

**COMMITTEE OF THE WHOLE JUNE 15, 2010**

**ZONING BY-LAW AMENDMENT FILE Z.09.031  
SITE DEVELOPMENT FILE DA.09.070  
SITE DEVELOPMENT FILE DA.09.071  
P. GABRIELE AND SONS LTD.  
WARD 1**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.031 (P. Gabriele and Sons Ltd.) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from RVM2 Residential Urban Village Multiple Zone Two (block townhouses) to RVM1(A)(H) (Block 'A' – Future Development) and RVM1(A) Residential Urban Village Multiple Zone One to permit street townhouse units, as shown on Attachment #3.
2. THAT Site Development Files DA.09.070 and DA.09.071 (P. Gabriele and Sons Ltd.) BE APPROVED, to permit a combined total of 27 residential street townhouse units on Blocks 1 to 5 inclusive, as shown on Attachments #3 to #9 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letters of Undertaking:
    - i) the final site plan, building elevations, landscape plan, landscape cost estimate, and building materials package with brick and colour samples, shall be approved by the Vaughan Development Planning Department;
    - ii) the approved drawings from the Control Architect for the Vellore Village Community shall be submitted to the satisfaction of the Vaughan Development Planning Department;
    - iii) the final stormwater management report, and site servicing and grading plan, shall be approved by the Vaughan Engineering Department;
    - iv) Phase 2 of Approved Plan of Subdivision 19T-03V10 shall be registered; and,
  - b) that the Site Plan Letters of Undertaking include the following provision:
    - i) "The Owner shall pay to Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."

**Contribution to Sustainability**

The Owner has advised that the street townhouse development will incorporate the following sustainability features in the site and building design:

- a) low e-glass application to all exterior windows (including basement windows) to reduce heat loss in the winter and heat gain in the summer;
- b) reduction of convection heat loss through the use of argon gas filled windows;
- c) use of tankless hot water heaters allowing for 40% energy savings and less carbon dioxide emissions;
- d) use of garage door panels which have been LEED approved;
- e) use of foam insulation in garages and exterior overhangs to provide for higher R-values;
- f) use of wood panelized wall and floor systems to generate 70% less wood waste;
- g) separation of recyclable based materials and garbage during construction;
- h) use of recyclable based material in the engineered floor joist, floor and roof plywood;
- i) granular stone on all driveways to be made with recyclable based material;
- j) exterior wood trim to be made of recyclable material;
- k) standard kitchen cabinets and interior finished trims to be made with recyclable based materials;
- l) use of low flow toilets and shower heads; and,
- m) the site has been engineered to recapture all the soil on the site to eliminate exporting or importing of fill material.

### **Economic Impact**

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

### **Communications Plan**

On January 8, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to Millwood Woodend and Vellore Woods Ratepayers' Associations. No comments were received. The Public Hearing was held on February 2, 2010. The issues raised at the meeting involved only the live-work units along Major Mackenzie Drive, which will be addressed in a separate Committee of the Whole report as a future phase of the respective site plan applications for Files DA.09.070 and DA.09.071.

The recommendation of the Committee of the Whole on February 2, 2010, 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 16, 2010.

### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of street townhouses, as shown on Attachment #3:

1. A Zoning By-law Amendment Application (File Z.09.031, P. Gabriele and Sons Ltd.) to rezone the subject lands from RVM2 Residential Urban Village Multiple Zone Two (block townhouses) to RVM1(A)(H) (Block 'A' – Future Development) and RVM1(A) Residential Urban Village Multiple Zone One to permit street townhouse units;
2. A Site Development Application (File DA.09.070, P. Gabriele and Sons Ltd.) to permit 10, 2-storey residential street townhouse units in Blocks 1 and 2; and,
3. A Site Development Application (File DA.09.071, P. Gabriele and Sons Ltd.) to permit 17, 2-storey residential street townhouse units in Blocks 3, 4, and 5.

The respective Site Development Files DA.09.070 and DA.09.071 will be phased. Phase 1 will be addressed in this report and include the 27 street townhouse units, in Blocks 1 to 5 inclusive. Block "A" will be rezoned to RVM1(A)(H) Zone with a Holding Provision and will be subject to a

future Site Development Application upon future development of the easterly abutting MTO lands. Phase 2 will be considered in the near future and will address the balance of the RVM2 Zone lands, as shown on Attachment #2, in a mixed use development that will facilitate two residential 3-storey apartment buildings with ground floor business or professional office uses accessed from Major Mackenzie Drive.

### **Background - Analysis and Options**

The overall 1.53 ha subject lands (0.69 ha – Blocks 1, 2 and “A”, and 0.84 – Blocks 3, 4, and 5), shown on Attachments #1 and #2, is located south of Major Mackenzie Drive, and west of Weston Road, in Part of Lot 20, Concession 6, City of Vaughan. The property has frontage along Coranto Way.

The blocks are located within Phase 2 of Plan of Subdivision File 19T-03V10 (P. Gabriele and Sons Ltd.), which was draft approved on June 28, 2005, and is currently not registered. The Owner is currently working with the Vaughan Engineering Department to finalize the subdivision agreement for the eventual registration of Phase 2. Until this is completed, the corresponding Site Plan Letters of Undertaking for both Files DA.09.070 and DA.09.071 cannot be executed. A condition to this effect has been included in the recommendation of this report.

### **City of Vaughan Official Plan and Zoning**

The subject lands are designated “Vellore Village Centre – Low-Rise Residential” in OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). The proposal for street townhouse dwellings conforms to the Official Plan.

The subject lands are zoned RVM2 Residential Urban Village Multiple Zone Two (ie. block townhouses) by By-law 1-88, subject to Exception 9(1267), which does not permit the street townhouse dwelling units. The Owner submitted a Zoning By-law Amendment Application (File Z.09.031) to rezone the subject lands from RVM2 Zone to RVM1(A) Residential Urban Village Multiple Zone One, in the manner shown on Attachment #3, which would permit 27 street townhouse units in Blocks 1 to 5, inclusive. The 3 additional future street townhouse units in Block “A” will be zoned RVM1(A)(H) Zone with the Holding “H” provision, and will be subject to a future Site Development Application upon future development of the easterly abutting MTO lands.

The rezoning of the lands to allow for street townhouse uses is consistent with the surrounding existing zoning to the south, which is currently zoned RVM1(A) Residential Urban Village Multiple Zone One. The Development Planning Department can support the above rezoning of the lands as the proposed zone and use are compatible and consistent with the existing surrounding area. The change in zoning will facilitate freehold townhouse units fronting on a public street, whereas the current zoning would facilitate condominium townhouse development on a private internal road system.

### **Site Plan, Access and Lot Creation**

The proposed site plans are shown on Attachment #3. The 27 street townhouse units represent the Phase 1 development of the lands. The street townhouses will have direct access onto Coranto Way. The Owner has acknowledged that the individual street townhouse lots will be created, along with the registration of any maintenance easements, through a future Part Lot Control Application. The said application must be submitted prior to the occupancy of any street townhouse dwelling.

