

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 1, CW(PH) Report No. 3 – Page 2

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Redesignate the subject lands from “Low Density Residential” to “Medium Density Residential” under OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan); and,
2. Rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone under By-law 1-88, with the necessary zoning exceptions required to implement the final site plan, if approved.

The applications would facilitate the development of the subject lands with an 11 unit block townhouse development (4.9m/16ft frontages/unit) as shown on Attachment #2. The proposed building elevations are provided on Attachments #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Gamble Street and Islington Avenue, and are comprised of 2 lots being Lots 7 and 8 on Registered Plan M-1106 (8382 and 8372 Islington Avenue, respectively), City of Vaughan. The combined lots comprise 1,877.84m² in total area and each lot is currently developed with a detached residential dwelling, which are proposed to be demolished.

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), the latter which was approved by the Region of York on May 31, 2006, and permits single-detached and semi-detached dwelling units. The subject lands are zoned R2 Residential Zone by By-law 1-88, which permits single detached dwellings units. The surrounding land uses are as follows:

- North - detached residential dwellings (R2 Residential Zone)
- South - Gamble Street; retail plaza including an automobile service station (C3 Local Commercial Zone)
- West - detached residential dwellings (R2 Residential Zone)
- East - Islington Avenue; residential apartment buildings (RA3 Apartment Residential Zone) and detached dwellings (R2 Residential Zone)

On December 15, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Islington Woods Community Association. On January 5, 2007, a letter was received by the Development Planning Department from the Solicitors for Margherita Piersanti, the Owner of 8 Gamble Street, objecting to the proposal based on compatibility, density, design and traffic concerns. On January 8, 2007, a copy of a petition circulated by Ms. Piersanti and signed by persons residing in 29 homes also objecting to the proposal in the area was received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

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:

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- i) the applications will be reviewed in the context of the Provincial Policy Statement, the Regional Official Plan, and the City's Official Plan, and in particular OPA #597 (Islington Avenue Corridor Secondary Plan), including but not limited to land use, density, compatibility, parkland dedication, amenity space, access and traffic impact on Islington Avenue and Gamble Street;
- ii) the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the relationship between the proposed medium density use and the predominantly low density built form in the surrounding area;
- iii) the appropriateness of the proposed RM2 Multiple Residential Zone, and the required exceptions to implement the proposal, if approved, will be reviewed;
- iv) the applicant is required to submit a Planning Justification Report and an Environmental Site Assessment Phase I for review by the appropriate agencies/departments, and any other studies as may be required for review, in support of the applications through the development review process;
- v) the 1-1/2 storey house at 8372 Islington Avenue (southerly lot) is not designated under the Ontario Heritage Act, but is included in the City of Vaughan's Inventory of Buildings of Architectural Interest, and its status and final disposition will be considered in further detail;
- vi) the design and location of the proposed driveway access, and any necessary road improvements, including the requirement for a 5m widening across the property where it abuts Islington Avenue to facilitate a 30m right-of-way and a 10m by 10m day lighting triangle at the corner of Islington Avenue and Gamble Street, must be reviewed by the Region of York; and,
- vii) the availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined 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 applications will be reviewed in consideration of the applicable Official Plan policies, including the Islington Avenue Corridor Official Plan Amendment, and with respect to land use, density and compatibility with the surrounding land uses.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Proposed Elevations

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Report prepared by:

Clement Messere, Planner, ext. 8409

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 2, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**2 OFFICIAL PLAN AMENDMENT FILE OP.06.025
KLEINBURG RESIDENTIAL ESTATES LTD.
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007, be approved;
- 2) That the applicant be requested to consult with the Kleinburg and Area Ratepayers' Association in the selection of street names; and
- 3) That the deputation of Mr. Ian Mitchell, 245 Camlaren Crescent, Kleinburg, L0J 1C0, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.025 (Kleinburg Residential Estates Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Official Plan, specifically OPA #601 (Kleinburg-Nashville Community Plan), to facilitate residential development on individual private wells on an interim basis, until the municipal water supply can be provided for 21 estate residential detached dwelling units in Plan of Subdivision 19T-95098, as shown on Attachment #2, which was approved by Council on September 25, 2006. The development details for approved Plan of Subdivision 19T-95098 are as follows:

Lots 1 - 21 (Detached Units)	8.55ha
Block 22 (Future Residential Lands)	0.56ha
Block 23 (Open Space Buffer)	0.26ha
Block 24 (9m Walkway)	0.07ha
<u>Roads & Reserves</u>	<u>1.36ha</u>
Total Draft Plan Area	10.80ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Huntington Road, north of Nashville Road, in Part of Lots 26 and 27, Concession 9, City of Vaughan. The subject lands have an area of 10.8 ha and are irregular in shape, with frontage of approximately 20m on each of Richard Lovat Court and Huntington Road.

