

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

**2 DRAFT PLAN OF SUBDIVISION FILE 19T-14V001
CICCHINO HOLDINGS LTD.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated April 29, 2014, be approved; and
- 2) That the following deputations and communication be received:
 1. Ms. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant; and
 2. Mr. Tim Soroichinsky, President, Millwood Woodend Ratepayers' Association, Millwood Parkway, Woodbridge, and on behalf of Elvira Caria, Co-Chair, Vellore Woods Ratepayers Association, and Communication C6, dated April 29, 2014.

1. THAT the Public Hearing report for File 19T-14V001 (Cicchino Holdings Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: April 4, 2014
- b) Circulation Area: 150 m and the East Woodbridge Community Association, Millwood Woodend Ratepayers Association and Vellore Woods Ratepayers Association. A Notice of Public Hearing was posted on the City's Website at www.vaughan.ca. A Notice sign was also installed on the property.
- c) Comments Received as of April 15, 2014: None

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The permitted uses and development policies and requirements for this subdivision were established in 2010 as approved by the Ontario Municipal Board in 2011 through the approval of related amendments to the Official Plan and Zoning By-law.

Background - Analysis and Options

On November 23, 2011, the Ontario Municipal Board approved implementing Official Plan Amendment #712 and Zoning By-law 234-2010 on the subject lands, to facilitate a mixed-use residential and commercial development consisting of 2 residential apartment buildings with a maximum building height of 12-storeys and a maximum unit count of 430 apartment dwelling units; semi-detached and block townhouse units comprising a maximum of 68 block townhouse and 2 semi-detached dwelling units or a maximum of 70 block townhouse units; and, 2 commercial buildings with maximum building heights of 2 and 3 storeys and a combined gross floor area of 2,473 m².

Location	<ul style="list-style-type: none">Northwest corner of Major Mackenzie Drive and Weston Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Mid-Rise Mixed-Use" with a permitted maximum building height of 12-storeys and a maximum Floor Space Index (FSI) of 1.581 by Vaughan Official Plan 2010 (VOP 2010). VOP 2010 permits the proposed semi-detached, block townhouse, high density residential and commercial/retail and office uses on the subject lands. The proposed draft plan of subdivision will facilitate the development of the subject lands with land uses permitted by VOP 2010.The application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">The subject lands are zoned RA3(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)", and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1351).The application complies with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachments #1 and #2.

Preliminary Review

Following a preliminary review of the application, the 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.

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b.	Compliance with Site-Specific Zoning Exception 9(1351)	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable Zoning By-law requirements.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The proposed draft plan of subdivision will be reviewed in consideration of the surrounding land uses. In addition, the applicable draft plan subdivision conditions will be reviewed to ensure appropriate road alignments and connections, servicing and grading, and other municipal, regional and commenting agency requirements, should the application be approved.
d.	Traffic Impact Study	<ul style="list-style-type: none"> The Traffic Impact Study and Update submitted in support of the application must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department, and address issues including access to the subject lands and traffic volumes from the proposed development.
e.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The Phase I ESA (Environmental Site Assessment) submitted in support of the application must be updated to the satisfaction of the Vaughan Development/Transportation Engineering Department. The Owner is required to 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, prior to a technical report for the application being considered by the Vaughan Committee of the Whole.
f.	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 with the Developers' Group for the Block 40 South Plan. The subject lands are currently zoned with the Holding Symbol "(H)". A condition for the removal of the Holding Symbol "(H)" requires that servicing is identified and allocated to the subject lands, or portion thereof, by Vaughan Council.
g.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Owner must prepare Urban Design Guidelines and Architectural Design Guidelines for the subject lands.
h.	Parkland Dedication	<ul style="list-style-type: none"> The provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act will be required.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to York Region 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 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.

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-14V001

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, 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.)