

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

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The Committee of the Whole (Public Hearing) recommends:

- ### Recommendation

1. THAT the Public Hearing report for File 19T-14V003 (Elm Thornhill Woods (2013) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Hearing was circulated: April 17, 2014. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the subject lands.
- b) Circulation Area: Expanded polling area beyond the statutory 150 m as shown on Attachment #2, and to the Preserve Thornhill Woods Association.
- c) Comments Received as of April 29, 2014: None

To receive comments from the public and Committee of the Whole on Draft Plan of Subdivision File 19T-14V003 respecting the subject lands shown on Attachments #1 and #2, to facilitate the residential plan of subdivision shown on Attachment #3, consisting of the following:

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Background - Analysis and Options

Location	<ul style="list-style-type: none">On the east side of Thornhill Woods Drive, northwest of Bathurst Street and Regional Road 7, being Block 158 on Registered Plan 65M-3523, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached residential dwelling units. The proposed residential plan of subdivision conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">RV3(WS) Residential Urban Village Zone Three by Zoning By-law 1-88, subject to Exception 9(1063), which permits lots with a minimum frontage of 13.5 m and a lot area of 317 m². The proposed lots on the plan of subdivision have a minimum lot frontage of 14 m and lot area of 335 m², which complies with 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 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	<ul style="list-style-type: none">The application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Block 10 Plan/Draft Plan of Subdivision	<ul style="list-style-type: none">The approved Block 10 Plan identifies the subject lands as an elementary school site forming part of a school/park campus that would have included Thornhill Woods Park and Thornhill Woods Public School located north of the subject lands, as shown on Attachment #2. The York Catholic District School Board no longer required the property, and as a result, the property was sold to Elm Thornhill Woods (2013) Inc. The proposed draft plan of subdivision will be reviewed in consideration of the Block 10 Plan and the existing surrounding land uses, including the appropriate interface with Thornhill Woods Park and the approved place of worship on the lands to the north. The owner must submit a revised Block 10 Plan to the satisfaction of the City, if the application is approved.

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		<ul style="list-style-type: none"> ▪ The required draft plan of subdivision conditions will be reviewed to ensure appropriate road connections, servicing and grading, environmental and other municipal, regional and commenting agency requirements, should the application be approved.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the approved Urban Design and Architectural Design Guidelines for Block 10.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> - Functional Services Report - Phase One Environmental Site Assessment - Geotechnical Investigation - Noise Impact Study
e.	Stages 1 and 2 Archaeological Resource Assessment	<ul style="list-style-type: none"> ▪ The Stages 1 and 2 Archaeological Resource Assessment submitted in support of the application must be approved to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Division.
f.	Servicing	<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 application is approved.
g.	Pedestrian Connections	<ul style="list-style-type: none"> ▪ The appropriateness of the location and configuration of the proposed pedestrian walkway connection and small landscaped area (Blocks 18 and 19) leading to the existing Thornhill Woods Park will be reviewed to the satisfaction of the Vaughan Planning and Parks Development Departments. ▪ The footpath that has formed over the years and traverses through the rear portions of the proposed Lots 14 and 15, must also be reviewed to address the current pedestrian movement in that area with the existing formal walkway connections between Canelli Heights Court and Cortese Terrace to Thornhill Woods Park and Thornhill Woods Public School as shown on Attachment #2. The appropriateness of revising the subdivision plan to instead place a walkway connection between Lots 13 and 14 to connect to the formal existing walkways in the open space area to the east, and revise the rear lot lines of Lots 14 and 15 by reducing the depth of these two lots to facilitate a formal pedestrian walkway connection between the rear of these lots and the woodlot to the east, must be considered as an alternative to the proposed walkway location shown on Attachments #3 and #4.

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h.	Block 10 Developers Group Agreement	▪ The owner will be required to satisfy all obligations financial or otherwise of the Block 10 Developers Group Agreement to the satisfaction of the Block 10 Trustee and the City of Vaughan.
i.	Parkland	▪ The owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act to the satisfaction of the Vaughan Legal Services Department, Real Estate Division, if the application is approved.

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-14V003
4. Conceptual Streetscape Plan

Report prepared by:

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(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.)