

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018**

Item 2, Report No. 15, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on April 11, 2018, as follows:

*By receiving communication C5, from Mr. Maxim Boiko, dated April 2, 2018.*

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#### **2                    OFFICIAL PLAN AMENDMENT FILE OP.17.006                       ZONING BY-LAW AMENDMENT FILE Z.17.015                       OLGA FIALA                       VICINITY OF REGIONAL ROAD 7 AND WALLACE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, be approved;
- 2) That, with the agreement of the applicant and the ratepayers, the Local Councillor be directed to conduct meetings, to include City staff, to resolve issues noted at this public hearing or as revealed subsequently;
- 3) That the following deputations be received:
  1. Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, representing the applicant;
  2. Mr. Lalit Shakyaver, Wallace Street, Woodbridge;
  3. Mr. Maxim Boiko, Wallace Street, Woodbridge;
  4. Ms. Doreen Smith, Village of Woodbridge Ratepayers, Wallace Street, Woodbridge;
  5. Mr. Chris Andrews, Kipling Avenue, Woodbridge;
  6. Ms. Maria Verna, Village of Woodbridge Ratepayers;
  7. Resident of Wallace Street; and
  8. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

#### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.17.006 and Z.17.015 for the subject lands shown on Attachments #1 and #2, to permit the development of thirty-three (33), 3½-storey back-to-back stacked townhouse dwellings and underground parking, as shown on Attachments #3 to #7.

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#### **Recommendation**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.17.006 and Z.17.015 (Olga Fiala) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Background**

The subject lands are located on the west side of Wallace Street, north of Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

#### **Report Highlights**

- To receive input from the public and the Committee of the Whole regarding a development proposal for 33, 3½-storey back-to-back stacked townhouse dwellings and underground parking.
- The proposal does not conform to the Woodbridge Centre Secondary Plan (WCSP). Official Plan and Zoning By-law Amendments are required to permit to the development.
- The Owner appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Municipal Board (OMB). An OMB Pre-Hearing Conference is scheduled for May 3, 2018.

#### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development***

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2 to permit two blocks of 3½-storey back-to-back stacked townhouse dwellings, with total of 33 residential units and underground parking, as shown on Attachments #3 to #7:

1. Official Plan Amendment Application File OP.17.006 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 2, specifically Section 11.11 of the Woodbridge Centre Secondary Plan (WCSP), as identified in Table 1 of this report.

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2. Zoning By-law Amendment File Z.17.015 to amend Zoning By-law 1-88 to rezone the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone, together with the site-specific zoning exceptions identified in Table 2 of this report.

#### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol, and to an expanded polling area of 300 m***

- a) Date the Notice of Public Hearing was circulated: March 9, 2018

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 300 m (Expanded polling area shown on Attachment #2), The Village of Woodbridge Ratepayers Association, and to those individuals having submitted correspondence to the Development Planning Department.
- c) Comments Received (prior to the formal Public Hearing Notice being circulated):  
On May 2, 2017, a Notice to the Public of Complete Application for the Official Plan and Zoning By-law Amendment applications was circulated to all property owners within 150 m of the subject lands. Through this Notice, the following written comments were received:
  - i) The Village of Woodbridge Ratepayers Association provided comments in a correspondence dated June 22, 2017, opposed to the proposed development for the following reasons:
    - The development does not complement or enhance the existing character, streetscape and current built form of the surrounding area, pursuant to the policies within the Woodbridge Heritage Conservation District (HCD) Plan;
    - The development is not consistent with the City's Official Plan policies with respect to land use, built form, and the public realm policies within a comprehensively planned and designed development that has good transitional relationships to its surrounding context and protects the existing stable neighbourhood and consideration for the HCD;
    - The density is an over intensification of the site, and does not complement the existing uses in the immediate area;

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- The development may increase overall traffic which will not promote a pleasurable and safe walking and cycling environment along Wallace Street, as the area is not conducive to street parking and may limit access for community and emergency services;
  - The development requires the removal of trees within the Regional Greenlands System, which does not meet the intent of Vaughan Council's priority to re-establish the urban tree canopy; and,
  - The development would occur on a site previously occupied by a battery recycling business, where the possibility of soil contamination should be reviewed.
- ii) S.Leneveu, resident of Wallace Street, written submissions dated June 4, 2017, and June 5, 2017, expressed concerns related to traffic as a result of the number of units proposed, and the loss of character within the Woodbridge HCD Plan area; and,
- iii) M. Boiko, resident of Wallace Street, written submissions dated May 23, 2017, and May 25, 2017, expressed concerns regarding the architectural details and built form being proposed in consideration of the Woodbridge HCD Plan. Concerns were also raised regarding the economic impact, population growth and increased traffic along Wallace Street, Woodbridge Avenue, and in the Market Lane Plaza.

