

**3.      OFFICIAL PLAN AMENDMENT FILE OP.09.008  
         ZONING BY-LAW AMENDMENT FILE Z.09.040  
         ARVIT INVESTMENTS INC. (MOSAIK HOMES INC.)  
         WARD 1**

**P.2010.11**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.09.008 and Z.09.040 (Arvit Investments Inc. (Mosaik Homes 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: January 29, 2010
- b)      Circulation Area: Minimum 150 m and as shown on Attachment #2
- c)      Comments Received as of February 9, 2010: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit a 93 unit, condominium stacked townhouse development, as shown on Attachments #3 and #4:

- 1.      An Official Plan Amendment Application (File OP.09.008) to amend the Official Plan policies of OPA #350 (Maple Community Plan), as amended by OPA #513, to redesignate the subject lands from "General Commercial" to "Medium Density Residential", and with the following amendment:

	<b>Official Plan Policy (OPA #350, as amended)</b>	<b>Proposed Amendment to OPA #350, as amended</b>
a.	The net density in a Medium Density Residential Area shall be a minimum of 30 units per hectare and a maximum of 60 units per hectare.	The maximum permitted density in a Medium Density Residential Area shall be 91.2 units per hectare.

- 2.      A Zoning By-law Amendment Application (File Z.09.040) to amend Zoning By-law 1-88 to rezone the subject lands from C2(H) General Commercial Zone with the Holding Symbol "(H)" to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and with the following zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 RM2 Zone Requirements</b>	<b>Proposed Exceptions to RM2 Zone</b>
a.	Minimum Lot Area	203m <sup>2</sup> / unit	109m <sup>2</sup> / unit
b.	Minimum Front Yard (Kayla Crescent)	4.5m	3.7m
c.	Minimum Rear Yard (Jane Street)	4.5m	2.5m
d.	Minimum Exterior Yard (Via Lanciano)	4.5m	2.9m
e.	Minimum Parking Requirement	1.5 spaces per dwelling unit	1.0 space per dwelling unit
f.	Minimum Landscape Strip Width Abutting a Street Line	6.0m	3.7m along Kayla Crescent; 2.5m along Jane Street; 1.2m along Via Lanciano
g.	Minimum Amenity Area	20m <sup>2</sup> /one bedroom dwelling unit; 55m <sup>2</sup> /two bedroom dwelling unit; 90m <sup>2</sup> /three bedroom dwelling unit	6m <sup>2</sup> per dwelling unit
h.	Minimum Landscape Strip around the periphery of an Outdoor Parking Area	3.0m	0.5m
i.	Screening of an Outdoor Parking Area from the Street and Any Adjacent Premises	Screening to consist of Landscaped Earthen Berm or Evergreen Hedgerow	Screening shall only include fencing
j.	Dimension of Garages and Carports	3.0m by 6.0m	2.7m by 6.0m
k.	Location of Accessory Buildings or structures	Rear Yard only	Interior Side Yard

