

**5. ZONING BY-LAW AMENDMENT FILE Z.11.005
DRAFT PLAN OF SUBDIVISION FILE 19T-11V003
MILLWICK ACQUISITION CORPORATION
WARD 3**

P.2011.24

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files Z.11.005 and 19T-11V003 (Millwick Acquisition Corporation) 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 20, 2011
- b) Circulation Area: 150 m and Millwood Woodend Ratepayers' Association
- c) Written Comments Received as of June 7, 2011: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development for 72 dwelling units on 1.97 ha:

- 1. Zoning By-law Amendment File Z.11.005 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C4 Neighbourhood Commercial Zone to RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, and RT1 Residential Street Townhouse Zone, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

| | By-law Standard | Zoning By-law 1-88, RD4 Residential Detached Zone, and RT1 Residential Street Townhouse Zone Requirements | Proposed Exceptions to RD4 Residential Detached Zone, RT1 Residential Street Townhouse Zone Requirements |
|----|---|--|---|
| a. | Minimum Exterior Side Yard for the RD4 Zone | 4.5 m | 1.2 m (Weston Road) |
| b. | Minimum Exterior Side Yard Abutting a Sight Triangle (RT1 and RD4 Zones (Blocks 7, 8, and 13) | 3 m | 1.5 m |

| | By-law Standard | Zoning By-law 1-88, RD4 Residential Detached Zone, and RT1 Residential Street Townhouse Zone Requirements | Proposed Exceptions to RD4 Residential Detached Zone, RT1 Residential Street Townhouse Zone Requirements |
|----|--|--|---|
| c. | Minimum Lot Depth: i) RD4 Zone ii) RT1 Zone | i) 27 m ii) 27 m | i) 20.6 m (Lots 1 and 2) ii) 25.8 m (Block 14) |

2. Draft Plan of Subdivision File 19T-11V003 on the subject lands shown on Attachment #3, which includes the following:

| Lots/Blocks | Land Use | Area (ha) | Units |
|--------------------|--|------------------|--------------|
| 1 & 2 | Detached Residential Units | 0.091 | 2 |
| 3 & 4 | Semi-Detached Residential Units | 0.156 | 4 |
| 5 - 16 | Street Townhouse Units | 1.175 | 66 |
| 17 - 20 | Landscape Area (Canada Dr. & Weston Rd.) | 0.056 | |
| 21 | Road Widening (Weston Road) | 0.011 | |
| | Street "A" | 0.481 | |
| | Total | 1.970 | 72 |

Background - Analysis and Options

| | |
|----------------------------------|---|
| Location | <ul style="list-style-type: none"> ▪ The subject lands shown on Attachments #1 and #2 have 71.9 m of frontage on the east side of Weston Road and 73 m on the south side Canada Drive, and are generally located northeast of Major Mackenzie Drive and Weston Road, City of Vaughan, shown as subject lands on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none"> ▪ The subject lands are designated "Medium Density Residential/Commercial" with a "Neighbourhood Commercial" overlay designation by OPA #600; and, "Low-Rise Mixed-Use" by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval by the Region of York. ▪ The "Medium Density Residential/Commercial" designation in OPA #600 permits a density between 17 to 40 units per ha. The designation permits detached, semi-detached and street townhouse dwelling units. The proposal for 72 units on the subject lands yields a density of 36.5 units per ha, which conforms to the Official Plan. ▪ The "Low-Rise Mixed Use" designation in City of Vaughan Official Plan 2010 permits townhouses, stacked townhouses, and low-rise buildings, including single and semi-detached dwellings, which conforms to the Official Plan. |

| | |
|-----------------------|--|
| Zoning | <ul style="list-style-type: none"> ▪ The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1224), which permits commercial uses. ▪ The subject lands are proposed to be rezoned from C4 Neighbourhood Commercial Zone in the manner shown on Attachment #3, as follows: <ul style="list-style-type: none"> i) RD4 Residential Detached Zone Four for 2 detached dwelling units; ii) RS1 Residential Semi-Detached Zone for 4 semi-detached dwelling units; and, iii) RT1 Residential Townhouse Zone for 66 street townhouse units. ▪ The residential proposal does not comply with the current commercial zoning on the property, and therefore, an application to amend Zoning By-law 1-88, has been submitted. |
| Surrounding Land Uses | <ul style="list-style-type: none"> ▪ Shown on Attachment #2. |

Previous Files

In July 2005, Plan of Subdivision 19T-00V09 was draft approved for 288 residential units, commercial, high performance employment, school and park uses on 17.83 ha, and included the subject lands. The subject lands, which form part of a larger 2.85 ha commercial block located at the southeast corner of Weston Road and Canada Drive were draft approved for commercial uses and subsequently zoned C4 Neighbourhood Commercial Zone as shown on Attachment #2.

Site Development File DA.07.089 (Phase 1), shown on Attachment #2, for a commercial development on 0.88 ha of the original 2.85 ha commercial block, was considered at the March 31, 2009 Committee of the Whole meeting to permit 3 commercial retail buildings. The Committee of the Whole recommendation to approve the commercial development was ratified by Vaughan Council on April 14, 2009. In 2009, the remaining commercial lands of 1.97 ha (Phase 2) were severed from the original 2.85 ha commercial block for a future residential development (subject lands).

Preliminary Review

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| a. | Conformity with Regional and City Official Plans | <ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies. |
| b. | Appropriateness of Proposed Uses and Zoning Exceptions | <ul style="list-style-type: none"> ▪ The appropriateness of the proposed residential uses, mix of residential uses and 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, and appropriate development standards. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| c. | Urban Design and Architectural Guidelines | <ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the Block 33 West Plan, if approved. |
| d. | Site Development Plan Application | <ul style="list-style-type: none"> ▪ A Site Development Application will be required for the street townhouse units in order to review the building elevations, landscaping, and site plan, if approved. |
| e. | Additional Studies | <ul style="list-style-type: none"> ▪ The Owner submitted traffic impact, functional servicing and environmental noise analysis reports, in support of the proposal, which will be reviewed by the appropriated City Departments and Public Agencies. ▪ The review of the proposal will determine if additional studies are required to support the proposed development. |
| f. | Sustainable Development | <ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the plan of subdivision and site plan approval processes, if approved. |
| g. | Phase 1 Environmental Report | <ul style="list-style-type: none"> ▪ A Phase 1 ESA (Environmental Site Assessment) must be prepared in accordance with City Policy and submitted for approval, and the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the Vaughan Development / Transportation Engineering Department. |
| h. | Servicing | <ul style="list-style-type: none"> ▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City, including if there are any cost sharing requirements due to the Block 33 West Plan. ▪ The availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved. |
| i. | Parkland | <ul style="list-style-type: none"> ▪ The provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act shall be required, if approved. |

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

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

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision 19T-11V003 and Proposed Zoning

Report prepared by:

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

Respectfully submitted,

GRANT UYHEYAMA
Director of Development Planning

/L.G



Context Location Map

LOCATION:
Part Lot 23, Concession 5

APPLICANT:
Millwick Acquisition Corporation

43 (B1) - ATTACHMENTS (9/19/01) - 11/005/11/005 (04)