Any additional comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### **Previous Reports/Authority**

None.

#### **Analysis and Options**

***The proposed development does not conform to Vaughan Official Plan 2010.***

The subject lands are designated "Low-Rise Residential (1)" by the Woodbridge Centre Secondary Plan, Section 11.11, Volume 2 of VOP 2010, which permits a maximum

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building height of 3-storeys (11 m), and a Floor Space Index (FSI) of 0.5 times the area of the lot. The subject lands are also designated “Built-Up Valley Lands” and identified within the Natural Heritage Network on Schedule 2: Natural Heritage Network by VOP 2010.

“Residential Units” are permitted uses within the “Low-Rise Residential (1)” designation. Although “Townhouses” and “Multi-Unit Residential Buildings” are permitted building types within the designation, the proposed development consists of back-to-back stacked townhouse units, which are not specifically permitted. In addition, a back-to-back stacked townhouse is not identified as a Building Type by VOP 2010. An Official Plan Amendment is required to permit the back-to-back stacked townhouse units.

The “Built-Up Valley Lands” policies of VOP 2010, Section 3.2.3.16 and 3.2.3.17, permit minor alterations or additions to lawfully existing developments subject to consultation with the Toronto and Region Conservation Authority (TRCA) and York Region. New development or site alterations within “Built-Up Valley Lands” are prohibited except in accordance with an approved Secondary Plan, or approved Special Policy Area, or approved permits under the Conservation Authorities Act.

In accordance with Section 7.1.2 of the Woodbridge Centre Secondary Plan, new development or site alterations within “Built-Up Valley Lands” are subject to policies within Sections 3.2.3.16, 3.2.3.17 and 3.3.3 of VOP 2010. The proposal does not conform to the policies.

The following amendments to Volumes 1 and 2 of VOP 2010 (specifically Section 11.11 Woodbridge Centre Secondary Plan) are required to permit the development proposal shown on Attachments #3 to #7:

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Table 1: Proposed Amendments to VOP 2010

	Official Plan Policy	Proposed Amendment
a.	<u>Section 4.1.2.1(a) Residential Policies - Built Form (Volume 2)</u>  Low-Rise Residential (1) areas shall consist of house-form buildings in a low-rise form no greater than 3-storeys (11 m).	Permit a maximum building height of 3½-storeys (12.5 m) on the subject lands.
b.	<u>Section 4.1.2.1(c) Residential Policies - Building Type (Volume 2)</u>  Permitted Building Types: Detached House; Semi-Detached House; Townhouses and Multi-Unit Residential Buildings.	Permit back-to-back stacked townhouse dwelling units as a permitted building type on the subject lands.
c.	<u>Section 4.1.2.1(d) Residential Policies – Density (Volume 2)</u>  Density: The maximum density permitted in the Low-Rise Residential (1) area is a Floor Space Index (FSI) of 0.5 times the area of the lot.	Permit a Floor Space Index (FSI) of 0.96 times the area of the lot within the Low-Rise Residential (1) area on the subject lands.

#### ***Amendments to Zoning By-law 1-88 are required to permit the development***

The subject lands are zoned R3 Residential Zone by Zoning By-law 1-88 which does not permit back-to-back stacked townhouse units. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from R3 Residential Zone, as shown on Attachment #2, to RM2 Multiple Residential Zone, in the manner shown on Attachment #3, together with the following site-specific zoning Exceptions:

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Table 2: Proposed Amendments to Zoning By-law 1-88

	<b>By-law Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
a.	Definition - "Dwelling, Back-to-Back Stacked Townhouse"	Zoning By-law 1-88 does not include a definition for a Back-to-Back Stacked Townhouse	"Back-to-Back Stacked Townhouse": Means a low-rise residential building form containing three (3) or more dwelling units, each of which shares three (3) above ground party walls with abutting dwelling units; except for the end unit which shares two (2) above ground party walls with abutting dwelling units, and each of which has (1) direct access from the outside ground level; and (2) is above or below a dwelling unit. The maximum building height shall be 12.5 m.
b.	Definition - "Lot"	Means "a parcel of land fronting on a public street"	Means "a parcel of land being approximately 2,896 m <sup>2</sup> in size, that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions that are given."

