

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES JUNE 26, 2012**

Item 1, Report No. 27, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**1**  
**ZONING BY-LAW AMENDMENT FILE Z.12.013**  
**W. MARTIN, S. HOWIESON AND R. STEVENS**  
**WARD 5 - VICINITY OF BATHURST STREET AND HIGHWAY 407**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012, be approved; and**
- 2) That the deputation by Ms. Jane McFarlane, representing the applicant, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, be received:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.013 (W. Martin, S. Howieson and R. Stevens) 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: May 11, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of May 22, 2012: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.12.013, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R1V Old Village Residential Zone (minimum 30 m lot frontage) and OS1 Open Space Conservation Zone subject to Exception 9(941) to R1 Residential Zone (minimum 18m frontage) and OS1 Open Space Conservation Zone (valley) in the manner shown on Attachment #3. The proposed rezoning will facilitate the creation and development of 5 lots with frontage on Wigston Place for detached residential dwellings through a future severance application, and the reconfiguration of the property boundary for 31 Wigston Place, as shown on Attachment #3. The existing dwelling on 31 Wigston Place will be retained and the dwelling on 33 Wigston Place is proposed to be demolished.

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**Background – Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Southeast of Bathurst Street and Highway #407, on the north side of Wigston Place (31 and 33 Wigston Place), 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 #210 (Thornhill Community Plan).</li> <li>▪ “Low-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 April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R1V Old Village Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, subject to Exception 9(941).</li> <li>▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands to R1 Residential Zone (minimum 18m frontages) and OS1 Open Space Conservation Zone (valley) in the manner shown on Attachment #3 to facilitate the future creation and development of 5 lots for detached dwellings and the reconfiguration of the property boundary for 31 Wigston Place.</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.	Appropriateness of the Proposed R1 Residential Zone	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the subject lands from R1V Old Village Residential Zone and OS1 Open Space Conservation Zone to R1 Residential Zone and OS1 Open Space Conservation Zone (valley) will be reviewed in consideration of the policies in the Official Plan, including OPA #94 (Severance Policy), the requirements of Zoning By-law 1-88, and compatibility with the surrounding land uses. Additional zoning exceptions, if required, will be identified through the detailed review of the application.</li> </ul>

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b.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands are located within a TRCA Regulated Area. Confirmation of the top-of-bank and the development limits and any buffers and structural building setbacks (including accessory structures) must be identified, reviewed and approved to the satisfaction of the City and the TRCA.</li> </ul>
c.	Tree Inventory Preservation Study	<ul style="list-style-type: none"> <li>• There is significant vegetation, particularly in the southwest quadrant of the site, which may be impacted by the proposed development. A Tree Inventory and Preservation Study must be submitted and approved to the satisfaction of the Vaughan Development Planning Department.</li> </ul>
d.	Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed 5 residential units must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity is unavailable, the lands may be zoned with the Holding Symbol “(H)” which will be removed upon servicing capacity being identified and allocated by Vaughan Council.</li> </ul>
e.	Phase 1 Environmental Site Assessment and Functional Servicing Report	<ul style="list-style-type: none"> <li>▪ The Phase 1 Environmental Site Assessment (ESA) and the Functional Servicing Report submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
f.	Land Exchange	<ul style="list-style-type: none"> <li>▪ In order to facilitate the proposed development, land will be exchanged between the current property owners of 31 and 33 Wigston Place as shown on Attachment #3, resulting in the lot reconfiguration of 31 Wigston Place, which is currently developed with an existing dwelling that will be retained. The appropriateness of the reconfigured lot will be reviewed with respect to compatibility with the surrounding lots and resulting building setbacks and conformity with Zoning By-law 1-88.</li> </ul>
g.	Studies and Supporting Material	<ul style="list-style-type: none"> <li>▪ The Planning Justification Report submitted in support of the application must be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the application.</li> </ul>
h.	Committee of Adjustment	<ul style="list-style-type: none"> <li>▪ An application to the Committee of Adjustment will be required to facilitate the severance of the subject lands to create the proposed lots.</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. Development Concept with Proposed Zoning

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

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(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. 27, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**2**

**OFFICIAL PLAN AMENDMENT FILE OP.12.005  
ZONING BY-LAW AMENDMENT FILE Z.12.011  
DR. SOMESH SHARMA  
WARD 4 - VICINITY OF KEELE STREET AND ROCKVIEW GARDENS**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012, be approved;
- 2) That the following deputations be received:
  1. Mr. Ted Cymbaly, representing the applicant, Metropolitan Consulting Inc., 2290 Queensway Drive, Burlington, L7R 3T2;
  2. Mrs. Josephine Mastrodicasa, President, Concord West Ratepayers' Association, 43 Hillside Avenue, Concord, L4K 1W9; and
  3. Ms. Josie Palermo, 38 Keelview Court, Concord, L4K 2A7; and
- 3) That the following communications be received:
  - C1. Ms. Silvana Galloro, Secretary, Concord West Ratepayers' Association, dated May 25, 2012;
  - C3. Mr. Yurij Michael Pelech, EMC Group Limited, 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, dated June 5, 2012; and
  - C4. Mr. Alfredo Mastrodicasa, 43 Hillside Avenue, Concord, L4K 1W9, dated June 2, 2012.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.005 and Z.12.011 (Dr. Somesh Sharma) 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: May 11, 2012
- b) Circulation Area: 150 m and to the Concord West Ratepayers Association
- c) Comments Received as of May 26, 2012:

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- i) EMC Group Limited has requested to be on file with the City of Vaughan Clerk's Department as having requested future notice of meetings regarding the applications.
- ii) A letter has been received from the Concord West Ratepayers Association, dated May 25, 2012. The Concord West Ratepayers Association are opposed to the applications for a number of reasons, such as but not limited to, traffic impacts on Rockview Gardens, building height and design, access and parking lot location, and retail uses proposed. The letter identifying all issues has been sent to the City Clerk's Department to be forwarded to Council as a Communication.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of a proposed 3 storey, 1236 m<sup>2</sup> office building comprised of the following:

- Ground Floor: 206 m<sup>2</sup> of business and professional offices, 123.6 m<sup>2</sup> of retail uses, and 82.4 m<sup>2</sup> of service area;
  - Second Floor: 412 m<sup>2</sup> of regulated health professional offices; and,
  - Third Floor: 412 m<sup>2</sup> of business and professional offices.
1. Official Plan Amendment File OP.12.005, specifically to amend the "Commercial Area" policies of site-specific OPA #467, as follows:
    - i) permit a 3 storey office building, whereas a maximum building height of two storeys is permitted; and,
    - ii) permit the following retail uses to a maximum of 123.6 m<sup>2</sup> on the ground floor of the office building, whereas only compatible service commercial uses are permitted:
      - laboratory accessory to a medical office only;
      - retail store including a pharmacy;
      - service or repair shop;
      - photography studio;
      - personal service shop; and,
      - bank or financial institution.
  2. Zoning By-law Amendment File Z.12.011, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone together with the site-specific exceptions identified in the table below:

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	<b>By-law Standard</b>	<b>Zoning By-law 1-88 C1 Zone Requirements</b>	<b>Proposed Concept Plan (Attachment #3)</b>
a.	Minimum Landscaping Strip Width abutting a street line (Keele Street and Rockview Gardens)	6 m	2.4 m
b.	Maximum Retail Gross Floor Area	<ul style="list-style-type: none"> <li>▪ Maximum Retail Gross Floor area of 75 m<sup>2</sup> is permitted on the Ground Floor of an Office Building which does not exceed three (3) storeys in height</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maximum Retail Gross Floor Area on the Ground Floor shall be 123.6 m<sup>2</sup></li> </ul>

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

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ The 0.34 ha site is located at the northeast corner of Keele Street and Rockview Gardens being Lot 43 on Registered Plan 65M-2468, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪ The site is currently developed with two single detached dwellings, which are proposed to be demolished.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Commercial Area” by in-effect OPA #467, which permits business and professional offices and compatible service commercial uses. OPA #467 prohibits retail uses within a building and restricts the maximum building height to 2 storeys. The proposal to permit retail uses on the ground floor and a building height of 3-storeys does not conform to OPA #467, and requires an Official Plan Amendment.</li> <li>▪ The subject lands are designated “Low-Rise Mixed-Use” 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, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board (OMB). VOP 2010 permits the proposed 3-storey office building including regulated health professional and business and professional offices with limited ground floor retail area.</li> </ul>

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Zoning	<ul style="list-style-type: none"> <li>▪ R1V Old Village Residential Zone by Zoning By-law 1-88, which permits residential detached dwellings.</li> <li>▪ The 3-storey office building including regulated health professional and business and professional offices with limited retail area is not permitted in the R1V Zone. Zoning By-law Amendment is required to rezone the subject lands to C1 Restricted Commercial Zone with site-specific zoning exceptions to facilitate the proposed development.</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 applications, 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 Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and Site – Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of amending the Official Plan and Zoning By-law to permit a 3-storey office building including registered health professional and business and professional offices and limited retail area will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.</li> <li>▪ The applicant has submitted a planning justification report for the proposal, which must be reviewed by the Vaughan Development Planning Department.</li> <li>▪ The applicant has submitted a conceptual site plan (Attachment #3) and has requested exceptions to the C1 Restricted Commercial Zone standards. The appropriateness of the proposed zoning and exceptions will be reviewed in consideration of the surrounding existing and planned land uses.</li> </ul>
c.	Draft Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development will be reviewed in consideration of the Draft Concord West Urban Design Streetscape Plan, including the Gateway design for Rockview Gardens and Keele Street.</li> </ul>