## Background - Analysis and Options

Location	<ul style="list-style-type: none"> <li>▪ Block 133 on Registered Plan 65M-3505, shown on Attachments #1 and #2.</li> <li>▪ East side of Jane Street, south of Major Mackenzie Drive, City of Vaughan.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "General Commercial" by OPA #350, as amended by OPA #513.</li> <li>▪ Application to facilitate the proposed residential development of 93 stacked townhouse units with a density of 91.2 units per hectare does not conform to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ C2(H) General Commercial Zone with the Holding Symbol "(H)", subject to Exception 9(1096), by Zoning By-law 1-88.</li> <li>▪ Application to facilitate the proposed residential development does not comply 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 applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including emerging policy direction respecting intensification from the City's Official Plan Review.</li> </ul>
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed 93 unit stacked townhouse development on the subject lands will be reviewed in consideration of, but not limited to, the compatibility with the surrounding uses, built form, urban design, environmental sustainability, parking, and traffic.</li> <li>▪ The appropriateness of the proposed "Medium Density Residential" designation and increase in density, and the proposed rezoning of the subject lands with site-specific zoning exceptions to the RM2 Multiple Residential Zone that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan and building elevations for the subject lands, as shown on Attachments #3 and #4.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>▪ The subject lands are currently zoned C2 General Commercial and abut lands to the immediate north, which are also zoned C2 General Commercial Zone (CIBC bank). Section 5.1.1 a) in Zoning By-law 1-88, General Provisions Section for all Commercial Zones, requires that a 2.4m wide landscape strip be provided on commercial lands abutting a Residential Zone. The rezoning of the subject lands from C2 General Commercial to RM2 Multiple Residential Zone would result in the requirement for a 2.4m wide landscape strip on the abutting CIBC commercial lands (which currently does not apply), and would result in the commercial lands to the immediate north not complying with Zoning By-law 1-88, should the subject applications be approved. Review will be given to the appropriate zoning or exceptions required in the implementing by-law to address this issue, if the applications are approved, together with the possibility for an appropriate landscape buffer to be provided on the Arvit lands.</li> </ul>
c.	Urban Design Guidelines and Landscape Masterplan	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the Maple West Urban Design Guidelines &amp; Landscape Masterplan (2001).</li> </ul>
d.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> <li>▪ A Traffic Impact Study and Parking Assessment must be submitted and approved to the satisfaction of the Region of York and the Vaughan Engineering Department.</li> </ul>
e.	Functional Servicing Report and Allocation	<ul style="list-style-type: none"> <li>▪ A Functional Servicing Report must be submitted and approved to the satisfaction of the Vaughan Engineering Department.</li> </ul>
f.	Environmental Noise Study	<ul style="list-style-type: none"> <li>▪ An Environmental Noise Study must be submitted and approved to the satisfaction of the Vaughan Engineering Department.</li> </ul>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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 and roof-top treatment to address the "heat Island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
h.	Future Site Plan Application	<ul style="list-style-type: none"> <li>▪ Any Site Development Application submitted to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, amenity areas, servicing and grading, sustainable development features, and the integration of the Maple Streetscape Urban Design elements (eg. acorn lighting).</li> <li>▪ The central garbage bin proposed at the northwest corner of the site adjacent to Jane Street will need to be removed with the applicant to examine same day garbage/recycling pick-up by a private contractor.</li> </ul>
i.	Environmental Site Assessment	<ul style="list-style-type: none"> <li>▪ An Environmental Site Assessment must be submitted and reviewed to the satisfaction of the Vaughan Engineering Department. The Owner must provide a Record of Site Condition, based on the studies of a qualified environmental consultant. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.</li> </ul>
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority.</li> </ul>

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

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

#### **Regional Implications**

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

#### **Conclusion**

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

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Typical Conceptual Front Elevations