The Phase 2 development of the lands will be in the near future and will entail the development of the lands between the proposed street townhouses and Major Mackenzie Drive for two proposed 3-storey residential apartment buildings with ground floor business or professional office uses.

The Development Planning Department is currently working with the Owner to finalize the site plans for the street townhouses, which must be approved to the satisfaction of the Development Planning Department. A condition to this effect has been included in the recommendation of this report.

#### Building Elevations and Landscape Plan

The Vaughan Development Planning Department is satisfied with the building elevations and landscape plans shown on Attachments #4 to #9, inclusive. The rear elevations have been upgraded to the satisfaction of the Development Planning Department. The Owner is required to submit the approved drawings from the Control Architect for the Vellore Village Community, to the satisfaction of the Development Planning Department. Furthermore, the final building elevations, landscape plan, and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect has been included in the recommendation of this report.

#### Vaughan Engineering

The Owner has submitted servicing and grading plans and a stormwater management report, which must be approved to the satisfaction of the Vaughan Engineering Department.

##### i) Environmental Site Assessment (ESA)

The Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Vaughan Engineering Department. The Record of Site Condition has been filed with the Ontario Ministry of the Environment through the related Subdivision File 19T-03V10, which was draft approved on June 28, 2005.

##### ii) Servicing

Subdivision Block 16 (subject to Site Development File DA.09.071) and Subdivision Block 17 (subject to Site Development File DA.09.070), as shown on Attachment #3, respecting Plan of Subdivision File 19T-03V10 have been allocated for a maximum of 78 residential units. The total residential units proposed in both Phase 1 and Phase 2 will be 87 units. Phase 1 of the development of these lands will require only the allocation of 27 residential units. As a result, the future Phase 2 development will require an additional allocation of 9 residential units, which the Owner is aware.

##### iii) Stormwater Management Report

The final stormwater management report must be to the satisfaction of the Vaughan Engineering Department. A condition to this effect has been included in the recommendation of this report.

#### **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**

The Region of York Transportation Services Department has been circulated the street townhouse development proposal and has no objections to the approval of the development.

## **Conclusion**

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the development of the lands for 27 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.09.031 and the Phase 1 development of both Site Development Files DA.09.070 and DA.09.071, subject to the recommendations and conditions of this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Overall Site Plan
4. Building Elevations – Block 1
5. Building Elevations – Block 2
6. Building Elevations – Block 3
7. Building Elevations – Block 4
8. Building Elevations – Block 5
9. Overall Landscape Plan

## **Report prepared by:**

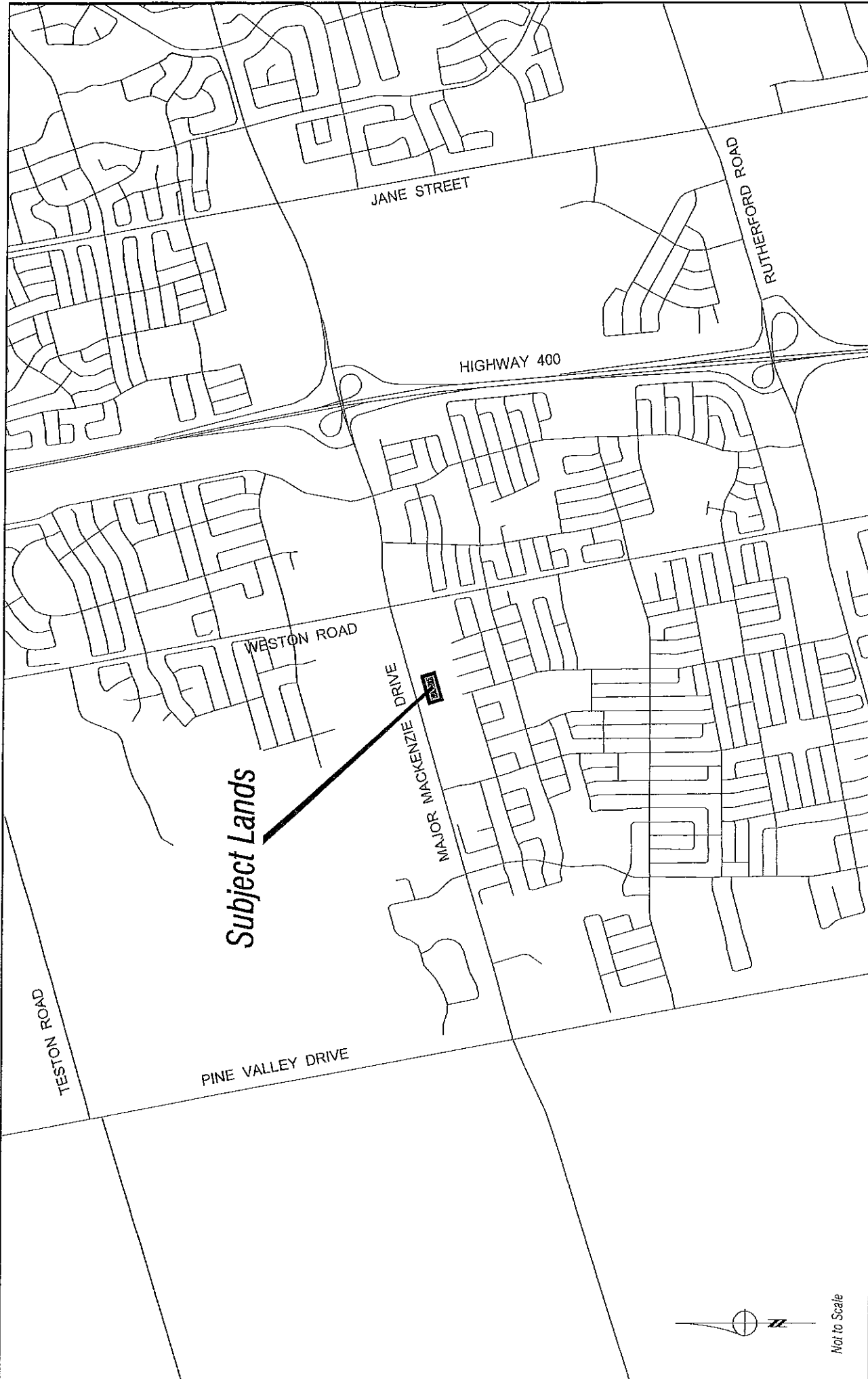
Stephen Lue, Planner, ext. 8210  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



# Context Location Map

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

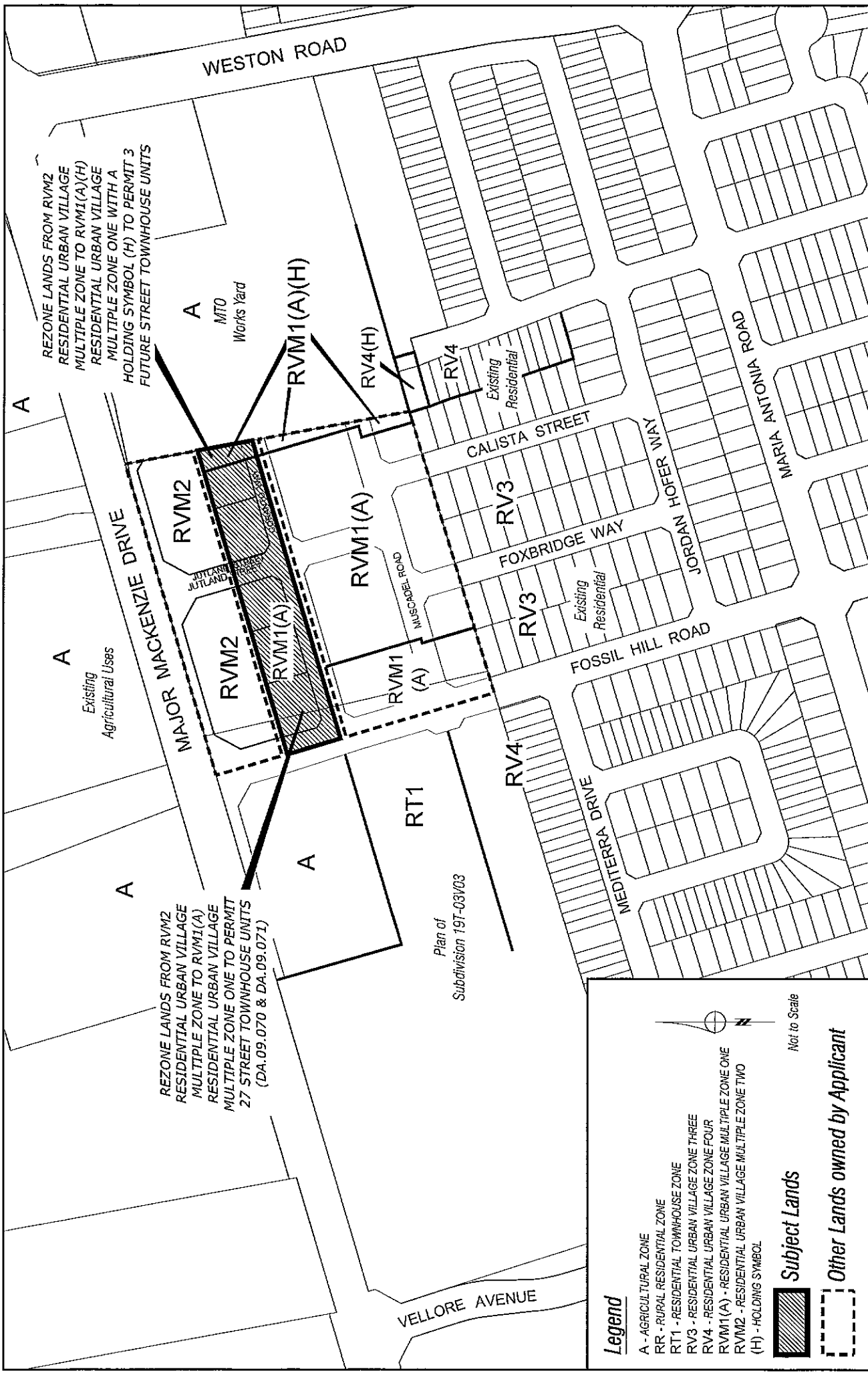
FILE: 017-09-031 & 017-09-071

**CITY OF Vaughan**  
The City Above Toronto  
Development Planning Department

**Attachment 1**

FILES: Z-09-031, DA-09-070  
& DA-09-071

DATE:  
June 1, 2010



REZONE LANDS FROM RVM2  
RESIDENTIAL URBAN VILLAGE  
MULTIPLE ZONE TO RVM1(A)(H)  
RESIDENTIAL URBAN VILLAGE  
MULTIPLE ZONE ONE WITH A  
HOLDING SYMBOL (H) TO PERMIT 3  
FUTURE STREET TOWNHOUSE UNITS

A  
MTO  
Works Yard

RVM1(A)(H)

RV4(H)

RV4

Existing Residential

RVM2

RVM1(A)

RV3

RV3

Existing Residential

MAJOR MACKENZIE DRIVE

RVM2

RVM1(A)

RVM1(A)

RT1

RV4

MEDITERRA DRIVE

FOSSIL HILL ROAD

FOXBRIDGE WAY

CALISTA STREET

JORDAN HOFER WAY

MARIAVA ANTONIOVA ROAD

VELLORE AVENUE

Plan of  
Subdivision 191-03103

A  
Existing  
Agricultural Uses

REZONE LANDS FROM RVM2  
RESIDENTIAL URBAN VILLAGE  
MULTIPLE ZONE TO RVM1(A)  
RESIDENTIAL URBAN VILLAGE  
MULTIPLE ZONE ONE TO PERMIT  
27 STREET TOWNHOUSE UNITS  
(DA.09.070 & DA.09.071)

**Legend**

- A - AGRICULTURAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RV3 - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE TWO
- (H) - HOLDING SYMBOL



