

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 8, 2008**

Item 1, Report No. 63, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 8, 2008.

**1 OFFICIAL PLAN AMENDMENT FILE OP.08.016  
ZONING BY-LAW AMENDMENT FILE Z.08.062  
1678573 ONTARIO LIMITED**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 1, 2008, be approved;
- 2) That when this matter comes forward for consideration, it be dealt with at a Special Committee of the Whole in the evening;
- 3) That the following deputations, written submissions, petitions and coloured renderings, be received:
  - a) Mr. Kurt Franklin, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, and coloured renderings, on behalf of the applicant;
  - b) Ms. Marilyn Iafrate, 55 Marwood Place, Maple, L6A 1C5;
  - c) Ms. Silvana DiMaria, 5 Oxbow Court, Woodbridge, L4H 2V4, representing St. Emily Parent Council;
  - d) Mr. Anthony Mascioni, 11 Timberland Drive, Woodbridge, L4H 1Y2;
  - e) Mr. Antonio Barone, 8 Grapevine Drive, Woodbridge, L4H 2W3, and petition;
  - f) Mr. Sam Audia, Vellore Woods Ratepayers' Association, 143 Cormorant Crescent, Woodbridge, L4H 2K4;
  - g) Ms. Manuela Pedano, 8 Timberland Drive, Woodbridge, L4H 1Y3, written submission, and correspondence from Mr. John Calandrino, Vellore Woods Ratepayers' Association, dated December 1, 2008;
  - h) Ms. Victoria Hudec, Vellore Woods Ratepayers' Association, 48 Skylark Drive, Woodbridge, L4H 2C4, and written submission;
  - i) Mr. John Harvey, Vellore Woods Ratepayers' Association, 63 Thicket Trail, Woodbridge, L4H 1Y1, and written submission;
  - j) Ms. Elvira Caria, Vellore Woods Ratepayers' Association, 15 Bunting Drive, Woodbridge, L4H 2E7, and coloured renderings;
  - k) Mr. Nidal Dhailich, 2 Wildberry Crescent, Woodbridge, L4H 2C1;
  - l) Ms. Debora De Angelis, 39 Redtail Drive, Woodbridge, L4H 2K3;
  - m) Mr. Justin Dockery, 108 Timberwolf Crescent, Vaughan, L4H 2W1;
  - n) Mr. Seham Seif El-Nasr, 127 Wildberry Crescent, Woodbridge, L4H 2C4;
  - o) Ms. Shelley Cesarone, 9 Canvasback Drive, Woodbridge, L4H 2V9;
  - p) Mr. Noe Quatela, 207 Vellore Woods Blvd., Woodbridge, L4H 7Y5;
  - q) Ms. Fonta Vergopoulos, 34 Dace Drive, Suite 34, Vaughan, L4H 2K3;
  - r) Ms. Katarzyna Krulisz, 132 Timberwolf Crescent, Woodbridge, L4H 2V7;
  - s) Mr. Adriano Volpentesta, 74 Mediterra Avenue, Woodbridge, L4H 3B8;
  - t) Ms. Gurneet Butala, 21 Canvasback Drive, Woodbridge, L4H 2V9;
  - u) Mr. Nick Pinto, 57 Mapes Avenue, Woodbridge, L4L 8R4;
  - v) Mr. Salah Hassan, 127 Wildberry Crescent, Vaughan, L4H 2C4;
  - w) Mr. Peter Badali, Maple Village Ratepayers' Association, 252 Butterfield Crescent, Maple, L6A 1L2;
  - x) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8;
  - y) Mr. Morley Rose, 44 Redtail Drive, Woodbridge, L4H 2K3; and
  - z) Ms. Shannon Rose, 44 Redtail Drive, Woodbridge, L4H 2K3; and
- 4) That the written submission of Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated December 1, 2008, be received.

