

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 22, 2008

Item 1, Report No. 47, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 22, 2008.

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**ZONING BY-LAW AMENDMENT FILE Z.08.044
DRAFT PLAN OF SUBDIVISION FILE 19T-08V02
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V09
2175160 ONTARIO LTD.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2008, be approved; and**
- 2) That the deputation of Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.08.044, 19T-08V02 and 19CDM-08V09 (2175160 Ontario 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.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Kipling Avenue and West Woodbridge Ratepayers Associations and to those individuals requesting notification. As of September 2, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An application to amend the Zoning By-law (File Z.08.44), specifically By-law 1-88, to permit the site plan approved, 16 lot semi-detached development shown on Attachment #3, to have frontage on a private common element condominium road (Attachment #4), whereas By-law 1-88 requires freehold lots to front onto a public road; and any other exceptions required to implement the proposed common element condominium development shown on Attachment #4.
2. An application for Draft Plan of Subdivision approval (File 19T-08V02) to create three residential blocks as shown on Attachment #2. Block 1 will be developed with 16 semi-detached residential units (approved under Site Plan File DA.00.100), and Blocks 2 and 3 will be developed for future residential uses (single-detached), as shown on Attachment #3. The proposed subdivision plan will facilitate the future division of Block 1 into 16 freehold semi-detached residential lots or parcels of tied land (POTLs) by way of a future Part Lot Control application in the manner shown on Attachment #4.

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3. An application for Draft Plan of Condominium (Common Element) approval (File 19CDM-08V09) to facilitate the private common road, visitor parking and landscaped areas, associated with the freehold semi-detached units shown on Attachment #4.

Background - Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 2 separate lots (8161 and 8171 Kipling Avenue) and are located on the east side of Kipling Avenue, south of Meeting House Road, in Lot 8, Concession 7, City of Vaughan.

On March 18, 2008, the Ontario Municipal Board (OMB) approved Official Plan Amendment (OPA) #520, Zoning By-law Amendment File Z.98.064 and Site Development File DA.00.100, to permit the semi-detached development shown on Attachment #3. The Site Development Agreement has been prepared, but has not been executed, as the ownership of the subject lands has changed. On April 28, 2008, the new owner informed the Development Planning Department that they will be proceeding with the development as approved by the OMB, but as a common element condominium rather than a standard condominium.

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #520 and zoned RM2 Multiple Residential Zone and R3 Residential Zone by By-law 1-88, subject to Exception 9(1297) which permits the proposed built-form and land use. The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) a review of the existing zoning standards will be undertaken to ensure that the necessary exceptions required to facilitate the conversion from a standard condominium to a common element condominium are appropriate;
- ii) the applications will be reviewed to ensure that they are consistent with and satisfy all conditions of the approved Site Development File DA.00.100;
- iii) the applications will be reviewed to ensure that the appropriate warning clauses are inserted in all offers of purchase, sale or lease, and in title and deed or lease, of each of the dwelling units, warning the prospective purchasers or tenants that this development shall function as a common element condominium; and,
- iv) the applications will be reviewed to ensure that the appropriate easements for servicing, and pedestrian and vehicular movement are provided over the subject lands to facilitate the future extension of development to the adjacent lands to the north.

Relationship to Vaughan Vision 2020

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.

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Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in the context of the zoning standards set out in By-law 1-88, consistency with the approved Site Development application, the appropriate easements required for servicing, transportation and pedestrian access, and in the context of the surrounding land uses.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision
3. Approved Site Plan
4. Proposed Draft Plan of Condominium

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407

/CM

(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. 47, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 22, 2008, as follows:

By receiving the memorandum from Mr. Anthony Sun, Toronto and Region Conservation Authority, 5 Shoreham Drive, Downsview, M3N 1S4, dated September 12, 2008.

**2 ZONING BY-LAW AMENDMENT FILE Z.08.027
ANNA DIBIASE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2008, be approved;
- 2) That the deputation of Ms. Rosemarie Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of the applicant, be received; and
- 3) That the written submission of Mr. Quinto M. Annibale, Loopstra Nixon LLP, 135 Queens Plate Drive, Suite 600, Toronto, M9W 6V7, dated September 15, 2008, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.027 (Anna DiBiase) 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

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of September 2, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88, specifically the A Agricultural Zone, subject to Exception 9(639), to facilitate a future severance of the subject lands (Attachment #1) into two lots, each to contain one of the existing dwelling units, as shown on Attachment #2, and to provide the following zoning exceptions:

Proposed Lot - Part 1: permit a minimum lot area of 3.24 ha, whereas 5 ha is required;
permit a minimum lot frontage of 107.76 m, whereas 138 m is required;
permit a minimum westerly interior side yard of 5.16 m, whereas 9 m is required;

Proposed Lot - Part 2: permit a minimum lot area of 1.93 ha, whereas 5 ha is required;
permit minimum lot frontage of 30.78 m, whereas 138 m is required;
permit a minimum westerly interior side yard of 7.97 m, whereas 9m is required.

