

**CITY OF VAUGHAN**  
**REPORT NO. 38 OF THE**  
**SPECIAL COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on July 13, 2010*

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The Special Committee of the Whole met at 7:06 p.m., on July 6, 2010.

Present:                   Councillor Bernie Di Vona, Chair  
                              Mayor Linda D. Jackson  
                              Regional Councillor Joyce Frustaglio  
                              Regional Councillor Mario F. Ferri  
                              Regional Councillor Gino Rosati  
                              Councillor Tony Carella  
                              Councillor Peter Meffe

The following item was dealt with:

1   **OFFICIAL PLAN AMENDMENT FILE OP.08.010**  
  **ZONING BY-LAW AMENDMENT FILE Z.08.039**  
  **CICCHINO HOLDINGS LTD.**  
  **WARD 1**  
  (Referred Item)

**The Special Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 15, 2010, be approved;**
- 2) **That the following be approved:**
  1. **That the implementing zoning by-law amendment be in the form of a site plan by-law and shall incorporate all zoning details to reflect the conceptual site plan shown on Attachment #3 to this report; and**
  2. **That the implementing Official Plan Amendment also include appropriate policies to secure development consistent with the conceptual site plan shown on Attachment #3 to this report;**
- 3) **That the site plan and architectural elevations be subject to public consultation prior to approval and the application be dealt with in its entirety at a Special Committee of the Whole evening meeting;**
- 4) **That the following deputations and written submissions be received:**

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- a) Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Woodbridge, L4K 5K8, representing the applicant;
- b) Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge, L4L 1A6, and written submission dated June 6, 2010;
- c) Mr. John Harvey, 63 Thicket Trail, Woodbridge, L4H 1Y1, and written submission;
- d) Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge, L4H 2E7, and written submission dated July 6, 2010;
- e) Mr. Peter Pallotta, 254 Maria Antonia Road, Woodbridge, L4H 2Z4; and
- f) Mr. Savino Quatela, 134 Grand Valley Blvd., Maple, L6A 3K6; and

**5) That the coloured renderings submitted by the applicant be received.**

Council, at its meeting of June 29, 2010, adopted the following (Item 31, Report No. 29):

- 1) That this matter be referred to a Special Committee of the Whole Meeting on July 6, 2010 at 7:00 p.m.; and
- 2) That the Clerk advise the applicant of this meeting.

Report of the Commissioner of Planning, dated June 15, 2010.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.08.010 (Cicchino Holdings Ltd.) BE APPROVED, specifically to amend the "Village Core" designation policies of OPA #650 (Vellore Village District Centre Plan) for the subject lands shown on Attachment #5, to permit a high density residential and commercial development proposed on Attachment #3, as follows:
  - a) permit a maximum of 2 residential apartment buildings, with a maximum height of 12-storeys;
  - b) permit block townhouses with a maximum height of 2-storeys;
  - c) permit commercial uses within a maximum 3-storey building with at-grade retail uses, not to exceed a Gross Floor Area of 2,473m<sup>2</sup>, and which may include:
    - i) personal and business services;
    - ii) business or professional offices;
    - iii) retail stores, excluding a department store and supermarket; and,
    - iv) eating establishment, which may include an outdoor patio;
  - d) prohibit drive-through facilities on the subject lands;
  - e) permit a maximum net residential density of 135.5 units/ha (a maximum of 500 units on the subject lands); and,
  - f) permit a maximum Floor Space Index (FSI) of 1.58 (based on a net lot area of 36,899m<sup>2</sup> and a residential and commercial Gross Floor Area of 58,179.22m<sup>2</sup>);
- 2. THAT the implementing Official Plan Amendment respecting the policies for the "Village Core" designation include, but not be limited to, the following provisions:
  - a) provide for the calculation of net residential density to include the land area occupied by the combined residential and commercial uses, driveways, parking, local roads,

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arterial road widenings, landscaping, and amenity areas, but shall exclude all other uses;