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d.	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 future Site Development process, if approved.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The following studies and reports submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department:               <ul style="list-style-type: none"> <li>- Phase 1 Environmental Site Assessment;</li> <li>- Feasibility Servicing Report;</li> <li>- Environmental Noise Impact Study; and,</li> <li>- Traffic Impact Study.</li> </ul> </li> </ul>
f.	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>
g.	Region of York	<ul style="list-style-type: none"> <li>▪ The application must be reviewed by the Region of York Transportation and Community Planning Department. Specifically the location of the proposed driveways and any requirements for a road widening will be reviewed by the Region.</li> </ul>
h.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ If the applications are approved, a Site Development Application is required to implement the proposed office development on the subject lands, which will be reviewed in consideration of the following, but not limited to:               <ul style="list-style-type: none"> <li>• on-site pedestrian circulation and connections to Keele Street and Rockview Gardens;</li> <li>• universal accessibility respecting the site and building design;</li> <li>• on-site vehicular circulation, driveway access location, and future driveway connections with the northerly adjacent property;</li> <li>• loading and garbage storage areas;</li> <li>• sustainable site and building development features;</li> <li>• urban design and architecture including building materials and colours, relationship to the public realm, and creating an attractive streetscape;</li> <li>• compatibility with adjacent lands including transition and buffer/landscape areas;</li> <li>• signage details;</li> <li>• building siting and orientation towards Keele Street; and,</li> <li>• placement of service areas.</li> </ul> </li> </ul>

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**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of these 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. Conceptual Site Plan
4. Conceptual Building Elevations

**Report prepared by:**

Carol Birch, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

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(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 JUNE 26, 2012**

Item 3, Report No. 27, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**3**

**ZONING BY-LAW AMENDMENT FILE Z.12.014  
WOODBRIDGE CROSSINGS LTD.  
WARD 2 – VICINITY OF KIPLING AVENUE AND PORTER AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012, be approved; and
- 2) That the following deputations and Communication be received:
  1. Ms. Allyssa Hrynyk, representing the applicant, Malone Given Parsons Ltd., 140 Renfrew Drive, Markham, L3R 6B3, and Communication C5, dated June 5, 2012;
  2. Mr. Nick Pinto, President, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4; and
  3. Mr. Michael Bissett, Bousfields Inc., 3 Church Street, Toronto, M5E 1M2.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.014 (Woodbridge Crossings 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.

**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: May 11, 2012
- b) Circulation Area: 150 m and to those individuals that requested notification and to the West Woodbridge Homeowners Association
- c) Comments received as of May 22, 2012: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.12.013 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from M2 General Industrial Zone and M3 Transportation Industrial Zone to RM2 Multiple Residential Zone and OS2 Open Space Park Zone, to permit a proposed development comprised of 49, 3-storey freehold townhouse dwelling units served by a private condominium road, together with the following site-specific zoning exceptions:

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	<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	<ul style="list-style-type: none"> <li>▪ Block Townhouse Dwelling</li> <li>▪ Apartment Dwellings</li> <li>▪ Multiple Family Dwellings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Permit 49, 3-storey Freehold Townhouse Units on a Private (Common Element) condominium road</li> </ul>
b.	Minimum Front Yard (Porter Avenue West)	4.5 m Front Yard	3.0 m Front Yard
c.	Minimum Setback to a Garage	6.4 m setback to a garage	6.2 m setback to a garage
d.	Minimum Lot Area Per Unit	230 m <sup>2</sup> per unit	80 m <sup>2</sup> per unit
e.	Minimum amenity area per unit (3 bedrooms)	90 m <sup>2</sup> per unit	14 m <sup>2</sup> per unit
f.	Minimum Lot Frontage (on Kipling Avenue)	30 m	27.94 m

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

**Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ West side of Kipling Avenue and south of the Canadian Pacific Railway line, opposite of Porter Avenue, City of Vaughan, known municipally as 8100 Kipling Avenue as shown on Attachments #1 and #2.</li> <li>▪ The 1.55 ha property has 27.94 m frontage on Kipling Avenue. The parcel is triangular in shape with the southern lot line having a width of 112 m and narrowing to 0 m at the north limit of the site. The parcel is currently developed with a brick and frame storage building and a frame shed, which are proposed to be demolished.</li> <li>▪ The easterly portion of the site, north of the proposed parkette and adjacent to the C.P. Railway line is proposed to remain undeveloped at this time as shown on Attachment #3.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The property is designated “High Density Residential Neighbourhood”, “Mid Density Residential Neighbourhood” and “Public Square” by OPA #695 (Attachment #5), which permits the proposed freehold townhouse dwelling units with a lot coverage of 80% and a Floor Space Index (FSI) of 2.0 to 2.5. The minimum building setback under these designations range from 3.0 m to 4.5 m, however, a minimum 4.5 m setback applies adjacent to Porter Avenue West, which must be amended on the Concept Plan shown on Attachment #3, in order to conform to the Official Plan.</li>   <li>▪ The subject lands are designated “Low-Rise Residential C”, “Mid Rise Residential” and “Parks and Public Squares” by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The minimum setback under these designations range from 3.0 m to 4.5 m and the FSI from 2.0 to 2.5.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The property is zoned M2 General Industrial Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88. The applicant is proposing to rezone the site to RM2 Multiple Residential Zone and OS2 Open Space Park Zone in the manner shown on Attachment #3, to facilitate the proposed townhouse development. The M2 General Industrial Zone and M3 Transportation Industrial Zone do not permit townhouse dwelling units, a park and the site-specific zoning exceptions that are requested to implement the proposed plan. 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>

**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.	Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable Regional and City Official Plan policies.</li> </ul>

