

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 1, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

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**ZONING BY-LAW AMENDMENT FILE Z.11.004
JEHOVAH BLESS INTERNATIONAL MINISTRIES INC.
WARD 2**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated June 14, 2011:

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for File Z.11.004 (Jehovah Bless International Ministries 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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150 m and the Woodbridge Core Ratepayers' Association
- c) Comments Received as of May 31, 2011: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.004 to amend Zoning By-law 1-88, specifically the R3 Residential Zone to permit a day nursery use with a maximum capacity for 32 children within the basement level of the existing place of worship and an outdoor playground having an area of 93.7 m² on the subject lands shown on Attachment #3. The Owner has also submitted related Site Development File DA.11.016, to implement the proposed use.

The following site-specific zoning exceptions are requested to facilitate the proposed day nursery use:

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	By-law Standard	By-law 1-88, R3 Residential Zone Requirements	Proposed Exceptions to R3 Residential Zone
a.	Minimum Required Parking	63 spaces total Existing Church - 487.16 m ² @ 11 spaces/100 m ² (54 spaces) Proposed Day Nursery - 6 employees @ 1.5 spaces/employee (9 spaces)	16 parking spaces, including 4 proposed parallel parking spaces (reflects an existing condition)
b.	Minimum Landscape Strip Width Abutting a Residential Zone (North Property Line)	2.4 m	The landscape area tapers to 0.16 m (reflects an existing condition)
c.	Access/Egress Width	7.5 m	6.0 m (Kipling Avenue) 5.8 m (Woodbridge Avenue) (reflects an existing condition)
d.	Minimum Setbacks for an Institutional Use	15.0m	Rear yard – 0.16m Interior Side – 1.7 m (reflects an existing condition)

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report. It should be noted that the existing place of worship on the subject lands was built in the 1800's and pre-dates Zoning By-law 1-88.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">7971 Kipling Avenue. Northeast quadrant of Kipling Avenue and Woodbridge Avenue, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “Institutional” by OPA #240 (Woodbridge Community Plan) as amended by OPA #695 (Kipling Avenue Corridor Plan).“Low-Rise Residential A” by the City of Vaughan Official Plan 2010 (Section 11.5, Volume 2 - Kipling Avenue Corridor), which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York.The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">R3 Residential Zone by Zoning By-law 1-88.A day nursery use is not permitted in an R3 Residential Zone. An amendment to Zoning By-law 1-88 is required to permit the proposed day nursery within the existing place of worship and the outdoor playground area of 93.7 m².
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 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 Zoning Amendment and Related Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed zoning amendment to permit a day nursery use on the subject lands will be reviewed in consideration of compatibility with other uses on the site and the surrounding land use context.▪ The existing place of worship was built in the 1800's and predates Zoning By-law 1-88. The proposed zoning exceptions for the building are required to reflect the existing as-built condition.▪ The appropriateness of permitting the proposed use with 16 on-site parking spaces will be reviewed.
c.	Related Site Development Application (File DA.11.016)	<ul style="list-style-type: none">▪ The Site Development Application will be reviewed to address issues including, but not limited to, site design, pedestrian and vehicular access, landscaping, parking, and the playground location, configuration and design. Details respecting the proposed outdoor storage building located within the proposed playground area must be provided by the Owner.
d.	Heritage Conservation District	<ul style="list-style-type: none">▪ The subject property is designated under Part V of the Ontario Heritage Act and is within the Woodbridge Heritage Conservation District. As such, the proposal must be reviewed by the Vaughan Cultural Services Division.
e.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to, traffic and parking studies.

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.

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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
4. Playground Plan and Chain Link Fence Detail

Report prepared by:

Clement Messere, Planner, ext. 8409

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext.8407

(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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2. Zoning By-law Amendment File Z.11.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from EM1 Prestige Employment Area Zone to RA3 Apartment Residential Zone, with the following exceptions:

	By-law Standard	By-law 1-88, Requirements (RA3 Apartment Residential Zone)	Proposed Exceptions to By-law 1-88 (RA3 Apartment Residential Zone)
a.	Minimum Lot Area Per Unit	67 m ²	39 m ²
b.	Parking Spaces	1.5 spaces per dwelling unit, plus 0.25 for visitors (664 spaces) + Commercial uses – 1803 m ² @ 6 spaces/100 m ² (109 spaces) (Total 773 spaces)	1.05 spaces per dwelling unit and 0.25 for visitor (Total 493 spaces)
c.	Minimum Setback for Portions of the Building Below Grade	1.8m	0m
d.	Minimum Landscape Strip Width Abutting a Street Line (Woodstream Boulevard)	6.0m	5.0m
e.	Minimum Front Yard Setback (Woodstream Boulevard)	7.5m	5.0m
f.	Minimum Rear Yard Setback	7.5m	6.5m
g.	Minimum Interior Yard Setback	4.5m	0m
h.	Landscape Strip Around the Periphery of a Parking Area	3.0m	0m

The applicant has also requested to be exempt from Section 3.25 regarding the requirements for a Temporary Sales Office.

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Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

The applications would facilitate the subject lands with a mixed-use residential/commercial development (379 units), as shown on Attachments #3 - #10, consisting of the following:

- i) two, 10-storey residential buildings (270 total residential units);
- ii) three, 4-storey residential buildings (101 total residential units);
- iii) a 3-storey mixed-use podium connecting the two 10-storey residential buildings, containing approximately 1,803 m² devoted to commercial uses and 8 residential units; and,
- iv) 3 levels of underground parking.

The site is currently developed with a banquet hall (87 Woodstream Boulevard) and a related parking lot (77 Woodstream Boulevard). The existing banquet hall is proposed to remain in operation during the first phase of development (i.e. Blocks A and C – the most northerly 10 and 4 storey structures as shown on Attachment #3).