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	<b>By-law Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
c.	Definition - "Building Height"	Means (in part) "the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and in the case of a flat roof, the highest point of the roof surface."	Means "the vertical distance between the elevation of the finished grade at the front of the building and the highest point of the flat roof surface exclusive of any accessory roof construction such as a parapet, chimney, tower, steeple elevator, mechanical room (including laundry facilities) or television antenna."  The "front of the building" respecting building height shall be measured from finished grade at the front of the building elevation facing the interior court yard.
d.	Definition - "Amenity Area"	Means space outside a dwelling unit within or outside the dwelling designed for the passive enjoyment or active recreational needs of residents.	Means "space outside a dwelling unit designated for the passive enjoyment or active recreational needs of the residents and shall include landscaped courtyards, soft landscaped areas, balconies, rooftop terraces, patios and porches.
e.	Permitted Uses	Block Townhouse Dwelling	Permit Back-to-Back Stacked Townhouse Dwellings
f.	Minimum Lot Area (per unit)	230 m <sup>2</sup>	87 m <sup>2</sup>



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	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
g.	<p><u>Setbacks</u></p> <p>Minimum Setback to Building Block B</p> <p>Minimum Setback to Underground Parking Garage</p> <p>Minimum Setback to Parking Garage Ramp</p> <p>Minimum Setback to Exterior Stairs (all yards)</p>	<p>Minimum Exterior (South) Side Yard Setback of 4.5 m</p> <p>Minimum Front Yard Setback (Wallace Street) and Exterior Side Yard (South) Setback of 1.8 m</p> <p>Minimum Front Yard Setback of 4.5 m, Minimum Interior (North) Side Yard Setback of 1.2 m</p> <p>4.5 m</p>	<p>Minimum Exterior Side Yard (South) setback of 0 m (interior unit only), 2.6 m (end unit to the west only), and 3.5 m (interior unit to the east only)</p> <p>Minimum Front Yard Setback of 0.45 m to the street line and Minimum Exterior Side Yard (South) Setback of 0.45 m.</p> <p>Minimum Front Yard Setback of 3.5 m, and Minimum Interior (North) Side Yard Setback of 0.6 m</p> <p>Minimum Front Yard Setback of 1.9 m and Minimum Interior (North) Side Yard Setback of 0.45 m.</p>
h.	Maximum Building Height	11 m	12.5 m (3½-storeys)

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	<b>By-law Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
i.	Minimum Parking Space Requirements	<p>33 units @ 1.5 parking spaces per unit = 50 parking spaces</p> <p>33 units @ 0.25 visitor parking spaces per unit = 9 spaces</p> <p>Total Required Parking: 59 parking spaces</p>	<p>33 units @ 1.39 parking spaces per unit = 46 parking spaces</p> <p>33 units @ 0.24 visitor parking spaces per unit = 8 spaces</p> <p>Proposed Parking: 54 parking spaces</p>
j.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.7 m
k.	Minimum Drive Aisle Width (Loading Area)	7.5 m	4.5 m
l.	Loading Spaces	Loading is not permitted within the front yard	To permit loading within the front yard (waste collection)
m.	Minimum Driveway Width (ingress and egress at Parking Garage Ramp)	7.5 m at street line and street curb	6.7 m at street line and street curb

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	<b>By-law Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
n.	Minimum Landscape Strip Width (abutting Wallace Street)	0.6 m	No landscape strip shall be required
o.	Minimum Amenity Area	33 units @ 90 m <sup>2</sup> /unit = 2,970 m <sup>2</sup>	33 units @ 39.25 m <sup>2</sup> /unit = 1,295 m <sup>2</sup>
p.	Permitted Encroachments Uncovered, unexcavated and unenclosed Exterior Stairways (Interior Side Yard, Exterior Side Yard and Front Yard only)	Uncovered, unexcavated and unenclosed Exterior Stairways may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior or rear yard up to a maximum of 1.8 m.	Stairways shall be permitted within the interior side yard with a maximum encroachment of 0.8 m and exterior sideyard with a maximum encroachment of 4.03 m into the Regional right-of-way.

Additional zoning exceptions may be identified through the detailed review of applications, and will be considered in a technical report to a future Committee of the Whole meeting.

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***Through a preliminary review of the applications, the Development Planning Department has identified matters to be reviewed in greater detail***

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with VOP 2010	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable policies of VOP 2010, Volumes 1 and 2.</li> <li>▪ The Stacked Townhouses Built Form is permitted within the “Low-Rise Residential (2)”, “Low-Rise Residential (3)”, “Low-Rise Mixed-Use”, and “Mid-Rise Mixed-Use” designations within the Woodbridge Centre Secondary Plan.</li> <li>▪ The “Low-Rise Residential (1)” designation permits Detached houses; Semi-Detached Houses; Townhouses; and, Multi-Unit Residential Buildings. A review of the proposed Stacked Back-to-Back Townhouses proposed will be undertaken to assess the appropriateness of the built form within the “Low-Rise Residential (1)” designation.</li> </ul>
b.	Appropriateness of the Proposed Official Plan and Zoning By-law Amendments	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law as identified in Tables 1 and 2 to permit the development proposal will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Ontario Municipal Board (OMB)	<ul style="list-style-type: none"> <li>▪ On November 24, 2017, the Owner appealed the Official Plan and Zoning By-law Amendment Applications to the OMB on the basis that no decision was made within the time frames as identified in the <i>Planning Act</i>.</li> </ul>

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		<ul style="list-style-type: none"><li>▪ The Official Plan and Zoning By-law Amendment Applications were submitted to the City on April 5, 2017, and were deemed complete on April 28, 2017. A Notice of Complete application to the public was issued on May 2, 2017.</li></ul> <p>An OMB Pre-Hearing Conference is scheduled for May 3, 2018.</p>
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ A site staking exercise to establish the development limits was not conducted with the TRCA prior to the submission of the applications to the City. A site visit was subsequently conducted on June 14, 2017, with City and TRCA staff in attendance to stake the top of bank, drip line, and toe of erosion of the valley slope. An updated survey and geotechnical study confirming the staked limits has been requested by the TRCA.</li><li>▪ The subject lands are located entirely within the TRCA Regulated Area and contain natural features (built-up valleylands) and hazard areas (floodplain), given its proximity to the Humber River to the east. The development limits (top of bank and toe of erosion), slope stability, woodland protection, species and habitat protection, and any required buffer(s) and structural building setbacks must be established to the satisfaction of the TRCA and the City.</li><li>▪ The TRCA has indicated that they have significant concerns with the protection of the slope and will require the Owner to address their concerns and requirements. The Owner must submit a revised proposal that respects the staked limits and must be located outside of all features and hazards.</li></ul>

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	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>• Archaeological Assessment</li> <li>• Arborist Report and Tree Protection Preservation and Replanting Plan</li> <li>• Community Services and Facilities Study</li> <li>i) Environmental Impact Study (EIS)</li> <li>ii) Functional Servicing Report</li> <li>iii) Geotechnical Report</li> <li>iv) Noise/Vibration Study</li> <li>v) Planning Justification Report</li> <li>vi) Phase 1 Environmental Site Assessment</li> <li>vii) Stormwater Management Report</li> <li>viii) Traffic Impact Study &amp; Parking Study</li> <li>ix) Urban Design, Sustainability Design and Heritage Conservation District Conformity Report</li> </ul> </li> <li>▪ The submission of a revised Environmental Impact Study (EIS) and revised geotechnical study and topographical legal survey identifying the key natural heritage features on site will be required.</li> </ul>

