

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 1, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 20, 2016.

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**ZONING BY-LAW AMENDMENT FILE Z.16.010
DRAFT PLAN OF SUBDIVISION FILE 19T-16V002
CENTRA (BT1) INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND MILLWOOD PARKWAY**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 7, 2016, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents and appropriate City staff and Regional Councillors to address issues raised; and
- 3) That the following deputations and Communications be received:
 1. Mr. Ryan Guetter, Weston Consulting, Millway Ave, Suite 19, Vaughan, on behalf of the applicant;
 2. Mr. Tim Sorochinsky, President, Millwood-Woodend Ratepayers' Association, Millwood Parkway, Woodbridge and Communications C8, dated September 6, 2016 and C12, dated September 6, 2016;
 3. Mr. Richard Rodaro, Woodend Place, Woodbridge and Communication C13, dated September 7, 2016;
 4. Mr. Mike Cannone, Millwood Parkway, Woodbridge;
 5. Mr. Bud Vasudeva, Hailsham Court, Vaughan and Communication C9, dated September 5, 2016; and
 6. Mr. Ernesto Pierluigi, Hailsham Court, Woodbridge; and
- 4) That the following Communications be received:

C2 and C5. Mr. Ryan Gunness, dated August 27 and 31, 2016;
C4. Ms. Rosalba Zingarelli, Hailsham Court, Woodbridge, dated August 31, 2016;
C6. Mr. Joe Collura, dated September 4, 2016;
C7. Mary and Paul Montagner, Millwood Parkway, Woodbridge, dated September 2, 2016;
C10. Magda Megalli and Maged Bebawy, Hailsham Court, Vaughan, dated September 2016; and
C11. Mr. Emilio Manzo, Millwood Parkway, Woodbridge, dated September 6, 2016.

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.16.010 and 19T-16V002 (Centra (BT1) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

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Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives 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 Public Hearing was circulated: August 12, 2016.
- b) Circulation Area:
 - i. to all properties within 150 m of the subject lands;
 - ii. to all residents of Millwood Parkway; and,
 - iii. to the Millwood Woodend Ratepayers' Association.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.

- c) Comments Received (prior to the formal Public Hearing Notice being circulated):

Written Correspondence

On May 5, 2016, a Notice to the Public of a Complete Application to begin processing the Zoning By-law Amendment and Draft Plan of Subdivision applications was circulated to all property owners within 150 m of the subject lands and to all residents of Millwood Parkway. Through the Notice to the Public of a Complete Application, the following written comment was received:

- i. C. and D. Cocuzzo, residents of Millwood Parkway, submission dated May 17, 2016, expressed concerns relating to the changes in the community as a result of recent development activity, and concerns for the future character of the community as a result of the development activity.

Any additional comments received on the subject applications 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 Vaughan 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.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision consisting of 10 lots for detached dwelling units. The proposed lots will have a lot frontage ranging from 18.3 m to 31.5 m and will be located on a new public road, as shown on Attachments #3 and #4:

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1. Zoning By-law Amendment File Z.16.010, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone subject to Exception 9(62) to R1 Residential Zone and RD1 Residential Detached Zone One as shown on Attachment #4, together with the following site-specific zoning exception to the R1 Residential Zone:

	Zoning By-law 1-88 Standard	R1 Residential Zone Requirement	Proposed Exception to the R1 Residential Zone
a.	Maximum Building Height	9.5 m	11.0 m

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

2. Draft Plan of Subdivision File 19T-16V002 for the subject lands shown on Attachment #3, to facilitate a residential plan of subdivision consisting of the following:

Detached Residential Lots (Lots 1 to 10)	1.358 ha
Buffer Block (Block 11)	0.014 ha
0.3m Reserve (Blocks 12 to 14)	0.001 ha
Public Road (Street "A" – 17.5 m R.O.W.)	0.323 ha
Total	1.696 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 17 Millwood Parkway, being Part of Lot 10, Registered Plan M-1540, located on the north side of Major Mackenzie Drive, on the east side of Millwood Parkway, 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), Volume 1, and are located within a "Community Area" (Schedule "1" - Urban Structure of VOP 2010).▪ Section 9.2.2.1 of the "Low-Rise Residential" designation of VOP 2010 identifies Low-Rise Residential areas to be planned to consist of buildings in low-rise form no greater than 3-storied. Section 9.2.3.1 of VOP 2010 provides for detached dwellings to be situated on a single lot and not attached to any other residential building. There is no density provisions in VOP 2010, which relies on built form and compatibility to address site design.

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	<ul style="list-style-type: none"> Section 9.1.2.2 and 9.2.3.1 of VOP 2010 directs that new development in “Community Areas” be designed to respect and reinforce the physical character of the established neighbourhood within which it is located; new development within established areas shall pay particular attention to the scale, massing, setback and orientation with regards to other built and approved detached dwellings in the immediate area. The only variation permitted from this criteria are driveways which can be minimized in size. The Low-Rise Residential designation of the property permits the proposed 10 lot plan of subdivision containing detached dwelling units, which conforms to the Official Plan. The proposed built form and lot fabric are consistent with the existing built form and lot fabric within the surrounding community. More specifically, the lands located to the immediate east of the subject site, and the smallest of the lots in the Millwood subdivision.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, subject to Exception 9(62). Permitted uses include only single family detached dwellings having a minimum lot frontage of 45 m and a lot area of 4,000 m². The current zoning of the property does not permit the proposed 10 detached residential units. An amendment to Zoning By-law 1-88 to rezone the property to R1 and RD1 Zones is required to facilitate the proposed development of 10 detached residential units with a minimum 18 m frontage and a minimum lot area of 540 m², as shown on Attachments #3 to #4.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development 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 applications will be reviewed in consideration of the applicable VOP 2010 policies, with particular regard for Section 9.1.2.2 and Section 9.2.3.1 respecting new development within lands identified as “Community Areas”.

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b.	Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning to the R1 Residential Zone and RD1 Residential Detached Zone One, to facilitate the residential development and site-specific zoning exception, as shown on Attachments #3 to #4, will be reviewed.▪ Consideration may be given to the use of a single zone category for all lots for consistency purposes.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none">▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and surrounding land uses, lot sizes and lot pattern.▪ The location and design of the proposed street and residential lots will be reviewed for coordination and compatibility with the adjacent lands to the north, east and west.▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will contain provisions for appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and public agency requirements.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to the Vaughan Council approved Block 40 Urban Design Guidelines (2005).
e.	Sustainable Development	<ul style="list-style-type: none">▪ 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, energy efficient lighting, etc, will be reviewed.
f.	Studies and Reports	<ul style="list-style-type: none">▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City or respective approval authority:<ul style="list-style-type: none">- Planning Justification Report- Urban Design Brief- Tree Preservation Plan and Arborist Report- Archaeological Assessment- Functional Servicing and Stormwater Management Report- Phase 1 Environmental Site Assessment (ESA)- Noise Report- Geotechnical Report

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g.	Parkland Dedication	<ul style="list-style-type: none">▪ In accordance with the City of Vaughan's Parkland Dedication Policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit, should the subject applications be approved.
h.	Servicing	<ul style="list-style-type: none">▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

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

The Region will need to confirm if any road widening is required along Major Mackenzie Drive as part of their review of the applications.

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.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Draft Plan of Subdivision File 19T-16V002
4. Proposed Zoning and Building Siting

Report prepared by:

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