**Subject Lands**



**Other Lands owned by Applicant**

Not to Scale

**Location Map**

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

MAPDTV1 ATTACHMENTS\Z\2.09.031c.dwg



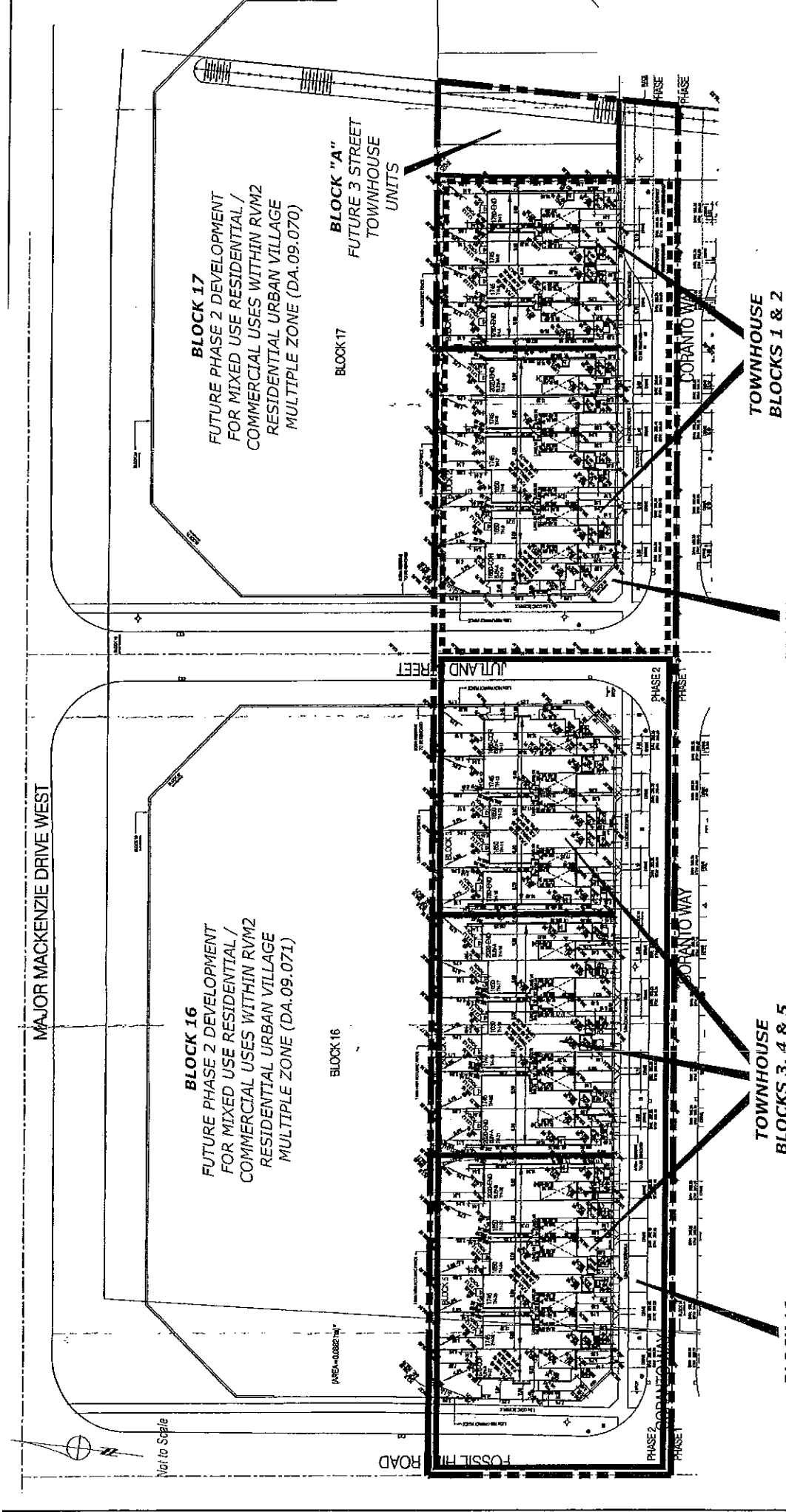
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Development Planning Department

**Attachment**




FILES: Z.09.031, DA.09.070  
& DA.09.071

DATE:  
June 1, 2010

**2**



**Legend**

-  Lands Subject to File DA.09.071
-  Lands Subject to File DA.09.070
-  Lands Subject to File Z.09.031

**BLOCK 17**  
 PHASE 1 DEVELOPMENT TO REZONE  
 LANDS FROM RVM2 RESIDENTIAL  
 URBAN VILLAGE MULTIPLE ZONE TO  
 RVM1(A) RESIDENTIAL URBAN  
 VILLAGE MULTIPLE ZONE ONE TO  
 PERMIT 10 STREET TOWNHOUSE  
 UNITS (DA.09.070)

**BLOCK 16**  
 PHASE 1 DEVELOPMENT TO REZONE  
 LANDS FROM RVM2 RESIDENTIAL  
 URBAN VILLAGE MULTIPLE ZONE TO  
 RVM1(A) RESIDENTIAL URBAN  
 VILLAGE MULTIPLE ZONE ONE TO  
 PERMIT 17 STREET TOWNHOUSE  
 UNITS (DA.09.071)

# Overall Site Plan

LOCATION:  
 Part of Lot 20, Concession 6

APPLICANT:  
 P. Gabriele & Sons Ltd.

FILE # ATTACHMENTS: Z.09.031a.dwg



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Development Planning Department

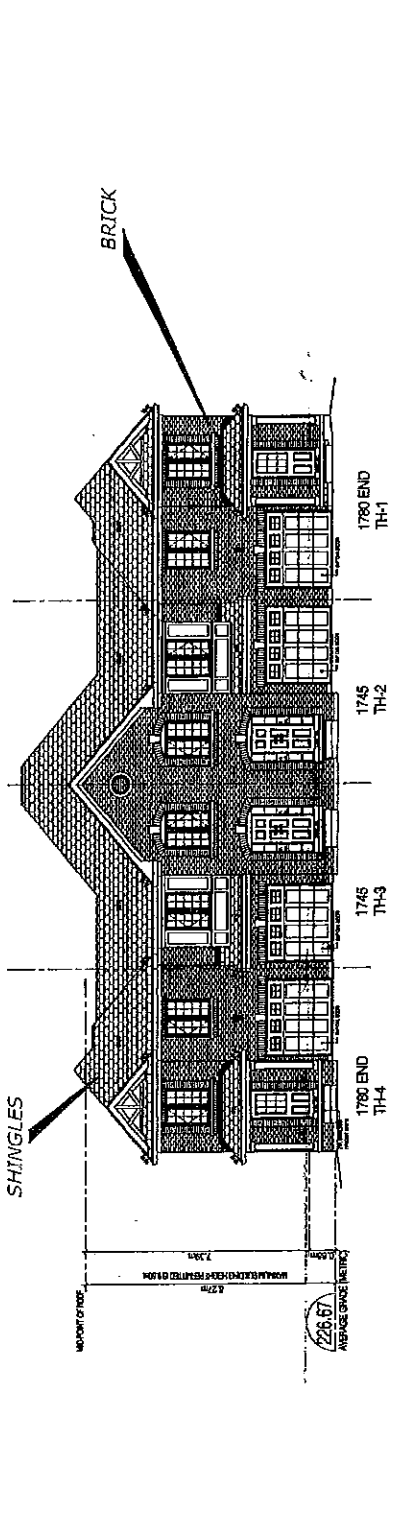
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FILES: Z.09.031, DA.09.070  
 & DA.09.071

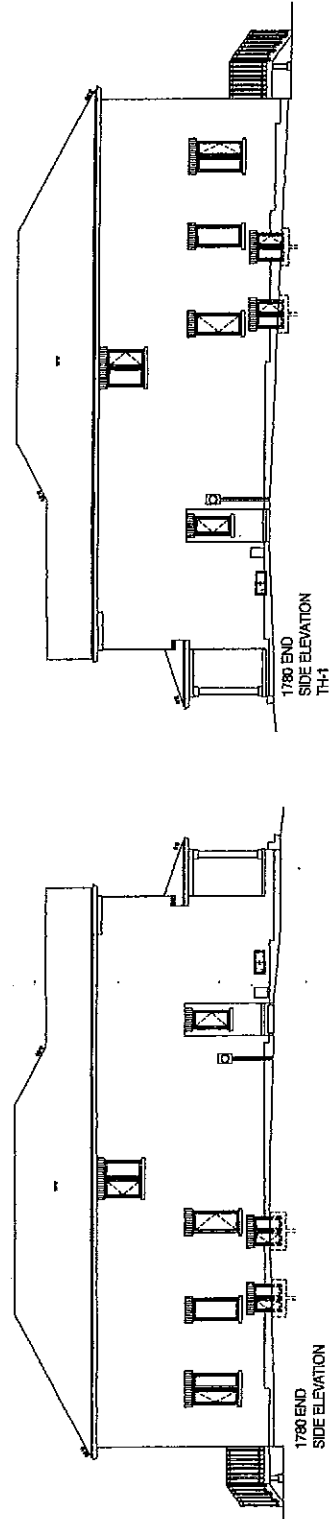
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DATE:  
 June 1, 2010

