

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 9, 2010

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Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are “split designated” “Prestige Area” (north 1/3 portion) and “Employment Area General” (south 2/3 portion) by OPA #450, as shown on Attachment #4. ▪ The proposed outside storage areas on the subject lands (Attachment #3) fall within the portion of the site designated “Employment Area General”, which permits outside storage, and therefore, conforms to the Official Plan. ▪ Outside storage is not being proposed within the “Prestige Area” portion, which does not permit outside storage.
Zoning	<ul style="list-style-type: none"> ▪ PBM1 Parkway Belt Restricted Industrial Zone by By-law 1-88. ▪ Outside storage is not permitted within the PBM1 Zone, and therefore an amendment to the Zoning By-law is required.
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 Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Use	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed outside storage use on the subject lands will be reviewed in consideration of the compatibility with other uses on the site and the surrounding land use context.
c.	Site Plan	<ul style="list-style-type: none"> ▪ Review will be given with respect to maintaining appropriate functioning of the site including, but not limited to, on-site circulation, appropriate access to loading areas and the fire route, availability of parking, and maintaining an appropriate containment and visual screening of the proposed outside storage areas.
d.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed use.

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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. Site Plan
4. Official Plan Amendment #450 (Official Plan Designation)

Report prepared by:

Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, 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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Official Plan Designation	<ul style="list-style-type: none"> ▪ “Low Density Residential” by OPA #240 (Woodbridge Community Plan). ▪ Application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88, subject to Exception 9(692). ▪ On March 23, 2009, Council approved a Zoning By-law Amendment Application (File Z.07.010) to rezone the subject lands from A Agricultural Zone to R5(H) Residential Zone with the Holding Symbol “(H)”, A Agricultural Zone and OS1 Open Space Conservation Zone, with exceptions, as shown on Attachment #4. The Holding provision would be removed upon servicing capacity being assigned and the approval of a Site Development Application for the property. A Site Development Application (File: DA.09.089) is being reviewed concurrently with the subject application. To date, the implementing zoning by-law has not been enacted. ▪ The implementing R5(H) Residential Zone would permit a minimum lot frontage of 7.5m and a minimum lot area of 225m². Lots 5, 6, and 7 as shown on Attachment #3, have been approved for a minimum lot area of 209m².
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.	Related Site Plan Application and Zoning Approvals	<ul style="list-style-type: none"> ▪ The application for Draft Plan of Condominium (Common Element) approval will be reviewed in conjunction with the related Site Development Application (File DA.09.089), to ensure consistency with the final approved site plan, and the related zoning approvals granted by Vaughan Council.

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

N/A

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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. Site Plan - Illustrating Draft Plan of Condominium Common Elements
(February 23, 2010)
4. Proposed Concept Plan and Zoning (March 23, 2009)

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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Item 3, Report No. 11, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 9, 2010.

**3 OFFICIAL PLAN AMENDMENT FILE OP.09.008
ZONING BY-LAW AMENDMENT FILE Z.09.040
ARVIT INVESTMENTS INC. (MOSAİK HOMES INC.)
WARD 1**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 23, 2010, be approved;
- 2) That the applicant be requested to meet with the Ward 1 Sub-Committee, residents, and staff to review and address issues identified at the Public Hearing;
- 3) That the following deputations, written submission, and petition, be received:
 - a) Mr. Milton Tavares, 118 Kayla Crescent, Maple, L6A 3P4, written submission dated February 9, 2010, and petition;
 - b) Ms. Sarah Romain, 132 Kayla Crescent, Maple, L6A 3P4;
 - c) Mr. Patrick Brennan, 53 Eddington Place, Maple, L6A 3P3;
 - d) Mr. Bolivar Pilozo, 80 Kayla Crescent, Maple, L6A 3P5;
 - e) Mr. Kainila Unnikrishnan, 122 Kayla Crescent, Maple, L6A 3P4;
 - f) Ms. Giselda Di Credico, 28 Eddington Place, Maple, L6A 3P6;
 - g) Ms. Paula Serpa, 34 Eddington Place, Maple, L6A 3P7;
 - h) Mr. Tony Boccitto, 90 Kayla Crescent, Maple, L6A 3P5;
 - i) Mr. George Camilleri, 47 Kayla Crescent, Maple, L6A 3P5;
 - j) Ms. Vera Mandikova, 76 Eddington Place, Maple, L6A 3P4;
 - k) Ms. Ivy Jageshar, 152 Kayla Crescent, Maple, L6A 3P4;
 - l) Dr. John Bastone, 32 Kayla Crescent, Maple, L6A 3P6;
 - m) Ms. Catherine Robson, 62 Eddington Place, Maple, L6A 3P3; and
 - n) Mr. Eugueni Khlynin, 210 Kayla Crescent, Maple, L6A 3P3; and
- 4) That the following written submissions be received:
 - a) Mr. Bob Phetxomphou, 15 Via Lanciano Street, Maple, L6A 3P5, dated February 3, 2010; and
 - b) Ms. Jennifer Marsanis, 53 Kayla Crescent, Maple, L6A 3P5, dated February 21, 2010.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.09.008 and Z.09.040 (Arvit Investments Inc. (Mosaik 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.

