



**REPORT NO. 3 OF THE SPECIAL COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JANUARY 25, 2011**

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- 4) That the report of the Commissioner of Planning, dated January 11, 2011, be received;
- 5) That the following deputations and communications be received:
  - a) Ms. Manuela Pedano, Vellore Woods Ratepayers Association, 8 Timberland Drive, Woodbridge, L4H 1Y3, and communication C2;
  - b) Mr. Tim Sorochinsky, 275 Millwood Pkwy, Woodbridge, L4L 1A6, and communication C3, dated January 11, 2011;
  - c) Mr. Sam Audia, Vellore Woods Ratepayers Association, 143 Cormorant Crescent, Woodbridge, L4H 2K4, and communication C4, dated January 11, 2011;
  - d) Ms. Victoria Hudec, Vellore Woods Ratepayers Association, 48 Skylark Drive, Woodbridge, L4H 2C4, and communication C5, dated January 11, 2011;
  - e) Ms. Silvana DiMaria, 5 Oxbow Court, Woodbridge, L4H 2V4, and communication C6;
  - f) Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge, L4H 2E7, and communication C7, C8, and C9 dated January 12, 2011;
  - g) Mr. Savino Quatela, 134 Grand Valley Blvd., Maple, L6A 3K6;
  - h) Mr. Rick Fratianni, 42 Grapevine Drive, Woodbridge, L4H 2W2; and
  - i) Mr. Igor Solea, 43 Wildberry Crescent, Woodbridge, L4H 2C6; and
- 6) That the following communications be received:
  - a) Mr. Kurt Franklin, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, C1, dated January 11, 2011;
  - b) Mr. Noe Quatela, C10, dated January 11, 2011; and
  - c) Mr. John Harvey, C11.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.08.016 (1678573 Ontario Inc.) BE APPROVED, specifically to amend OPA #600 for the subject lands shown on Attachments #1 and #2, to:
  - a) redesignate the subject lands from "General Commercial" to "High Density Residential" to permit the development of 54, 2-storey block townhouses and 864 high rise residential units in two, tiered apartment buildings (Building "A" having a maximum height of 12 storeys and Building "B" having a maximum height of 10 storeys, and a total maximum Floor Space Index (FSI) of 2.31 (based on a lot area of 40,867.22m<sup>2</sup>), to implement development consistent with the conceptual site plan shown on Attachment #3.
2. THAT the implementing Official Plan Amendment include, but not be limited to, the following policies:
  - a) require that the multi-storey apartment buildings be tiered with the stepping down of heights being oriented towards the existing residential community to the west, and tiering and stepping down in the mid sections of the buildings along the easterly edge abutting Highway 400;
  - b) require that all roof-top mechanical equipment be integrated into the roof building form;
  - c) that the block townhouses abutting the westerly and southerly property lines be of a similar building form to the existing townhouse dwellings along these property lines and be a maximum of 2-storeys in height;

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- d) pursue through the site development process, a barrier free pedestrian connection to the GO commuter station, which could potentially function as a secondary emergency access;
  - e) require the applicant to provide an Urban Design and Architectural Design Brief, prior to the approval of the future Site Development application, to the satisfaction for the City, to address the following:
    - i) provide a comprehensive design scheme to be approved by the City, laying out the general orientation and configuration of the residential apartments and townhouses, and underground parking access points, on site traffic circulation, pedestrian circulation, landscaping and buffering;
    - ii) pedestrian walkways to include primary building entrance linkages through the site, lighting, bicycle parking, underground accesses and surface parking;
    - iii) building setbacks, maximum heights, visual screening, landscaping and planting, and fencing; and
    - iv) require that sustainable development objectives be implemented through water and energy efficiencies, energy alternatives, green building design, and the provision of bicycle parking on site.
3. THAT Zoning By-law Amendment File Z.08.062 (1678573 Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachments #1 and #2, to implement residential apartment and block townhouse development consistent with the conceptual site plan shown on Attachment #3, subject to the following:
- a) rezone the subject lands from C2 General Commercial Zone to RA3(H) Apartment Residential Zone with the Holding Symbol '(H)' to facilitate the development of two, tiered apartment buildings having maximum heights of 12 and 10 storeys in Buildings "A" and "B", respectively, with a total of 864 apartment units, and 54, 2-storey block townhouse dwelling units, on the subject lands shown on Attachment #3.
4. THAT the implementing Zoning By-law include the following site-specific exceptions:
- a) permit a maximum of 918 residential units, specifically 864 residential apartment units and 54 block townhouse units on the subject lands;
  - b) permit the site-specific zoning exceptions to the RA3(H) Apartment Residential Zone identified in Table 1 of this report;
  - c) provide zoning provisions for the landscaped court yards and on-site pedestrian system; and
  - d) any necessary zoning exceptions required to implement the proposed Conceptual Site Plan shown on Attachment #3.
5. THAT the Holding Symbol '(H)' shall not be removed from the subject lands zoned RA3(H) Apartment Residential Zone until such time that the following conditions are addressed for the subject lands or portion of the subject lands (Phase(s)) thereof, to the satisfaction of the City:
- a) the water supply and sewage servicing capacity has been identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City of Vaughan;
  - b) the City is provided with written clearance from the Trustee for the Block 32 West Plan and that the Owner of the subject lands has entered into and signed the Block 32 West Cost Sharing Agreement;

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- c) The applicant shall carry out the Environmental Site Assessment clearance to completion, up to and including the satisfactory registration of the Record of Site Condition (RSC), the proof of which requires two (2) documents, a hard copy of the RSC signed by a Qualified Person and the Acknowledgement Form from the Ministry of Environment (MOE). The complete Environmental Site Assessment (ESA) will include the ESA Phase 1, if required an ESA Phase II, which will then determine the requirement of an ESA Phase III (a Remediation Plan), and finally the subsequent Remediation Plan Implementation Report. The approval of a site plan application will be conditional on, if required, the review and approval of the Remediation Plan. However, the review and approval of the Remediation Plan Implementation Report and the RSC will be a condition of site plan approval and will be required prior to issuance of any building permit;
  - d) The applicant addresses the requirements of the City's external review consultant (Decommissioning Consulting Services Limited) as delineated in their letter of October 18, 2010, to the satisfaction of the City.
6. THAT the Owner shall contribute their proportionate share towards the provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and storm water management facilities. Property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community faculties. The Trustee for Block 32 West shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 32 West Developers Group Agreement.

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The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair