

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 5, 2011

Item 1, CW(PH) Report No. 16– Page 2

Background - Analysis and Options

Location	<ul style="list-style-type: none">• North side of Major Mackenzie Drive, between Weston Road and Pine Valley Drive, within approved Plan of Subdivision File 19T-07V06 (Majormack Investments Inc.), within Planning Block 40, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">• “Low Density Residential” and “Medium Density Residential/Commercial” by OPA #600.• “Low-Rise Residential” and “Low-Rise Mixed Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect.• The application proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">• RD3(H) Residential Detached Zone Three with the Holding Symbol “(H)” and RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1334) as shown on Attachment #2.• The proposed amendment to Zoning By-law 1-88 is identified in the “Purpose” section of this report.
Surrounding Land Uses	<ul style="list-style-type: none">i. Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified that there are no specific issues to review, and that the subject zoning by-law amendment is a technical matter.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment.

Conclusion

As noted above, the proposed zoning amendment is considered to be technical in nature therefore, no preliminary issues are identified in this report. If any comments from the public and Council are expressed at the Public Hearing or in writing, these issues will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning By-law Amendment

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/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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	By-law Standard	By-law 1-88, RR Rural Residential Zone Requirements	Proposed Exceptions to RR Zone
a.	Minimum Front Yard	15m	4m
b.	Minimum Interior Side Yard (East)	4.5m	2m

Other zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> 3836 Major Mackenzie Drive, located on the north side of Major Mackenzie Drive, west of Weston Road, within Lot 21, Concession 6, and shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> “Low Rise Residential”, “Village Core”, and “Village Square” by OPA #650 (Vellore Village District Centre Plan). “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect. The Temporary Use policies (Section 10.1.2.4) in the new Official Plan, which are similar to the current policies in OPA #600, are as follows: <ul style="list-style-type: none"> “a. is consistent with the general intent of this Plan; b. is consistent with adjacent land-uses; c. is temporary in nature and can be easily terminated when the temporary zoning by-law expires; d. sufficient servicing and transportation capacity exists for the temporary use; and, e. maintains the long-term viability of the lands for the uses permitted in this Plan.” The proposed temporary commercial uses conform to the Official Plans.

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Zoning	<ul style="list-style-type: none"> • RR Rural Residential Zone by By-law 1-88, subject to Exception 9(105). • The proposed amendment to Zoning By-law 1-88 is identified in the “Purpose” section of this report.
Surrounding Land Uses	4. Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the City Official Plan policies respecting temporary uses.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the temporary 3 year (maximum permitted by the Planning Act) Seasonal Nursery/Market and Seasonal Restaurant/trailer uses on the subject lands will be reviewed in the context of the existing surrounding uses and planned land uses for future development in this area. ▪ The proposed uses are not defined in By-law 1-88. Review will be given to establishing the appropriate definitions to reflect the proposed uses and their seasonal operating times to be included in the implementing zoning by-law, if approved.
c.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ A Site Development Application is required to ensure appropriate building and site design, access, internal traffic circulation and parking, and the appropriateness of the proposed zoning exceptions.
d.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development.
e.	Access	<ul style="list-style-type: none"> • The property contains two existing driveways onto Major Mackenzie Drive, which must be approved by the Region of York, through the site plan process.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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	By-law Standard	By-law 1-88, R3 Residential Zone Requirements	Proposed Exceptions to R3 Residential Zone
a.	Permitted Uses	i) Single Family Detached Dwelling	Add the following Commercial Uses: i) Personal Service Shop (hair salon) ii) Business or Professional Office iii) Eating Establishment
b.	Minimum Yard Requirements	Front Yard – 4.5 m Exterior Side Yard (South) – 4.5 m	Front Yard – 3.0 m Exterior Side Yard – 3.17m
c.	Minimum Parking Requirements	3.0 parking spaces per residential unit (3 parking spaces) Plus, i) 6.0 parking spaces per 100m ² GFA devoted to Personal Service Shop Use (6 parking spaces) Or, ii) 3.5 parking spaces per 100m ² GFA devoted to Business or Professional Office Use (4 parking spaces) Or, iii) 16.0 parking spaces per 100m ² GFA devoted to Eating Establishment Use (16 spaces) Total required parking – 7 to 19 spaces depending on the ground floor commercial use	7 parking spaces for any of the proposed uses
d.	Permitted Yard Encroachments and Restrictions	Porch and steps permitted to encroach into the required front yard 1.8 m	Porch and steps permitted to encroach into the required front yard 3.0 m

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Other zoning exceptions may be identified through the detailed review of the zoning application.

A related Site Development Application (File DA.10.103, Piero and Rosanna Miniace) has also been submitted as shown on Attachment #3.