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.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: January 29, 2010
- b) Circulation Area: Minimum 150 m and as shown on Attachment #2
- c) Comments Received as of February 9, 2010: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit a 93 unit, condominium stacked townhouse development, as shown on Attachments #3 and #4:

- 1. An Official Plan Amendment Application (File OP.09.008) to amend the Official Plan policies of OPA #350 (Maple Community Plan), as amended by OPA #513, to redesignate the subject lands from “General Commercial” to “Medium Density Residential”, and with the following amendment:

	Official Plan Policy (OPA #350, as amended)	Proposed Amendment to OPA #350, as amended
a.	The net density in a Medium Density Residential Area shall be a minimum of 30 units per hectare and a maximum of 60 units per hectare.	The maximum permitted density in a Medium Density Residential Area shall be 91.2 units per hectare.

- 2. A Zoning By-law Amendment Application (File Z.09.040) to amend Zoning By-law 1-88 to rezone the subject lands from C2(H) General Commercial Zone with the Holding Symbol “(H)” to RM2(H) Multiple Residential Zone with the Holding Symbol “(H)” and with the following zoning exceptions:

	By-law Standard	By-law 1-88 RM2 Zone Requirements	Proposed Exceptions to RM2 Zone
a.	Minimum Lot Area	203m ² / unit	109m ² / unit
b.	Minimum Front Yard (Kayla Crescent)	4.5m	3.7m
c.	Minimum Rear Yard (Jane Street)	4.5m	2.5m
d.	Minimum Exterior Yard (Via Lanciano)	4.5m	2.9m
e.	Minimum Parking Requirement	1.5 spaces per dwelling unit	1.0 space per dwelling unit

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f.	Minimum Landscape Strip Width Abutting a Street Line	6.0m	3.7m along Kayla Crescent; 2.5m along Jane Street; 1.2m along Via Lanciano
g.	Minimum Amenity Area	20m ² /one bedroom dwelling unit; 55m ² /two bedroom dwelling unit; 90m ² /three bedroom dwelling unit	6m ² per dwelling unit
h.	Minimum Landscape Strip around the periphery of an Outdoor Parking Area	3.0m	0.5m
i.	Screening of an Outdoor Parking Area from the Street and Any Adjacent Premises	Screening to consist of Landscaped Earthen Berm or Evergreen Hedgerow	Screening shall only include fencing
j.	Dimension of Garages and Carports	3.0m by 6.0m	2.7m by 6.0m
k.	Location of Accessory Buildings or structures	Rear Yard only	Interior Side Yard

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Block 133 on Registered Plan 65M-3505, shown on Attachments #1 and #2. ▪ East side of Jane Street, south of Major Mackenzie Drive, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “General Commercial” by OPA #350, as amended by OPA #513. ▪ Application to facilitate the proposed residential development of 93 stacked townhouse units with a density of 91.2 units per hectare does not conform to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ C2(H) General Commercial Zone with the Holding Symbol “(H)”, subject to Exception 9(1096), by Zoning By-law 1-88. ▪ Application to facilitate the proposed residential development does not comply with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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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	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including emerging policy direction respecting intensification from the City's Official Plan Review.
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed 93 unit stacked townhouse development on the subject lands will be reviewed in consideration of, but not limited to, the compatibility with the surrounding uses, built form, urban design, environmental sustainability, parking, and traffic. ▪ The appropriateness of the proposed "Medium Density Residential" designation and increase in density, and the proposed rezoning of the subject lands with site-specific zoning exceptions to the RM2 Multiple Residential Zone that are required to implement the development proposal will be reviewed in consideration of the conceptual site plan and building elevations for the subject lands, as shown on Attachments #3 and #4. ▪ The subject lands are currently zoned C2 General Commercial and abut lands to the immediate north, which are also zoned C2 General Commercial Zone (CIBC bank). Section 5.1.1 a) in Zoning By-law 1-88, General Provisions Section for all Commercial Zones, requires that a 2.4m wide landscape strip be provided on commercial lands abutting a Residential Zone. The rezoning of the subject lands from C2 General Commercial to RM2 Multiple Residential Zone would result in the requirement for a 2.4m wide landscape strip on the abutting CIBC commercial lands (which currently does not apply), and would result in the commercial lands to the immediate north not complying with Zoning By-law 1-88, should the subject applications be approved. Review will be given to the appropriate zoning or exceptions required in the implementing by-law to address this issue, if the applications are approved, together with the possibility for an appropriate landscape buffer to be provided on the Arvit lands.

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c.	Urban Design Guidelines and Landscape Masterplan	<ul style="list-style-type: none"> ▪ The proposed development must conform to the Maple West Urban Design Guidelines & Landscape Masterplan (2001).
d.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> ▪ A Traffic Impact Study and Parking Assessment must be submitted and approved to the satisfaction of the Region of York and the Vaughan Engineering Department.
e.	Functional Servicing Report and Allocation	<ul style="list-style-type: none"> ▪ A Functional Servicing Report must be submitted and approved to the satisfaction of the Vaughan Engineering Department.
f.	Environmental Noise Study	<ul style="list-style-type: none"> ▪ An Environmental Noise Study must be submitted and approved to the satisfaction of the Vaughan Engineering Department.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat Island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.
h.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ Any Site Development Application submitted to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, amenity areas, servicing and grading, sustainable development features, and the integration of the Maple Streetscape Urban Design elements (eg. acorn lighting). ▪ The central garbage bin proposed at the northwest corner of the site adjacent to Jane Street will need to be removed with the applicant to examine same day garbage/recycling pick-up by a private contractor.
i.	Environmental Site Assessment	<ul style="list-style-type: none"> ▪ An Environmental Site Assessment must be submitted and reviewed to the satisfaction of the Vaughan Engineering Department. The Owner must provide a Record of Site Condition, based on the studies of a qualified environmental consultant. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.

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j.	Toronto and Region Conservation Authority (TRCA)	▪ The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority.
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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. Conceptual Site Plan
4. Typical Conceptual Front Elevations

Report prepared by:

Stephen Lue, Planner, ext. 8210
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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1. Proposed Exceptions to the C4 Neighbourhood Commercial Zone:

	By-law Standard	By-law 1-88 Requirements (C4 Zone)	Proposed Exceptions to By-law 1-88 (C4 Zone)
a.	Minimum Landscape Strip Width Abutting a Street (Rutherford Road)	6m	3m
b.	Minimum Front Yard (Vellore Woods Boulevard)	11m	6m
c.	Minimum Exterior Side Yard (Rutherford Road)	11m	10.5m
d.	Maximum Gross Floor Area	7000m ²	7537.35m ²
e.	Minimum Setback from a Residential Zone	22.5m	14.5m
f.	Minimum Number of Parking Spaces	452 spaces (6 spaces/100m ²)	377 spaces (5 spaces/100m ²)

2. Proposed Exceptions to the RT1 Residential Townhouse Zone:

	By-law Standard	By-law 1-88 Requirements (RT1 Zone)	Proposed Exceptions to By-law 1-88 (RT1 Zone)
a.	Maximum Number of Townhouse Units Constructed in a Row	6 units	8 units (Townhouse Blocks "L", "M" and "N")
b.	Minimum Lot Frontage	6m/unit	5.8m/unit
c.	Maximum Building Height	11m	12m

Other zoning exceptions may be identified through the detailed review of the application.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Northwest corner of Rutherford Road and Highway #400, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Medium Density Residential/Commercial” with a “Neighbourhood Commercial” overlay by OPA #600. ▪ The proposed rezoning conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ C4 Neighbourhood Commercial Zone, subject to Exception 9(1180), which permits four commercial building envelopes and their respective C4 Zone standards. ▪ An amendment to Zoning By-law 1-88 is required to rezone the property from C4 Neighbourhood Commercial Zone to the proposed C4 Neighbourhood Commercial Zone and RT1 Residential Townhouse Zone to provide the necessary zoning exceptions to facilitate the proposed commercial and medium density residential development.
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.	Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the property to C4 and RT1 Zones to permit the proposed 9 commercial buildings and 36 street townhouses on the subject lands and the site-specific zoning exceptions required to facilitate this development will be reviewed with regard to compatibility with other uses in the surrounding area.

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c.	<p>Related Site Plan Application</p>	<ul style="list-style-type: none"> ▪ The related Site Development Application (File: DA.09.075) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading. At this time, the recommendations to the applicant to improve the site plan and building elevations include but are not be limited to: revised building elevations to include double-sided entry points to the proposed commercial buildings for Buildings “A”, “D”, “E” and “F” shown on Attachment #3, to increase pedestrian access via Vellore Woods Boulevard and Rutherford Road (see next point); substantially enhanced commercial building facades and materials that are residential in character and complementary to the proposed residential on site and in the surrounding community; and, the provision of a 1.5 m wide sidewalk along the south side of Hawkview Boulevard from Vellore Woods Boulevard east to the Osprey Drive intersection. The Development Planning Department will continue to work with the applicant in this regard, together with any comments received at the Public Hearing and through the further processing of the applications. The final site plan, elevation plan, and landscape plan and details will be approved to the satisfaction of the Development Planning Department. ▪ The “ Medium Density Residential - Commercial” designation of OPA #600 permits retail and office uses provided all such uses face a primary (Vellore Woods Boulevard) or arterial (Rutherford Road) road. All 9 commercial buildings face (front) the internal parking lot. The site plan and building elevations must be revised to address this policy, as noted earlier. ▪ The applicant will need to demonstrate to the Development Planning Department that the 3 end townhouse units in the most easterly townhouse block are of appropriate size and configuration to provide a comfortable living, environment for the future townhouse owners, and is compatible with the adjacent Highway 400 landscape buffer. ▪ Review will be given to the site plan to identify any additional zoning exceptions to both the C4 Neighbourhood Commercial Zone and RTI Residential Townhouse Zone that may be required to facilitate the proposed development, if approved.
d.	<p>Urban Design and Architectural Guidelines</p>	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands and shall be approved by the Control Architect for Planning Block 32 West.

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e.	Engineering Requirements	<ul style="list-style-type: none">Review will be given to stormwater management, sanitary and water servicing, and lot grading, and to the Functional Servicing Report, to the satisfaction of the Vaughan Engineering Department; the availability of water and sanitary sewage servicing capacity for the residential units must be identified and allocated by Council, if approved.
f.	Phase 1 Environmental Report and Soil Investigation Report	<ul style="list-style-type: none">The Phase 1 ESA (Environment Site Assessment) and the Soil Investigation Report submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
g.	Ministry of Transportation	<ul style="list-style-type: none">The subject lands abut Highway #400. The Ministry of Transportation (MTO) is protecting a 14m right-of-way along the Highway #400 corridor in order to facilitate any future widening. The application has been circulated to MTO for review and comment. Any issues will be addressed when the technical report is considered. The Owner shall satisfy all requirements of the Ministry of Transportation.

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. In addition, the Development Planning Department will continue to work with the applicant through the site plan process, to address the recommended revisions to the related site plan and building elevations for File DA.09.075 as identified in the Preliminary Review Section of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations - Building "A"
5. Elevations - Building "B"
6. Elevations - Building "C"
7. Elevations - Building "D"
8. Elevations - Building "E"
9. Elevations - Building "F"

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10. Elevations - Building "G"
11. Elevations - Building "H"
12. Elevations - Building "J"
13. Elevations - 8 unit Townhouse Block(s)
14. Landscape Plan

Report prepared by:

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Mauro Peverini, Manager of Development Planning, ext. 8407

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