

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

P.2012.16

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 3rd, 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) Road (Street 'A', 17.5 m) | 0.297 ha |
| Total Area | 2.031 ha |

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 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.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Low Density Residential" by in-effect OPA #600 (Carrville - Urban Village 2), which permits the proposed single detached residential development. ▪ 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.

	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ 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.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ 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.
c.	Block 10 Plan	<ul style="list-style-type: none"> ▪ 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.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines approved for the Block 10 Plan, if approved.

e.	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), 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.
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ 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"> - Phase 1 Environmental Report; - Geotechnical Investigation; and, - Environmental Noise Analysis.
g.	Functional Servicing Report/Allocation	<ul style="list-style-type: none"> ▪ The Functional Servicing Report submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ 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.
h.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments.
i.	Relocation of Hydro Switchgear	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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:

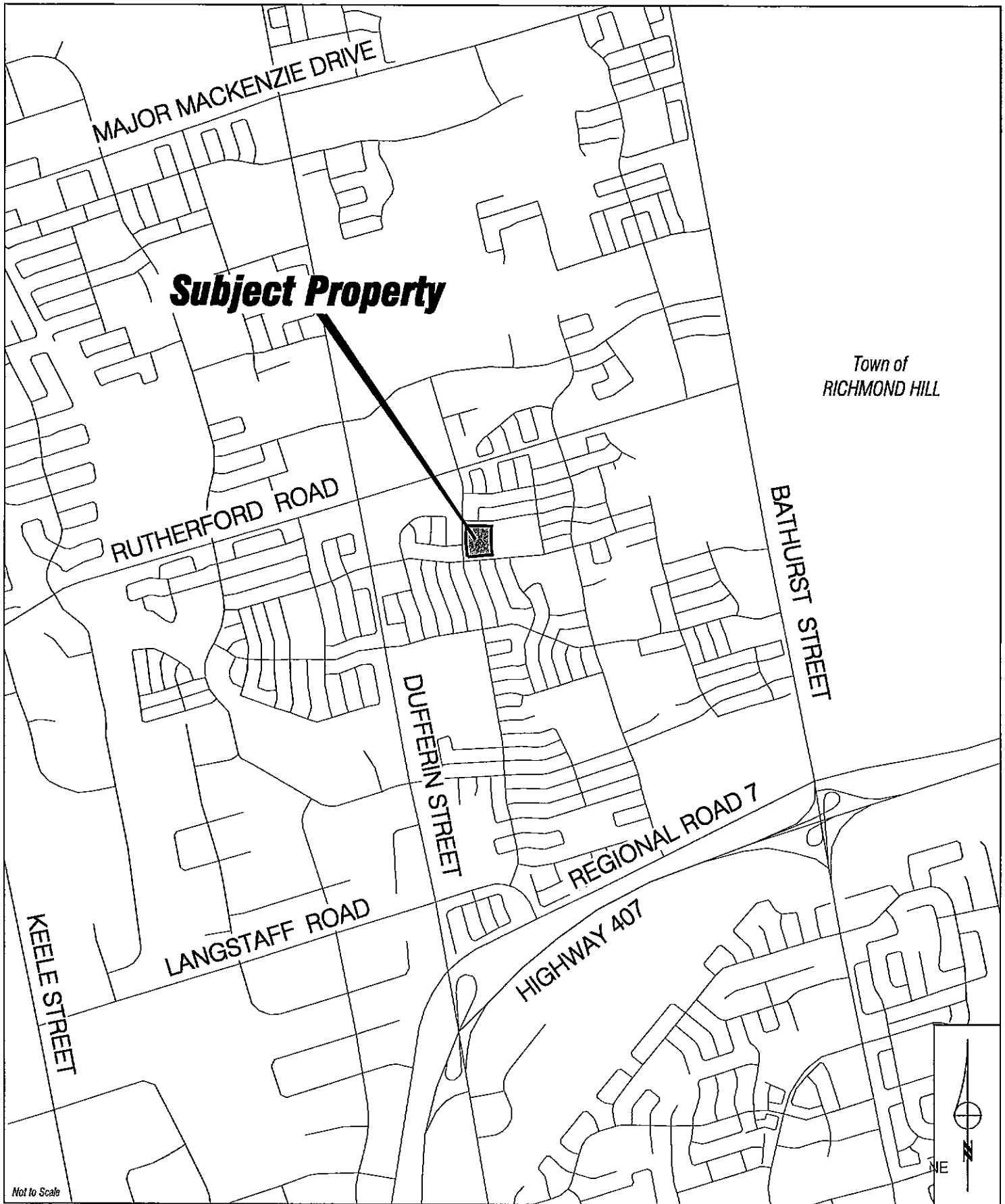
Carol Birch, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Town of
RICHMOND HILL

Not to Scale

Context Location Map

LOCATION:
Part Lot 15, Concession 2

APPLICANT:
Kylamount Development Inc.

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Attachment

FILE:
19T-12V001

DATE:
March 22, 2012

1



Legend

- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- RV3/RV3(WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1(A,B,WS) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

Subject Lands

Location Map

LOCATION:
Part Lot 15, Concession 2

APPLICANT:
Kylermount Development Inc.