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 77 and 87 Woodstream Boulevard, being Blocks 34, 35, 38 and Part of Block 39 on Plan 65M-2624 shown as “Subject Lands” on Attachments # 1 and #2, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Employment Area General” by OPA #450 (Employment Area Plan). Residential uses are not permitted in the Employment Area designation. The application does not conform to OPA #450. ▪ The proposed “High Density Residential” designation in OPA #240 (Woodbridge Community Plan) permits a maximum density of 99 units per net hectare (147 units). Based on a site area of 1.48 ha, the proposed development has a density of 257 units per hectare (379 units) and does not conform to the Official Plan. ▪ “Mid-Rise Mixed Use” and “Natural Areas” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. The “Mid-Rise Mixed Use” designation permits a maximum density of 2.0 FSI and a maximum building height of 6 storeys. The proposal does not conform to the new Official Plan with a density of 2.5 FSI and height of 10 storeys.
Zoning	<ul style="list-style-type: none"> ▪ 77 and 87 Woodstream Boulevard are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exceptions 9(463A) and 9(463), respectively. ▪ The current zoning of the property does not permit the proposed residential and commercial uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposal.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachments #1 and 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	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies. ▪ The subject lands are currently designated “Employment Area General” by OPA #450 (Employment Area Plan) and located within an employment area. The applicant is proposing to convert employment lands to non-employment uses. The Growth Plan for the Greater Golden Horseshoe (Places to Grow) permits the conversion of lands within an employment area only through a municipal comprehensive review. The VOP 2010 constitutes a municipal comprehensive review. Through this review, the subject lands were redesignated to “Mid-Rise Mixed-Use” with a maximum building height of 6 storeys and FSI of 2.0, which would permit the residential and commercial uses proposed by this application. ▪ The Development Planning Department will continue to process the applications, however, VOP 2010 must come into effect before Vaughan Council can make a decision on the applications in order that the proposal is not considered to be an employment land conversion. ▪ In 2009, Vaughan Council adopted Public Notification Policies that include the requirement for a new Public Hearing if an application has not been considered by the Committee of the Whole within two years of the Public Hearing. It is expected that the technical report will be completed within 2 years for the Committee’s consideration.
b.	Appropriateness of Proposed Uses And Density	<ul style="list-style-type: none"> ▪ The appropriateness and compatibility of the proposed residential and commercial uses will be reviewed in the context of the site location, potential building form, and compatibility with the surrounding land uses. ▪ The appropriateness of the proposed Floor Space Index (FSI) and building height will be reviewed in the context of the structural framework established by the VOP 2010 to implement the Provincial and Regional policies.
c.	Conceptual Site Plan and Built Form	<ul style="list-style-type: none"> ▪ The proposed concept plan is shown on Attachment #4 and building elevations on Attachments #6 to #10 inclusive. The appropriateness of the proposed development standards required to implement this site plan will be reviewed. The development proposal will be reviewed to address, but not limited to, the following: <ul style="list-style-type: none"> ▪ protection of the valleylands and appropriate buffers; ▪ the appropriate building height, density, built form and site design; ▪ on-site pedestrian movement, safety and comfort; ▪ on-site amenity area; ▪ achieving an attractive pedestrian streetscape and building design; ▪ pedestrian connections to the valley lands and public sidewalks; ▪ on-site vehicular circulation efficiency and safety; ▪ appropriate on-site circulation and site-servicing (i.e. snow removal and garbage pick-up); ▪ limiting excess paved areas; and, ▪ sustainable development features.

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d.	Supporting Studies	<ul style="list-style-type: none"> ▪ The applicant has submitted supporting studies, including a planning justification study to determine and assess the impacts of introducing residential uses into an existing Employment Area. In addition, a traffic and parking impact study, a functional servicing study, and an urban design brief have been submitted in support of the applications that will be reviewed by the appropriate public agencies/departments. Review will also be given to determine if additional studies are required.
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), 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.
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are situate within the TRCA screening area and abut lands that are zoned PB1 Parkway Belt Open Space Zone. Confirmation of the top-of-bank and the 10 m wide open space buffer, and the associated development limits for the lands must be reviewed and approved to the satisfaction of the TRCA and the City.
h.	Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council.
i.	Phasing	<ul style="list-style-type: none"> ▪ The proposed phasing of the development, including the continued operation of the banquet hall, will be reviewed.

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.

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Attachments

1. Context Location Map
2. Location Map
3. Concept Plan
4. Site Plan
5. Statistics
6. Isometric Views
7. Podium and Blocks A & B East Elevations
8. Block A North & South Elevations
9. Block B North & South Elevations
10. Blocks C, D & E Elevations

Report prepared by:

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

(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. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**3 OFFICIAL PLAN AMENDMENT FILE OP.11.002
ZONING BY-LAW AMENDMENT FILE Z.06.079
MARKET LANE HOLDINGS INC.
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;
- 2) That the following deputations and Communications be received:
 1. Ms. Joanne Mauti, Woodbridge Core Ratepayers' Association, c/o 128 Wallace Street, Woodbridge, L4L 2P4, and Communication C8 dated June 13, 2011, and C18 dated June 14, 2011; and
 2. Ms. Daniela Di Croce, 57 Clarence Street, Woodbridge, L4L 1L2; and
- 3) That the following Communications be received:
 - C1 Angelo and Leslie Potkidis, 27 Rosebury Lane, Woodbridge, L4L 3Z1, dated June 6, 2011; and
 - C5 Ms. Kate Duncan, 206 Woodbridge Avenue, Woodbridge, L4L 2S8, dated June 9, 2011.

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files OP.11.002 and Z.06.079 (Market Lane Holdings 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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150m and to those individuals that requested notification and the Woodbridge Core Ratepayers Association.
- c) Comments received as of June 7, 2011: One (1) letter dated June 6, 2011 from Angelo and Leslie Potkidis, 27 Rosebury Lane, Woodbridge, who are not in support of the applications for the following reasons (full letter received by City Clerks for distribution to Council):

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- building height is far too high;
- the proposed structure occupies virtually the entire footprint of the site;
- lack of setbacks;
- insufficient safe circulation; and,
- architecturally not appealing, and appears to be a box with a flat roof.

Background

In December 2006, the Owner submitted Zoning By-law Amendment File Z.06.079 on the entire Market Lane property (shown on Attachment #3) including the subject lands (112-116 Woodbridge Avenue and a portion of 124-140 Woodbridge Avenue), in a manner that would facilitate the development of two, 4 storey mixed-use condominium buildings comprised of 102 residential units and 2,437 m² of ground floor commercial uses. The application was considered at a statutory Public Hearing on April 30, 2007, and subsequently held in abeyance pending the completion of the City of Vaughan Official Plan review (VOP 2010) including the Special Policy Area review. On September 7, 2010, Council adopted VOP 2010, which is pending final approval from the Region of York. The Special Policy Area (SPA Review) Justification Study is in the process of being finalized and will require review from the Toronto and Region Conservation Authority (TRCA) and final approval from the Province. On March 29, 2011, the applicant submitted Official Plan Amendment File OP.11.002, which is the subject of this report, and amended Zoning Amendment File Z.06.079 to reflect the current proposal on 116-112 Woodbridge Avenue and a portion of 124-140 Woodbridge Avenue as shown on Attachment #3.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the future development of a 6-storey (Building "G") tiered residential and commercial mixed-use development comprised of 79 residential units and 427 m² of ground floor commercial uses as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.11.002 to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Policy) specifically to increase the maximum building height permitted in the "Mixed Use Commercial" designation from 4 to 6-storeys.

3. Zoning By-law Amendment File Z.06.079 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C4 Neighbourhood Commercial Zone to RA2 Apartment Residential Zone, and the following exceptions to Zoning By-law 1-88:

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	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to RA2 Apartment Residential Zone
a.	Permitted Uses	Apartment Dwelling	A mixed-use apartment dwelling with ground floor commercial uses.
b.	Minimum Front Yard (Woodbridge Avenue) and Minimum Interior Side Yard (East Lot Line)	Front Yard - 7.5 m Interior Side Yard - 7.5 m	Front Yard - 1.0 m Interior Side Yard - 0.0 m
c.	Minimum Parking Requirements	i) 79 Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 139 spaces ii) 427 m ² Commercial GFA @ 6 spaces/100 m ² of GFA = 26 spaces Total Parking Required = 165 spaces	i) 79 Units @ 1.25 spaces per unit (includes visitor parking spaces) = 99 spaces ii) 427 m ² @ 3.0 spaces/100 m ² of GFA = 13 spaces Total Parking Proposed = 112 spaces

An amendment to Zoning By-law 1-88 is also required to delete the northwest portion of the subject lands (shown on Attachment #3) from commercial Exception 9(348) and include the lands in the implementing mixed use Zoning By-law for the subject lands, if approved. Other zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application.

