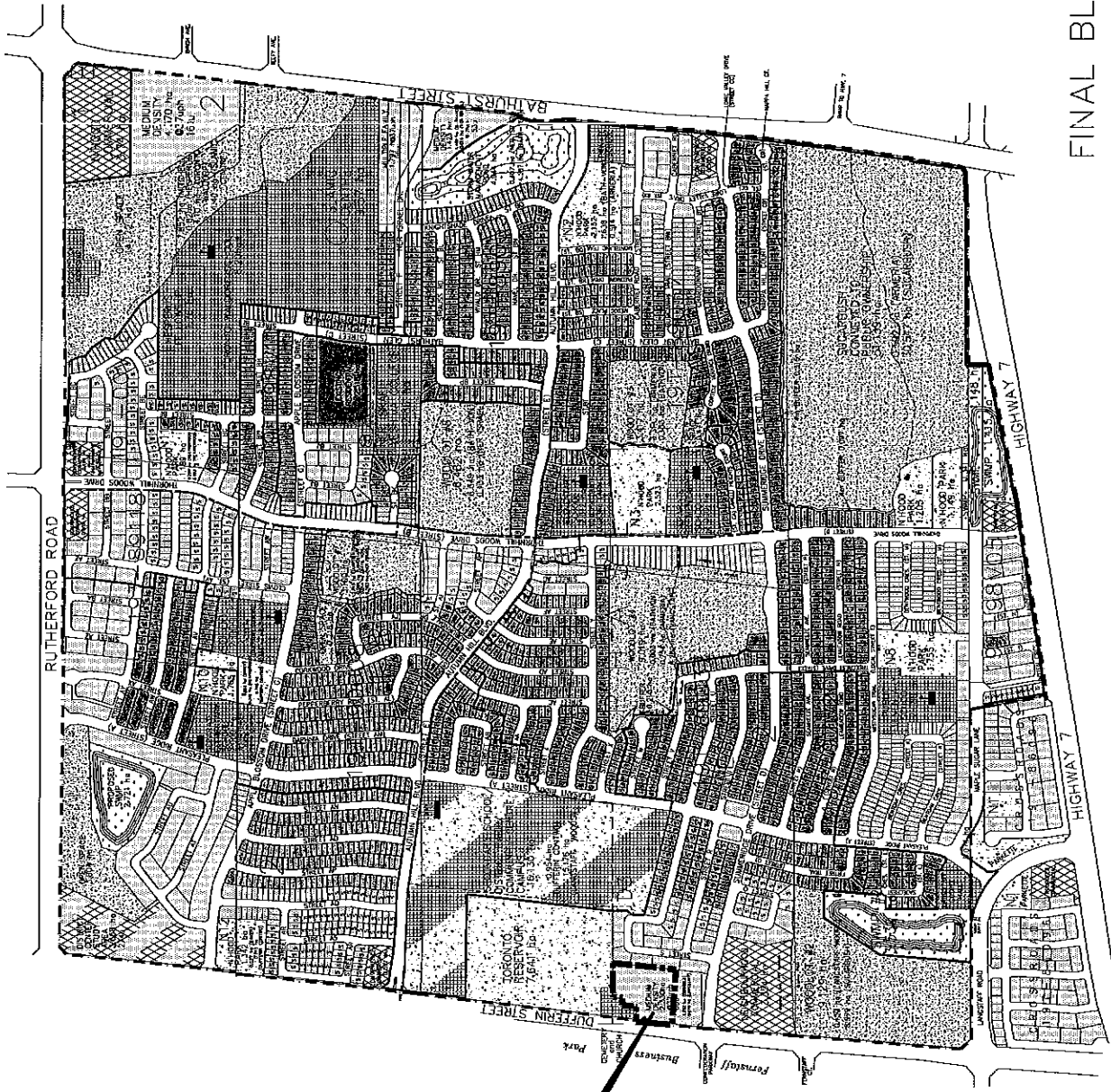
- LEGEND**
- LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - DISTRICT CENTER STUDY AREA / MIXED USE
 - COMMERCIAL (NC/CC)
 - PARKS
 - WOODLOTS/VALLEY LANDS
 - SCHOOLS
 - INSTITUTIONAL
 - STORM WATER MANAGEMENT
 - GREENWAY
 - OTHER TRAILS
 - REVISED WOODLOT LIMITS (Drip-line + 1m)
 - BLOCK 10 BOUNDARY
 - PHASE I
 - SEMI-DETACHED
 - SANITARY DRAINAGE LINE
 - POTENTIAL LAND EXCHANGE



Figure 5-Rev

FINAL BLOCK 10 PLAN

1:3500
JAN. 11/01



SUBJECT LANDS

Block 10 - Block Plan

Location: Part of Lot 13, Concession 2

Applicant:
Elm Thornhill Woods (2010) Inc.

N:\DPT\1 ATTACHMENTS\19\191-10-002\10.013.dwg



The City Above Toronto

Development Planning Department

Attachment

5

Files: 191-10V03, Z.10.013
& 19CDM-10V01
Related File: DA.10.017

Date: April 15, 2010