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b.	OPA 695 (Kipling Avenue Corridor Study)	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the policies of OPA #695, including but not limited to, the following:<ul style="list-style-type: none"><li>▪ The existing private driveway (Porter Avenue West) is identified as a “Special Character Street” (Schedule 2.2 – Street Network), and should function as a major east/west pedestrian and bicycle link from Rainbow Creek, easterly to the Fairgrounds and beyond. Porter Avenue West is also a residential street, which is to terminate at the west end of the property. This street should be given high quality streetscape treatments such as a double row of street trees where the right-of-way allows;</li><li>▪ OPA #695 states that along the special streets such as Porter Avenue West (existing private driveway), there should be a minimum 4.5 metre setback from the right-of-way to accommodate enhanced landscaping, special streetscape features and green connections to major open spaces (Schedule 3.11 – Minimum Front-Yard Building Setbacks); the site plan illustrates a 3.0 m setback to Porter Avenue West, which must be amended to reflect the required 4.5 m setback;</li><li>▪ The junction of Kipling Avenue with the existing private driveway of Porter Avenue West and the C.P. Railway is identified as a Primary Gateway (“Kipling Avenue Junction Gateway” on Schedule 2.6: Landmark Sites and Gateways) to provide a new landscaped public square with flexible space to service the new neighbourhood and existing community; the applicant is showing a parkette rather than a public square, which must be amended;</li><li>▪ Schedule 2.4 Proposed Parks, Parkettes and Public Squares identifies the Public Square on the subject lands as being 0.31 ha in size, whereas the size of the proposed parkette is 0.165 ha; the size and configuration of this area should reflect the size requirement for a Public Square in OPA #695;</li><li>▪ Public Squares are intended as formal spaces for passive recreation, in support of the adjacent development. These urban squares should address design guidelines such as: being planned as focal points; relationships with adjacent buildings should provide optimal sunlight penetration, skyview and wind conditions; streetscape and buildings that abut a public square should be designed to reinforce an interactive relationship between the open space and its adjacent land use; and buildings should front onto a public square to create built form edges to the public space; the applicant will need to demonstrate how this location can transform into a public square;</li><li>▪ The “Mid Density Residential Neighbourhood” designation permits a maximum lot coverage of 80%, a maximum density of 2.0 FSI, and a minimum front setback of 4.5 m. The applicant is proposing a 3.0 m front setback to Porter Avenue West and should revise the application to reflect the requirement in OPA #695;</li><li>▪ The “High Density Residential Neighbourhood” designation permits a maximum lot coverage of 80%, a maximum density of 2.5 FSI, and a minimum front setback of 3.0 m.</li></ul></li></ul>
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c.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed uses and site-specific zoning exceptions 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. Setback requirements to Porter Avenue West will be reviewed in the context of the Official Plan requirements.</li> </ul>
d.	Traffic, Road Widening	<ul style="list-style-type: none"> <li>▪ Access improvements and any required road widening along Kipling Avenue must be identified by the Vaughan Development/Transportation Engineering Department.</li> <li>▪ The location and number of driveways (2) proposed onto the existing private driveway (Porter Avenue West) must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.</li> <li>▪ The disposition of the existing private driveway as a private or public road will need to be identified.</li> </ul>
e.	Conceptual Site Plan/Future Site Plan Application	<p>A future Site Development Application is required to facilitate the conceptual site plan shown on Attachment #3. The following matters, but not limited to, will be considered through the review of the proposed Conceptual site plan (Attachment #3) and future site plan application:</p> <ul style="list-style-type: none"> <li>▪ Porter Avenue West is a new westbound street that should provide new connections to the Rainbow Creek open space system and residential neighbourhood;</li> <li>▪ the Special Character Street should be characterized by high quality landscaping, and emphasis on the pedestrian environment, and its function as a gateway to significant urban spaces, including special paving materials and roll curb edges;</li> <li>▪ Porter Avenue West should function as the main pedestrian draw towards new public amenities, open spaces, and residences that are part of the Rainbow Creek neighbourhood development;</li> <li>▪ pedestrian accessibility to and from the site including internal sidewalks and along the existing private driveways;</li> <li>▪ site access via Porter Avenue West will be reviewed in consideration of the policies of the Official Plan;</li> <li>▪ setback requirements along Porter Avenue West and streetscape design elements as required by OPA #695;</li> <li>▪ proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed road;</li> <li>▪ built form and site design;</li> <li>▪ accessibility and location of the proposed parking spaces;</li> <li>▪ proper vehicle turning movements into the proposed driveways;</li> <li>▪ the size and design of the proposed parkette identified as a Public Square in the Official Plan, as well as, its' accessibility;</li> <li>▪ the relationship of the proposed built form with the public square as identified in OPA #695;</li> <li>▪ snow storage areas; and,</li> <li>▪ sustainable site and development features.</li> </ul>

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f.	Additional Studies	<ul style="list-style-type: none"> <li>▪ Review will be given to determine if additional studies are required to support the proposed development, including but not limited to, a Phase 2 Environmental Site Assessment Report(s), and an Access report which is required for review and approval by the appropriate agencies/departments. The Environmental Site Assessment report(s) must be approved by the Vaughan Development/Transportation Engineering Department prior to consideration of a technical report by the Committee of the Whole.</li> </ul>
g.	Canadian Pacific Railway	<ul style="list-style-type: none"> <li>▪ The site abuts the Canadian Pacific Railway; the appropriate setbacks and noise attenuation measures must be implemented as part of the development.</li> <li>▪ Canadian Pacific Railway approval is required.</li> </ul>
h.	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 application is approved. Should servicing capacity not be available, use of the Holding Symbol “(H)” will be considered for the site.</li> </ul>
i.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ The applicant is proposing freehold townhouse units served by a private common element condominium road and parking spaces. A draft plan of subdivision is required to create a block and register a subdivision plan to facilitate the creation of the freehold lots.</li> </ul>
j.	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>

**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.



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**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. Conceptual Site Plan
4. Typical Elevations
5. OPA 695- Schedule 3.0 – Land Use

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
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.)

