

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES MAY 8, 2012**

Item 1, Report No. 18, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 8, 2012.

**1 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V003  
7 BRIGHTON PLACE INC.  
WARD 5 – VICINITY OF STEELES AVENUE WEST  
AND EAST OF BATHURST STREET**

**The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, dated April 24, 2012, be approved:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19CDM-12V003 (7 Brighton Place Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: March 30, 2012
- b) Circulation Area: 150m
- c) Comments Received as of April 10, 2012: None

**Purpose**

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-12V003 for the subject lands shown on Attachments #1 and #2, comprised of 54 freehold townhouse dwelling units and 108 exclusive use underground parking spaces served by a private road (Brighton Place). The proposed condominium common elements consist of a private road, walkways, landscaped areas, 4 underground visitor parking spaces and drive aisles as shown on Attachments #3 and #4. The site is currently being constructed in accordance with the approved Site Development File DA.07.068 shown on Attachment #5.

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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ North side of Steeles Avenue West, east of Bathurst Street, municipally known as 7 Brighton Place, City of Vaughan, and shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “High Density Residential” by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #247, OPA #572, and OPA #687, which permits the subject townhouse development.</li> <li>▪ The subject lands are designated “High-Rise Residential” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is subject to the approval of the Ontario Municipal Board. VOP 2010 permits townhouse dwelling units.</li> <li>▪ The proposed Draft Plan of Condominium (Common Elements) conforms to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1336). The townhouse development complies with Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**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.	Approved Site Plan and Zoning	<ul style="list-style-type: none"> <li>▪ The application for Draft Plan of Condominium (Common Elements) will be reviewed to ensure the location of the common elements (private road, visitor parking spaces, drive aisles and landscaped areas) are consistent with the approved zoning exceptions and site plan for the subject lands (Attachment #5).</li> </ul>
b.	Related Part Lot Control Application	<ul style="list-style-type: none"> <li>▪ The Owner will be required to also submit a Part Lot Control Application to facilitate the creation of 54 individual lots for the townhouse dwellings in the manner shown on Attachment #3. The lots (frontage, area and depth) must comply with the RA3 Zone requirements of Zoning By-law 1-88 and be consistent in location with the approved site plan and common elements shown on the proposed Draft Plan of Condominium.</li> </ul>

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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. Draft Plan of Condominium - Level 1 (Common Elements)
4. Draft Plan of Condominium - Underground Parking (Common Elements)
5. Approved Site Plan (File DA.07.068)

**Report prepared by:**

Mark Antoine, Planner I, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483  
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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**EXTRACT FROM COUNCIL MEETING MINUTES MAY 8, 2012**

Item 2, Report No. 18, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 8, 2012.

**2**

**ZONING BY-LAW AMENDMENT FILE Z.12.004  
ADCIT HOLDINGS LIMITED  
WARD 4 – VICINITY OF KEELE STREET AND BOWES ROAD**

**The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, dated April 24, 2012, be approved:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.004 (Adcit Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: March 30, 2012
- b) Circulation Area: 150 m and Concord West Ratepayers' Association
- c) Comments Received as of April 10, 2012: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.12.004 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the EM2 General Employment Area Zone subject to Exception 9(82), to recognize and permit the continued operation of an existing plastic sorting and recycling facility that is wholly enclosed within Units #1 to #10 inclusive at 452 Bowes Road, as shown on Attachments #3 to #5.

The Owner has proposed that the following definition be added to site-specific zoning Exception 9(82) to implement the proposal:

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	<b>By-law Standard</b>	<b>By-law 1-88 EM2 Zone, Exception 9(82) Requirements</b>	<b>Proposed Exceptions to EM2 Zone, Exception 9(82)</b>
a.	Definition of Plastic Sorting and Recycling Facility	<ul style="list-style-type: none"> <li>▪ A plastic sorting recycling facility is not a permitted use and is not defined in Zoning By-law 1-88, as amended.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Permit a plastic sorting and recycling facility in a EM2 Zone on the subject lands with the following site-specific definition:                       “Means the use of a building, or part of a building, for the receiving of recyclable plastic products. The building is equipped with grinding and chopping machines and bailing/binding machines. Plastic will be separated from the other materials and sent to the grinding/chopping machines and then to the bailing/binding machines and processed into cubes, which are stored in the plant to be later loaded onto trailers or containers for shipment elsewhere for processing. Leftover materials and waste shall be processed, stored in bins inside the building and disposed of through a private disposal company to authorized disposal areas.”</li> </ul>

Additional site-specific zoning exceptions to Zoning By-law 1-88 required to implement the proposal may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed when the technical report is completed.