**Report prepared by:**

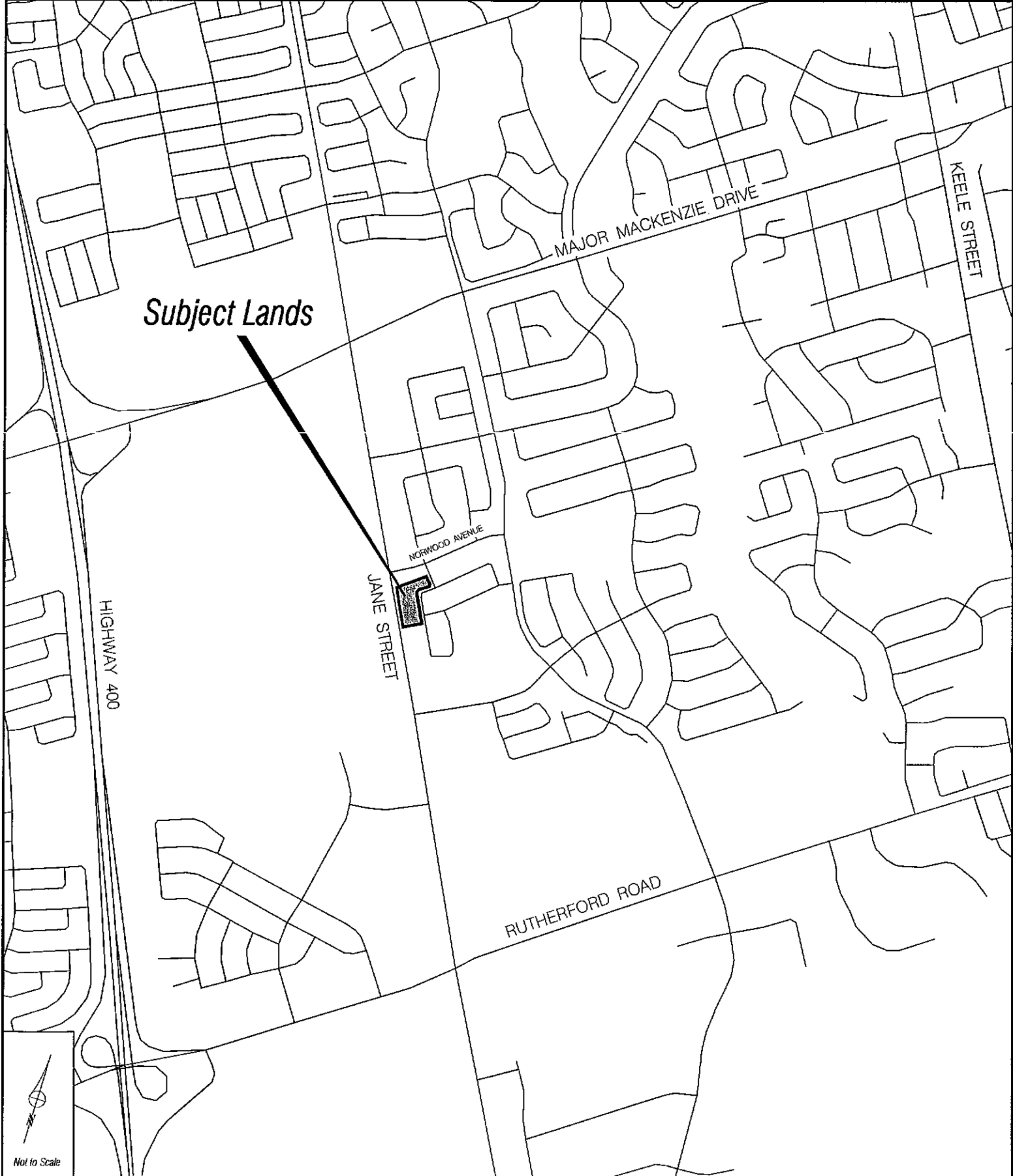
Stephen Lue, Planner, ext. 8210  
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Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



## Context Location Map

LOCATION:  
Part of Lot 19, Concession 4

APPLICANT:  
Arvit Investments Inc. (Mosaik Homes Inc.)