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**EXTRACT FROM COUNCIL MEETING MINUTES JUNE 26, 2012**

Item 4, Report No. 27, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**4 OFFICIAL PLAN AMENDMENT FILE OP.03.008  
PINE HEIGHTS ESTATES  
WARD 3 – VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012, be approved; and
- 2) That the following deputations and communication be received:
  1. Mr. Mark Yarranton, representing the applicant, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3;
  2. Mr. Stephen Roberts, 95 Bontoak Crescent, Vaughan, L4J 9G4;
  3. Mr. Antony Niro, 333 Laurentian Boulevard, Maple, L6A 2V3, and communication C3, dated June 5, 2012;
  4. Mr. David Toyne, 10240 Pine Valley Drive, Woodbridge, L4L 1A6;
  5. Mr. Robert Klein, Kleinburg and Area Ratepayers' Association, Box 202, Kleinburg, L0J 1C0;
  6. Mr. Richard Rodaro, Millwood-Woodend Ratepayers' Association, 50 Woodend Place, Woodbridge, L4L 1A6;
  7. Mr. David Donnelly, 276 Carlaw Avenue, Toronto, M4M 3L1; and
  8. Mr. Luc Laine, 35 Chef Emile Picard, Wendake, Quebec, G0A 4V0.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.03.008 (Pine Heights Estates) BE RECEIVED; and, that any issues identified be addressed by the Policy 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**

On May 11, 2012 a notice of Public Hearing was mailed to landowners within 200 m of the subject lands. In addition, a notice was mailed to the Kleinburg & Area Ratepayers Association and Millwood Woodend Ratepayers' Association. The notice was posted on Vaughan's website [www.vaughan.ca](http://www.vaughan.ca), online *City Page* on May 17, 2012, in addition to signage posted on site May 16, 2012. No responses have been received as of May 29, 2012. Any responses received will be addressed in the technical review and included in the detailed staff report.

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#### Purpose

Six participating landowners within Blocks 40/47 have submitted an Official Plan Amendment application to re-designate the subject lands from “Urban Area” and “Valley Lands” under OPA 600 to “Low Density Residential”, “Valley Lands”, “Stormwater Management Pond”, “Neighbourhood Commercial Centre”, “Parks”, “Institutional”, “Greenway System”, with special provisions to accommodate a historical site. The application proposes four (4) stormwater management ponds, three (3) neighbourhood parks, and two (2) neighbourhood commercial centres.

The application proposes to amend OPA 600 to:

- Increase the range in residential density from the permitted range of 5.0 – 7.5 units per hectare (2.0 – 3.0 units per acre) in Section 4.2.1.2. to a range of 5.0 – 11.0 units per hectare (2.0 – 4.5 units per acre);
- Amend Section 8.2.4.c (i) to reduce the road right-of-way width from 23 m to 20m for Primary Roads;
- Amend Section 4.2.2.4 (v) to permit a Gross Leasable Area of less than 5,000 m<sup>2</sup>, from the required 5,000 – 15,000 m<sup>2</sup> in OPA #600; and permit additional uses such as “Institutional” and “Place of Worship” for Neighbourhood Commercial Centres;
- Increase in population from the forecasted 3,490 in OPA #600 to 5270 (based on 3.69 ppu), and an increased unit count from the forecasted 1000 to 1428 (See Appendix B, OPA #600);
- To recognize two existing cemeteries designated as “Institutional”;
- Identify the of Skandatut site under the “Historical Site” designation to permit only passive open space uses, and require a minimum 20 metre buffer area as per Ministry of Tourism, Culture and Sport requirements, while including an appropriate interface with the proposed adjoining residential development such as dedicated parkland, pursuant to the 5% dedication under the *Planning Act*. The adjacent parkland shall include buffers for the benefit of the preservation of the site.
- Re-designate the “Peninsula Parcel” as identified in Attachment 3 of this report from “Valley Lands” designation in OPA #600, to the proposed “Low Rise Residential”, subject to further assessment to the satisfaction of the City and TRCA.
- Amend Section 5.10 “Wetland Protection” to add the East Humber Wetland Complex, by amending Schedule G1 in OPA #600, as shown in Attachment 4a) and 4b);
- Amending section 8.2 to include special provisions for the preservation of lands at the Teston Road and Pine Valley Drive intersection (to facilitate the planning for the jog elimination). The policies require that the potential realignment be protected to allow the City and the Region with the reasonable opportunity to assess the need for the re-alignment and other alternatives as part of a future Environmental Assessment.
- Amend Section 4.2.4.6.4. to require the submission of Cultural Heritage Impact Assessments for structures listed by the City’s Inventory of Significant Structures, prior to the Block Plan approval. The future Teston Road and Pine Valley Environmental Assessment for the potential jog elimination shall take the preservation of the structure at 10733 Pine Valley Drive into consideration.