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Urban Design Guidelines for Block 44 Woodbridge Urban Design Guidelines.</li> </ul>
g.	Heritage Vaughan Committee	<ul style="list-style-type: none"> <li>▪ The subject lands are located within the Woodbridge HCD area and the proposed development is subject to review and approval by the Heritage Vaughan Committee.</li> <li>▪ The proposed development must conform to Section 6.3.3 Architectural Guidelines within the Woodbridge HCD Plan.</li> </ul>
h.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required to permit the proposed development as shown on Attachments #3 to #7, should the subject applications be approved. The following matters, but not limited to, will be considered:               <ul style="list-style-type: none"> <li>- pedestrian and barrier-free accessibility;</li> <li>- changes to the proposed site plan necessary to protect the environmental features on and surrounding the subject lands;</li> <li>- the appropriateness of the proposed maximum building height and density;</li> <li>- the appropriateness of the proposed setback to Building Block 'B' and the encroachment of the stairway into the Regional right-of-way;</li> <li>- the relationship of the proposed built form, building setbacks and design within the site and immediate neighbourhood;</li> </ul> </li> </ul>

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	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>- appropriate site design, massing and building materials, in consideration of the architectural guidelines within the Woodbridge HCD Plan Area;</li> <li>- proper vehicular access and turning movements into the proposed private parking garage ramp (including service vehicles such as fire and garbage trucks);</li> <li>- proper siting and design of the waste disposal area and the removal and relocation of the loading area abutting Wallace Street;</li> <li>- the protection, preservation and replacement of any trees in accordance with City policies;</li> <li>- the protection and preservation of any natural heritage features including the built-up valleylands, mature trees, and hazard areas (floodplain limit) in the finalization of the appropriate development limit (i.e. identification of the top of bank and toe of erosion, and slope stability) to the satisfaction of the City and TRCA; and</li> <li>- ensure the proper conveyance of any natural features to the appropriate public authority (i.e. TRCA and City).</li> </ul> <p>Opportunities for sustainable design, including CPTED (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.</p>



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	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Section 37 Provisions of the <i>Planning Act</i>	<ul style="list-style-type: none"> <li>▪ Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the implementation of Section 37 of the <i>Planning Act</i> will be required for the proposed development, should the applications be approved. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject applications are approved.</li> <li>▪ The Owner has submitted a Community Services and Facility Study, which is subject to review by the Parks Development and Community Services Department. The Owner is advised that playgrounds must be provided within 500 m of all residents within urbanized neighbourhoods unobstructed by major pedestrian impediments such as highways, major arterial roads, railway corridors, waterways, and valleys etc.</li> </ul>
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ A Draft Plan of Condominium (Standard) Application will be required to permit the condominium tenure for the proposed development, should the applications be approved. The appropriate conditions respecting the condominium tenure will be identified in the future technical report.</li> </ul>

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	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, should the subject applications be approved. Should servicing capacity be unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council, and a “No-Presale Agreement” shall be applied.</li><li>▪ The City has undertaken a sanitary sewer system optimization study for the Regional Road 7 Intensification Corridor. The Owner shall be responsible to finance or implement or contribute towards the required sanitary system improvements based on the conclusions and recommendations of the City’s Focus Area Core Servicing Strategy Study to the satisfaction of the City of Vaughan.</li></ul>
m.	Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"><li>▪ The subject lands are adjacent to the Mactier Subdivision, which is classified as a Principal Main Line. The Owner must satisfy all Principle Main Line requirements of CPR.</li></ul>

#### **Financial Impact**

There are no requirements for new funding associated with this report.

#### **Broader Regional Impacts/Considerations**

The application has been circulated to the York Region Community Planning and Development Services Department for review and comment. The subject lands are located within the Regional Greenlands System and Vision Area and therefore, approval of the implementing Official Plan Amendment is not eligible for Regional Exemption. Final approval of the Official Plan Amendment will be required from the York Region Community Planning and Development Services Department, should the Official Plan Amendment application be approved. The Owner will be required to obtain an

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encroachment permit for any buildings and/or structures proposed within the Regional right-of-way (abutting Regional Road 7). All York Region requirements will be addressed in the technical report.

#### **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 Vaughan 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.

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Natalie Wong, Planner, Development Planning Department, Extension 8866.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Master Plan
5. Conceptual Street Elevation - Blocks 'A' and 'B'
6. Conceptual Elevation Block 'A'
7. Conceptual Elevation Block 'B'

#### **Prepared by**

Natalie Wong, Planner, ext. 8866

Clement Messere, Senior Planner, ext. 8409

(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.)