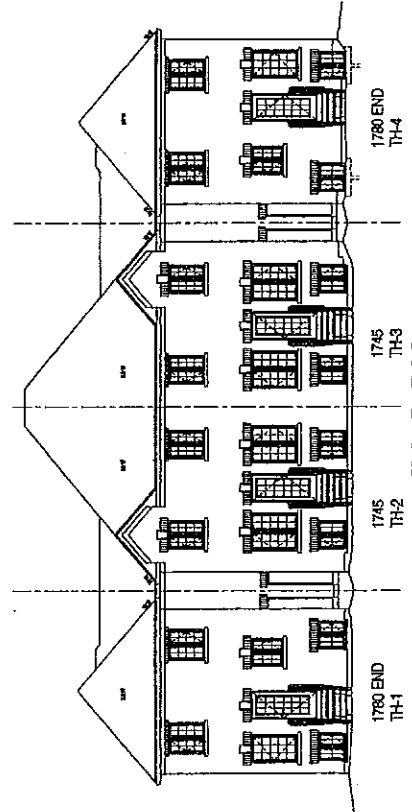




STREET 'A'  
BLOCK 1



1780 END  
SIDE ELEVATION  
TH-1



1780 END  
TH-4

BLOCK 1

Not to Scale

# Building Elevations - Block 1

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriella & Sons Ltd.

PL DTS 1 ATTACHMENTS 7-1 09-0316.rvt



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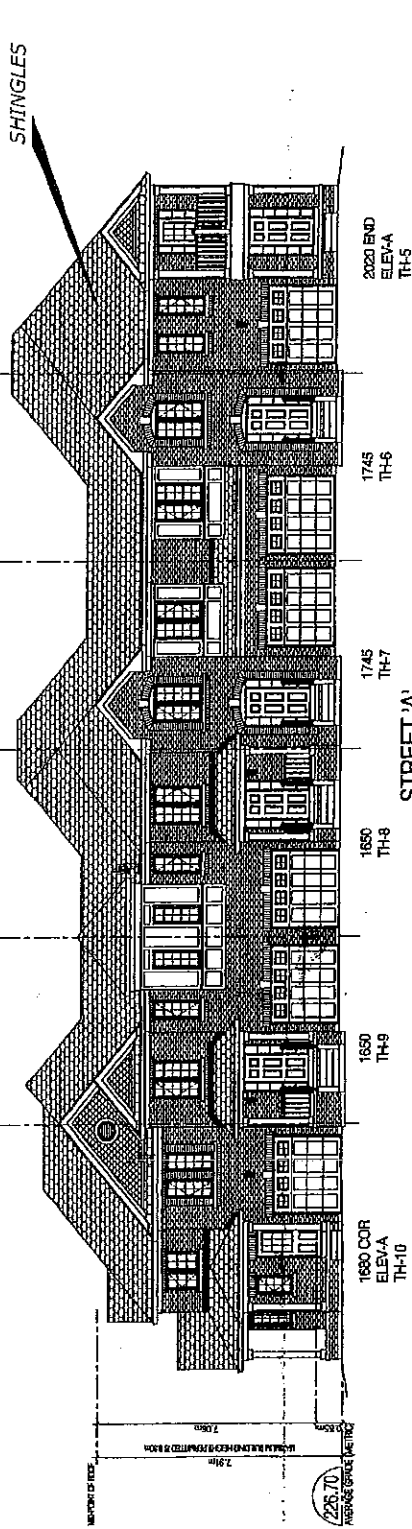
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FILES: Z.09.031, DA.09.070  
& DA.09.071

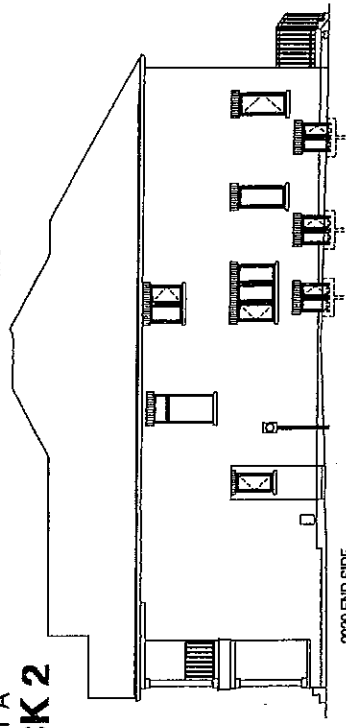
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June 1, 2010

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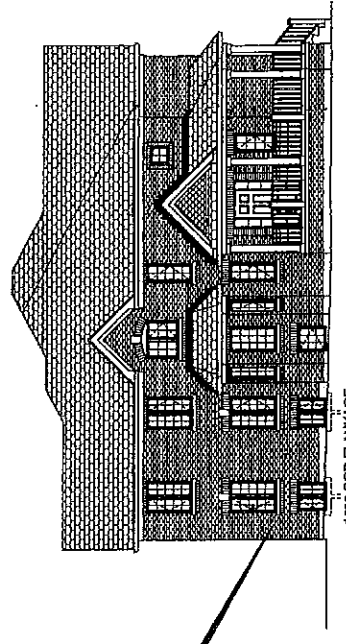
SHINGLES



STREET 'A'  
**BLOCK 2**

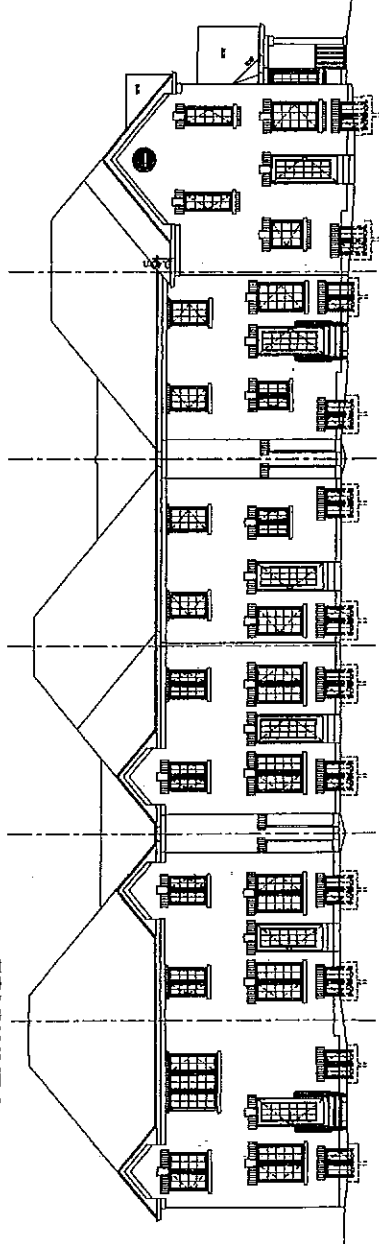


2020 END SIDE  
ELEVATION ELEV-A  
TH-5



**BLOCK 2**  
"FLANKAGE"

2020 COR FLANKAGE  
ELEV-A  
TH-10



1650 COR  
ELEV-A  
TH-10

1650  
TH-9

1650  
TH-8

1745  
TH-7

1745  
TH-6

2020 END  
ELEV-A  
TH-5

**BLOCK 2**

Not to Scale

# Building Elevations - Block 2

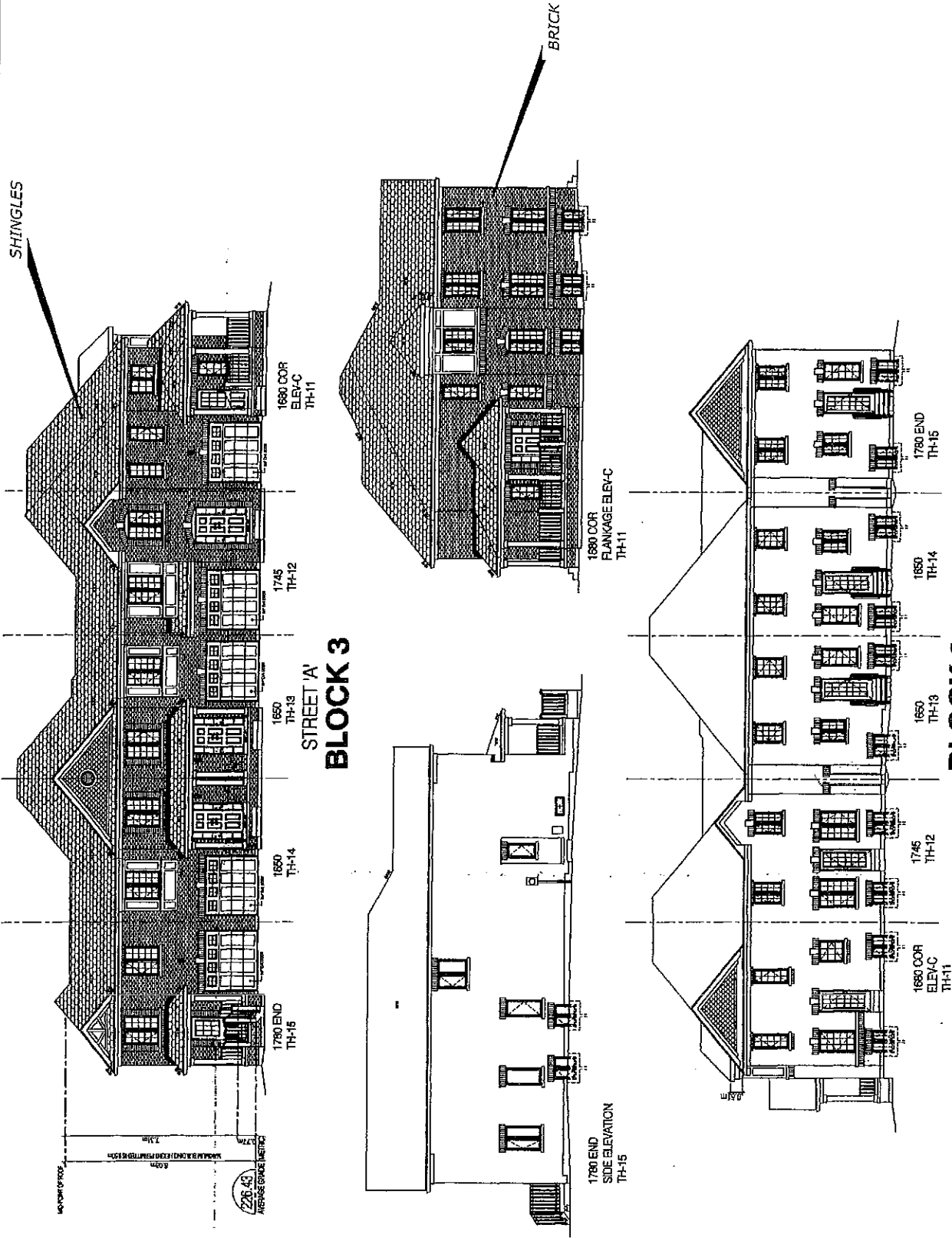
LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