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#### Item 4, CW(PH) Report No. 27 – Page 3

- Amending OPA #600 to add a new Section 5.5.2 of OPA #600, to require the use of the hydrogeological study completed as part of the MESP to define the local pre-development water balance and to establish of site specific water balance criteria.
- Adding Section 5.15 “Species-at-risk” to acknowledge that species-at-risk and their habitats have been identified in Block 40/47, and require, through the preparation of the MESP, Block Plan and conditions of development approval, arrangements for the protection or enhancement of habitat to the satisfaction of the pertinent government agencies;
- Adding a new clause to Section 4.2.4.1. “Greenway System” to investigate the feasibility of providing public trails and crossings in the valley system and to evaluate connections with other potential public trail initiatives in the Humber River Valley without amendment to OPA #600.

The redesignation to specific urban land use categories will facilitate the review of the Block Plan submission.

#### **Background Analysis and Options.**

##### Previous Application

On May 20, 2003 Official Plan amendment application file OP.08.2003 was considered by Committee of Whole. The initial application proposed a unit count of 883, a density of 6.2 units per ha, and an estimated population of 3,089 (assuming 3.49 ppu). The application did not proceed to approval. The file has been subsequently revised to reflect the current application.

##### Location and Context

The subject lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, in parts of Lots 23, 24, and 25 Concessions 6 and 7, City of Vaughan. The lands have a total area of 233.73 ha, including the valley lands. The tableland portion is estimated to have an area of approximately 141.75 ha, with 74.48 ha being located east of Pine Valley Drive, with 67.27 ha located west of Pine Valley Drive. The lands also form part of the Vellore Village 1 area as shown on Schedule “B” of OPA #600.

The location of the subject lands and existing land use context and zoning are shown on Attachment 1 and 2.

#### **Official Plan**

OPA #600 was adopted by Vaughan Council on September 25, 2000 and approved by the Regional Municipality of York on June 29, 2001 it includes the following specific policies for the subject lands:

- i) The lands shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of the Official Plan;
- ii) OPA #600, Section 4.2.1.2 states that Blocks 40/47 north should be planned for predominately “executive housing” on large lots with full municipal services;
- iii) The gross density within the designated area shall be between 5.0 and 7.5 units per hectare;

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- iv) The projected housing unit yield is 1,000 units to accommodate a population of about 3,490.

The Official Plan Amendment application for the Pine Heights Estate Community proposes to create approximately 1428 dwelling units with a corresponding residential population of 5270 people. Appendix B of OPA #600 permits a forecasted population of 3490 people.

OPA #600 also requires that the secondary plan area be developed by way of Block Plan approval. The applicants have submitted a Block Plan application under file BL.40/47.2003 (Pine Heights Estates). Block Plan approval will take place after the adoption of this Official Plan Amendment and will form the basis for the submission of the individual draft plan of subdivision and zoning amendment applications. Staff is processing the Block Plan applications in conjunction with the Official Plan Amendment application. The information contained in the Block Plan submission is informing the evaluation the proposed Official Plan amendment.

#### Preliminary Review

In April 2011, the applicant submitted a revised Official Plan Amendment and additional supporting documentation including responses to address comments from the original OPA in 2003. The most recent modification was submitted in February 2012, which provides the basis for this report.

Following a preliminary review of the proposed Official Plan Amendment, the Policy Planning Department has identified the following matters for further consideration. It is noted that the issues identified in this section will be addressed through a number of processes including the Official Plan Amendment, the Block Plan and ultimately through the implementing subdivision plans and zoning by-law. The Official Plan amendment will address such issues through policy or where necessary, be addressed prior to the adoption of the amendment. The approaches taken will be discussed in the comprehensive technical report to Committee of the Whole.

#### **General**

- i) The applications will be reviewed in the context of the City's Official Plan, Region of York Official Plan, Provincial Policy Statement and other pertinent provincial legislation (e.g. *Heritage Act*, *Endangered Species Act*, etc.) with respect to conformity of the subject application to the applicable policies and requirements of these documents respecting the proposed land uses, sustainability, environment, servicing and transportation infrastructure;
- ii) The appropriateness of the proposed densities will be reviewed;
- iii) The Official Plan requires that features such as valleylands/woodlots and linkages for passive environmental, recreation and education uses be protected; that community edge buffers be provided; and that staking of the lands be undertaken to establish the limits of development to allow implementing development applications to be reviewed in the context of these requirements;