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**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.016 and Z.08.062 (1678573 Ontario Limited) 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 November 7, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Vellore Woods Ratepayers Association. Additional polling was undertaken beyond the statutory 120m required by the Planning Act, for the area surrounding the subject lands as shown on Attachment #1, in consideration of the size of the development and access to the site. As of November 20, 2008, no written 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 the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.08.016) to amend OPA #600 (City of Vaughan Official Plan Amendment) to redesignate the subject lands from “General Commercial” to “High Density Residential/Commercial Areas”.
2. A Zoning By-law Amendment Application (File Z.08.047) to amend By-law 1-88, specifically to rezone the subject lands from C2 General Commercial Zone, subject to Exception 9(416) to RA3 Apartment Residential Zone with the following exceptions to implement the concept plan shown on Attachment #2:
  - i) a minimum lot area of 33m<sup>2</sup>/unit or 40,876.17m<sup>2</sup>, whereas 67m<sup>2</sup>/unit is required;
  - ii) a minimum lot frontage of 10m, whereas 30m is required;
  - iii) minimum interior side yard setbacks as follows:
    - 16m to north lot line;
    - 27m to south lot line; and
    - 38m to west lot line,whereas 45m is required;
  - iv) a maximum building height of 90m, whereas 44m is permitted;
  - v) a minimum setback from the front, side and rear lot lines to the nearest part of a building below finished grade of 0.0m, whereas 1.8m is required;

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- vi) a minimum parking requirement of 1.13 resident spaces per unit and 0.15 visitor spaces per unit, whereas 1.5 resident spaces per unit and 0.25 visitor spaces per unit are required;
- vii) a minimum amenity area for each apartment dwelling of 15m<sup>2</sup>, whereas 15m<sup>2</sup>, 20m<sup>2</sup> and 55m<sup>2</sup> is required for Bachelor Units, One Bedroom Units, and Two Bedroom Units, respectively;
- viii) permit the commercial uses legally existing on the subject lands until a building permit is issued for the proposed residential apartment buildings; and,
- ix) any other exceptions required to implement the final site plan for the proposal, if approved.

The applications would facilitate the overall development of the subject lands with a total of 1,236 residential apartment units within three apartment buildings, consisting of: a 28 storey residential building with 440 units, a 26-storey building with 416 units, and a 23-storey building with 380 units, as shown on Attachment #2.

#### Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Highway #400, south of Major Mackenzie Drive, known municipally as 77 Eagleview Heights, in Part of Lot 20, Concession 5, City of Vaughan. The 4.08ha property is flat and the northerly portion is occupied by 7 buildings currently used for commercial sales of swimming pools and landscape materials. The southerly portion of the site is not developed. The surrounding land uses are shown on Attachment #1.

The subject lands are designated "General Commercial" by OPA #600 (City of Vaughan Official Plan Amendment) and zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(416). Amendments to both the Official Plan and Zoning By-law are required to facilitate the proposal.

#### 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 Provincial Policy Statement, the Provincial Growth Plan, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the area, with particular consideration given to the appropriateness and compatibility of the proposed use, density, building design, building height, and site design including consideration of zone standards, site access and parking, and fire route access;
- iii) the proposed zero lot line for the underground parking garage will be reviewed in the context of the existing development;
- iv) a complete site development application should be submitted to facilitate a comprehensive review of the proposal to ensure the appropriateness of the proposal in regards to the provision of proper access, traffic impact and circulation, parking, appropriate urban design, building elevations and massing,

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- building height and shadow impact, landscaping and buffering, and stormwater management and engineering servicing requirements, that will be complementary to the surrounding area;
- v) 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;
  - vi) 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;
  - vii) the applications will be reviewed in the context of the requirements of the Ministry of Transportation as the subject lands are located adjacent to Highway #400; and,
  - viii) the following consultant's reports were submitted by the applicant in support of the applications: Planning Justification Report, Traffic Impact Study, and Environmental Site Assessment Phase 1 and 2 Report. Any additional studies including but not limited to a Shadow Study, Noise Study, Urban Design Guidelines, Functional Servicing Report, etc. that may be required will be identified through the review of the applications prior to the preparation of a technical report and consideration by Council.

#### **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 comments. Any issues will be addressed when the technical report is 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 a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Provincial policies, Regional and City Official Plan policies, the appropriateness and compatibility of the proposed development in the context of the surrounding land uses, built form, environmental considerations, and the proposed zoning standards required to implement the proposed development.

#### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation – Typical

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**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
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. 63, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 8, 2008.

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**2 ZONING BY-LAW AMENDMENT FILE Z.08.065  
VENTANA HOMES INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 1, 2008, be approved;
- 2) That the following deputations and petition, be received:
  - a) Mr. Kam Harbauer, 795 Woodland Acres, Maple, L6A 1G2;
  - b) Ms. Emily Fusco, 25 Mapledown Way, Vaughan, L6A 4A8; and
  - c) Petition signed by the Homeowners of Northdale Community, Maple, dated December 1, 2008; and
- 3) That the written submission of Mr. Angelo Caranci, 11,000 Dufferin Street, Maple, L6A 1S2, dated December 1, 2008, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.065 (Ventana 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.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

On November 7, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 20, 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 on the subject lands shown on Attachment #1, to amend Zoning By-law 1-88, to permit the following exceptions to the R1 Residential Zone standards as further shown on Attachment #4, to facilitate the development of an approved residential subdivision comprising 83 lots (Attachment #3):

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	<b>By-law Requirement</b>	<b>Proposed Zoning Exception</b>
<b>Area “A”</b>	9.5 m maximum Building Height	11.0 m maximum Building Height
	Maximum 33% Lot Coverage	Lot Coverage not to be applied
<b>Area “B”</b>	7.5 m minimum Front Yard Setback	4.5 m minimum to House
	7.5 m minimum Front Yard Setback	Minimum 6.0 m to garage
	1.5 m minimum Side Yard Setback	1.2 m minimum Side Yard Setback
	9.5 m maximum Building Height	11.0 m maximum Building Height
	Maximum 35% Lot Coverage	Lot Coverage not to be applied

Further to the above, within Area “B”, the Owner proposes a minimum Lot Depth of 30 m, whereas By-law 1-88 does not include a minimum requirement for Lot Depth, and therefore, this exception is not necessary.

**Background - Analysis and Options**

The subject lands are located on the west side of Dufferin Street, north of Teston Road, municipally known as 10980, 10960 and 10944 Dufferin Street, in Part of Lots 26 and 27, Concession 3, City of Vaughan. The subject lands are comprised of approximately 14.857 ha of developable land.

On June 3, 2008, the Committee of the Whole approved Zoning By-law Amendment File Z.03.058 and Draft Plan of Subdivision File 19T-03V11 for the Ventana Homes Inc. residential subdivision comprised of 83 lots (and 2 residential blocks) with 18.3 m to 22.6 m frontages and lot areas of 567m<sup>2</sup> to 904 m<sup>2</sup>, as shown on Attachment #2. The approved Zoning By-law (By-law 171-2008) rezoned the developable tablelands from A Agricultural Zone to R1 Residential Zone, as shown on Attachment #3.

On October 30, 2008, the Owner submitted a Zoning By-law Amendment Application to provide the zoning exceptions identified in the proposal and shown on Attachment #4.

The subject lands are designated “Executive Residential” within the “North Maple Residential Area” by OPA #332, as amended by OPA #535 (Maple Valley Plan), and further amended by OPA #681. The proposal conforms to the Official Plan. The subject lands are zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(1306). The proposed amendments to the R1 Zone requires an amendment to By-law 1-88. 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 Owner will be required to submit a planning justification report in support of the application and an overall plan showing the proposed siting of the dwellings on the lots based on the proposed zoning standards. Review will be given based on the merits of the planning justification report and effectiveness and compatibility of the proposed zone standards in relation to the existing residential development to the north and the approved plan of subdivision to the south (File 19T-06V02).

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**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**

There are no Regional implications associated with the proposed amendments to the R1 Residential Zone associated with the approved Subdivision Plan 19T-03V11.

**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 appropriateness and compatibility of the proposed exceptions will be reviewed in consideration of the existing residential development to the north and the approved residential subdivision to the south.

**Attachments**

1. Location Map
2. Approved Plan of Subdivision 19T-03V11
3. Approved Zone Schedule (By-law 171-2008)
4. Proposed Zone Schedule

**Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

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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.)