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Analysis and Options

<p align="center">Location</p>	<ul style="list-style-type: none"> ▪ North side of Woodbridge Avenue between Clarence Street and Wallace Street, municipally known as 112-116 and a portion of 124-140 Woodbridge Avenue, City of Vaughan, as shown on Attachments #1 and #2 (Ward 2). ▪ The subject lands are currently vacant and forms part of the overall Market Lane commercial complex (Attachment #3). The site is located at the south east portion of the property with access onto Woodbridge Avenue and is completely surfaced with asphalt.
<p align="center">Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ The subject lands are designated “Mixed-Use Commercial” by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Policy) and are also subject to the “Special Policy Area” (SPA) flood plain policies. A mixed-use building with a maximum building height of 4 storeys is permitted by the Official Plan. ▪ The applicant is proposing to amend the Mixed-Use Commercial policies of OPA #440 (Woodbridge Core Policy) to permit an increase in the maximum building height from 4-storeys to 6-storeys on the subject lands. An Official Plan Amendment is required. ▪ City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Region of York, designates the subject lands “Low-Rise Mixed-Use” (Woodbridge Centre Secondary Plan – Volume 2), which permits a mixed use development with a maximum building height of 6-storeys and Floor Space Index (FSI) of 1.8 (calculated over the entire Market Lane property). The total FSI on the Market Lane property including the proposed condominium building is 1.2. The proposed building height does not conform and FSI <u>conforms</u> to the new Official Plan.
<p align="center">Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88. The proposed residential uses are not permitted in a C4 Zone and site-specific zoning exceptions are required to implement the proposal. The northwest portion of the site is also subject to commercial Exception 9(348). An amendment to Zoning By-law 1-88 is required.
<p align="center">Surrounding Land Uses</p>	<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	COMMENT(S)
a.	Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in the context of the Provincial Policy Statement, the Growth Plan, and the Regional and City Official Plan policies.
b.	Special Policy Area	<ul style="list-style-type: none"> • The lands are currently subject to the Special Policy Area policies under OPA #440 (Woodbridge Core Plan). Amendments to the Official Plan for lands within a Special Policy Area must be approved by the Ministers of Natural Resources and Municipal Affairs and Housing. • The City is currently undertaking a Special Policy Area Justification Study for the Woodbridge Centre Secondary Plan in consultation with the Toronto and Region Conservation Authority for Provincial approval. The study will delineate the boundary of the SPA and establish new policies respecting development in the SPA as may be required. Any changes to the policies and mapping will be reflected in the New City of VOP 2010. • Vaughan Development Planning Staff will continue to process the subject applications, however, a recommendation to the Committee of the Whole on the applications will not occur until such time as the SPA Justification Study is complete and an amendment to the new Official Plan has been approved by the Province to implement any new policies. • In 2009, Vaughan Council adopted Public Notification Policies that include the requirement for a new Public Hearing if an application has not been considered by the Committee of the Whole within two years of the Public Hearing. It is expected that the technical report will be completed within 2 years for the Committee's consideration.
c.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built form and height, building setbacks, the availability of parking and the appropriate development standards.

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d.	Heritage Conservation	<ul style="list-style-type: none"> ▪ The property is subject to the Woodbridge Heritage Conservation District Plan and is located adjacent to 124 Woodbridge Avenue, which is identified as a Heritage House (Gilmour House), as shown on Attachment #3. The applicant has restored and is maintaining the Gilmour House in situ. The proposed development will be reviewed in consideration of the heritage building and the applicable Heritage District policies. The development should incorporate heritage architectural design features such as, colour scheme, signage and utilize angular planes to maintain the heritage appearance of the building and its position on Woodbridge Avenue. ▪ The proposed development will require review and approval by the Vaughan Cultural Services Division and Heritage Vaughan.
e.	Traffic, Road Widening and Parking Review	<ul style="list-style-type: none"> ▪ Access improvements and any required road widening along Woodbridge Avenue must be approved by the Vaughan Development/Transportation Engineering Department. ▪ The subject property is dependent on City owned lands (to the northeast) for secondary access. The municipal parking lot shall not be used to satisfy the parking requirements of Zoning By-law 1-88 for the proposal. ▪ A Parking Study has been submitted in support of the applications, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development.
g.	Commercial/Retail Uses	<ul style="list-style-type: none"> ▪ The applicant must identify the specific commercial uses proposed on the ground floor of the building to ensure compatibility with the residential apartments above.
h.	Future Site Plan/Condominium Approval	<ul style="list-style-type: none"> ▪ If approved, development of the site will require the submission of Site Development and Draft Plan Condominium Applications to facilitate the proposal, and create a future condominium block for Building "G".
i.	Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if approved.

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. The Region has advised that since the lands are within the Woodbridge Special Policy Area (SPA), that the Official Plan Amendment Application should await completion of the City's comprehensive SPA Study and approval by the Ministers of Municipal Affairs and Housing and Natural Resources.

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Conclusion

The preliminary issues identified in this report, and any other issues identified through the processing of the Official Plan and Zoning By-law Amendment 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. Site Plan
4. Elevations - South and East
5. Elevations - North and West
6. Roof Plan
7. Cross Sections and Street Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 4, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

4

**OFFICIAL PLAN AMENDMENT FILE OP.11.004
ZONING BY-LAW AMENDMENT FILE Z.11.014
DRAFT PLAN OF SUBDIVISION FILE 19T-11V001
RAVINES OF ISLINGTON HOLDINGS INC.
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and**
- 2) That the deputation of Mr. Albert Borgo, 8477 Islington Avenue, Vaughan, L4L 1Y3, be received.**

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files OP.11.004, Z.11.014 and 19T-11V001 (Ravines of Islington Holdings 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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150m and to those individuals that requested notification.
- c) Comments received as of June 7, 2011: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of the site with eleven (11), 2-storey freehold townhouse dwelling units served by a private condominium road as shown on Attachment #4:

1. Official Plan Amendment File OP.11.004 to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study), to redesignate the subject lands from "Low Density Residential and "Environmental Protection Area" to "Medium Density Residential" and "Environmental Protection Area".
2. Zoning By-law Amendment File Z.11.014 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and OS1 Open Space Conservation Zone (as shown on Attachment #2) to RM2 Multiple Residential Zone (Blocks 1,2,3,5,6 and 7) and OS1 Open Space Conservation Zone (Block 4) in the manner shown on Attachment #3.

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3. Draft Plan of Subdivision File 19T-11V001 to create Blocks 3, 6, and 7 to facilitate 11 freehold parcels of tied land (POTLs) for townhouses, Blocks 1, 2 and 5 for the common elements (private road, visitor parking spaces, landscaped areas), and Block 4 for open space (valleylands) as shown on Attachment #3.