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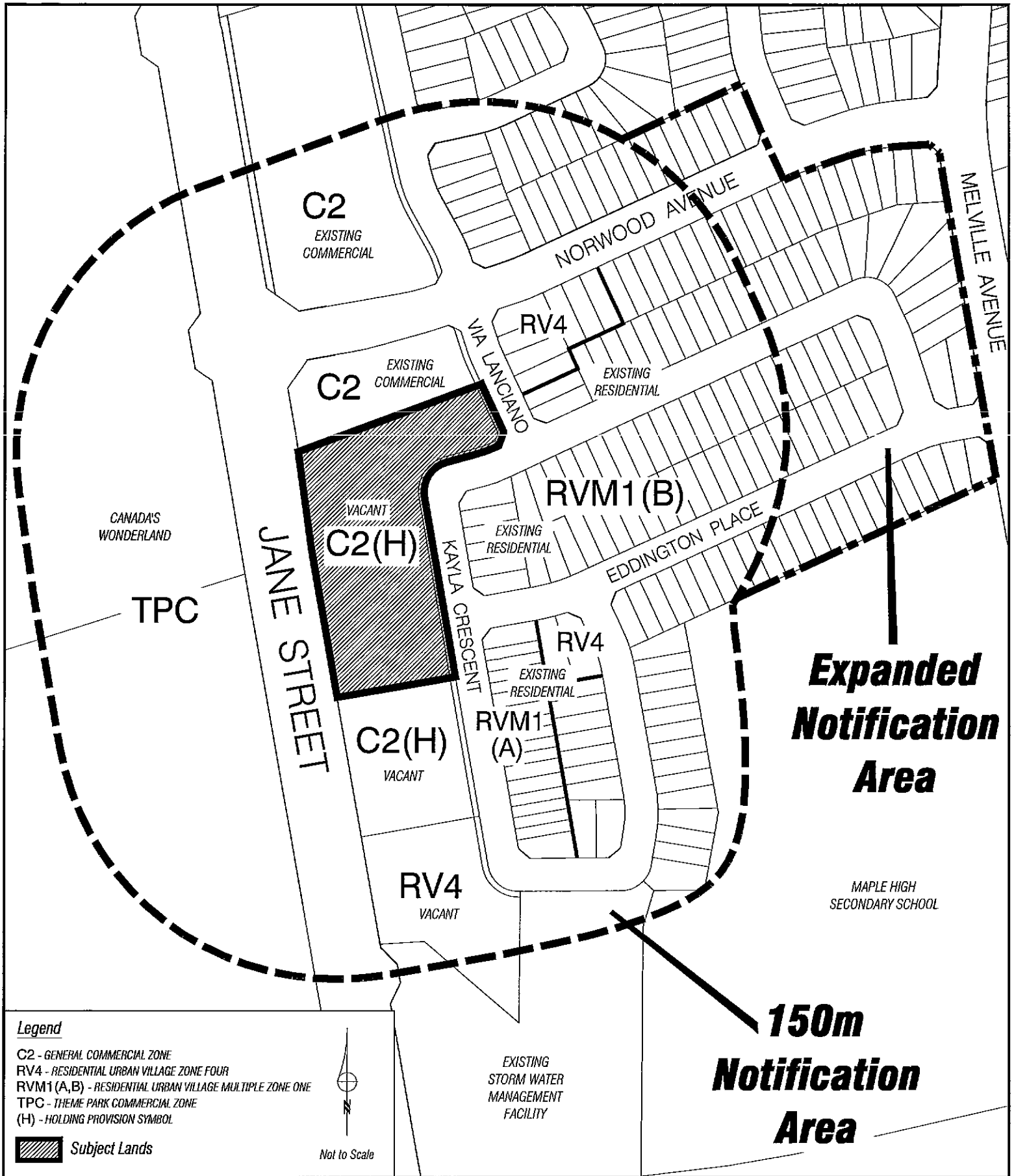
**City of Vaughan**  
*The City Above Toronto*  
Development Planning Department

## Attachment

FILE:  
Z.09.040 & OP.09.008

DATE:  
January 15, 2010

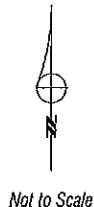
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**Legend**

- C2 - GENERAL COMMERCIAL ZONE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1 (A,B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- TPC - THEME PARK COMMERCIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

 Subject Lands



**Expanded  
Notification  
Area**

**150m  
Notification  
Area**

**Location Map**

LOCATION:  
Part of Lot 19, Concession 4

APPLICANT:  
Arvit Investments Inc. (Mosaik Homes Inc.)

