

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

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The Committee of the Whole 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 19, 2017, be approved; and
- 2) That the deputation of Mr. Claudio Brutto, Brutto Consulting Limited, representing the applicant, be received.

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 File 19T-17V004 (Centra Major Mack East) Inc.) 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 such as subdivision design and sustainable features 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: August 25, 2017.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca, and three Notice Signs (for the 3 related development applications as discussed in this report) were installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m, Millwood Woodend Ratepayers Association and the Vellore Woods Ratepayers Association.

- c) Comments Received:

Any written 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.

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Purpose

To receive comments from the public and the Committee of the Whole on the following application for the subject lands shown on Attachments #1 and #2:

1. Draft Plan of Subdivision File 19T-17V004 to facilitate the development of a residential plan of subdivision, as shown on Attachment #3, consisting of the following:

Blocks/ Streets	Land Use	Area (ha)	Number of Units
1-3	Blocks for Street Townhouse Units	0.505	30
4	Multi-Residential Units	0.745	64
5	Road Widening (Major Mackenzie Drive)	0.028	
Street A & B	23 m Wide Right-of-Way Road (11.5 m on Subject Lands) & 17 m Wide Right-of-Way Road	0.361	
	Total	1.639	94

The proposed residential development includes 30 street townhouse dwellings as shown on Attachment #4 and a 64-unit condominium development, comprised of 52 stacked townhouse dwellings and 12 townhouse dwellings with common facilities including a shared driveway, outdoor amenity areas, and above and below grade parking, as shown on Attachment #5.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located on the north side of Major Mackenzie Drive and west of Weston Road, and are municipally known as 3836 and 3850 Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.
Related Zoning By-law Amendment Files	<ul style="list-style-type: none">▪ The subject lands are comprised of two portions; Portion 1 is subject to Zoning By-law Amendment File Z.16.043; and Portion 2 is subject to Zoning By-law Amendment File Z.17.009, as shown on Attachments #2 to #5. All three development applications are currently under review by the City and are reported on at the same Committee of the Whole Public Hearing meeting (Items #3, #4 and #5).
Official Plan Designation	<ul style="list-style-type: none">▪ Portion 1 of the subject lands (Attachment #4), is designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010) and is located within a Community Area. The Low-Rise Residential designation permits townhouse dwellings up to a maximum building height of three-storeys and up to a maximum of six units in a row. The proposed street townhouse dwellings on Portion 1 conform to VOP 2010.▪ Portion 2 of the subject lands (Attachment #5) is designated “Low-Rise Mixed-Use”, which permits townhouse dwellings up to a maximum building height of three-storeys, and stacked townhouse dwellings and low-rise buildings up to a maximum

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	<p>building height of four-storeys, both with a maximum permitted floor space index of 1.5 times the lot area. The proposed 3-storey townhouses and 4-storey stacked townhouse units together with an with FSI of 1.11 times the lot area on Portion 2 conform(s) to VOP 2010.</p> <ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision application conforms to VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned RR Rural Residential Zone as shown on Attachment #2, by Zoning By-law 1-88, subject to site-specific Exceptions 9(105), 9(294) and 9(1359). Site-specific Exception 9(105) permits the existing semi-detached dwellings to be maintained, repaired or enlarged; Exception 9(294) permits exceptions for the lot area, lot frontage and side yard for the existing semi-detached dwelling; and, Exception 9(1359) permits a seasonal nursery/market and a seasonal eating establishment (food trailer). ▪ Zoning By-law Amendment File Z.16.043 for Portion 1 of the subject lands and Zoning By-law Amendment File Z.17.009 for Portion 2 of the subject lands are currently under review by the City. ▪ Should the above Zoning By-law Amendment applications be approved, the subject lands will be rezoned from RR Rural Residential Zone to RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone One, with site-specific exceptions to implement the proposed development shown on Attachments #4 and #5.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable policies of VOP 2010.
b.	Appropriateness of the Proposed Zoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zone categories and site-specific zoning exceptions will be reviewed concurrently with this Draft Plan of Subdivision application through related Zoning By-law Amendment Files Z.16.043

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		and Z.17.009 in consideration of the existing and planned surrounding land uses, with consideration given to the appropriate development standards. Consistency of these zoning exceptions with the blocks/lots in the approved surrounding Block 40 South developments will be reviewed.
c.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the approved Urban Design Guidelines and the Vaughan Council approved Architectural Design Guidelines for the Block 40 South Community prepared by John G. Williams, Architect.
d.	Servicing/Public Road	<ul style="list-style-type: none"> ▪ Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the subject application is approved. Should servicing capacity not be available, the subject lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council. ▪ The Owner will be required to dedicate to the City of Vaughan the necessary public road allowances as shown on Attachment #3, should the application be approved.
e.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate parkland or pay the cash-in-lieu of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City’s Cash-in-Lieu of Parkland Policy, if the subject application is approved.
f.	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 City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification - Urban Design Brief - Community Services and Facilities Study - Functional Servicing and Stormwater Management Report - Environmental Noise Impact Study and Reference Letter - Traffic Impact Study

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		<ul style="list-style-type: none">- Tree Inventory and Arborist Report- Archaeological Assessment - Stages 1 and 2- Phase 1 and 2 Environmental Site Assessments (ESA)- Geotechnical Soil Report <ul style="list-style-type: none">▪ The need for additional studies/information maybe identified through the development review process.
g.	Block 40 South Developers' Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 40 South Developers' Group Agreement to the satisfaction of the Block 40 South Trustee and the City of Vaughan.
h.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc., will be reviewed.
i.	Future Development Applications	<ul style="list-style-type: none">▪ The proposal for street townhouse dwellings (Portion 1) will require the submission of a Site Development application to review the siting of the townhouse dwellings, elevations and landscaping. A Part Lot Control application will also be required to create the townhouse lots.▪ The proposal for the 64-unit condominium development (Portion 2) will require the submission of a Site Development application to review the following, but not limited to, siting/orientation of the townhouse dwellings, elevations, landscaping, parking, and vehicular movement. A Draft Plan of Condominium (Common Element) application will be required to establish the condominium tenure for the proposed private driveway access road, and for any common element areas. A Part Lot Control application will be required to create parcels of tied land (POTLs).

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

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

Regional Implications

The application has 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.

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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 File 19T-17V004
4. Zoning File Z.16.043 - Concept Plan and Proposed Zoning (Portion 1)
5. Zoning File Z.17.009 - Concept Plan and Proposed Zoning (Portion 2)

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.)