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The subject lands are designated “Suburban Residential” with a “Neighbourhood Park” overlay designation adjacent to the valley by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3, and also “Natural Heritage System within the Protected Countryside” by the Greenbelt Plan, as shown on Attachment #1. The lands are currently zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - agricultural (A Agricultural Zone)
- South - estate residential (RR Rural Residential Zone)
- West - CP rail line (M3 Transportation Industrial Zone); Huntington Road
- East - Humber River/valley lands (OS1 Open Space Conservation Zone and Protected Countryside)

On December 15, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers’ Association; and to R. Dickinson, 133 Donhill Crescent; F. Zdanowski, 800 Nashville Road; N. Zuccaro, EMC Group Ltd.; and J. Kennedy, KLM Planning Partners Inc.; who requested notification concerning Plan of Subdivision 19T-95098. As of January 4, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Background

On September 25, 2006, Council approved Draft Plan of Subdivision 19T-95098, subject to conditions, and approved Zoning By-law Amendment Application Z.95.032, to rezone the subject lands to RR(H) Rural Residential Zone, OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone in the manner shown on Attachment #2, with the provision that the residential portion of the lands be zoned with the Holding Symbol “H”, which cannot be removed until an Official Plan Amendment has been approved by Council to permit private wells on an interim basis. The required technical report comprising the Master Environmental Servicing Plan – Kleinburg Residential Estates (MESP) dated August 2005 by Valdor Engineering Inc., was submitted by the Owner to the City Engineering Department, and has been reviewed determined that the plan can proceed on individual private wells on an interim basis. There were no appeals with respect to Council’s approval of the draft plan of subdivision. OPA #601 requires that the subject lands be serviced by municipal water supply. The Owner has submitted an Official Plan Amendment application to permit private wells on an interim basis for the water supply.

Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the applicable City and Regional Official Plan policies;
- ii) the Region of York requires that the timeframe be identified respecting the availability of municipal water supply, which will need to be reviewed and confirmed;
- iii) the firefighting water requirements for this subdivision plan must be determined pending the Region of York’s Class Environmental Assessment to establish sufficient capacity and supply to service this plan;
- iv) the availability of water must be identified and allocated by Council for 21 residential units, from the Kleinburg-Nashville Community Water System, as confirmed by the Region of York when the municipal water supply becomes available; and

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- v) the Owner shall be required to enter into a subdivision agreement with the City to design and construct a complete municipal water system up-front in accordance with all City standards and criteria to allow for individual lot connection and supply once servicing allocation capacity becomes available and is formally allocated to the plan.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, the Region of York's Class Environmental Assessment to establish sufficient water capacity, and the necessary engineering requirements.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-95098
3. OPA #601 (Kleinburg-Nashville Community Plan) - Land Use Schedule

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**3 ZONING BY-LAW AMENDMENT FILE Z.05.036
THE DOCTOR'S HOUSE DINING CORP.
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007, be approved; and
- 2) That the deputation of Mr. R. Klein, KARA, 8 Daleview Court, Kleinburg, L0J 1C0, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.036 (The Doctor's House Dining Corp.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment #1 from R1 Residential Zone to C11 Mainstreet Commercial Zone and OS1 Open Space Conservation Zone for the valley lands to facilitate the development of a 770.49 m² addition to the existing Doctor's House and a new 3,382 m², 3-storey, 75 suite Inn (hotel), as shown on Attachment #2. Based on the concept plan shown on Attachment #2, the following exception(s) to By-law 1-88, are required to facilitate the proposed plan.

<u>Standard</u>	<u>By-law 1-88 Requirement</u>	<u>Proposed</u>
1. Minimum Number of Parking Spaces	346	260
• Minimum Number of Loading Spaces	2	1
• Minimum Landscape Width abutting an Open Space Zone	2.4 m	0

Other zoning exceptions may be required as the concept plan is finalized through the site plan process.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Nashville Road, west of Islington Avenue, being Lots 41 to 43 inclusive and Part of Lot 44 on Plan 9, City of Vaughan. The subject lands have an area of 1.89 ha and frontage of 70.84m on Nashville Road.

