

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES JANUARY 29, 2013**

Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 29, 2013.

**3 DRAFT PLAN OF SUBDIVISION FILE 19T-12V008  
MAJORWEST DEVELOPMENT CORP.  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND VELLORE WOODS BOULEVARD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved; and
- 2) That the deputation by Mr. Ryan Virtanen, KLM Planning Partners Ltd., Jardin Drive, Concord, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-12V008 (Majorwest Development Corp.) 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: December 21, 2012
- b) Circulation Area: 150 m and to the Vellore Woods Ratepayers' Association
- c) Comments Received as of January 2, 2013: None

**Purpose**

The Owner has submitted Draft Plan of Subdivision File 19T-12V008 on the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision consisting of 43 residential lots for single detached dwellings and a 0.5 residential block (to be consolidated with the abutting Block to the west) in the manner shown on Attachment #3, with the following site statistics:

Lots 1, 2, 10, 34, 35, and 40-42 (Minimum 12.8 m Lot Frontage/332.8 m <sup>2</sup> Lot Area)	0.296 ha
Lots 3-9, 11-33, 36-39, and 43 (Minimum 11.1 m Lot Frontage/288.6 m <sup>2</sup> Lot Area)	1.301 ha
Block 44 (Part Block - Residential)	0.012 ha
Street "1" (17.5 m in width)	0.326 ha
<b>TOTAL</b>	<b>1.935 ha</b>

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#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>Northwest corner of Vellore Woods Boulevard and Hawstone Road, being Block 85 on Registered Plan 65M-3626 and Block 92 on Registered Plan 65M-3422, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>“Low Density Residential” by in-effect OPA #600, which permits detached dwelling units up to a maximum net density of 22 units per hectare (uph). The proposed density calculated over the subject lands and including the primary and local roads for the dwelling units is 22 uph, which conforms to the Official Plan.</li><li>The lands are subject to the approved Block 32 West (Vellore Woods Community) Plan. The Block 32 West Plan identifies the subject lands as “ES - Elementary School”. The subject lands were originally reserved for the York Catholic District School Board (YCDSB), however, the YCDSB declared the subject lands surplus and not required, and were released for development.</li><li>“Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits detached dwelling units with no provision for minimum or maximum density. The proposal conforms to the new City of Vaughan Official Plan 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>RV4(W) Residential Urban Village Zone Four on a Wide and Shallow Lot by Zoning By-law 1-88, subject to site-specific Exception 9(1019), as shown on Attachment #2.</li><li>The proposal complies with the minimum lot frontage, lot depth and lot area requirements for the RV4(W) Residential Urban Village Zone Four on a Wide and Shallow Lot, subject to Exception 9(1019) in Zoning By-law 1-88.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>Shown on Attachment #2.</li></ul>

#### 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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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed residential development will be reviewed in the context of the surrounding existing and planned land uses, lotting and road pattern, with particular consideration given to land use, built form compatibility, and the appropriate development standards.</li> <li>▪ The proposed Draft Plan of Subdivision, if approved, will create a remnant residential development block (identified as Block 44 on Attachment #3). The feasibility of consolidating Block 44 with the abutting residential Block to the west will be reviewed by the Development Planning Department.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the Block 32 West Plan, identified in the Vellore Woods Community (Block 32 West) Urban Design Report, if approved.</li> </ul>
d.	Additional Studies	<ul style="list-style-type: none"> <li>▪ The Functional Servicing Report, Transportation Study, and Noise Impact Assessment submitted in support of the proposal must be reviewed and approved by the appropriate internal City Departments and external Public Agencies.</li> <li>▪ A Phase 1 ESA is required to be submitted and reviewed by the Vaughan Development/Transportation Engineering Department</li> <li>▪ The review of the proposal and supporting documentation will determine if any additional studies are required to support the proposed development.</li> </ul>
e.	Servicing	<ul style="list-style-type: none"> <li>▪ 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 32 West Plan Landowners Group.</li> <li>▪ The availability of water and sanitary sewage servicing capacity must be identified to the satisfaction of the Vaughan Development/Transportation Department and allocated by City of Vaughan Council.</li> </ul>

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f.	Sustainable Development	<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc, will be reviewed and implemented through the plan of subdivision process, if approved.</li></ul>
g.	Parkland/Cash-in-lieu of Parkland Dedication	<ul style="list-style-type: none"><li>▪ The provision of parkland dedication and/or cash-in-lieu of parkland dedication in accordance with the <i>Planning Act</i> and the City's "Cash-in-Lieu of Parkland" policy will be reviewed.</li><li>▪ The subject lands abut Hawstone Park to the immediate west. The appropriate transition between the park and proposed residential plan of subdivision will be reviewed including fence heights and material, upgraded rear elevations, landscaping and storm water management and grading.</li></ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

#### **Regional Implications**

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

#### **Conclusion**

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

#### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision

#### **Report prepared by:**

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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.)