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Background - Analysis and Options

The subject lands are located on the south side of Teston Road, west of Weston Road, municipally known as 4001 Teston Road, in the City of Vaughan.

The subject lands are designated “Urban Area” and “Valley Lands” by OPA #600 and are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(639), which permits single detached dwellings, in accordance with the minimum lot area and frontage requirements identified earlier. This exception also permits a second dwelling on the subject lands, as shown on Attachment #2. The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) the application will be reviewed in the context of the Provincial Policy Statement, Places to Grow, and the City’s Official Plan policies respecting land severances;
- ii) staking the limits of the valley on the subject lands is a requirement of the Toronto and Region Conservation Authority (TRCA); TRCA comments will be addressed in the technical report to the Committee of the Whole;
- iii) the proposed severance will be reviewed in accordance with the ongoing Block 40/47 process underway on the adjacent lands;
- iv) the appropriateness of the proposed lot sizes and configurations will be reviewed in the context of the minimum by-law requirements and compatibility with the adjacent lands.

Relationship to Vaughan Vision 2020

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, Zoning By-law standards, compatibility with the surrounding and future land uses, and the appropriateness of the proposed zoning exceptions to facilitate the proposed lot severance.

Attachments

1. Location Map
2. Proposed Severance Plan

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407

/LG

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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 3, Report No. 47, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 22, 2008.

3 **OFFICIAL PLAN AMENDMENT FILE OP.03.007**
1321362 ONTARIO INC., 11336 HIGHWAY 27 LIMITED PARTNERSHIP,
KLEINBURG NORTH INC. & 1422174 ONTARIO LTD. - LEA VIVOT IN-TRUST

ZONING BY-LAW AMENDMENT FILE Z.03.008
DRAFT PLAN OF SUBDIVISION FILE 19T-03VO2
1321362 ONTARIO INC.

ZONING BY-LAW AMENDMENT FILE Z.08.035
DRAFT PLAN OF SUBDIVISION FILE 19T-08VO4
11336 HIGHWAY 27 LIMITED PARTNERSHIP

ZONING BY-LAW AMENDMENT FILE Z.08.036
DRAFT PLAN OF SUBDIVISION FILE 19T-08VO5
KLEINBURG NORTH INC.

ZONING BY-LAW AMENDMENT FILE Z.08.037
DRAFT PLAN OF SUBDIVISION FILE 19T-08VO6
1422174 ONTARIO LTD. - LEA VIVOT IN-TRUST

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2008, be approved;
- 2) That the following deputations be received:
 - a) Ms. Rosemarie Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of the applicant;
 - b) Michael and Dawn O'Leary, 6175 Kirby Road, Kleinburg, L0J 1C0;
 - c) Mr. Nicholas Pirruccio, 6211 Kirby Road, Box 336, Kleinburg, L0J 1C0;
 - d) Mr. Paul Mantella, NARA (not registered in the City of Vaughan), 420 Nashville Road, R.R.1, Kleinburg L0J 1C0; and
 - e) Mr. Claudio Travierso, Kleinburg Area Ratepayers' Association, P.O. Box 202 Kleinburg, L0J 1C0; and
- 3) That the following written submissions be received:
 - a) Mr. Charles Sjaarda, 6151 Kirby Road, Kleinburg, L0J 1C0, dated September 15, 2008; and
 - b) Mr. Stephen L. Cappe, 55 University Avenue, Suite 1704, Toronto, M5J 2H7, on behalf of Michael and Dawn O'Leary, dated September 15, 2008.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.03.007 (1321362 Ontario Inc., 11336 Highway 27 Limited Partnership, Kleinburg North Inc. and 1422174 Ontario Ltd. - Lea Vivot In-Trust), Files Z.03.008 and 19T-03V02 (1321362 Ontario Inc.), Files Z.08.035 and 19T-08V04 (11336 Highway 27 Limited Partnership), Files Z.08.036 and 19T-08V05 (Kleinburg North Inc.) and Files Z.08.037
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and 19T-08V06 (1422174 Ontario Ltd. - Lea Vivot In-Trust) 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

