

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 8, 2011

Item 1, Report No. 49, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 8, 2011.

**1 ZONING BY-LAW AMENDMENT FILE Z.11.031
611428 ONTARIO LIMITED
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 25, 2011, be approved; and**
- 2) That the deputation of Mr. Nick Pinto, West Woodbridge Homeowners Association, 57 Mapes Avenue, Woodbridge, L4L 8R4 be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.031 (611428 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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: September 30, 2011
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association
- c) Comments Received as of October 12, 2011: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.031, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to EM2 General Employment Area Zone as shown on Attachment #3.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ West of Regional Road #27, south of Langstaff Road, specifically on the west side of the proposed extension of Milani Boulevard, shown as subject lands on Attachments #1 and #2. ▪ The overall concept plan for the area is shown on Attachment #6.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “General Employment Area” by OPA #450 (Employment Area Plan). ▪ “General Employment” 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 application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1253). A Zoning By-law Amendment is required to rezone the property to EM2 General Employment Area Zone to permit the uses shown on Attachment #7.
Background	<ul style="list-style-type: none"> ▪ On August 27, 2001, Vaughan Council approved Draft Plan of Subdivision File 19T-90018 and Zoning By-law Amendment File Z.23.90, which included the subject lands, to facilitate a larger area for the development of commercial, employment and open space blocks as shown on Attachment #4. ▪ On April 10, 2006, Council enacted implementing Zoning By-law 99-2006 to rezone the lands subject to this Zoning Application Z.11.031 in Draft Plan of Subdivision 19T-90018 from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol “H”. ▪ The removal of Holding Symbol “(H)” is contingent on Blocks 22 and 25 (Attachment #4) of the subject lands being combined with blocks in the adjacent plan of subdivision to the north (File 19T-08V03) to form full developable lots, and/or upon the final determination of the final alignment of the Highway #427 extension and cross-over to the satisfaction of the Ministry of Transportation. ▪ On March 16, 2007, Phase 1 of Draft Plan of Subdivision File 19T-90018, consisting of Blocks 1 to 13, was registered as Plan 65M-3966 (Attachment #4). ▪ Phase 2 of Draft Plan of Subdivision File 19T-90018, consisting of Blocks 17 to 25 (Attachment #4) has not been registered. ▪ The applicant is proposing modifications (Attachment #5) to the approved lotting pattern for Phase 2 of Draft Plan of Subdivision File 19T-90018 (Attachments #4 and #5). Block 1 on Attachment #5 is proposed to develop on its own without having to develop with the employment lands to the north. ▪ Phase 3 of Draft Plan of Subdivision File 19T-90018 consisting of Blocks 15, 16, 27 and 28 (Attachment #4) has not been registered.
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:

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.	Related Draft Plan of Subdivision Files 19T-90018 And 19T-08V03	<ul style="list-style-type: none">▪ The Zoning by-law Amendment Application will be reviewed in conjunction with the related Draft Plan of Subdivision File 19T-90018 (611428 Ontario Limited), being the Phase 2 portion of the lands that have not been registered. In particular, the proposed replotting of approved Draft Plan of Subdivision File 19T-90018 (Attachment #4) in the manner shown on Attachment #5 will be reviewed to ensure the proposed lotting pattern conforms with the requirements of Zoning By-law 1-88 and facilitate the appropriate development of the subject lands and the lands to the immediate north within approved Draft Plan of Subdivision File 19T-08V03.
c.	Appropriateness of Proposed Rezoning and Removal of the Holding Symbol “(H)”	<ul style="list-style-type: none">▪ The appropriateness of rezoning the subject lands to EM2 General Employment Area Zone (proposed uses and development standards) will be reviewed in consideration of the Official Plan, Zoning By-law 1-88 and the surrounding land use context.▪ The appropriateness of removing the Holding Symbol “(H)” will be subject to Ministry of Transportation (MTO) approval as the property is located adjacent to the MTO right-of-way for the Highway 427 alignment extension.

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.

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Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Draft Plan of Subdivision 19T-90018 (Approved by Council August 27, 2001)
5. Proposed Draft M-Plan
6. Overall Concept Plan for Milani Boulevard
7. EM1 Zone Permitted Uses/EM2 Zone Permitted Uses

Report prepared by:

Mary Caputo, Planner, ext. 8215
Carmela Marrelli, Senior Planner, ext. 88791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Councillor DeFrancesca declared an interest with respect to the above noted item, as a party to the application has initiated a request for a compliance audit on her campaign expenses, and did not take part in the discussion or vote on the matter.