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- iv) The following supporting reports were submitted to support the applications for the “Pine Heights Estates Community”: *Master Environmental/ Servicing Report, prepared by EMC Group Limited, dated December 2010; Environmental Conditions Report, prepared by Azimuth Environmental, dated December 2010; Geotechnical Investigation, prepared by Geospec Engineering Ltd, dated February 19, 2002; Stormwater Management Report, prepared by EMC Group Limited, Revision 3, dated December 2010; Servicing Report, prepared by EMC Group Limited, dated December 2010; Environmental Impact Statement, prepared by Azimuth Environmental, dated March 2011; Planning Basis Report, prepared by Templeton Planning Ltd., dated December 2010; Traffic Impact Study, prepared by Cole Engineering Ltd., dated December 2010; Environmental Noise Feasibility Analysis, prepared by Valcoustics Canada Ltd., revision 3, dated December 2010; Urban Design Guidelines, prepared by NAK STLA Inc. & John G. Williams Architect Inc., dated December 2010, Meander Belt Analysis, prepared by Aqualogic Consulting, dated March 10, 2011; Addendum Block Plan Report, prepared by KLM Planning Partners Inc., dated April 2011.* The applications and supporting documents will be reviewed by the applicable City Departments and external public agencies;
- v) Any required studies not already submitted to support the Block Plan approval application will be required prior to the consideration of the Block Plan application, such as: Transportation Master plan, Woodland Edge Management Report, Parks and Open Space Master plan, final comprehensive archeological report, Community Concept Plan, Urban Design Guidelines and Architectural Guidelines; Transportation Demand Management Framework are required to undertake a comprehensive review of the proposal through the Block Plan process; the implementation of development for the subject lands shall be through the Block Plan, Subdivision and Zoning By-law processes, should the application to amend the Official Plan be approved;

**Land Use**

- vi) There will be the need to clarify the range of uses to be permitted in the “Historical Site” designation. Currently “passive” recreational uses are identified.
- vii) The appropriateness of the proposed land uses, including the road pattern for the subject lands, will be reviewed the context of the surrounding existing and planned land uses.
- viii) The provision of parkland is currently under review by the City. Parkland dedication shall be provided in accordance with City Policy and in a manner that conforms to the Planning Act. The location, size, number, configuration and permitted use of the proposed parks must be reviewed and approved by the City.
- ix) The precise limits of the valley lands will be determined at the Block Plan stage by the TRCA and Vaughan staff in accordance with OPA #600 policies (Section 5.9.1);
- x) Development limits and buffers associated with non-participating lands have not yet been determined and further detailed review will be required to determine appropriate buffers and development limits to the satisfaction of City of Vaughan, TRCA and other pertinent government authorities prior to proceeding with any development applications on these lands;

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- x) The western portion of the Block 47 area is located within the boundary limits of the provincial Greenbelt Plan. The original application for file OP.03.008 was submitted to the City of Vaughan on February 21, 2003. The Ministry of Municipal Affairs and Housing has confirmed that the portion of the Pine Heights Estate development in Block 47 is not subject to the PPS 2005, the Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe (Growth Plan). The City is working with the Region of York and MMAH to adjust the Greenbelt Plan boundary as it pertains to the subject lands. The adjustment of the boundary will not affect this OP amendment application.

#### **Engineering**

- xii) The availability of sewage and water capacity for the subject lands must be identified by the Region of York and will be subject to all required Regional infrastructure improvements;
- xiii) The servicing, access and development potential of the “peninsula parcel” (Attachment 3) the proposed OPA and Block Plan has not been demonstrated at this time. A site specific policy has been added to VOP 2010 Volume 2 which would provide for the determination of the development potential for the Peninsula parcel (see paragraph xxvi of this report), which requires additional studies to define the development limits.
- xiv) All properties within the proposed OP amendment area must be planned comprehensively. The transportation and servicing connectivity for the non-participating land owners must be identified in the Block Plan and the MESP.
- xv) The proposed internal road network and block configuration will be reviewed for possible improvements;
- xvi) Non-participating owners lands must be considered in the layout of the internal road system to provide flexibility for possible future development of these lands;
- xvii) Schedule “B” of OPA #600 identifies the intersection of Teston Road and Pine Valley Drive as an area for “Possible Road Re-Alignment”. An Environmental Assessment with the proponent likely being the Region is required to determine road alternatives for lands in the immediate vicinity of this intersection. The protection of lands required for the Pine Valley Drive and Teston Road jog-elimination is currently under discussion and review by the City and Region of York and will require further refinement and adjustments.

#### **Cultural Heritage**

- xviii) A significant archeological site (Skandatut), a historical First Nations settlement, had been identified. This site was delineated through surveys by licensed archeologists and has been protected for in situ. The efforts leading to the protection of the Skandatut site have involved consultation with several different parties including the Huron Wendat and Williams Treaty First Nations, Province of Ontario, the Toronto Region Conservation Authority, the City and owners of land in Blocks 40/47. A conditional donation agreement has been executed between the landowners and the TRCA providing for the donation of the site to TRCA and implementation steps are underway. The City has agreed that the lands abutting the site to the east will be park.

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- xix) Archeological assessment reports for all sites identified on the subject lands are currently under review by the Ministry of Tourism, Culture and Sport (MTCS). Compliance letters for all outstanding sites subject to archeological assessment from MTC is required prior to proceeding with the proposed Block Plan.
- xx) The precise location of the historical hamlet of “Purpleville” at the intersection of Pine Valley Drive and Teston Road is currently under review by the Cultural Services Department and the Region of York. The policy implications of a change in its location are also being reviewed.
- xxi) A registered heritage building under Section 27 of the Ontario Heritage Act has been identified at the south east corner of Pine Valley Drive and Teston Road (10733 Pine Valley Drive). A comprehensive review of the Salvage Mitigation Options, including the feasibility of relocation within the existing site or to another location within the subject development is required. A Built Heritage and Assessment Report outlining preservation or mitigation options for the properties located at 10733 Pine Valley Drive are required, to the satisfaction of the City.