The following site-specific zoning exceptions to Zoning By-law 1-88, specifically the RM2 Multiple Residential Zone standards, are also requested to implement the proposed plan shown on Attachment #4:

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	i) Block Townhouse Dwelling (condominium units and private road)	i) Freehold Townhouse Dwelling on a private common element condominium road.
b.	Minimum Front Yard Setback to a Garage	6.4 m	6.05 m
c.	Minimum Parking and Access Requirements	A minimum 3 m wide landscape strip shall be provided on the subject lands and around the periphery of an outdoor parking area.	A minimum 2 m wide landscape strip on the subject lands shall be provided around the periphery of an outdoor parking area.
d.	Minimum Lot Area Per Unit	230 m ² per unit	148 m ² per unit

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

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Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Islington Avenue, south of Langstaff Road, being Lot 7 on Registered Plan M-1113, known municipally as 8469 Islington Avenue as shown on Attachments #1 and #2. ▪ The 0.49 ha property has 30.4 m frontage on Islington Avenue and extends 173 m east toward the Humber River with a gradual undulating eastward slope. The parcel is currently developed with one residential dwelling that is proposed to be demolished. ▪ The eastern approximately one third of the site is proposed to be left undeveloped and comprise part of the open space valley.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The property is designated “Low Density Residential” (maximum permitted density of 8.6 uph (gross); 4.2 units) and “Environmental Protection Area” by OPA #597 (Islington Avenue Corridor Secondary Plan), which permits single detached and semi-detached dwelling units and passive use parks, valleylands and woodlots, respectively. ▪ The subject lands are proposed to be redesignated to “Medium Density Residential” (maximum permitted net density of 35 uph) and to “Environmental Protection Area” to permit the 11 unit townhouse development (proposed 32.4 uph) and open space block (valleylands). An Official Plan Amendment is required to redesignate the property, which would conform to the “Medium Density” provisions of the Official Plan, should the redesignation be considered to be appropriate. ▪ The subject lands are designated “Low-Rise Residential” by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval by the Region of York. The “Low-Rise Residential” designation permits townhouse dwellings at a maximum permitted net density of 0.3 FSI. The proposed townhouse development (0.51 FSI) does not conform to the new Official Plan with respect to density, however, the applications are being proposed under the current in-effect Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The property is zoned R2 Residential Zone and OS1 Open Space Conservation Zone by By-law 1-88. The applicant is proposing to rezone the site to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, to facilitate the proposed townhouse development. The R2 Residential Zone does not permit townhouse dwellings and the site-specific zoning exceptions that are requested to implement the processed plan. An amendment to Zoning By-law 1-88 is required.
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	COMMENT(S)
a.	Provincial Policies and Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.
c.	Conceptual Neighbourhood Plan	<ul style="list-style-type: none"> ▪ The Owner should submit a conceptual Neighbourhood Plan to demonstrate how the development of the subject lands could be co-ordinated with potential future developments on the surrounding lands to the north and south if this form of development is considered to be appropriate for this area. The concept plan should consider an internal road system that limits the number of access driveways/roads onto Islington Avenue.
d.	Traffic, Road Widening	<ul style="list-style-type: none"> ▪ Access improvements and any required road widening along Islington Avenue must be identified by the Region of York. ▪ The location and number of driveways (4) proposed onto Islington Avenue must be reviewed and approved by the Region of York. ▪ A Transportation/Access Study should be submitted in support of the proposed number of driveway access points onto Islington Avenue to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
e.	Conceptual Site Plan/Future Site Plan Application	<p>A future Site Development Application is required to facilitate the conceptual site plan shown on Attachment #4. The following will be considered through the review of the conceptual site plan (and in a future site plan application):</p> <ul style="list-style-type: none"> ▪ Pedestrian accessibility into the site including a sidewalk. ▪ Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed road. ▪ Built form and site design. ▪ Accessibility of the proposed parking spaces. ▪ Proper vehicle turning movements into the proposed driveways. ▪ Snow storage areas. ▪ Sustainable site and development features.

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f.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed development, including but not limited to, a Phase 1 Environmental Site Assessment Report, which is required for review and approval by the appropriate agencies/departments.
g.	Environmental Impact	<ul style="list-style-type: none">▪ A Natural Heritage Analysis Report prepared by Beacon Environmental summarizing the vegetation conditions for the site was submitted in support of the applications. The Report must be approved by the Toronto and Region Conservation Authority (TRCA) to ensure that forest communities and species breeding grounds are not impacted by the proposed development.▪ Development limits and any required buffer must be established to the satisfaction of the City and TRCA.▪ The lands are located within the built up valleylands along the Humber River. The applications must be reviewed by the TRCA to ensure the proposed development meets TRCA requirements.
h.	Slope Stability	<ul style="list-style-type: none">▪ The site has an undulating grade towards the Humber River's edge and is in some areas physically characterized by steep slopes along the eastern third of the site, which must be reviewed by the City and TRCA.▪ This area is regulated by the Toronto and Region Conservation Authority. Geotechnical slope stability must be reviewed and approved by the City and TRCA.
i.	Allocation	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved.
j.	Draft Plan of Subdivision	<ul style="list-style-type: none">▪ The appropriateness of the layout of the Draft Plan of Subdivision shown on Attachment #3 will be reviewed in consideration of the conceptual site plan shown on Attachment #4.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

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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 Draft Plan of Subdivision and Proposed Zoning
4. Conceptual Site Plan
5. Block 1 - Front Elevation

Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 5, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

5

**ZONING BY-LAW AMENDMENT FILE Z.11.005
DRAFT PLAN OF SUBDIVISION FILE 19T-11V003
MILLWICK ACQUISITION CORPORATION
WARD 3**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved; and
- 2) That the following Communications be received:
 - C2 Mr. Ali Najak and Ms. Christine Ramsahai, 96 Boticelli Way, Woodbridge, L4H 0J5, dated June 6, 2011;
 - C3 Ms. Helen A. Mihallidi, Bratty and Partners, 7501 Keele Street, Suite 200, Vaughan, L4K 1Y2, dated June 6, 2011;
 - C6 Mr. Joe Visconti, dated June 9, 2011;
 - C15 A. Milliken Heisey, Papazian Heisey Myers, Standard Life Centre, Suite 510, 121 King Street West, P.O. Box 105, Toronto, M5H 3T9, dated June 14, 2011; and
 - C16 A. Milliken Heisey, Papazian Heisey Myers, Standard Life Centre, Suite 510, 121 King Street West, P.O. Box 105, Toronto, M5H 3T9, dated ~~June 27, 2010~~ September 27, 2010.

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files Z.11.005 and 19T-11V003 (Millwick Acquisition Corporation) 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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150 m and Millwood Woodend Ratepayers' Association
- c) Written Comments Received as of June 7, 2011: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development for 72 dwelling units on 1.97 ha:

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1. Zoning By-law Amendment File Z.11.005 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C4 Neighbourhood Commercial Zone to RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, and RT1 Residential Street Townhouse Zone, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

	By-law Standard	Zoning By-law 1-88, RD4 Residential Detached Zone, and RT1 Residential Street Townhouse Zone Requirements	Proposed Exceptions to RD4 Residential Detached Zone, RT1 Residential Street Townhouse Zone Requirements
a.	Minimum Exterior Side Yard for the RD4 Zone	4.5 m	1.2 m (Weston Road)
b.	Minimum Exterior Side Yard Abutting a Sight Triangle (RT1 and RD4 Zones (Blocks 7, 8, and 13)	3 m	1.5 m
c.	Minimum Lot Depth:		
	i) RD4 Zone	i) 27 m	i) 20.6 m (Lots 1 and 2)
	ii) RT1 Zone	ii) 27 m	ii) 25.8 m (Block 14)