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Item 2, Report No. 49, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on November 8, 2011, as follows:

By receiving Communication C2 from Joe Polgar, Shannon Kerr-Polgar and Sally Kerr, 28 Germana Place, Maple, L6A 1Z8, dated October 25, 2011.

**2 OFFICIAL PLAN AMENDMENT FILE OP.11.009
ZONING BY-LAW AMENDMENT FILE Z.11.034
1850220 ONTARIO INC.
WARD 1**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 25, 2011, be approved;
- 2) That Council authorize a Ward 1 community meeting with the applicant, the residents of Germana Place and Giorgia Crescent, the Ward 1 Councillor, the Mayor and Regional Councillors, and staff to address outstanding issues and that notification costs be absorbed by the appropriate City department;
- 3) That the following deputations and Communications be received:
 1. Ms. April Fantauzzi, 45 Germana Place, Maple, L6A 4R5;
 2. Mr. Antony Niro, 333 Laurentian Blvd., Maple, L6A 2V3;
 3. Ms. Teresa Persechino, 192 Athabasca Drive, Maple, L6A 3R9;
 4. Ms. Sandra Couto, 69 Germana Place, Maple, L6A 4R5;
 5. Mr. Pat Viele, 68 Germana Place, Maple, L6A 4R5;
 6. Mr. Frank Stadler, Maplewood Ravines Community Association, 334 Laurentian Blvd., Maple, L6A 2V3;
 7. Mr. Michael Nouvak, 48 Germana Place, Maple, L6A 4R5;
 8. Ms. Anna DiRuscio, 42 Germana Place, Vaughan, L6A 4R5;
 9. Mr. Christian Cumberbatch, 36 Germana Place, Maple, L6A 4R5;
 10. Ms. Kim Kenny, 45 Giorgia Crescent, Maple, L6A 4R3;
 11. Ms. Barbara Bender, 70 Germana Place, Maple, L6A 4R5;
 12. Ms. Claudia Cefaratti, 80 Adirondack Drive, Maple, L6A 2V7;
 13. Mr. Christopher Noel Gabriel, 56 Germana Place, Maple, L6A 4R5;
 14. Mr. R. Todd Robinson, 57 Germana Place, Maple, L6A 4R5;
 15. Mr. Robert Kennedy, 87 Giorgia Crescent, Maple, L6A 4R2, and Communication C2, dated October 17, 2011;
 16. Mr. Joseph Vukman, 25 Germana Place, Maple, L6A 4R5, and Communication C1, dated October 11, 2011;
 17. Mr. Antonio Paglia, 75 Germana Place, Maple, L6A 4R5; and
 18. Mr. Giovanni Scarpino, 63 Germana Place, Maple, L6A 4R5; and
- 4) That the following Communications be received:
 - C3 Wendy and Robert Hofstatter, Maple Ravines Executive, dated October 24, 2011;
 - C4 Mr. Perry Bender, dated October 19, 2011; and
 - C5 Coloured elevation drawing submitted by the applicant.

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Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.009 and Z.11.034 (1850220 Ontario 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: September 30, 2011
- b) Circulation Area: Minimum 150 m
- c) As of October 12, 2011, correspondence has been received from the following:
 - i) Todd Robinson, 57 Germana Place;
 - ii) Giovanni Scarpino, 63 Germana Place;
 - iii) Sandra & Jose Couto, 69 Germana Place;
 - iv) Alibey Sems, 83 Germana Place;
 - v) Josh Luftspring, 86 Germana Place;
 - vii) Natasha Vukman, 25 Germana Place.

The concerns identified in the correspondence are summarized as follows:

- i) the proposed density is too a high;
- ii) the proposed is not in keeping with surrounding development;
- iii) increase in traffic;
- iv) decrease in surrounding land values;
- v) limited parking and green space is proposed;
- vi) the applications do not conform to the Official Plan and Zoning By-law;
- vii) the proposed development is not appropriate; and
- viii) the development will impact on the abutting open space lands.

Any additional written correspondence received will be identified in the future technical report.

Purpose

The Owner has submitted the following applications on the 0.92 ha subject lands shown on Attachments #1 and #2, to facilitate the development of 7 townhouse blocks consisting of 37 freehold townhouse units on a private common element condominium road, as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.11.009 to amend the Official Plan policies of OPA #600, as amended by OPA #332, to add townhouse dwelling units as a permitted use in the "Executive Residential" designation, whereas only single detached dwellings are permitted, and to increase the maximum permitted density from 5 units per hectare (5 units) to 40 units per hectare (37 units); and,

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2. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88 to rezone the subject lands from RR Rural Residential Zone (single detached) to RM2 Multiple Residential Zone (townhouses) with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RM2 Zone Requirements	Proposed Exceptions to RM2 Zone
a)	Maximum building height	11 m	13 m
b)	Minimum Front Yard Setback	4.5m	3.75 m

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

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the west side of Dufferin Street, north of Teston Road, (10820 Dufferin Street), City of Vaughan, shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Executive Residential” by OPA #600, as amended by OPA #332, which only permits single detached dwellings and a maximum density of 5 units per hectare (5 units). The proposal for 7 townhouse blocks consisting of 37 townhouse (common element) units on a private road with a density of 40 units per hectare does not conform to the Official Plan. Therefore, an Official Plan Amendment Application has been submitted. ▪ “Settlement Area” by OPA #604 (Oak Ridges Moraine Conservation Plan), which permits development to occur on the subject lands, subject to the provisions of the ORM Plan. ▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. ▪ The “Low-Rise Residential” designation permits the proposed townhouse dwelling units (no density requirement), however, the proposed development does not conform to the following policies and development criteria: <ul style="list-style-type: none"> i) Section 9.1.2.2 - In Community Areas, new development will be designed to respect and reinforce the existing physical character including size and configuration of lots, building type of nearby residential properties and the pattern of rear and side-yard setbacks; and, ii) Section 9.2.3.2 Townhouses states, any townhouse development that has flankage on a public street should provide a front-yard and front door entrance facing the public street, whereas, the proposed townhouse units flank onto Dufferin Street, but provide a front-yard and front door entrance facing the proposed private road.
Zoning	<ul style="list-style-type: none"> ▪ RR Rural Residential Zone (single detached), subject to Exception 9(3), by Zoning By-law 1-88. The proposed townhouse development does not comply with Zoning By-law 1-88. Therefore, a Zoning By-law Amendment Application 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	COMMENTS
a.	Conformity with Provincial policies, 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 and City Official Plan policies, including the Oak Ridges Moraine Conservation Plan, and emerging policy direction respecting intensification in the City's new Official Plan.
b.	Appropriateness of Proposed Use, Density and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed townhouse dwelling units and an increase in the maximum permitted density from 5 units to 40 units per hectare, will be reviewed in consideration of, but not limited to, compatibility with other existing uses in the surrounding area including the existing single-detached dwellings to the north and the Fire Station under construction immediately to the south, built form, urban design, environmental sustainability, parking, and traffic.
c.	Traffic Impact Study and Parking Assessment	<ul style="list-style-type: none"> ▪ The Traffic Impact Study submitted by the Owner must be reviewed and approved to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
d.	Phase One Environmental Site Assessment	<ul style="list-style-type: none"> ▪ The Environmental Site Assessment submitted by the Owner must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. The Owner must provide a Record of Site Condition based on the studies of a qualified environmental consultant. The Record of Site Condition must be acknowledged by the Ministry of the Environment prior to consideration of these applications by the Committee of the Whole.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands abut lands designated "Open Space" by OPA #332 and are within the Oak Ridges Moraine Regulation Area. The applications must be reviewed to the satisfaction of the Toronto and Region Conservation Authority.
f.	The Regional Municipality of York	<ul style="list-style-type: none"> ▪ The subject lands front onto Dufferin Street and must be reviewed to the satisfaction of the Region of York.
g.	Lot Creation	<ul style="list-style-type: none"> ▪ The Owner has advised that they will be submitting a Draft Plan of Subdivision Application to create the proposed 7 townhouse blocks. The Draft Plan of Subdivision application will be the subject of a future Public Hearing.
h.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate a comprehensive review of the development proposal to ensure appropriate building and site design, access, servicing and grading, landscaping and sustainable development features, should the Official Plan and Zoning By-law Amendment Applications be approved. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement and roof-top treatment to address the "heat Island" effect, etc., will be reviewed and implemented through the site plan approval process, if approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium (Common Element) Application is required to facilitate the common element blocks (i.e. private driveway, visitor parking, and any landscaped or common amenity areas).

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Typical Conceptual Elevation

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
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 NOVEMBER 8, 2011

Item 3, Report No. 49, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 8, 2011.