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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 452 Bowes Road, southeast of Langstaff Road and Keele Street, shown as “Subject Lands” on Attachments #1 and #2, City of Vaughan.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Employment Area General” by the in-effect OPA #450 (Employment Area Plan), which contains waste recycling and outside storage policies.</li> <li>▪ OPA #450 defines a waste recycling establishment as an operation that may collect and store and/or process recyclable materials for the purposes of creating new products or raw materials, and includes a waste transfer station and a material recovery facility but does not include a concrete or asphalt recycling facility or a composting facility. The proposal to recognize and permit the continued operation of the existing plastic sorting and recycling facility conforms to the Official Plan.</li> </ul> <p>A waste recycling establishment shall only be permitted in areas designated “Employment Area General” and shall not be permitted to operate on lands abutting an arterial road, and existing or planned provincial highways. Furthermore, a substantial separation distance between waste recycling operations and existing and planned residential, institutional, and parkland uses shall be provided to minimize any adverse effects including noise, dust, traffic and visual impacts.</p> <p>The subject lands are located within the “Employment Area General” designation, are not abutting an arterial road, and are located approximately 1.35 km away from existing residential area (Concord West to south) and 400m away from existing open space (to the east). The proposal conforms to the locational policies for waste recycling facilities in OPA #450.</p> <ul style="list-style-type: none"> <li>▪ General Employment” by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011), which is pending approval from the Ontario Municipal Board, and permits manufacturing and processing and would include uses such as waste recycling. The proposal conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ EM2 General Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(82), which permits industrial uses that may require outside storage.</li> <li>▪ Plastic sorting and recycling is not a permitted use in Zoning By-law 1-88, or by site-specific Exception 9(82). An amendment to the Zoning By-law is required to permit the plastic sorting and recycling use, and to provide site-specific definitions and zone standards. Although the EM2 Zone permits outside storage, the applicant is proposing to undertake all sorting and recycling operations within the interior of the building at 452 Bowes Road.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

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**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the in-effect waste recycling policies in OPA #450 (Employment Area Plan), and have regard to the policies in the new City of Vaughan Official Plan 2010.</li> </ul>
b.	Appropriateness of the Proposed Use within a Multi-Unit Building (Attachments #3 to #5)	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the continued operation of the existing plastic sorting and recycling facility on the subject lands and within a multi-unit building (Units 1 to 10 at 452 Bowes Road) will be reviewed in consideration of the policies in OPA #450 for recycling operations within multi-unit buildings, including compatibility with other existing and permitted uses on the site and in the surrounding area, noise, odour, emissions and vibration.</li> <li>▪ The site plan and floor plan will be reviewed in accordance with the Official Plan policies noted above and to ensure appropriate access, truck movement, loading, parking, and landscaping.</li> </ul>
c.	Proposed Definition for a Plastic Sorting and Recycling Facility	<ul style="list-style-type: none"> <li>▪ The proposed definition for a plastic sorting and recycling facility will be reviewed to ensure it appropriately implements the recycling use, if the application is approved.</li> </ul>
d.	Traffic	<ul style="list-style-type: none"> <li>▪ The application will be reviewed with respect to the volume of truck traffic required to operate the facility.</li> </ul>
e.	City and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The Owner will be required to address all City and Public Agency review comments, including, the Region of York and Ministry of Environment, if required.</li> <li>▪ Additional plans and/or studies may be required, and will be determined through City and Public Agency review.</li> </ul>

**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.

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**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. Existing Site Plan (452 Bowes Road)
4. Existing Elevation Plan (452 Bowes Road)
5. Existing Floor Plan (452 Bowes Road)

**Report prepared by:**

Daniel Woolfson, Planner 1, ext. 8213  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

(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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**EXTRACT FROM COUNCIL MEETING MINUTES MAY 8, 2012**

Item 3, Report No. 18, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 8, 2012.

**3 DRAFT PLAN OF SUBDIVISION FILE 19T-12V001  
KYLEMOUNT DEVELOPMENT INC.  
WARD 4 - VICINITY OF RUTHERFORD ROAD AND  
DUFFERIN STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 24, 2012, be approved;
- 2) That the deputation from Mr. Stan Korsunskiy, 145 Balsamwood Road, Thornhill L4J 0G2, be received; and
- 3) That Communication C2 submitted by Mr. Kenny Yang, 73 Daphnia Drive, Thornhill L4J 8X4, dated April 24, 2012, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-12V001 (Kylemount Development 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.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: March 30, 2012
- b) Circulation Area: 150 m and the Thornhill Woods Community Association
- c) Comments Received as of April 3<sup>rd</sup>, 2012: None