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*The City Above Toronto*

Development Planning Department

**Attachment**

FILE:  
Z.09.040 & OP.09.008

DATE:  
January 15, 2010

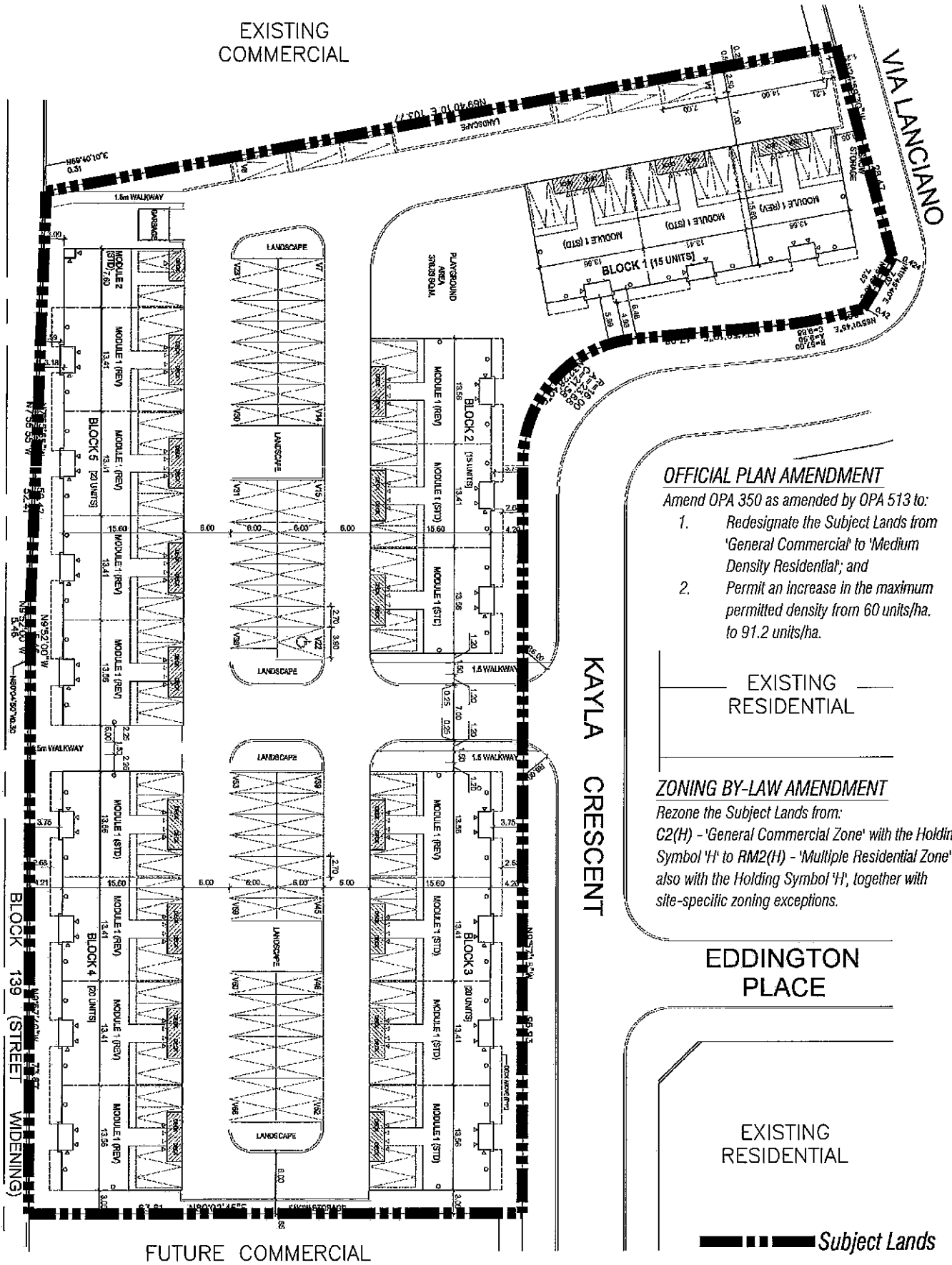
**2**



EXISTING  
COMMERCIAL

VIA LANCIANO

JANE STREET



FUTURE COMMERCIAL

**OFFICIAL PLAN AMENDMENT**

Amend OPA 350 as amended by OPA 513 to:

1. Redesignate the Subject Lands from 'General Commercial' to 'Medium Density Residential'; and
2. Permit an increase in the maximum permitted density from 60 units/ha. to 91.2 units/ha.