The subject lands are designated "Kleinburg Core" and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan). However, OPA #633, which Council adopted on May 23, 2006, and is before the Region of York for approval, redesignates all lands designated .../2

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“Kleinburg Core” by OPA #601, including the subject lands, to “Mainstreet Commercial”. The proposed use of the lands is permitted in both OPA #601 and OPA #633. The subject lands are within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act. The subject lands include the original “Doctor’s House” building, which is designated under Part IV of the Ontario Heritage Act. The subject lands are zoned C1 Restricted Commercial Zone and R1 Residential Zone by By-law 1-88, subject to Exception 9(49). Council enacted By-law 167-2006, which has been appealed to the Ontario Municipal Board, to rezone the Mainstreet Commercial lands including the subject lands, to C11 Mainstreet Commercial Zone. The surrounding land uses are:

- North - Nashville Road; commercial (C1 Restricted Commercial Zone)
- South - residential (R1 Residential Zone)
- West - residential (R1 Residential Zone)
- East - commercial and residential (C1 Restricted Commercial Zone)

On December 15, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers’ Association. As of January 4, 2007, no written comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of OPA #601, OPA #633, and the Kleinburg-Nashville Heritage Conservation District Study and Plan, with respect to the applicable policies and requirements;
- ii) the subject lands are located within the Kleinburg-Nashville Heritage Conservation District and are designated under Part V of the Ontario Heritage Act and the original “Doctor’s House” building is designated under Part IV of the Ontario Heritage Act; the application includes cultural heritage resources, which are to be reviewed by the Vaughan Cultural Services Division and Heritage Vaughan and be subject to the Heritage Permit process;
- iii) a Phase I Environmental Site Assessment is to be completed in accordance with the City’s Policy and Procedures for Contaminated or Potentially Contaminated Sites; the City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to final approval of any portion of the proposal;
- iv) the limits of development must be determined by the Toronto and Region Conservation Authority (TRCA) for the valley lands in the southwest portion of the subject lands; the zoning by-law will provide the appropriate setbacks from the valley lands; the valley lands will need to be conveyed to public ownership to either the City or TRCA;
- v) the proposal is deficient a minimum of 86 parking spaces, which requires the submission of a parking generation assessment, a heritage property assessment, and a landscape and tree analysis in accordance with the requirements of OPA #633, for review and approval by the City; the cash-in-lieu of parking policies of OPA #633 may apply, which will require the submission of a land appraisal for the subject lands;

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- vi) the required technical reports such as a master environmental servicing plan, transportation/traffic management report, heritage/archaeological report, woodlot assessment, urban design guidelines and architectural guidelines are to be submitted for review and approval by the City and commenting agencies; and,
- vii) a site development application is required to implement the proposal; the appropriateness of the proposed zoning exceptions and land uses, including parking deficiencies, will be reviewed within the context of the surrounding existing and planned land uses.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, the Kleinburg-Nashville Heritage Conservation District Study and Plan, the Ontario Heritage Act, and the limits of development and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Site Plan
3. Elevations - Doctor's House (North & East)
4. Elevations - Doctor's House (South & West)
5. Elevations - Inn (East & West)
6. Elevations - Inn (North & South)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 4, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**4 OFFICIAL PLAN AMENDMENT FILE OP.06.027
ZONING BY-LAW AMENDMENT FILE Z.06.068
DRAFT PLAN OF SUBDIVISION FILE 19T-06V14
MOLISE KLEINBURG ESTATES INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007, be approved; and
- 2) That the following deputations be received:
 - a) Mr. Jerry Racco, 31 Delta Park Blvd., Brampton, L6T 5E7;
 - b) Mr. Roger Dickinson, 133 Donhill Crescent, P.O. Box 354, Kleinburg, L0J 1C0;
 - c) Mr. R. Klein, KARA, 8 Daleview Court, Kleinburg, L0J 1C0;
 - d) Mr. Frank Rossi, 76 Coldspring Road, Kleinburg, L0J 1C0;
 - e) Mr. Paul Godin, 411 Nashville Road, R.R. 1, Kleinburg, L0J 1C0;
 - f) Mr. Ken Nieuwhof, 429 Stevenson Avenue, Kleinburg, L0J 1C0;
 - g) Mr. Ryan Virtanen, KLM Planning Partners Inc., 64 Jardin Drive, Concord, L4K 3P3;
 - h) Mr. Chris Caldwell, 30 Kellan Street, Kleinburg, L0J 1C0;
 - i) Ms. Alexandra Hatfield, 232 Camlaren Crescent, P.O. Box 190, Kleinburg, L0J 1C0;
 - j) Mr. Antonio Anania, 34 Coldspring Road, Kleinburg, L0J 1C0; and
 - k) Ms. Joan Love, 5910 Major MacKenzie Drive, Kleinburg, L0J 1C0.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.027, Z.06.068 and 19T-06V14 (Molise Kleinburg Estates 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.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted the following applications:

1. An application to amend the Official Plan to redesignate the subject lands shown on Attachment #3 from "Special Use Golf" to "Serviced Residential" to facilitate a proposed draft plan of subdivision consisting of residential, open space, park and institutional (elementary school) uses.
2. An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from OS2 Open Space Park Zone to the appropriate residential and open space zone categories to implement the proposed residential draft plan of subdivision.
3. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision consisting of the following:

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- 437 detached residential units (ranging from 12.8m to 21.3m frontages)	43.564 ha
- elementary school block	1.013 ha
- park block	8.882 ha
- stormwater management pond blocks	2.768 ha
- open space blocks	25.175 ha
- walkway, emergency access, and landscape buffer blocks	1.439 ha
- roads	<u>11.898 ha</u>
Total Site Area:	94.739 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Nashville Road, west of Regional Road #27, municipally known as 115 Putting Green Crescent, in Part of Lots 22, 23 and 24, Concession 9, City of Vaughan. The subject lands are designated "Special Use Golf" and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3, and are zoned OS1 Open Space Conservation and OS2 Open Space Park Zone by By-law 1-88, as shown on Attachment #1. The subject lands are currently developed with the Kleinburg Golf Club. The TransCanada Pipeline traverses through the northwest corner of the property. The surrounding land uses are:

- North - existing residential (RR Rural Residential Zone), residential (A Agricultural Zone), valleylands (OS1 Open Space Conservation Zone)
- South - vacant/proposed residential draft plan of subdivision 19T-05V10 (A Agricultural Zone)
- East - Stevenson Avenue; existing residential (RR Rural Residential Zone), open space and valleylands (A Agricultural Zone, OS1 Open Space Conservation Zone)
- West - CP Rail line; vacant (A Agricultural Zone)

On December 15, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Kleinburg & Area Ratepayers' Association. As of January 4, 2007, no comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the City's Official Plan, Regional Plan and Provincial policies, with respect to the appropriateness of redesignating the subject lands from "Special Use Golf" to "Serviced Residential" to permit the proposed residential development;
- ii) the Official Plan requires that a planning justification be prepared (which has been submitted by the Owner), which demonstrates the need for the proposed use, the suitability of the location for the proposed use, the provision of servicing, the compatibility of the proposed uses with the surrounding area, and the impact of the proposed use on the environment;
- iii) the subject lands are proposed to be redesignated from "Special Use Golf" to "Serviced Residential", which would form an extension of the Phase 2A Humber Trails Neighbourhood (ie. lands located immediately to the south and designated

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"Service Residential") as identified by OPA #601; prior to proceeding with the development of lands within the Phase 2A Humber Trails Neighbourhood Residential Area, the Official Plan requires the following:

- a) completion of the Kleinburg-Nashville Servicing Strategy, and the identification of the preferred sanitary and water servicing options for Phase 2;
 - b) a review assessing the extent of housing and population growth in Phase 1; and remaining servicing capacity for residential growth in Phase 1;
 - c) the construction programme for necessary road improvements being established with respect to the widening of Regional Road #27 and the Major Mackenzie Drive extension west of Regional Road #27, including the C.P Railway crossing.
- iv) review will be given to the policies in the Official Plan that requires features such as valleylands and linkages for passive environmental, recreation and education to be protected; that the appropriateness of locating a storm water management facility within the valley lands be examined; and the establishment of the limits of development, which will include a minimum 10m ecological buffer;
- v) a comprehensive review of the various background reports which have been submitted in support of the proposed development, including but not limited to, a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise and vibration report, traffic report, woodland and edge management report, parks and open space master plan, archaeological report, development concept plan that includes the proposed residential development of the lands to the south (proposed subdivision 19T-05V10), and urban design and architectural guidelines;
- vi) the applications will be circulated to the Toronto and Region Conservation Authority, TransCanada Pipeline and CP Rail for review and comment;
- vii) the appropriateness of the proposed zoning and land uses, lotting and road patterns will be reviewed within the context of the surrounding Kleinburg Nashville community and the proposed residential development to the south of the subject lands.

Relationship to Vaughan Vision 2007

The applicability of the applications to the Vaughan Vision will be determined 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 applications will be reviewed in the context of the policies of the Official Plan, including the Kleinburg/Nashville Servicing Strategy, growth management, protection of environmental features, and compatibility with adjacent land uses.

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Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision (19T-06V14)
3. Concept Plan showing Proposed Subdivisions 19T-06V14 & 19T-05V10
4. OPA #601 (Land Use Designations)

Report prepared by:

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Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)