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg and Area Ratepayers' Association. As of September 2, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in individual comprehensive reports to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.03.007) to amend OPA #601 (Kleinburg-Nashville Community Plan), specifically to address the housing and population growth, sanitary and water servicing, and road improvement requirements, prior to permitting development on the subject lands designated "Future Residential - Humber North Expansion Area". The application also proposes the following, however, the Owners have not specifically requested amendments to the Official Plan to implement the requested standards:
 - i) a 20 m wide Community Edge Buffer along Regional Road 27 instead of a 30 m to 50 m Community Edge Buffer as required by OPA #601; and,
 - ii) 17.5 m double-loaded local road right-of-ways and 15 m single-loaded local road right-of-ways instead of 18.5 m to 20 m local road right-of-ways as required by OPA #601.
2. Four Zoning By-law Amendment Applications (Files Z.03.007, Z.08.035, Z.08.036 and Z.08.037) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to R1 Residential Zone (minimum lot frontage - 18 m and lot area - 648m²), OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachments #3 to #6 inclusive.
3. Four Draft Plans of Subdivision Applications (Files 19T-03V02, 19T-08V04, 19T-08V05 and 19T-08V06) to facilitate four residential plans of subdivision consisting of a total of 151 lots and 6 blocks for 3 future lots for detached dwellings with lot frontages of 18 m and lot areas of 702 m² on a total of 59.98 ha, as shown on Attachment #2. The respective statistics for each plan of subdivision is as follows:

File 19T-03V02 (as shown on Attachment #3)

▪ 47 Dwelling Units	4.52 ha
▪ Future Residential (Blocks 48-50)	0.13 ha
▪ Stormwater Pond (Block 51)	0.38 ha
▪ 10 m Buffer (Block 52)	0.21 ha
▪ 20 m Community Edge Buffer (Blocks 53 & 54)	0.39 ha

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▪ Road Widening (Block 55)	0.07 ha
▪ Roads & 0.3 m Reserves	<u>1.59 ha</u>
Total Site Area	7.29 ha

File 19T-08V04 (as shown on Attachment #4)

▪ 53 Dwelling Units	5.37 ha
▪ 1 Existing Dwelling	0.36 ha
▪ Future Residential (Blocks 55-57)	0.15 ha
▪ Stormwater Pond (Block 58)	0.85 ha
▪ 9 m Storm Pond Access (Block 63)	0.05 ha
▪ 20 m Community Edge Buffer (Blocks 60 & 61)	0.37 ha
▪ Open Space/Valleylands (Block 59)	1.07 ha
▪ 6 m Emergency Road Access (Block 62)	0.04 ha
▪ Road Widening	0.12 ha
▪ Roads & 0.3 m Reserves	<u>0.96 ha</u>
Total Site Area	9.34 ha

File 19T-08V05 (as shown on Attachment #5)

▪ 5 Dwelling Units	0.98 ha
▪ 10 m Buffer (Block 8)	0.41 ha
▪ 20 m Community Edge Buffer (Block 7)	0.04 ha
▪ Open Space/Valleylands (Block 6)	8.61 ha
▪ Roads & 0.3m Reserves	<u>0.08 ha</u>
Total Site Area	10.12 ha

File 19T-08V06 (as shown on Attachment #6)

▪ 45 Dwelling Units	4.28 ha
▪ 1 Linear Park (Block 46)	1.15 ha
▪ 20 m Community Edge Buffer (Block 47)	0.36 ha
▪ Open Space/Valleylands (Block 48)	25.96 ha
▪ Roads & 0.3m Reserves	<u>1.48 ha</u>
Total Site Area	33.23 ha

- The applicant intends to maintain ownership of the valleylands, and to maintain the two existing detached dwelling units and use one for a residence and the other for a commercial artist's studio, which are within the valleyland area.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Regional Road 27, south of Kirby Road, in Part of Lots 29 and 30, Concession 9, City of Vaughan. The subject lands have an area of 59.98 ha, with frontage along Regional Road 27.

The subject lands are designated "Future Residential - Humber North Expansion Area" and "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #7. The lands are also within the "Natural Heritage System of the Protected Countryside" of the *Greenbelt Plan*. The lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS3 Open Space Commercial Zone by By-law 1-88, subject to Exception 9(167), which permits agricultural uses. The subject lands are currently used for agricultural and residential purposes.