**Purpose**

The Owner has submitted Draft Plan of Subdivision File 19T-12V001 for the subject lands shown on Attachments #1 and #2, to facilitate the residential plan of subdivision shown on Attachment #3, consisting of the following:

- |  |                 |
|--|-----------------|
| a) 38 lots for single detached residential dwellings (11m and 12m frontages) | 1.733 ha        |
| b) Daylight triangle reserves  | 0.001 ha        |
| c) <u>Road (Street 'A', 17.5 m)</u>  | <u>0.297 ha</u> |
| Total Area   | 2.031 ha        |

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Item 3, CW(PH) Report No. 18 – Page 2

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Northeast corner of Pleasant Ridge Avenue and Apple Blossom Drive, being Block 168 on Registered Plan 65M-4126, and Block 278 on Registered Plan 65M-3906, in Part of Lot 15, Concession 2, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by in-effect OPA #600 (Carrville - Urban Village 2), which permits the proposed single detached residential development.</li> <li>▪ The subject lands are also designated “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Ontario Municipal Board (OMB). VOP 2010 permits the proposed single detached residential development.</li> <li>▪ The proposed Draft Plan of Subdivision conforms to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ RV4 Residential Urban Village Zone Four by Zoning By-law 1-88, subject to site-specific Exception 9(1063), which permits detached dwellings. The proposed plan of subdivision complies with Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the provisions set out in Zoning By-law 1-88 and Exception 9(1063) together with the related Schedule “T-114” respecting area site-specific standards for the RV4 Zone.</li> </ul>

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c.	Block 10 Plan	<ul style="list-style-type: none"> <li>▪ The approved Block 10 Plan shows the subject lands as an elementary school site forming part of a school/park campus that includes Miriam Segal Park and Carrville Mills Public School located to the immediate east of the subject lands, as shown on Attachment #2. The York Catholic District School Board no longer requires the property for school purposes, which was declared surplus, and was obtained by Kylemount. The proposed development will be reviewed in consideration of the Block 10 Plan and the existing surrounding land uses, including the appropriate interface with the park.</li> </ul>
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines approved for the Block 10 Plan, if approved.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), 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 Draft Plan of Subdivision process.</li> </ul>
f.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department:               <ul style="list-style-type: none"> <li>- Phase 1 Environmental Report;</li> <li>- Geotechnical Investigation; and,</li> <li>- Environmental Noise Analysis.</li> </ul> </li> </ul>
g.	Functional Servicing Report/Allocation	<ul style="list-style-type: none"> <li>▪ The Functional Servicing Report submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the application is approved. Should servicing capacity not be available, use of the Holding Symbol “(H)” will be considered for the subject lands.</li> </ul>
h.	City and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The Owner will be required to address all City and Public Agency review comments.</li> </ul>

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i.	Relocation of Hydro Switchgear	▪ The Owner has proposed to relocate the existing Hydro switchgear currently located at the southeast corner of the property as shown on Attachment #3, to a location in Miriam Segal Park. The proposed relocation must be reviewed and approved by the Vaughan Parks Development Department and PowerStream Inc.
j.	Block 10 Developers Group Agreement	▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 10 Developers Group Agreement to the satisfaction of the Block 10 Trustee and the City of Vaughan.
k.	Parkland	▪ The Owner will be required to provide cash-in-lieu of parkland to the City of Vaughan in accordance with the City's Cash-in-lieu Policy.

**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. Draft Plan of Subdivision

**Report prepared by:**

Carol Birch, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483  
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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**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.12.007 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone to permit a development comprised of 122, 3-storey stacked townhouse units within 5 residential blocks and served by 180 parking spaces, together with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone</b>
a.	Permitted Uses	i) Block Townhouse Dwelling ii) Apartment Dwelling iii) Multiple Family Dwelling	Permit 122, 3-storey stacked townhouse units within 5 residential blocks
b.	Minimum Front Yard (Bruce Street)	4.5 m	3 m
c.	Minimum Parking Requirements	i) 122 Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 214 spaces  ii) A strip of land not less than 3.0m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.	i) 122 Units @1.54 spaces/unit (1.29 resident spaces + 0.25 visitor spaces) = 188 parking spaces  ii) A landscaped strip of land is not required around the periphery of an outdoor parking area.
d.	Minimum Lot Area Per Unit	230 m <sup>2</sup> per unit	71 m <sup>2</sup> per unit
e.	Maximum Building Height	11 m	12.5 m
f.	Minimum Width of Driveway for joint ingress/egress	7.5 m	6 m
g.	Minimum Amenity Area	6,710 m <sup>2</sup>	4,310 m <sup>2</sup>