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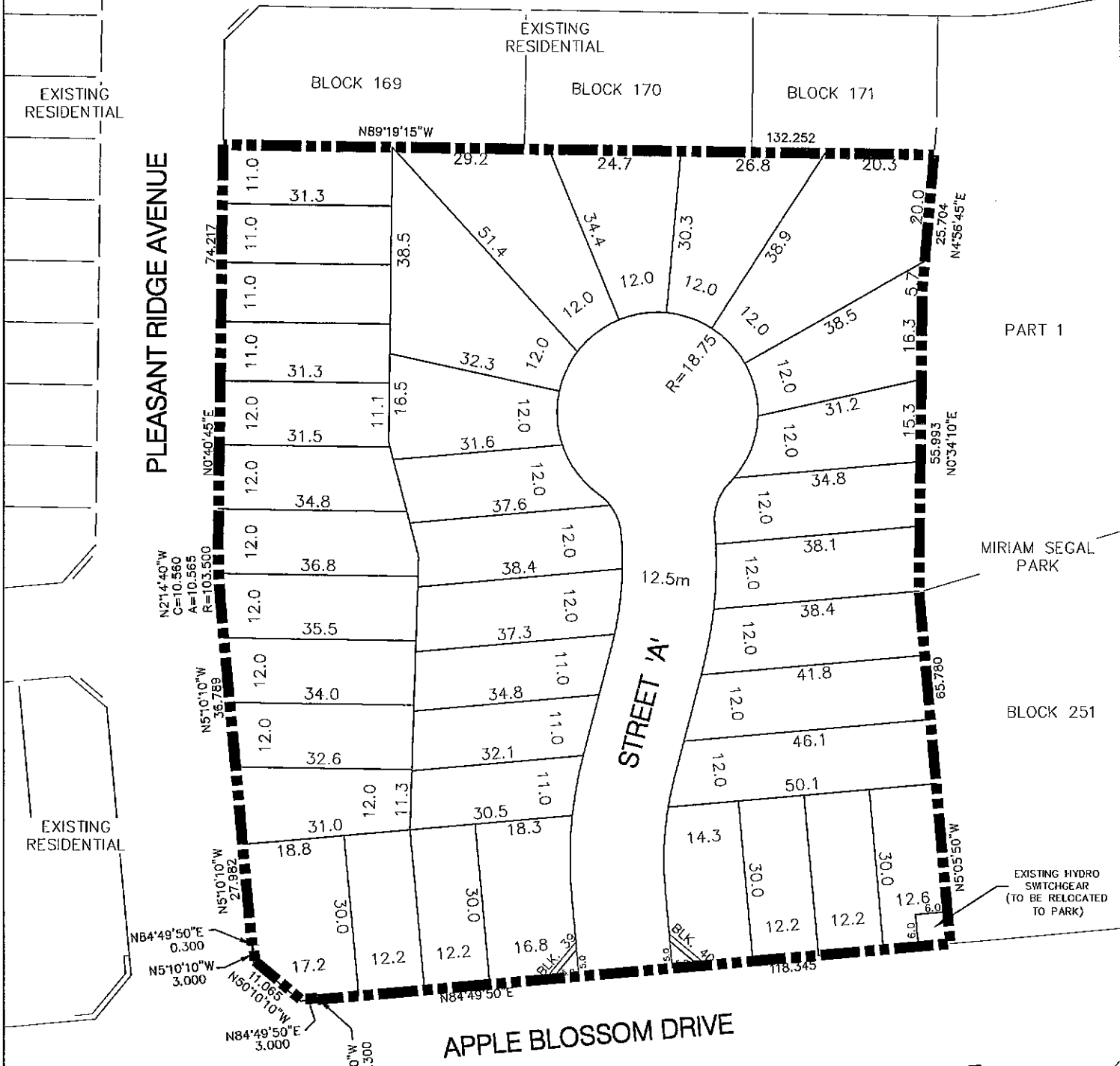
Attachment

FILE:
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DATE:
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2

BALSAMWOOD ROAD

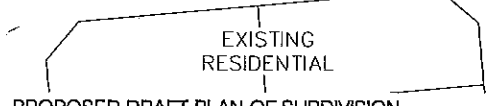


PART 1

MIRIAM SEGAL PARK

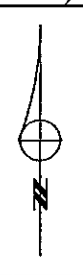
BLOCK 251

EXISTING HYDRO SWITCHGEAR (TO BE RELOCATED TO PARK)



PROPOSED DRAFT PLAN OF SUBDIVISION

38 Lots for Detached Residential Dwelling	1.733 ha.
Road (Street 'A')	0.297 ha.
Daylight Triangle & Reserves	0.001 ha.
TOTAL :	2.031 ha.



Subject Lands

Not to Scale

Draft Plan of Subdivision

APPLICANT: Kylemount Development Inc. LOCATION: Part Lot 15, Concession 2



Attachment

FILE: 19T-12V001
DATE: March 22, 2012

3

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