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Files OP.03.007, Z.03.008 and 19T-03V02 were previously considered by the Committee of the Whole at the March 24, 2003 Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing report on March 24, 2003 (which proposed 53 detached lots on a 40.52 ha plan of subdivision for File 19T-03V02 and included the southerly lands that are now within File 19T-08V06), and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on March 31, 2003.

On December 12, 2005, Council adopted the December 5, 2005 Committee of the Whole recommendation responding to the September 26, 2005 Council resolution for the Development Planning Department to review two concept development proposals brought forward by the applicants, Kleinburg and Area Ratepayers Association and the Hedgerow Lane Residents to establish a buffer area along the southern limits of the subject lands adjacent to the Hedgerow Lane Subdivision as shown on Attachment #8. The recommendation also stated that the community edge buffer of 30 m to 50 m was appropriate, and that Council receive the "Principles of Development Concepts" submitted by the applicants respecting the terms of development for the subject lands, as shown on Attachment #9.

A portion of the subject lands fall within the "Natural Heritage System of the Protected Countryside" of the *Greenbelt Plan*. In a letter dated November 9, 2006, the Ministry of Municipal Affairs and Housing accepted the City's position that Section 5.2.1 of the *Greenbelt Plan* applied to OPA #601, as the Official Plan was amended prior to December 16, 2004, and stated in the letter, "that approval may continue to be recognized and that any further applications to implement the Official Plan approval are not required to conform with the Greenbelt Plan."

Preliminary Review

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

- i) the applications will be reviewed in the context of the City's Official Plan, Region of York Official Plan, Provincial Policy Statement and Places to Grow-Growth Plan regarding the conformity of the subject lands to the applicable policies and requirements of these documents with respect to the proposed land uses, sustainability, environment, and servicing and transportation infrastructure;
- ii) review will be given to the appropriateness of the proposed 20 m wide Community Edge Buffer along Regional Road 27 instead of a 30 m to 50 m Community Edge Buffer, and the inclusion of the 20 m Community Edge Buffer and stormwater management lands in the calculation of residential density whereas these lands are not to be included accordance with OPA #601; on April 11, 2008, the OMB issued its decision approving a 20 m wide Community Edge Buffer and allowing the inclusion of the 20 m wide Community Edge Buffer and stormwater management lands in the calculation of residential density for the Kerrowood Developments Ltd. Plan of Subdivision (File 19T-84076), south of the subject lands;
- iii) review will be given to the appropriateness of the proposed 17.5 m double-loaded local road right-of-ways and 15 m single-loaded local road right-of-ways instead of 18.5 m to 20 m right-of-ways as required by OPA #601, and the 6 m wide emergency road access intersecting Regional Road 27;
- iv) the issues respecting access (i.e., vehicular, privacy fencing), servicing and liability will be reviewed as the applicant intends to maintain ownership of the valleylands, and to maintain the existing two detached dwelling units and use one for a residence and the other for a commercial artist's studio, which are within the valleyland area for Plan of Subdivision 19T-08V06;

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- v) review will be given to the Official Plan requirement for the completion of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services) required to support the build out of the planned and proposed developments in the Kleinburg-Nashville Community;
- vi) the Official Plan requires that features such as valleys/woodlots and linkages for passive environmental, recreation and education be protected; that community edge buffers be provided; and that the staking of lands be undertaken to establish the limits of development; an appropriate buffer in public ownership will be required to be conveyed along the westerly limit of Draft Plan of Subdivision 19T-08V06; the applications will be reviewed in the context of these requirements;
- vii) the following supporting reports were submitted for the applications within the Humber North Extension Area: *Planning Analysis - Humber North Extension*, dated June 2008 by Humphries Planning Group Inc.; *North Humber Extension Development Functional Servicing Report*, dated June 2008 by The Municipal Infrastructure Group Ltd.; *Geotechnical Investigation - Proposed Residential Subdivision, Part of East Half of Lot 29, Concession 9*, dated January 9, 2008 by Terraprobe Limited; *Geotechnical Investigation - Proposed Residential Subdivision - 11336 Highway 27, Village of Kleinburg*, dated February 20, 2008 by Terraprobe Limited; *Hydrogeological Investigation - Proposed Residential Development, 11336 & 11270 Highway 27*, dated June 23, 2008 by Terraprobe Limited; *Phase I Environmental Assessment - 11336 Highway 27 & 11270 Highway 27*, dated December 10, 2007 by Try Environmental Services Inc.; *Environmental Report - Humber North Extension Area*, dated May 20, 2008 by Ages Limited; and *Traffic Impact Assessment - Proposed Street "A" Intersection At Highway 27*, dated May 30, 2007 by Sernas Transtech; the applications and supporting documents will be reviewed by the applicable City Departments and external public agencies, and any additional required supporting documents will be identified and submitted for review;
- viii) the appropriateness of the proposed land uses, including the road pattern for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses for the Kleinburg-Nashville Community.