- b) require that the multi-storey buildings, which include apartment dwellings, be tiered with a stepping down of heights at the corners of the buildings and along streets, and be oriented towards the streets, and have the rooftop mechanical equipment integrated into the roof building form, and that the fronts of the block townhouse dwellings be oriented towards the public streets and private internal “Urban Square”;
- c) require that the commercial buildings (Building “1a” and Building “1b”) be a minimum height of 2 storeys, up to a maximum height of 3 storeys at the northeast intersection of Major Mackenzie Drive and Street “B”, where the 2<sup>nd</sup> storey for Building “1a” may be architectural;
- d) enhanced architectural design treatments for the commercial and residential buildings, particularly at the lower levels of the buildings, which are to include articulated facades, overhead canopies, and a variation in window trim;
- e) enhanced building elevations for buildings sited along and/or facing a street, and that a main entrance to the commercial buildings must be visible from Major Mackenzie Drive and face the street directly or along a side façade, and buildings may have more than one entrance;
- f) prohibit loading/unloading areas between a building and a street;
- g) require that buildings be close to the street, and screen the surface parking from the street with landscaping;
- h) require a landscaped “Forecourt” at the northwest intersection of Major Mackenzie Drive and Weston Road, that is a gateway to connect the pedestrian walkway leading to the residential uses, and the “Urban Square”;
- i) require on-site internal open space with the provision of an “Urban Square”;
- j) require landscaping, street furniture, and lighting, with emphasis on the “Forecourt” at the northwest intersection of Major Mackenzie Drive and Weston Road with the pedestrian walkway, and the “Urban Square”;
- k) policies to support pedestrian and bicycling activities, and an adequate supply of secure bicycle parking close to transit stops, building entrances and open spaces;
- l) prepare Urban Design and Architectural Design Briefs, prior to the approval of a Site Development application, to the satisfaction of the City, to address the following:
  - i) a comprehensive design scheme to be approved by the City, laying out the general orientation and configuration of the residential apartments and townhouses, commercial buildings and structures, and parking areas, together with access points, traffic circulation, pedestrian circulation, landscaping, and buffering;
  - ii) the proposed pedestrian walkway to include primary building entrance materials, streetscaping, signage, lighting, street furniture, bicycle parking, and lay-by parking; and,
  - iii) building setbacks, minimum and maximum heights, compatible lighting, visual screening, landscaping, and planting and/or fencing between commercial and residential areas;

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- m) require that sustainable community objectives be implemented through neighbourhood designs that support cycling and walking, ensures neighbourhood connectivity to the broader community, and provides transit opportunities, water and energy efficiencies, energy alternatives and green building design and site development; and,
  - n) require that prior to the approval of any Site Development application, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
3. THAT Zoning By-law Amendment File Z.08.039 (Cicchino Holdings Ltd.) BE APPROVED, specifically to rezone the subject lands from A Agricultural Zone to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate the development of two (2), 12-storey apartment buildings, 70 block townhouse dwelling units, and a 3-storey, 2,473m<sup>2</sup> commercial building on the subject lands shown on Attachment #3.
4. THAT the implementing Zoning By-law include the following:
- a) permit a maximum of 500 residential units, specifically 430 residential apartment units and 70 block townhouse units on the subject lands;
  - b) permit only the following commercial uses within a maximum 3-storey commercial building, with at-grade retail uses, to a maximum GFA of 2473m<sup>2</sup>:
    - i) personal and business services;
    - ii) business or professional offices;
    - iii) retail stores, excluding a department store and supermarket; and,
    - iv) eating establishment, which may include an outdoor patio;
  - c) prohibit drive-through facilities on the subject lands;
  - d) permit the zoning exceptions to the RA3(H) Apartment Residential Zone identified in Table 1 of this report;
  - e) provide zoning provisions for a landscaped "Forecourt" that is a gateway to connect the pedestrian walkway leading to the residential uses and the "Urban Square"; and,
  - f) any necessary zoning exceptions required to implement the Site Plan Concept.
5. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RA3(H) Zone until such time that the following conditions are addressed for the subject lands or portion of the subject lands (Phase) thereof, to the satisfaction of the City:
- a) the water supply and sewage servicing capacity has been identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City of Vaughan;
  - b) the approval of a site plan for the subject lands or portion of the subject lands (Phase) thereof, including the location and details pertaining to the infiltration trench for the subject lands, in consultation with the Toronto and Region Conservation Authority, to the satisfaction of the City; and,
  - c) the City is provided with written clearance from the Trustee for the Block 40 South Plan that the Owner of the subject lands has entered into and signed the Block 40 South Cost Sharing Agreement.

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6. THAT the Owner shall contribute their proportionate share towards the provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities. Property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities. The Trustee for Block 40 South shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40 South Developers' Group Agreement.

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The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Councillor Bernie Di Vona, Chair