Analysis and Options

Location	<ul style="list-style-type: none">▪ 7974 Kipling Avenue, located on the northwest corner of Kipling Avenue and Burton's Lane, shown as "Subject Lands" on Attachments #1 and #2.▪ The property has a lot area of 544.55 m² with 18 m frontage onto Kipling Avenue and 28.7 m flankage on Burton's Lane. The site is developed with a 2-storey building (100 m² ground floor) currently used as a hair salon (Motion Cut and Innovative Beauty) with a 7 space parking area located at the rear.
Official Plan Designation	<ul style="list-style-type: none">▪ "Medium Density Mixed Use" by OPA #695 (Kipling Avenue Corridor Study).▪ "Low Rise Mixed Use" by the new City of Vaughan Official Plan 2010 (Volume 2, Kipling Avenue Corridor), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.▪ The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">▪ R3 Residential Zone by By-law 1-88, which permits single detached dwellings.▪ The proposed commercial uses are not permitted in an R3 Residential Zone, therefore, an amendment to By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses	<ul style="list-style-type: none">▪ The appropriateness of the proposed uses will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to compatibility, the availability of parking, and the appropriate development standards required to implement the site plan.
b.	Woodbridge Heritage Conservation District Plan	<ul style="list-style-type: none">▪ The subject lands are designated under Part V of the Ontario Heritage Act. Any changes to the building and signage must be reviewed by the Cultural Services Division.
c.	Access, road widening and parking review	<ul style="list-style-type: none">▪ Access improvements and any required road widening along Kipling Avenue must be approved by the Vaughan Engineering Department.▪ The adequacy of the 7 parking spaces on the property to support the proposed mixed use residential and commercial uses will be reviewed.
d.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed development.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Zoning By-law Amendment Application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan

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Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

/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 4, CW(PH) Report No. 16– Page 2

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.10.031) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, RT1 Residential Townhouse Zone One, RVM2 Residential Urban Village Multiple Zone Two, C5 Community Commercial Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #4, together with site-specific zoning exceptions, which include, but are not limited to, the following:

	By-law Standard	By-law 1-88 Zone Requirements	Proposed Exceptions
a.	Minimum Front Yard for the RS1 Zone for a Lot Accessed by a Lane for Semi-Detached Dwelling Units in Schedule "A3"	4.5m	3m
b.	Minimum Lot Depth for the RS1 Zone for a Lot Accessed by a Lane for Semi-Detached Dwelling Units in Schedule "A3"	30m	27m
c.	Minimum Lot Area for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	180m ²	162m ²
d.	Minimum Front Yard for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	4.5m	3m

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e.	Minimum Lot Depth for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	30m	27m
f.	Minimum Rear Yard for the RT1 Zone for a Lot Accessed by a Lane for Townhouse Dwelling Units in Schedule "A3"	15 m	14.96 m
g.	Permitted Commercial Uses in the RT1 Residential Townhouse Zone One	Commercial Uses are Not Permitted	<p>Permit the Following Commercial Uses:</p> <ul style="list-style-type: none"> i) Retail Store; ii) Personal Service Shop; iii) Business or Professional Office. <p>(The additional uses proposed are for select RT1 Zoned lands designated in OPA #699 as "Mixed-Use Residential-Commercial".)</p>

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<p>h.</p>	<p>Permitted Commercial Uses in the RVM2 Residential Urban Village Multiple Zone One</p>	<p>Commercial Uses are Not Permitted</p>	<p>Permit the Following Commercial Uses:</p> <ul style="list-style-type: none"> i) Bank or Financial Institution; ii) Business or Professional Office; iii) Day Nursery; iv) Eating Establishment, Convenience; v) Eating Establishment, Take-Out; vi) Home Occupation; vii) Personal Service Shop; viii) Photography Studio; ix) Retail Store; x) Service or Repair Shop; xi) Veterinary Clinic; and, xii) Video Store
<p>i.</p>	<p>Permitted Residential Uses in the C5 Community Commercial Zone:</p>	<p>Residential Uses are not Permitted.</p>	<p>Permit the Following Residential Uses:</p> <ul style="list-style-type: none"> i) Street Townhouse Dwelling Units; ii) Block Townhouse Dwelling Units, iii) Multiple Dwelling Units; iv) Apartment Dwelling Units in buildings limited to 10 storeys; v) Home Occupation; and, vi) Private Home Daycare.

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There may be other zoning standards in the By-law that may require exceptions such as for lot frontage, lot area, setbacks heights, parking, loading spaces, and landscaping requirements, particular for the mixed-use residential-commercial sites.

2. The Owner has submitted an application for approval of a Draft Plan of Subdivision on the subject lands shown on Attachment #3, that proposes the following:

Lots/Blocks	Land Use	Area (ha)	Units
	Detached Residential Units	40.98	977
	Semi-Detached Residential Units		208
	Street Townhouses	4.47	214
	Medium Density Residential	1.38	35-207
	Mixed-Use Residential-Commercial	2.54	79-382
	Residential Part Lots (To develop with adjacent lands to create 37 units)	0.58	
1167	General Commercial	4.00	
1168	Elementary School	2.80	
1169-1170	Neighbourhood Parks	3.07	
1171	Linear Park	3.23	
1172	Parkette	0.25	
1173-1174	Stormwater Management Pond	6.50	
1175-1180	Open Space	6.97	
1181-1183	10 m Open Space Buffers	0.34	
1184-1185	Piazzas	0.20	
1186-1187	TransCanada Pipeline	1.46	
1188-1191	Landscape Buffers	0.48	
1192-1193	Road Widening	0.29	
1194-1195	Temporary Road R.O.W.	0.10	
1196-1478	0.3 m Reserves	0.04	
	Streets (Primary, Local & Laneways)	30.50	
	Total	110.18	1513-1988

It is noted that as the Block Plan is advanced for Block 61 West, that some of the information on the draft plan of subdivision identified above may change.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North side of Major Mackenzie Drive and east side of Huntington Road, shown as "Subject Lands" on Attachments #1 and #2.
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<p>Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low Density Residential”, “Medium Density Residential”, “Mixed-Use Residential-Commercial”, “General Commercial”, “Valley and Stream Corridor” and “Major Mackenzie Drive Special Policy Area”, and include “Neighbourhood Park, “Elementary School” and “Stormwater Management” uses by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #699 (Nashville Heights Secondary Plan). ▪ OPA #699 has been incorporated into Volume 2 of the new City of Vaughan Official Plan 2010 as an Area Specific Policy under Section 12.8. The new Official Plan was adopted by Council on September 7, 2010, and is pending approval from the Region of York. ▪ The conformity of the proposal to the Official Plan, is subject to addressing the Block Plan requirements.
<p>Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone and RR Rural Residential Zone by By-law 1-88, which permit agricultural and residential detached dwelling uses. ▪ The proposed change in zoning for the subject lands, together with the site-specific exceptions identified in the “Pupose” section requires an amendment to Zoning By-law 1-88.
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2, and includes: <ul style="list-style-type: none"> i) a house (10,395 Huntington Road) which is included in the “Listing of Buildings of Architectural and Historical Value”; and, ii) The TransCanada Pipeline.

Preliminary Review

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

	<p align="center">MATTERS TO BE REVIEWED</p>	<p align="center">COMMENT(S)</p>
<p>a.</p>	<p>City Official Plan Policies</p>	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies, specifically OPA #669 (Nashville Heights Secondary Plan).

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b.	Block 61 West Draft Block Plan (Attachment #5)	<ul style="list-style-type: none"> ▪ The Block Plan matters respecting land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, need to be addressed through the currently ongoing Block Plan process. The final Block 61 West Block Plan requires Council approval. ▪ Specific matters identified through the approval of the Block 61 West Plan may need to be addressed through the Draft Plan of Subdivision review process.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Block Plan review process has resulted in modifications to the Block 61 West Draft Block Plan to address commenting City and Public Agency concerns, which will be ongoing until the Block Plan process is completed. These modifications will be incorporated into the final Draft Plan of Subdivision.
d.	Appropriateness of Proposed Zoning	<ul style="list-style-type: none"> ▪ The appropriate zone standards will be reviewed for the proposed mixed-use areas within the draft plan of subdivision.
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines to be approved by Council for the subject lands. ▪ The Design Guidelines must include appropriate design details for the mixed-use areas within the plan.
f.	Subsequent Site Plan Applications	<ul style="list-style-type: none"> ▪ Site Development Applications will be required at a later stage to facilitate uses such as street townhouses including with laneways, block townhouses, mixed-use residential-commercial, commercial, and school uses, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.

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g.	Transportation	<ul style="list-style-type: none"> ▪ A portion of the Draft Plan of Subdivision incorporates lands that are within the “Highway 427 & Major Mackenzie Drive Special Study Area” (SSA), as identified on Attachment #5, in accordance with the Official Plan. The land uses in the SSA are subject to further review and may require further modification respecting the following transportations studies: <ul style="list-style-type: none"> i) the Highway 427 Environmental Assessment (EA) Corridor Study Area; ii) the Western Vaughan Transportation Individual Environmental Assessment (IEA); iii) the City-wide Vaughan Transportation Master Plan; and, iv) the York Region Transportation Master Plan Update. ▪ The proposal provides for local roads with right-of-way widths of 15 m and 17.5 m. The Official Plan provides for a local road right-of-way width ranging between 18.5 m to 20 m. The number of east-west and north-south local roads, and the right-of-way dimensions and geometric standards for the local roads must be established in consideration with the conclusions and recommendations of the City-wide Transportation Master Plan and Block Transportation Studies. ▪ The Transportation Reports submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.
h.	Pedestrian Walkway Across CP Rail Right-of-Way	<ul style="list-style-type: none"> ▪ Review of the feasibility for a pedestrian walkway across the CP Rail right-of-way must be completed to the satisfaction of the City.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.
j.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
k.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments including but not limited to the Toronto and Region Conservation Authority, the Region of York, CP Rail, Ministry of Transportation, and the York District Public and Catholic School Boards.

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Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision 19T-10V004
4. Proposed Zoning for Draft Plan of Subdivision File 19T-10V004
5. Proposed Block 61 West Draft Block Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 5, 2011

Item 5, CW(PH) Report No. 16– Page 2

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.10.034) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone One, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #4. At this time, no exceptions to the minimum zoning requirements of By-law 1-88 have been proposed.
2. The Owner has submitted an application for approval of a Draft Plan of Subdivision on the subject lands shown on Attachment #3, that proposes the following:

Lots/Blocks	Land Use	Area (ha)	Units
	Detached Residential Units	5.34	107
	Semi-Detached Residential Units		32
	Residential Future Development (To develop with adjacent lands to create 30 units)	0.94	
153	Elementary School	2.81	
154-155	Neighbourhood Parks	1.66	
156	Open Space	0.97	
157-158	10 m Open Space Buffers	0.27	
159	Woodlot	2.74	
160	Landscape Buffers	0.01	
161	Road Widening	0.01	
162-198	0.3 m Reserves	0.01	
	Streets (Primary, Local & Laneways)	3.01	
	Total	17.77	139

It is noted that as the Block Plan is advanced for Block 61 West, that some of the information on the draft plan of subdivision identified above may change.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low Density Residential”, “Medium Density Residential” and “Valley and Stream Corridor”, and include “Neighbourhood Park” and “Elementary School” uses by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #699 (Nashville Heights Secondary Plan). ▪ OPA #699 has been incorporated into Volume 2 of the new City of Vaughan Official Plan 2010 as an Area Specific Policy under Section 12.8. The new Official Plan was adopted by Council on September 7, 2010 and is pending approval from the Region of York. ▪ The conformity of the proposal to the Official Plan, is subject to addressing the Block Plan requirements.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by By-law 1-88, which permits agricultural uses. ▪ The proposed change in zoning for the subject lands identified in the “Purpose” section requires an amendment to Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies, specifically OPA #669 (Nashville Heights Secondary Plan).

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b.	Block 61 West Draft Block Plan (Attachment #5)	<ul style="list-style-type: none"> ▪ The Block Plan matters respecting land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, need to be addressed through the currently ongoing Block Plan process. The final Block 61 West Plan requires Council approval. ▪ Specific matters identified through the approval of the Block 61 West Plan may need to be addressed through the Draft Plan of Subdivision review process.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Block Plan review process has resulted in modifications to the Block 61 West Draft Block Plan to address commenting City and Public Agency concerns, which will be ongoing until the Block Plan process is completed. These modifications will be incorporated into the final Draft Plan of Subdivision.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines to be approved by Council for the subject lands.
e.	Subsequent Site Plan Application	<ul style="list-style-type: none"> ▪ A Site Development Application will be required at a later stage to facilitate the elementary school, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
f.	Transportation	<ul style="list-style-type: none"> ○ The proposal provides for local roads with a right-of-way width of 17.5 m. The Official Plan provides for a local road right-of-way width ranging between 18.5 m to 20 m. The number of east-west and north-south local roads, and the right-of-way dimensions and geometric standards for the local roads must be established in consideration of the conclusions and recommendations in the City-wide Transportation Master Plan and Block Transportation Studies. ▪ The Transportation Reports submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Engineering Department.

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h.	Sustainable Development	▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.
i.	Phase 1 Environmental Report	▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
j.	City and Public Agency Review	▪ The Owner will be required to address all City and Public Agency review comments including but not limited to the Toronto and Region Conservation Authority, the Region of York, CP Rail, Ministry of Transportation, and the York Public and Catholic District School Boards.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision 19T-10V005
4. Proposed Zoning for Draft Plan of Subdivision 19T-10V005
5. Proposed Block 61 West Draft Block Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/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.)