Relationship to Vaughan Vision 2020

The applicability of these applications to the Vaughan Vision will be determined when the individual technical reports are considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. The subject lands are designated "Rural Policy Area" by the Regional Official Plan. Any issues will be addressed when the individual technical reports are considered.

Conclusion

The above issues, but not limited to, 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 be addressed in individual comprehensive reports 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 public agencies (i.e., Toronto and Region Conservation Authority, Region of York, York Region School Boards, etc.); sustainability and environmental considerations; and servicing and transportation infrastructure requirements; and, the completion, review and approval of supporting studies.

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Attachments

1. Location Map
2. Consolidated Draft Plans of Subdivision
3. Plan of Subdivision 19T-02V03 and Proposed Zoning
4. Plan of Subdivision 19T-08V04 and Proposed Zoning
5. Plan of Subdivision 19T-08V05 and Proposed Zoning
6. Plan of Subdivision 19T-08V06 and Proposed Zoning
7. Kleinburg-Nashville Community Plan (OPA #601) - Land Use Schedule
8. Concept Plans
9. Principles of Development Concepts

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

/CM

(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 4, Report No. 47, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 22, 2008, as follows:

By receiving the written submission from Mr. Jim Kirk, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, dated September 5, 2008.

4 **ZONING BY-LAW AMENDMENT FILE Z.08.032
BLUE WATER RANCH DEVELOPMENTS INC. &
THORNHILL RETIREMENT RESIDENCE L.P.**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2008, be approved; and**
- 2) **That the deputation of Mr. Jack Dougan, IBI Group, 230 Richmond St. W., 5th Floor, Toronto M5V 1V6, on behalf of the applicants, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.032 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.) 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

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen Ratepayers Association. As of September 2, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.08.032) to amend By-law 1-88, for the lands shown on Attachment #1, specifically to permit:

- i) an increase in the Maximum Residential Density for the subject lands (existing and proposed buildings) from 2.7 FSI to 2.835 FSI (Floor Space Index); and,
- ii) an increase in the Maximum Building Height from 18 storeys or 56 metres (whichever is less) to 19 storeys and 22 storeys for Buildings “A” and “B” as shown on Attachment #2.

In addition to the existing 5 storey seniors residence, the applicant is proposing to develop the subject lands with a 6 storey seniors residence containing 159 units and 506 apartment units within two high-rise towers (19 storey and 22 storey buildings, joined by a 2 storey mid-section) as shown on Attachment #2.

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Centre Street, and east side of New Westminster Drive, and municipally known as 784 Centre Street, City of Vaughan.

The subject lands are designated “High Density Residential” by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #671 (Centre Street Plan). The lower portion of the site is zoned RA2 Residential Apartment Residential Zone by By-law 1-88, and the remainder of the site is zoned RA5(H) Apartment Residential Zone with “H” Holding provision. The surrounding land uses are shown on Attachment #1.

Preliminary Review

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

- i) the application will be reviewed in consideration of the applicable City and Regional Official Plan, Provincial policies, By-law 1-88, existing and permitted development, the area context, and the applicant’s Planning Justification report, to determine the appropriateness of permitting increased density and building heights of 19 and 22 storeys on the subject lands;
- ii) a complete site development application should be submitted to facilitate a comprehensive review of the proposal to ensure the provision of proper access, traffic circulation, parking, appropriate urban design characteristics, building elevations and massing, landscaping and buffering, and stormwater management and engineering servicing requirements, that will be complementary to the surrounding area;
- iii) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), green roofs, etc, will be considered for inclusion within the development for implementation through the site plan approval process, if approved;
- iv) the availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved; use of the Holding Symbol “(H)’ may be required if servicing capacity is unavailable;
- v) Phase I and Phase II (if required) Environmental Site Assessment Reports must be completed in accordance with the City’s Policy and Procedures to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020

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 comments. Any issues will be addressed when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 22, 2008

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Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal to permit a 6 storey, 159 unit seniors residence and 506 apartment units within two, 19 and 22 storey apartment buildings will be reviewed in light of the applicable City and Regional Official Plan policies, Provincial policies, By-law 1-88 and the area context.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

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/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.)