PLATT 1 ATTACHMENTS 7 2.09.07.10.dwg

FILES: Z.09.031, DA.09.070  
& DA.09.071

DATE:  
June 1, 2010



Not to Scale

# Building Elevations - Block 3

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

DATE: June 1, 2010



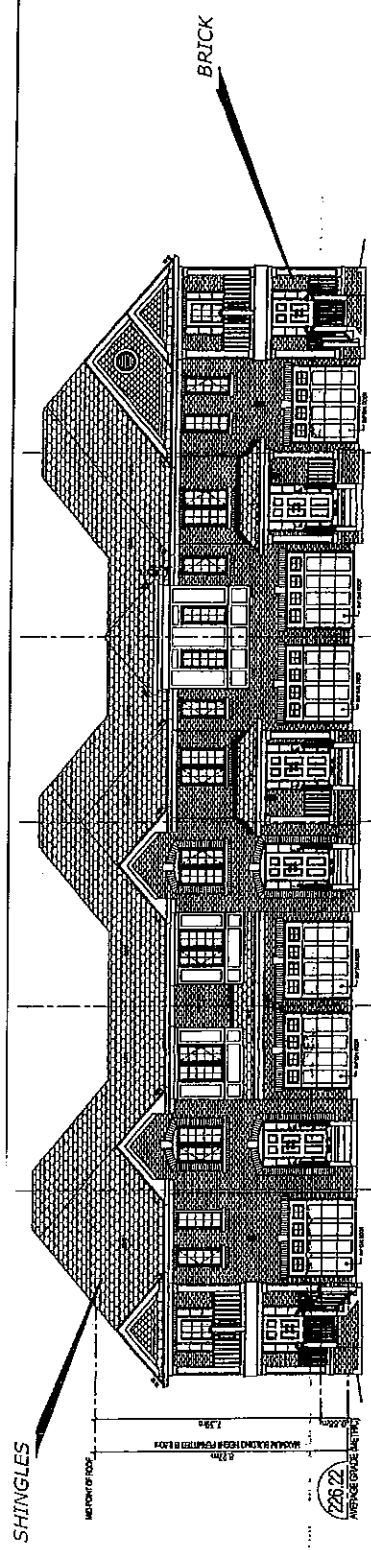
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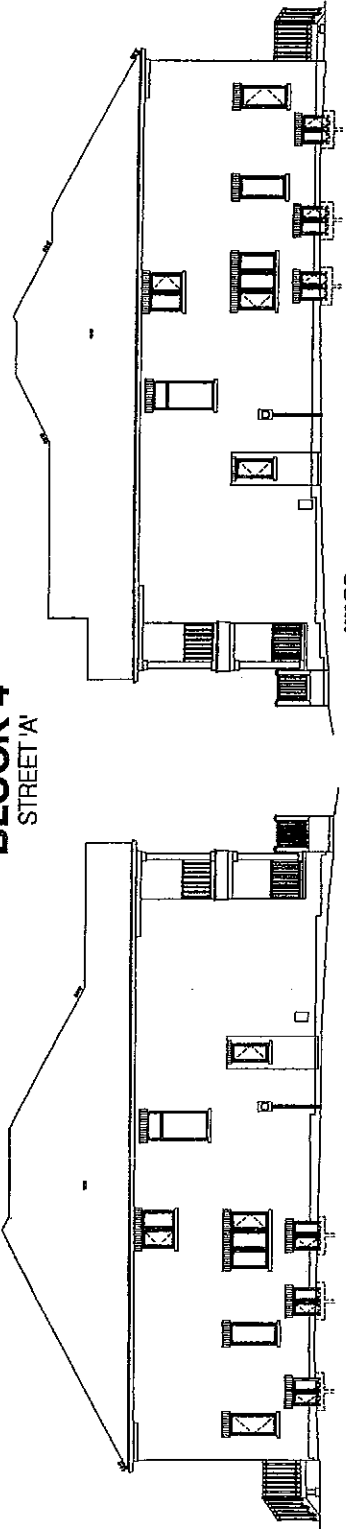
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FILES: Z.09.031, DA.09.070  
& DA.09.071

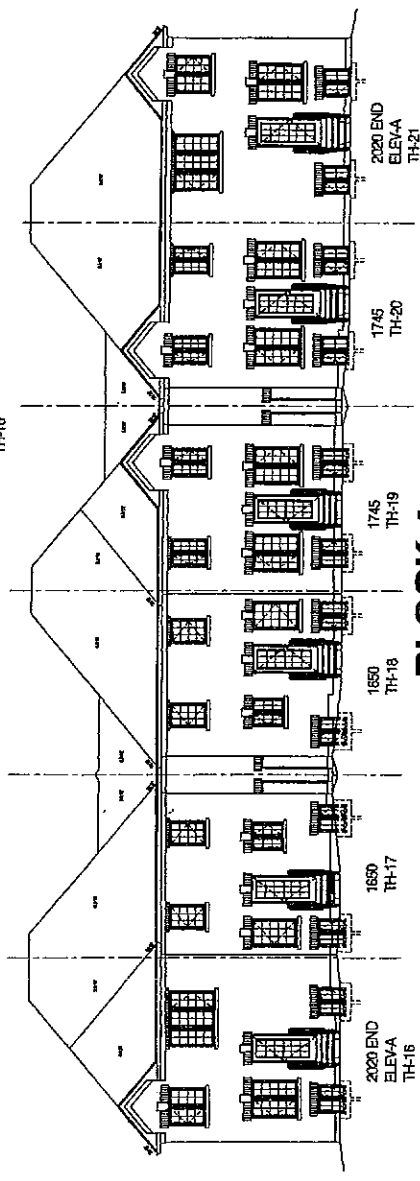
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**BLOCK 4**  
STREET 'A'



2020 END  
SIDE ELEVATION ELEV-A  
TH-16



**BLOCK 4**

Not to Scale

**Building Elevations - Block 4**

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

FILE: 11-ATM-PHUS-155-17-7-09-031.rdw



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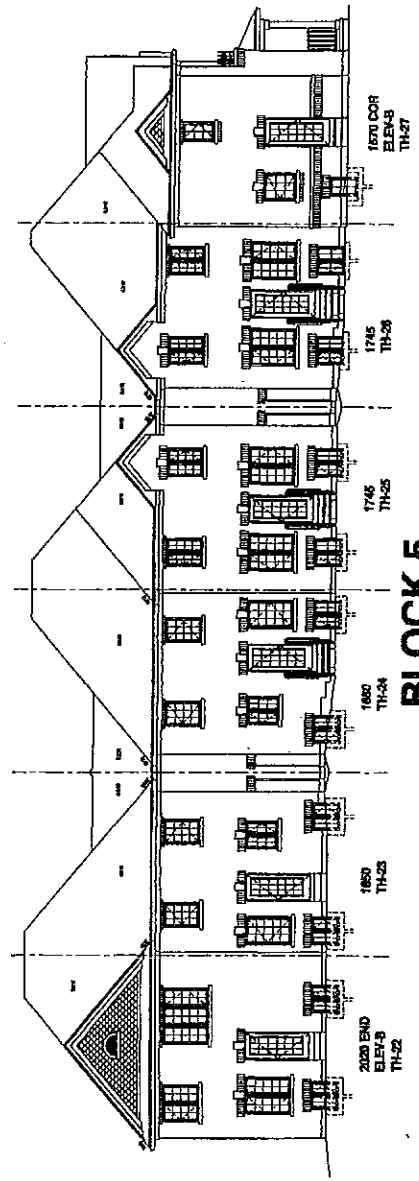
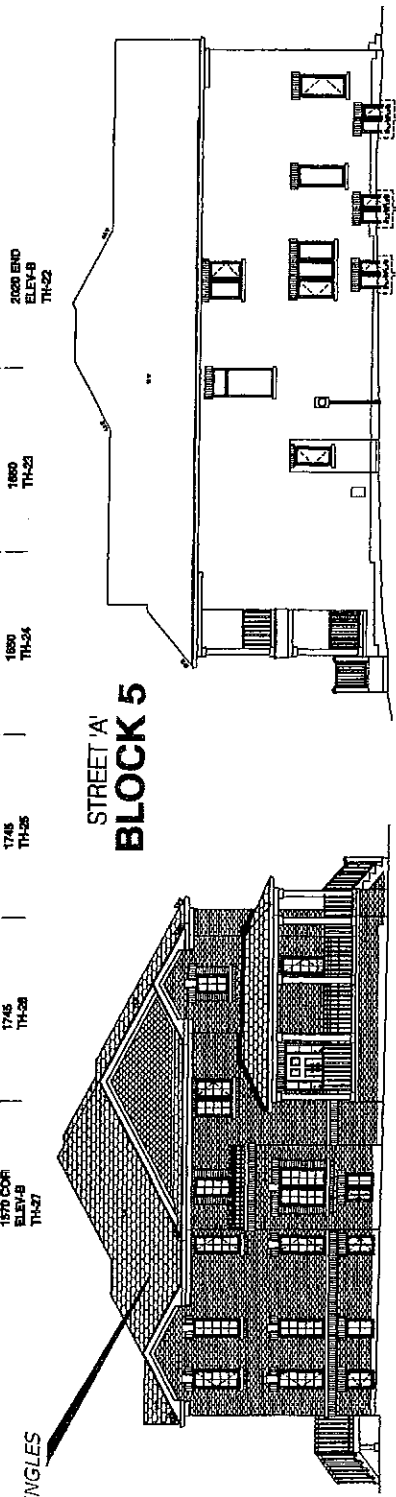
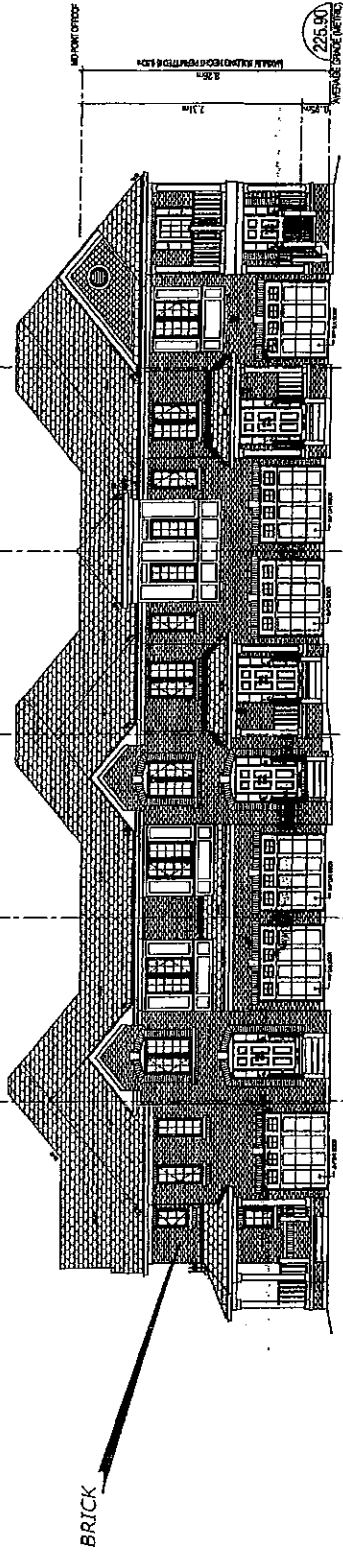
Development Planning Department