2. Draft Plan of Subdivision File 19T-11V003 on the subject lands shown on Attachment #3, which includes the following:

Lots/Blocks	Land Use	Area (ha)	Units
1 & 2	Detached Residential Units	0.091	2
3 & 4	Semi-Detached Residential Units	0.156	4
5 - 16	Street Townhouse Units	1.175	66
17 - 20	Landscape Area (Canada Dr. & Weston Rd.)	0.056	
21	Road Widening (Weston Road)	0.011	
	Street "A"	0.481	
	Total	1.970	72

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Background - Analysis and Options

<p align="center">Location</p>	<ul style="list-style-type: none"> ▪ The subject lands shown on Attachments #1 and #2 have 71.9 m of frontage on the east side of Weston Road and 73 m on the south side Canada Drive, and are generally located northeast of Major Mackenzie Drive and Weston Road, City of Vaughan, shown as subject lands on Attachments #1 and #2.
<p align="center">Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ The subject lands are designated “Medium Density Residential/Commercial” with a “Neighbourhood Commercial” overlay designation by OPA #600; and, “Low-Rise Mixed-Use” by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval by the Region of York. ▪ The “Medium Density Residential/Commercial” designation in OPA #600 permits a density between 17 to 40 units per ha. The designation permits detached, semi-detached and street townhouse dwelling units. The proposal for 72 units on the subject lands yields a density of 36.5 units per ha, which conforms to the Official Plan. ▪ The “Low-Rise Mixed Use” designation in City of Vaughan Official Plan 2010 permits townhouses, stacked townhouses, and low-rise buildings, including single and semi-detached dwellings, which conforms to the Official Plan.
<p align="center">Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1224), which permits commercial uses. ▪ The subject lands are proposed to be rezoned from C4 Neighbourhood Commercial Zone in the manner shown on Attachment #3, as follows: <ul style="list-style-type: none"> i) RD4 Residential Detached Zone Four for 2 detached dwelling units; ii) RS1 Residential Semi-Detached Zone for 4 semi-detached dwelling units; and, iii) RT1 Residential Townhouse Zone for 66 street townhouse units. ▪ The residential proposal does not comply with the current commercial zoning on the property, and therefore, an application to amend Zoning By-law 1-88, has been submitted.
<p align="center">Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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Previous Files

In July 2005, Plan of Subdivision 19T-00V09 was draft approved for 288 residential units, commercial, high performance employment, school and park uses on 17.83 ha, and included the subject lands. The subject lands, which form part of a larger 2.85 ha commercial block located at the southeast corner of Weston Road and Canada Drive were draft approved for commercial uses and subsequently zoned C4 Neighbourhood Commercial Zone as shown on Attachment #2.

Site Development File DA.07.089 (Phase 1), shown on Attachment #2, for a commercial development on 0.88 ha of the original 2.85 ha commercial block, was considered at the March 31, 2009 Committee of the Whole meeting to permit 3 commercial retail buildings. The Committee of the Whole recommendation to approve the commercial development was ratified by Vaughan Council on April 14, 2009. In 2009, the remaining commercial lands of 1.97 ha (Phase 2) were severed from the original 2.85 ha commercial block for a future residential development (subject lands).

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	COMMENT(S)
a.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed residential uses, mix of residential uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards.
c.	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 for the Block 33 West Plan, if approved.
d.	Site Development Plan Application	<ul style="list-style-type: none">▪ A Site Development Application will be required for the street townhouse units in order to review the building elevations, landscaping, and site plan, if approved.
e.	Additional Studies	<ul style="list-style-type: none">▪ The Owner submitted traffic impact, functional servicing and environmental noise analysis reports, in support of the proposal, which will be reviewed by the appropriated City Departments and Public Agencies.▪ The review of the proposal will determine if additional studies are required to support the proposed development.

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f.	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), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the plan of subdivision and site plan approval processes, if approved.
g.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ A Phase 1 ESA (Environmental Site Assessment) must be prepared in accordance with City Policy and submitted for approval, and the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the Vaughan Development / Transportation Engineering Department.
h.	Servicing	<ul style="list-style-type: none">▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City, including if there are any cost sharing requirements due to the Block 33 West Plan.▪ The availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved.
i.	Parkland	<ul style="list-style-type: none">▪ The provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act shall be required, if approved.

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. Draft Plan of Subdivision 19T-11V003 and Proposed Zoning

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 5, CW(PH) Report No. 34 – Page 6

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(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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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 6, CW(PH) Report No. 34 – Page 2

	By-law Standard	By-law 1-88 Requirements Exception 9(1223) (RT1 Residential Townhouse Zone)	Proposed Exceptions to RT1 Zone of By-law 1-88, Exception 9(1223)
a.	Minimum Exterior Side Yard Setback (Block 5, Lot 1)	3.5 m	2.95 m
b.	Maximum Number of Townhouse Units to be Constructed in a Row (Blocks 8 and 9)	6	7 <i>(Previously approved by Committee of Adjustment Minor Variance Applications A183/10 and A182/10)</i>
c.	Minimum Exterior Side Yard Setback (Block 9, Lot 7)	4.5 m	2.83 m <i>(Previously approved by Committee of Adjustment Minor Variance Application A182/10)</i>
d.	Minimum Exterior Side Yard Setback (Block 142, Lot 1 on Registered Plan 65M-4104)	4.50 m	3.13 m

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

The Owner has also submitted related Site Development File DA.11.036 to facilitate the development of the subject lands.

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Item 6, CW(PH) Report No. 34 – Page 3

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North of Major Mackenzie Drive, east of Weston Road, specifically on Zachary Place, in Planning Block 33 West, City of Vaughan, and shown as Subject Lands on Attachments #1 and #2 (Ward 3).
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Vellore Village Centre – Low-Rise Residential” by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), which permits the proposed street townhouse use. The permitted density is between 17 and 40 units per hectare. The proposed development has a density of 27 units per hectare, and conforms to the Official Plan. ▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), adopted by Vaughan Council on September 7, 2010, and pending approval from the Region of York. A street townhouse use is permitted under this designation. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ RT1 Residential Townhouse Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1223). ▪ The proposed rezoning of the southerly 40.75 m of the walkway block from OS2 Open Space Park Zone to RT1 Residential Townhouse Zone, together with site-specific zoning exceptions to permit the street townhouse development, require amendments to Zoning By-law 1-88. ▪ The Owner has previously obtained minor variances from the ▪ Committee of Adjustment for Blocks 8 and 9, and is requesting that they be captured in the By-law under one site-specific zoning exception.
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:

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

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a.	City Official Plan	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of rezoning the southerly portion of the OS2 Open Space Park Zone (walkway) to RT1 Residential Townhouse Zone and the site-specific zoning exceptions to facilitate the proposed townhouse development will be reviewed in consideration of the overall development of the site and compatibility with the surrounding land uses.▪ The street townhouse development will be reviewed in consideration of approved Draft Plan of Subdivision File 19T-00V03 (Attachment #4) to ensure appropriate site layout and block/lot configuration.
b.	Lot Creation	<ul style="list-style-type: none">▪ The applicant will be required to submit a future Part Lot Control Application to create the individual townhouse lots once the Draft Plan of Subdivision has been registered.
c.	Site Development Application	<ul style="list-style-type: none">▪ The applicant has submitted related Site Development File DA.11.036 to implement the proposal. The Application will be reviewed to ensure the following (but not limited to): appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; and landscaping.
d.	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), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the future site plan approval process.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Approved Draft Plan of Subdivision File 19T-00V03 (as amended on March 25, 2011)

Report prepared by:

Mary Caputo, Planner, ext. 8215
Carmela Marrelli , Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 7, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

**7 OFFICIAL PLAN AMENDMENT FILE OP.06.002
ZONING BY-LAW AMENDMENT FILE Z.06.005
1668872 ONTARIO INC. (ROYAL PINE HOMES)
WARD 3**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;
- 2) That a Ward 3 community meeting be held with the Ward Councillor, the Mayor, the Regional Councillors, the applicant and the local ratepayers associations to address issues raised;
- 3) That the following deputations and Communications be received:
 1. Mr. Kurt Franklin, Weston Consulting Group, 201 Millway Avenue, Vaughan, Unit 19, Vaughan, L4K 5K8, and Communications C9 dated June 13, 2011, C13 dated June 14, 2011, and C19 dated June 14, 2011;
 2. Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers, 275 Millwood Parkway, Woodbridge, L4L 1A6, and Communications C20 and C21 dated June 14, 2011, C22, and C23;
 3. Mr. Richard Rodaro, 50 Woodend Place, RR2, Woodbridge, L4L 1A6;
 4. Mr. John Harvey, Vellore Woods Ratepayers, 63 Thicket Trail, Woodbridge, L4H 1Y1, and Communication C24;
 5. Mr. Martin Sepp, 9990 Pine Valle Drive, Woodbridge, L4L 1A6;
 6. Ms. Rose Savage, East Woodbridge Community Association, 39 Radley Street, Woodbridge, L4L 8J7;
 7. Ms. Elaine Rodaro, 50 Woodend Place, RR#2, Woodbridge, L4L 1A6;
 8. Mr. Carlo DeFrancesca, East Woodbridge Community Association, and Communication C11;
 9. Ms. Alexandra Hatfield, 232 Camlaren Crescent, Kleinburg, L0J 1C0;
 10. Mr. Mark Fazari, 239 Via Teodoro, Woodbridge, L4H 0X6;
 11. Mr. Bob Klein, KARA, 8 Daleview Court, Kleinburg, L0J 1C0;
 12. Ms. Tina Arnone-Medina, 40 Millwood Parkway, Woodbridge, L4L 1A6; and
 13. Mr. Leo Verrilli, 240 Via Teodoro, Woodbridge, L4H 0X6, and Communication C25 dated June 14, 2011; and
- 4) That the following Communications be received:
 - C4 Mr. Dan Botham, 209 Via Teodoro, Woodbridge, L4H 0X6;
 - C10 Frances and Michael Calderone, 217 Via Teodoro, Woodbridge, L4H 0X6, dated June 14, 2011;
 - C12 Mr. Frank Alaimo, Rimwood Estates Homeowners Association, c/o 8050 Islington Avenue, Unit 19, Woodbridge, L4L 1W5, dated June 13, 2011; and
 - C14 Mr. Ken Schwenger, Kleinburg & Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated June 13, 2011.

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Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc. [Royal Pine Homes]) 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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150 m and Millwood Woodend Ratepayers' Association
- c) Written Comments Received as of June 8, 2011 as follows:
 - i) Dan Botham, 209 Via Teodoro, resident, correspondence dated June 3, 2011, respecting his objection to the proposed land use and density being incompatible and inappropriate with the existing community (low density and estate residential uses) and natural areas (valleylands and woodlots).

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 6-storey apartment building, with a maximum of 98 self-contained apartment units, to be marketed as an adult lifestyle development as shown on Attachment #3:

1. Official Plan Amendment File OP.06.002 to amend OPA #600, specifically to redesignate the tableland portion of the subject lands (Limit of Development), as shown on Attachment #2, from "Valley Lands" and "Estate Residential" to "High Density Residential/Commercial".
2. Zoning By-law Amendment File Z.06.005 to amend Zoning By-law 1-88, specifically to rezone the subject lands (9909 and 9939 Pine Valley Drive) from A Agricultural Zone and RR Rural Residential Zone to RA2 Apartment Residential Zone (Tableland - Limit of Development), OS1 Open Space Conservation Zone (Valleylands) and OS4 Open Space Woodlot Zone (Tableland Woodlot), in the manner shown on Attachment #2, and to permit the following site-specific zoning exceptions to the RA2 Apartment Residential Zone:

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	By-law Standard	Zoning By-law 1-88, RA2 Apartment Residential Zone Requirements	Proposed Exceptions to RA2 Apartment Residential Zone Requirements
a.	Definitions	“Lot” means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	“Lot” to deem the two existing lots to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, easements, or condominiums, and whether the buildings or structures have or do not have a common basement or are or are not connected below or above finished grade.
b.	Portions of a Building Below Grade	Minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade - 1.8 m	Minimum setback from the front lot line for the underground parking structure – 0 m
c.	Permitted Uses	No lands in an OS1 Open Space Conservation Zone shall be used in calculating the lot frontage, lot area, coverage or yards required by By-law 1-88 for uses for adjacent zones.	The OS1 Open Space Conservation Zone lands to be included in the calculation of lot frontage, lot area, lot coverage and yard setbacks for the proposed RA2 Zone.
d.	Minimum Interior Side Yard Requirement (South)	22 m	5 m

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

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Pine Valley Drive, south of Major Mackenzie Drive in Part of Lots 19 and 20, Concession 6, known municipally as 9909 and 9939 Pine Valley Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2. ▪ The subject lands have frontage of 171 m on Pine Valley Drive and a site area of 5.04 ha, which is comprised of 0.85 ha for the proposed 6-storey apartment building site, 1.5 ha for the existing valleylands and 2.685 ha for the existing tableland woodlot in the easterly portion of the subject lands, as shown on Attachment #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Estate Residential”, “Valley Lands” and “Tableland Woodlots” by OPA #600, as shown on Attachment #4, which does not permit the proposed high density development. ▪ The “High Density Residential - Commercial” designation in OPA #600 permits apartment uses to a maximum of 12 storeys, and a maximum permitted density of between 60 to 150 units per ha with an average density of a minimum of 115 units per ha. <p>The lands located within the “Limit of Development” as shown on Attachment #2 are proposed to be redesignated to “High Density Residential-Commercial” under OPA #600 for 98 apartment dwelling units within a 6 storey building at a density of 115.29 units per ha.</p> <ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential” and “Natural Areas” (Attachment #5) by the City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York. The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units, and public and private institutional buildings, in a low-rise form no greater than 3 storeys. ▪ The proposal does not conform to OPA #600 or VOP 2010, and an application to amend the Official Plan has been submitted.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone and RR Rural Residential Zone by Zoning By-law 1-88, which permits agricultural and detached residential dwelling uses. ▪ The subject lands shown on Attachment #2 (9909 and 9939 Pine Valley Drive) are proposed to be rezoned from A Agricultural Zone and RR Rural Residential Zone in the manner as follows: <ul style="list-style-type: none"> iv) RA2 Apartment Residential Zone (Limit of Development) to facilitate the 6-storey (44 m high) apartment building on the tableland, with a maximum of 98 self-contained apartment units; v) OS1 Open Space Conservation Zone (Valleylands) to maintain the valleylands on 1.5 ha; and, vi) OS4 Open Space Woodlot Zone (Tableland Woodlot) to maintain the tableland woodlot on 2.685 ha. ▪ The proposal does not comply with the current zoning of the property, and therefore, an application to amend Zoning By-law 1-88 has been submitted.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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Previous Files

On April 3, 2006, a Public Hearing was held for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc. [Royal Pine Homes]) to amend the Official Plan (OPA #600) and Zoning By-law 1-88 to redesignate and rezone the southerly portion of the subject lands (9909 Pine Valley Drive) for the development of a 5-storey apartment building on the tableland, with a maximum of 60 self-contained apartment units, to be marketed as an adult lifestyle development on 0.56 ha. The recommendation of the Committee of the Whole to receive the Public Hearing report on April 3, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on April 10, 2006.

The Owner acquired the northerly portion of the subject lands (9939 Pine Valley Drive) shown on Attachment #2, and subsequently modified the applications thereby requiring a new Public Hearing. On March 25, 2008, a Public Hearing was held for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc. [Royal Pine Homes]) to amend the Official Plan (OPA #600) and Zoning By-law 1-88 to redesignate and rezone the subject lands (9909 and 9939 Pine Valley Drive) from “Valley Lands” and “Estate Residential” to “High Density Residential/Commercial” (Limit of Development) and to amend Zoning By-law 1-88 on the subject lands (9909 and 9939 Pine Valley Drive) for the development of a 9-storey apartment building on the tableland, with a maximum of 132 self-contained apartment units, to be marketed as an adult lifestyle development on 1.1 ha. The recommendation of the Committee of the Whole to receive the Public Hearing report on March 25, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on March 27, 2008.

The Owner advised that the 2.685 tableland woodlot as shown on Attachment #2 would be conveyed to the City as part of the Owner’s obligations under the Block 39 Developer’s Group Agreement.

Previously, on February 25, 2002, Council approved Site Development File DA.01.069 (Rodriguez Holding Corp. [Woodbridge Private School]) to facilitate the development of the southerly portion of the subject lands (9909 Pine Valley Drive) with a 1-storey private school having a gross floor area of 2,208.62 m², 21 parking spaces and a septic field. A condition of approval required the applicant to enter into a separate agreement with the City concerning the City’s acquisition of a designated 2.685 ha tableland woodlot located on the Owner’s overall land holdings as required by OPA #600. On September 27, 2002, the Site Development Agreement was forwarded to the applicant, however, it was never executed or registered and the separate agreement for the City’s acquisition of the woodlot did not occur.

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	COMMENT(S)
a.	Conformity with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional Official Plan.▪ The applications will be reviewed in consideration of the applicable policies of OPA #600 and the new City of Vaughan Official Plan 2010, which is pending final approval from the Region of York.

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b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed use and exceptions to Zoning By-law 1-88 on the subject lands will be reviewed in consideration of, but not limited to, the surrounding existing and planned land uses, built form compatibility, accessibility to community services, parkland dedication, servicing, the protection of natural features and the appropriate development standards.
c.	Development Standards	<ul style="list-style-type: none"> ▪ The Owner is proposing three specific development standards that are not exceptions to Zoning By-law 1-88, but will be reviewed for their appropriateness: <ul style="list-style-type: none"> i. a 5 m structural setback for a building or structure above or below grade from an OS1 Open Space Conservation Zone, whereas 10 m is typically provided; ii. a 6 m ecological buffer to an OS1 Open Space Conservation Zone, whereas 10 metres is typically provided; and, iii. providing a garbage and refuse container external to the building, whereas the City's Waste Collection Design Standards Policy requires that all refuse and recycling containers to be located within a building.
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 for the Block 39 Community, if approved.
e.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Plan Application will be required to facilitate the development of the subject lands to ensure appropriate building and site design including built form, materials, pedestrian access, underground driveway ramp, internal refuse containment area, screening of service uses and amenity space, exterior lighting, access, internal traffic circulation, parking, landscaping, servicing and grading, if the applications are approved.
f.	Additional Studies	<ul style="list-style-type: none"> ▪ The Owner submitted traffic impact and environmental noise analysis reports, and site servicing, grading and storm tributary and landscape drawings for the previous applications, which will be updated to reflect the current proposal and submitted for review by the appropriate City Departments and Public Agencies.

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g.	Watercourse Restoration Plan	<ul style="list-style-type: none"> ▪ In July 2010, the Toronto and Region Conservation Authority (TRCA) approved a TRCA Permit under Ontario Regulation 166/06 to facilitate grading operations within the Regulated Area and the Regional Storm Flood Plain and the alteration of a tributary of the Humber River, in order to implement restoration works relating to the stream realignment, fish habitat enhancements and combined riparian plantings. ▪ The proposed structural setbacks, ecological buffers, and the disposition of the valleylands must be reviewed and approved by the Toronto and Region Conservation Authority (TRCA) and the City.
h.	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), permeable pavers, bio-swales, drought tolerant landscaping, 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.
i.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA submitted in support of the applications must be updated and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. The Owner must submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
j.	Servicing and Allocation	<ul style="list-style-type: none"> ▪ The proposed development must be in accordance with the Regional infrastructure phasing plan identified in the 2009 Water and Wastewater Master Plan Update. ▪ The City's servicing infrastructure requirements, including sanitary, water and stormwater management, are to be identified, to the satisfaction of the City, including if there are any cost sharing requirements due to the Block 39 Plan, should the application proposal be approved. ▪ The availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved.
k.	Parkland	<ul style="list-style-type: none"> ▪ The provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act and City's Cash-in-lieu of Parkland Policy is required, if approved.

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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. Concept Site Plan
4. OPA #600 Schedule "B" Land Uses - Vellore Urban Village 1
5. City of Vaughan Official Plan 2010-Schedule 13M - Land Use

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2011

Item 8, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 28, 2011.

8

**ZONING BY-LAW AMENDMENT FILE Z.09.043
DRAFT PLAN OF SUBDIVISION FILE 19T-11V002
DUFFERIN RIDGE (ARH) LTD.
WARD 4**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Director of Development Planning, dated June 14, 2011, be approved;
- 2) That the following deputations and Communications be received:
 1. Mr. Kevin Hanit, 72 Queensbridge Drive, Concord, L4K 5T1, and Communication C26;
 2. Mr. Oleg Chernyakhovsky, 143 Benjamin Hood Crescent, Vaughan, L4K 5M2;
 3. Mr. Nick Stepanov, 110 Dufferin Hill Drive, Vaughan, L4K 5H2, and Communication C27;
 4. Mr. Yosef Mirkin, 135 Benjamin Hood Crescent, Vaughan, L4K 5M2;
 5. Ms. Diane Valinho, 113 Benjamin Hood Crescent, Concord, L4K 5M7; and
 6. Ms. Larisa Hincu, 21 Benjamin Hood Crescent, Vaughan, L4K 5M3; and
- 3) That the following Communications be received:
 - C17 Ms. Jolanta Sasiela, 41 Forest Run Blvd, Vaughan, L4K 5J7, dated June 13, 2011; and
 - C28 Ms. Lili Mirkin, 135 Benjamin Hood Crescent, Vaughan, L4K 5M2, dated June 14, 2011.