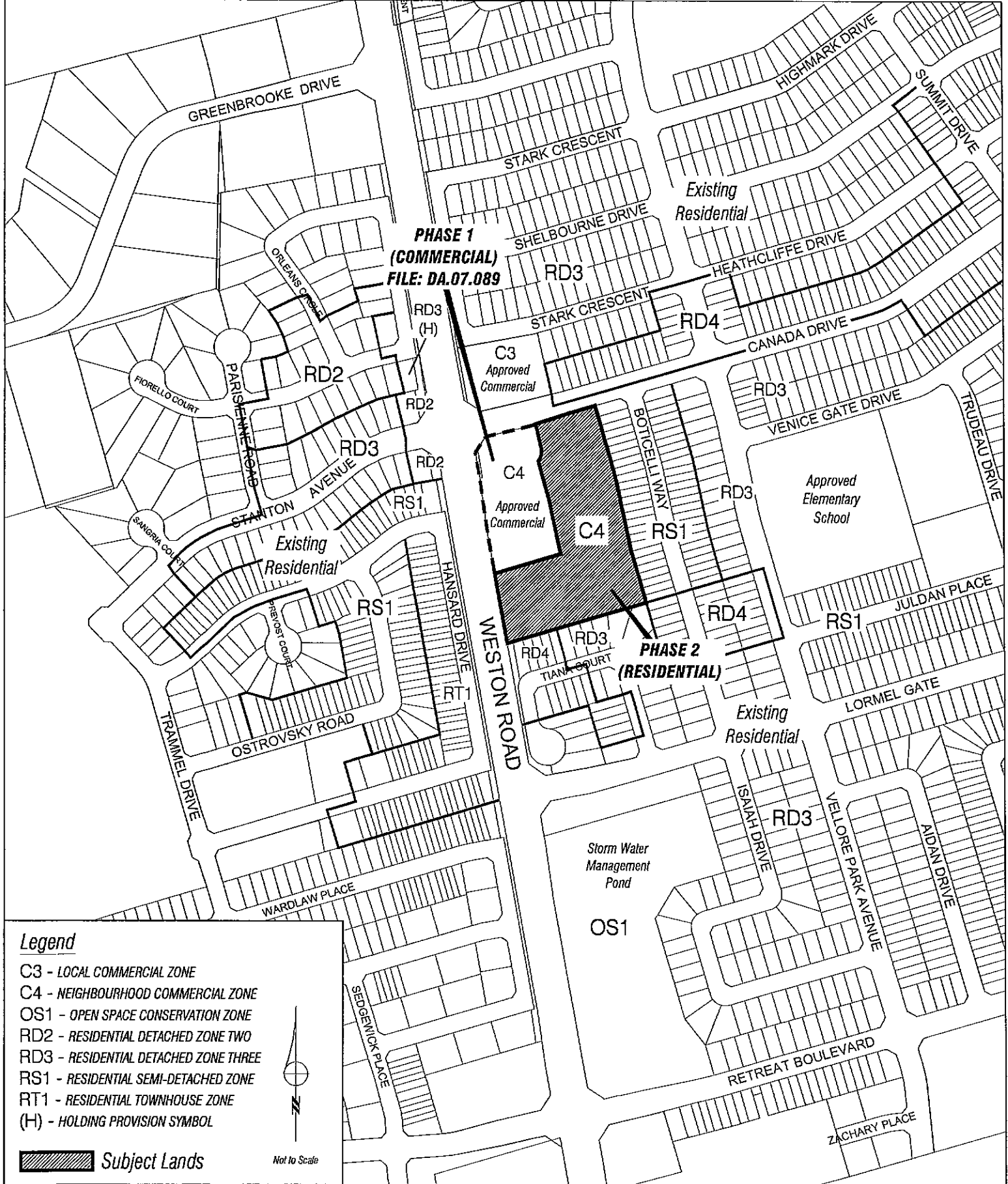


Attachment

FILES: 197-11V003 &
Z.11.005

DATE:
May 20, 2011

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Location Map

LOCATION:
Part Lot 23, Concession 5

APPLICANT:
Millwick Acquisition Corporation

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Attachment

FILES: 19T-11V003 &
Z.11.005

DATE:
May 20, 2011

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CANADA DRIVE

PART 6, PLAN 65R-31795
SUBJECT TO AN EASEMENT AS
SET OUT IN INSTRUMENT YR1375412

PARTS 5 AND 9, PLAN 65R-31795
SUBJECT TO AN EASEMENT AS
SET OUT IN INSTRUMENT YR72853

BLOCK 20

SITE DEVELOPMENT DATA

LOT AREA 19,884.15 SQ.M
*PROPOSED HOUSING TYPES
ZONE

| ZONE | NO. UNITS |
|---------------------------------|-----------------|
| RT1 RESIDENTIAL TOWNHOUSE UNITS | 66 |
| RS1 SEMI-DETACHED DWELLINGS | 4 |
| RD4 SINGLE FAMILY DWELLINGS | 2 |
| TOTAL | 72 UNITS |