**Attachment**

FILES: Z.09.031, DA.09.070  
& DA.09.071

DATE:  
June 1, 2010

**7**



Not to Scale

# Building Elevations - Block 5

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

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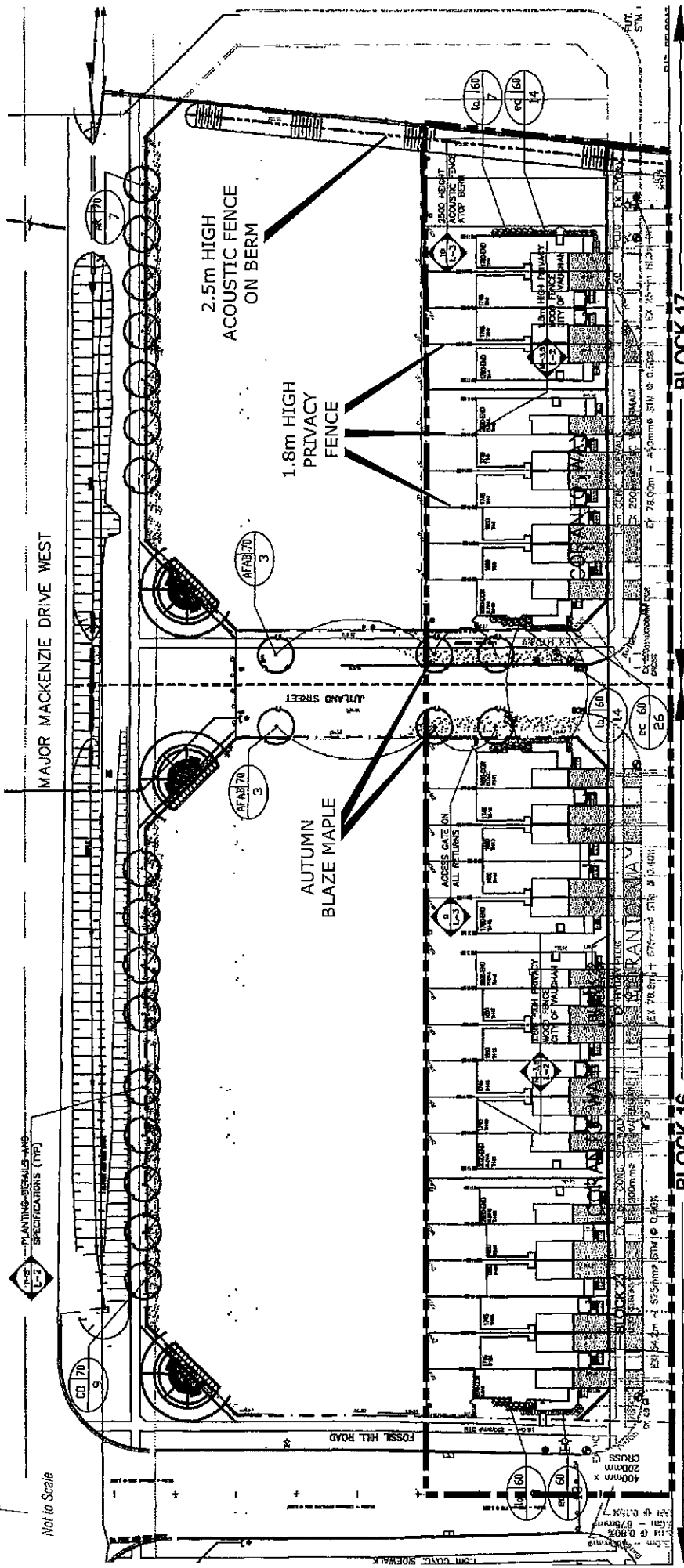
Development Planning Department

Attachment

FILES: Z.09.031, DA.09.070  
& DA.09.071

8

DATE:  
June 1, 2010



BLOCK 17  
MUNICIPAL REFERENCE NO. DA.09.070

BLOCK 16  
MUNICIPAL REFERENCE NO. DA.09.071

--- SUBJECT LANDS

# Overall Landscape Plan

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
P. Gabriele & Sons Ltd.

MAPFILE: ATTACHMENTS\2\z 09 031a.dwg



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# Attachment

FILES: Z.09.031, DA.09.070  
& DA.09.071

DATE:  
June 1, 2010

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