EXISTING  
RESIDENTIAL

**ZONING BY-LAW AMENDMENT**

Rezone the Subject Lands from: C2(H) - 'General Commercial Zone' with the Holding Symbol 'H' to RM2(H) - 'Multiple Residential Zone' also with the Holding Symbol 'H', together with site-specific zoning exceptions.

EDDINGTON  
PLACE

EXISTING  
RESIDENTIAL

Subject Lands

**Conceptual Site Plan**

LOCATION:  
Part of Lot 19, Concession 4

APPLICANT:  
Arvit Investments Inc. (Mosaik Homes Inc.)



The City Above Toronto

Development Planning Department

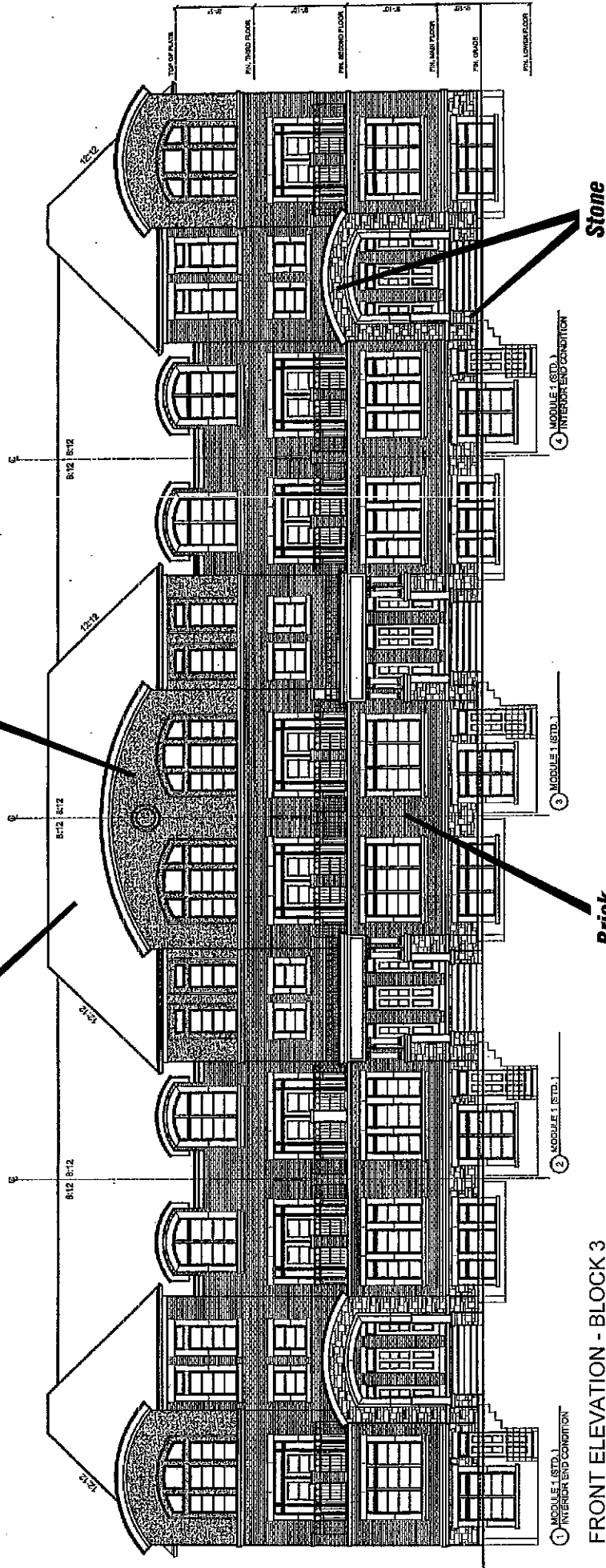
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FRONT ELEVATION - BLOCK 3

Asphalt Shingles

Stucco

Brick

Stone

Not to Scale

### Typical Conceptual Front Elevation

LOCATION:  
Part of Lot 19, Concession 4

APPLICANT:  
Arvit Investments Inc. (Mosaik Homes Inc.)

DATE: 1/15/2010