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

**Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Southwest of Regional Road 7 and Bruce Street, being Lot 50 on Plan 9831, and Part of Block A on Registered Plan 65M-1567, known municipally as 26 Bruce Street, in the City of Vaughan, as shown on Attachments #1 and #2.</li> <li>▪ The property is irregular in shape and represents an assembly of two lots including a small parkette formerly owned by the City (Tanana Hill Parkette). The 0.87 ha parcel has approximately 51m frontage on Bruce Street and is developed with a 1-storey private school building, which is proposed to be demolished.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The property is designated “Prestige Areas–Centres and Avenue Seven Corridor” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study), which permits a wide range and mix of land uses including office, business, retail, residential, institutional and civic uses in either stand-alone buildings or mixed use complexes; the maximum permitted building height is 8-storeys or 25.6 m, whichever is less, and a maximum Floor Space Index (FSI) of 2.5. The intent of OPA #661 is to protect older residential neighbourhoods, therefore, the plan restricts the maximum height of development within 30 metres of a “Low Density Residential” designation to 4-storeys or 12.8 metres, whichever is less.</li> <li>▪ The proposed development conforms to in-effect OPA #661 by providing a development with an FSI of 1.29 and a maximum building height of 3-storeys or 12.5 m.</li> <li>▪ The subject lands are designated “Mid-Rise Mixed-Use” and “Park” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011) and is pending approval from the Ontario Municipal Board.</li> <li>▪ The “Mid-Rise Mixed-Use” designation on the subject lands was modified by Vaughan Council on September 7, 2011. This designation permits residential uses on the subject lands and requires the ground floor frontage facing arterial and collector streets to consist primarily of retail uses. The maximum building height and FSI permitted on the site is 6-storeys and 2.0, respectively.</li> <li>▪ The proposed development does not conform to VOP 2010 as ground floor retail uses are not proposed and development is not permitted in the “Park” designation of the subject lands. The applicant is proceeding in accordance with the in-effect OPA #661.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned R1 Residential Zone and R3 Residential Zone by Zoning By-law 1-88, which permits only single family detached and semi-detached dwellings.</li> <li>▪ The Owner is proposing to rezone the subject lands from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone to permit the proposed stacked townhouse development. An amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

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**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable current in-effect City Official Plan policies (OPA #240 as amended by OPA #661).</li> </ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the subject lands, the proposed stacked townhouse use and the site-specific exceptions to Zoning By-law 1-88 that are required to facilitate the development, will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.</li> </ul>
c.	Traffic and Parking	<ul style="list-style-type: none"> <li>▪ A Traffic Impact and Parking Study prepared by Cole Engineering (February 2012) has been submitted in support of the application and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York.</li> <li>▪ The Parking Assessment Report prepared by Cole Engineering, submitted in support of the proposed parking supply must be updated to reflect the current site plan submissions. The final parking report must be approved by the Vaughan Development/Transportation Engineering Department.</li> </ul>
d.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ Related Site Development File DA.12.018 has been submitted in support of the proposed Zoning By-law Amendment Application, to facilitate the development shown on Attachments #3 and #4. The following matters, but not limited to, will be considered through the review of the Site Development Application:               <ul style="list-style-type: none"> <li>- built form and site design, landscaping, building elevations and materials;</li> <li>- pedestrian connections to the site and through the proposed development;</li> <li>- sustainable site and development features;</li> <li>- site circulation, access and any required road widening along Regional Road 7;</li> <li>- integration of the proposed development with existing and future development in the community;</li> <li>- vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways;</li> <li>- traffic and parking impacts of the proposed development on the immediate residential neighbourhood; and,</li> <li>- relationship of the proposed buildings to Bruce Street, which currently proposes a ramp to the underground garage, a driveway and a large blank stone wall treatment (south elevation of Block "A").</li> </ul> </li> </ul>



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e.	Additional Studies	<ul style="list-style-type: none"><li>▪ A Phase 1 Environmental Site Assessment Report, an Environmental Noise Analysis, and Functional Servicing Report have been submitted for review and approval by the Vaughan Development/Transportation Engineering Department.</li></ul>
f.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Site Development Application is approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.</li></ul>
g.	Sustainability	<ul style="list-style-type: none"><li>▪ 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, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The Application will be reviewed by the Toronto and Region Conservation Authority.</li></ul>

**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. A road widening along Regional Road #7 is required, and must be approved by the Region of York. Any additional 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
4. Landscape Plan
5. Typical Elevations – Block 'A'

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/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.)