3

**OFFICIAL PLAN AMENDMENT FILE OP.11.008
ZONING BY-LAW AMENDMENT FILE Z.11.033
VISTA PARC LIMITED
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated October 25, 2011, be approved; and**
- 2) **That the following deputations and Communication be received:**
 1. **Mr. Larry Berenz, 62 Bruce Street, Woodbridge, L4L 1J4, and Communication C6, dated October 25, 2011; and**
 2. **Ms. Lina Rico, 121 Sydel Crescent, Vaughan, L4L 3J1.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.008 and Z.11.033 (Vista Parc Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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: September 30, 2011
- b) Circulation Area: 150m and to the Vaughanwood Ratepayers' Association
- c) Comments received as of October 12, 2011: None

Purpose

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

1. Official Plan Amendment File OP.11.008, specifically to amend site-specific OPA #682 to increase the maximum permitted number of storeys from 6-storeys to 7-storeys.
2. Zoning By-law Amendment File Z.11.033 to amend Zoning By-law 1-88, subject to Exception 9(1131), specifically to:
 - i) increase the maximum permitted building height from 6-storeys to 7-storeys to facilitate 2-storey apartment units on the 6th and 7th floor of the proposed building as shown on Attachment #3 to #5;

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- ii) to reduce the minimum required parking standard from 1.5 spaces per unit to 1.3 spaces per unit (including visitor parking spaces); and,
- iii) remove the Holding Symbol “(H)” from the subject lands, thereby effectively zoning the subject lands RA2 Apartment Residential Zone.

The subject lands are currently subject to site-specific OPA #682 and Zoning Exception 9(1131) which permit the development of the subject lands with a maximum 4 and 6-storey residential building and 122 residential dwelling units as shown on Attachment #6.

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

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North side of Highway #7 between Pine Valley Drive and Wigwoss Drive, municipally known as 4700 Highway #7 as shown on Attachments #1 and #2. ▪ The 0.71 ha property is irregular in shape with 122 m frontage on Highway #7 and an irregular lot depth ranging from 41 m to 104 m. The parcel is currently vacant.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Prestige Area-Centres Avenue Seven Corridor” by OPA #661, as amended by site-specific OPA #682, which was adopted by Vaughan Council on September 11, 2008. OPA #682 increases the permitted density on the subject lands from 85 units/ha to 150 units/ha. OPA #682 also restricts the maximum building height to 6-storeys for the portion of the building located beyond 30 m from the adjacent low-density residential lands to the west. ▪ An Official Plan Amendment Application is required to increase the maximum permitted height from 6-storeys to 7 storeys. As the applicant is proposing 2-storey units between the 5th and 7th floors, the maximum permitted density does not increase. ▪ The subject lands are designated “Mid-Rise Mixed-Use” and a portion as “Natural Areas” (far east end of site) 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 “Mid-Rise Mixed-Use” designation permits residential uses with ground floor retail uses, a maximum building height of 6 storeys and a Floor Space Index of 2.0. The protocol does not conform with respect to the mixed-use requirement, exceeds the maximum 6-storey building height, and the “Natural Areas” designation would not permit a portion of the proposed development at the east end of the site, however, the applications are being proposed under the current in-effect Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RA2(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1131). An amendment to Zoning By-law 1-88 is required to increase the maximum permitted building height, reduce the required parking standard and remove the Holding Symbol “(H)” from the subject lands.
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 the Proposed Zoning Exceptions and removal of the Holding Symbol “(H)”	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed 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. ▪ Removal of the Holding Symbol “(H)” from the subject lands is conditional upon: <ul style="list-style-type: none"> i) the Region of York and the City of Vaughan identifying and confirming allocation of servicing capacity for the subject lands; and, ii) a Site Development Application being approved by Vaughan Council.
c.	Parking	<ul style="list-style-type: none"> ▪ A Parking Study is required in support of the zoning application to justify the proposed reduced parking standard, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
d.	Site Development Application (DA.11.069)	<ul style="list-style-type: none"> ▪ A Site Development Application (DA.11.069) has been submitted in support of the Official Plan and Zoning By-law Amendment Applications, as shown on Attachment #3. The following matters, but not limited to, will be considered through the review of the Site Development Application: <ul style="list-style-type: none"> i) built form and site design, landscaping and building elevations; ii) sustainable site and development features; iii) site circulation and access, and any required road widenings along Highway #7; iv) vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways; and, v) snow storage areas.
e.	Additional Studies	<ul style="list-style-type: none"> ▪ a Phase 1 Environmental Site Assessment Report is required for review and approval by the appropriate agencies/departments.
f.	Environmental Impact	<ul style="list-style-type: none"> ▪ The subject lands are relatively flat, however the grade undulates and descends in a northeasterly direction towards the open space area. A Soil Investigation Report and Flood Impact Analysis were submitted for City and TRCA review. ▪ The proposed buffer areas shall be subject to City and TRCA approval. ▪ Opportunities to extend the buffer areas on the site will be examined. This may include consideration of xeriscaping measures in the landscape area.
g.	Water & Servicing 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 Site Development Application is 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. Site Plan
4. South and West Building Elevations
5. North and East Building Elevations
6. Approved Zoning By-law 1-88 – Exception 9(1131)

Report prepared by:

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

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)