#### **Master Environmental Servicing Plan**

- xxii) Buffers from Provincially Significant Wetlands, Habitat of Endangered and Threatened Species, and Significant Cultural/Archeological Sites/landscapes shall be reviewed and be subject to the satisfaction of the City of Vaughan, TRCA, Ministry of Natural Resources, and Ministry of Tourism, Culture and Sport;
- xxiii) All outstanding analyses concerning the tree inventory, species-at-risk and endangered species preservation and protection, including methodology used for the environmental sensitivity matrix must be addressed prior to finalization of Official Plan Amendment.
- xxiv) A total of five (5) species-at-risk have been identified within the boundaries of the subject lands: Butternut Tree (provincially endangered), Redside Dace (protected under 2007 ESA), Barn Swallow, Bobolink (provincially threatened bird species, protected under ESA 2007), and the Eastern Meadowlark (as per Ontario Regulation 242/08 under ESA 2007). Species-at-risk evaluations must be completed according to the regulations under the Endangered Species Act prior to determining the development limits and proposed road layout and lot fabric.
- xxv) The precise limits of the valley land and development land, in proximity to and inclusive of the “Peninsula Lands” is shown on Attachment 3 subject to review and will be determined based on studies and criteria established by the City in conjunction with the TRCA.



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xxvi) On April 17, 2012 Council resolved that:

*“With respect to a land feature identified as the “Peninsula Lands” within the Block 40 proposed Block Plan, the precise limits of the valley land, and development land, in proximity of and inclusive of the “Peninsula Lands” will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and the TRCA then the Low-Rise Residential designation will apply to the developable lands without further Amendment to the Plan.”*

The range of studies is under consideration by the City in consultation with TRCA. The studies will be further detailed in the comprehensive report to the Committee of the Whole. There will need to be both a systems and features approach to the required studies.

The peninsula parcel has been assessed by staff, of who are of the opinion that it is part of a core area as defined in the Natural Heritage Reference Manual (OMNR 2010). Given that there are established elements of Provincial and Regional significance (i.e. species at risk, wetlands, woodlands, significant wildlife habitat) in the core area, a natural heritage systems approach is required for studies and criteria concerning the protection of the "peninsula" lands. The following criteria define aspects of core areas of the natural heritage system that will need to be considered:

- Size: Maintain species persistence;
- Shape: Maintain and/or improve the quality of wildlife habitat;
- Completeness: Optimize completeness and degree of naturalness of the core area;
- Habitat and Species Diversity: Improve core area resilience to stresses by maximizing diversity;
- Interior Habitat: This criterion is addressed through aspects of 'size' and 'shape' regarding species persistence and habitat quality;
- Sensitive Natural Communities: Persistence of sensitive natural communities;
- Under-represented Natural Communities: Persistence of under-represented natural communities;
- Connectivity: Maximize options for animal movement and population dispersal in the core area;
- Important Hydrological Areas: Protect water features by maintaining the hydroperiod of hydrological areas; and
- Potential to Persist: Ensure ecological functions persist without being diminished.

Impacts on individual features would also have to be considered, this will include:

- Stable slope and buffer/setback analysis determining natural hazard and related protection requirements;
- Appropriate buffers defined in accordance with requirements of the City, TRCA and MNR;
- Access to peninsula design (minimizing intrusion into the valley);

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- Compensation for loss of targeted natural heritage system (value for land acquisition or other lands to be donated);
- A Low Impact Development (LID) assessment.

Consultation with the Province, Region, TRCA will occur to determine how much of this work will be necessary to satisfy OPA requirements and what elements can be included in future Block Plan and draft plan of subdivision processes for the subject lands.

#### **School Board**

- xxvii) The York Region District Catholic School Board requires that one elementary school site be protected within the proposed community. The location of the school site is currently under review and shall be determined prior to the comprehensive Committee of the Whole report.

#### **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 Region of York is the approval authority for the proposed amendment. The application has been circulated to the Region of York for review and comment. The subject lands are designated “Urban Area” by the Regional Official Plan. Any issues raised by the Region of York will be addressed when the technical report is considered.

#### **Conclusion**

The above issues, but not limited to those cited, 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. The technical review will be the basis for a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies; the requirements of external agencies (i.e. Ministry of Natural Resources, Ministry of Tourism, Culture and Sport, Toronto Region Conservation Authority, York Region School Boards, etc.); the land uses being proposed in regards to density, sustainability and the environmental; servicing and transportation infrastructure requirements; and, the review of the supporting studies.

#### **Attachments**

1. Location Map
2. Context Map
3. Proposed Official Plan Amendment Schedule
- 4a. Proposed Amendment to Schedule G1 “Wetlands”
- 4b. Provincially Significant East Humber River Wetland Complex within Subject OPA Boundaries
5. Property Ownership

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**Report Prepared By:**

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Roy McQuillin, Manager of Policy Planning, ext. 8211

(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.)