2 PARKING SPACES PER UNIT FOR ALL UNITS
MAX. BUILDING HEIGHT FOR ALL UNITS 11.0M
ALL UNITS TO BE ON A NEW PUBLIC STREET

STATISTICS

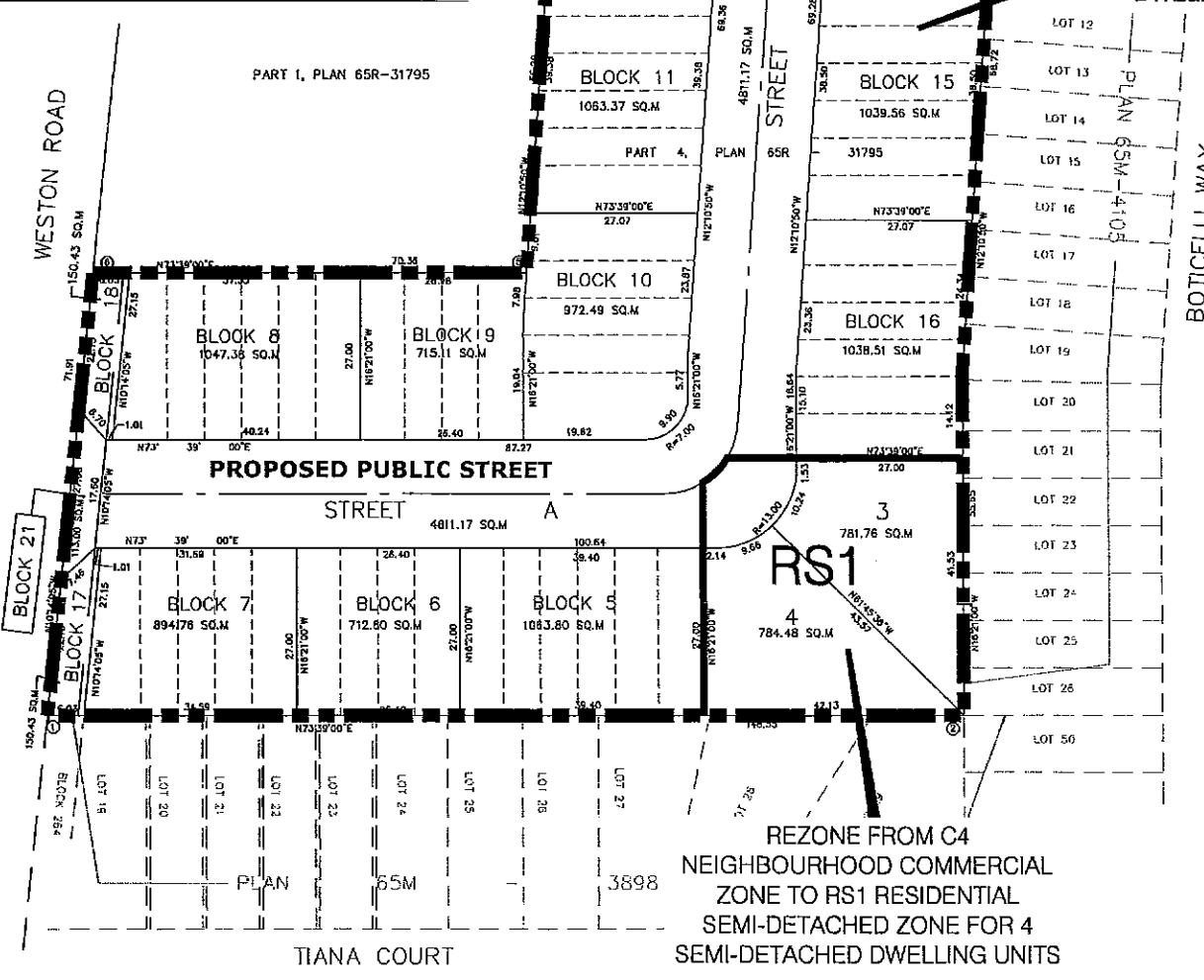
| LAND USE | BLOCK/LOT | AREA |
|--|--------------------------|-------------------------------|
| SINGLE FAMILY DWELLINGS (2) | 1 AND 2 | 913.22 m ² |
| SEMI-DETACHED DWELLINGS (4) | 3 AND 4 | 1586.24 m ² |
| RESIDENTIAL TOWNHOUSE UNITS (66) | 5 TO 16 (BOTH INCLUSIVE) | 11753.7 m ² |
| OPEN SPACE (LANDSCAPE AREA) | 19 TO 20 | 282.10 m ² |
| CONVEYED TO YORK REGION | 21 | 113.00 m ² |
| CONVEYED TO CITY OF VAUGHAN | 17 AND 18 | 300.86 m ² |
| PROPOSED ROAD (CONVEYED TO CITY OF VAUGHAN) | STREET A | 4811.17 m ² |
| TOTAL | | 19720.29 m² |

REZONE FROM C4
NEIGHBOURHOOD
COMMERCIAL ZONE TO
RD4 RESIDENTIAL
DETACHED ZONE FOUR
FOR 2 DETACHED
DWELLING UNITS

REZONE FROM C4
NEIGHBOURHOOD
COMMERCIAL ZONE TO
RT1 RESIDENTIAL
TOWNHOUSE ZONE FOR
66 STREET TOWNHOUSE
DWELLING UNITS

REZONE FROM C4
NEIGHBOURHOOD COMMERCIAL
ZONE TO RS1 RESIDENTIAL
SEMI-DETACHED ZONE FOR 4
SEMI-DETACHED DWELLING UNITS

SUBJECT LANDS



Draft Plan of Subdivision File
19T-11V003 & Proposed Zoning



Attachment
FILES: 19T-11V003 &
Z.11.005

APPLICANT: Millwick Acquisition Corporation
LOCATION: Part Lot 23, Concession 5

DATE: May 20, 2011

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