Recommendation

The Director of Development Planning recommends:

THAT the Public Hearing report for Files Z.09.043 and 19T-11V002 (Dufferin Ridge (ARH) 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.

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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 20, 2011
- b) Circulation Area: 150 m plus extended polling to 200 m
- c) Comments Received as of June 7, 2011: None

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On December 7, 2010, a Public Hearing was held for Zoning By-law Amendment File Z.09.043 (original proposal) to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to RVM1(A)(H) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) with the Holding Symbol "H", to facilitate the development of 34 street townhouse (freehold) units within 7 buildings as shown on Attachment #3. Various deputations were received by Vaughan Council from residents of the area regarding the proposed townhouse development. Vaughan Council resolved that a Ward 4 Community Meeting be convened with the residents, Members of Council and Staff to discuss their concerns.

On February 10, 2011, a Ward 4 Community Meeting was held at the North Thornhill Community Centre at 7:00 pm, which was attended by the Owner, Agent, 7 area residents, the Ward 4 Councillor, Regional Councillor Schulte, and Vaughan Development Planning Staff. At the meeting, the Owner was asked to consider a park fronting onto Forest Run Boulevard together with a pedestrian walkway to this road for access to the commercial development to the immediate north. The residents were satisfied that the park would address traffic and safety concerns by removing the individual townhouse driveways previously fronting onto Forest Run Boulevard and adjacent to the commercial development driveway directly to the north, and accessibility concerns for residents to be able to easily access the commercial development.

The Owner has since amended their proposal to remove the 4 townhouse units fronting onto Forest Run Boulevard and replace with a 0.093 ha park as shown on Attachment #4. The revised site layout now includes 31 townhouse units within 6 buildings and a park block. The Owner has also submitted Draft Plan of Subdivision File 19T-11V002 to facilitate the creation of the 6 townhouse blocks (Blocks 1 to 6 inclusive) and a park block as shown on Attachment #5.

The Owner has included Block 7 within the proposed subdivision plan, which is an existing townhouse unit in the Registered Plan of Subdivision to the south, which they have acquired, in order to reconfigure the lot lines to facilitate a proper frontage and access for Block 6.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.09.043 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to RVM1(A)(H) Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) with the Holding Symbol "H" in the manner shown on Attachment #4, and to permit the following site-specific zoning exceptions to Zoning By-law 1-88 to facilitate the development of 31 street townhouse (freehold) units within 6 buildings and a park block as shown on Attachments #4 and #5:

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	By-law Standard	By-law 1-88 RVM1(A) Zone Requirements	Proposed Exceptions to RVM1(A) Zone
a.	Minimum Lot Depth (Lots 1 to 28)	30 m	23 m
b.	Minimum Lot Area (Lots 1 to 28)	180 m ²	135 m ²
c.	Minimum Rear Yard Setback (Lots 1 to 28)	7.5 m	6.0 m
d.	Dimensions of Driveways	<ul style="list-style-type: none"> ▪ Lots with a frontage of 7.0 m to 8.99 m are permitted to have a maximum driveway width of 3.75 m. 	<ul style="list-style-type: none"> ▪ Lots 29-31 (Attachment #4) inclusive, shall be permitted a maximum driveway width of 5.65 m to 6.0 m.
e.	Definition of Front Lot Line	<ul style="list-style-type: none"> ▪ Means the street line 	<ul style="list-style-type: none"> ▪ The most easterly lot line adjacent to Dufferin Street shall be deemed to be the front lot line for Lots 29-31 (Attachment #4) inclusive.
f.	Accessory Building and Structures	<ul style="list-style-type: none"> ▪ The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 10% or 67 m², whichever is less. 	<ul style="list-style-type: none"> ▪ The percentage of the lot area covered by all accessory buildings and structures other than those attached to the main building shall not exceed 15% or 67 m², whichever is less for Lots 29-31 (Attachment #4) inclusive.

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

2. Draft Plan of Subdivision File 19T-11V002 for approval of the proposed draft plan of subdivision shown on Attachment #5, consisting of the following:

a)	6 Blocks (Blocks 1-6) for 31 townhouse dwellings	0.612 ha
b)	Existing residential dwelling Block (Block 7)	0.028 ha
c)	Park Block (Block 8)	0.093 ha
d)	<u>Road widening</u>	<u>0.008 ha</u>
	Total Area	0.741 ha

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ On the west side of Dufferin Street, east side of Forest Run Boulevard, south of Rutherford Road, specifically on Elderbrook Crescent and Benjamin Hood Crescent in Planning Block 17, City of Vaughan, and shown as subject lands on Attachments #1 and #2 (Ward 4).
Official Plan Designation	<ul style="list-style-type: none">▪ “Medium Density Residential” by OPA #600, as amended by OPA #651 (Carrville District Centre Plan).▪ “Low-Rise Mixed Use” (Section 11.2 – Volume 2) by the new City of Vaughan Official Plan 2010 (VOP 2010) adopted by Vaughan Council on September 7, 2010, and pending Regional approval.▪ The permitted density by OPA #600 and the City’s new Official Plan is a maximum of 2.0 FSI, and the proposed development is at 0.6 FSI. The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone by Zoning By-law 1-88.▪ The proposed change in zoning for the subject lands to RVM1 (A)(H) Zone together with site-specific exceptions to permit a street townhouse development, requires an amendment to 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 applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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a.	Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the property to RVM1(A)(H) Zone with site-specific exceptions to permit the proposed 31 street townhouse units on the subject lands will be reviewed in consideration of the development of the subject lands and compatibility with the surrounding land uses. ▪ The appropriateness of the proposed driveway configurations for Lots 29-31 in Block 6 of Draft Plan of Subdivision File 19T-11V002 (Attachment #4) will be reviewed in consideration of their design, the requirement for easements, landscaping, parking and servicing (garbage pick-up and snow removal). ▪ The Owner has included the existing townhouse unit to the south of Block 6 which they have acquired and is identified as Block 7 on Attachment #5, to reconfigure the lot lines to facilitate a proper frontage and access for Block 6, which will need to be reviewed by Staff. ▪ The appropriateness of the proposed park block (Block 8 – Attachment #5) location and size will be reviewed in consideration of the compatibility with the surrounding uses and overall development of the subdivision. ▪ The appropriateness of creating lots and permitted development with frontage onto a widened public laneway will be reviewed to ensure proper design standards, integration with existing development and servicing for these lots.
c.	Related Site Development File DA.11.047	<ul style="list-style-type: none"> ▪ The related Site Development File DA.11.047 will be reviewed to ensure appropriate building and site design, pedestrian accessibility and vehicular access, servicing and grading, landscaping, sustainable development features, and the appropriate design for the driveways for Lots 29-31. ▪ Future development will be required to comply with the Architectural Control Guidelines for Planning Block 17.
d.	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), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the related site plan application, if approved.

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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 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. Original Conceptual Site Plan (Public Hearing December 7, 2010)
4. Current Conceptual Site Plan and Proposed Zoning
5. Draft Plan of Subdivision File 19T-11V002

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8791

(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.)