

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017

ZONING BY-LAW AMENDMENT FILE Z.17.014

DRAFT PLAN OF SUBDIVISION FILE 19T-17V003

2281539 ONTARIO INC.

WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND NETHERFORD ROAD

- 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 October 3, 2017, be approved;
- 2) That a community meeting be organized by the Local Councillor with the applicant, area residents, Regional Councillors, and staff, to address outstanding issues;
- 3) That the following deputations be received:
 1. Mr. Claudio Brutto, Brutto Consulting, representing the applicant;
 2. Mr. Gianni Milani;
 3. Mr. Fred Cook, Clemson Crescent, Maple;
 4. Mr. Gerry Schiller, Lancer Drive, Maple;
 5. Mr. Vincenzo Volpe, Caproni Drive; Maple;
 6. Ms. Sandra Velardi, Clemson Crescent, Maple; and
 7. Mr. Marcello Barreto, Caproni Drive, Maple; and
- 4) That the following Communications be received:
 - C1 Ms. Nicole Sampogna, Evans Planning Inc., Keele Street, Vaughan, dated October 3, 2017; and
 - C2 Mr. Luch Ognibene, Fiston Holdings Limited, Keele Street, Vaughan, dated October 3, 2017.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.014 and Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario 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.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: September 8, 2017.
- b) The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- c) Circulation Area: 150 m.

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.

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, regarding a proposal for a development proposal consisting of 21 lots for detached dwellings, an environmental protection block, and a future residential block, as shown on Attachments #3:

1. Zoning By-law Amendment File Z.17.014 to amend Zoning By-law 1-88, specifically to rezone a portion of the subject lands shown on Attachments #1 and #2 from R1 Residential Zone, subject to site-specific Exception 9(96), and OS1 Open Space Conservation Zone, as shown on Attachment #2, to R1 Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3.
2. Draft Plan of Subdivision File 19T-17V003 to facilitate a development proposal consisting of the following, as shown on Attachment #3:

Lots 1 - 21 Single Detached Residential	2.38 ha
Block 22 - Stormwater Management Easement	0.33 ha
Block 23 - Environmental Protection	1.23 ha
Block 24 - Future Residential	0.29 ha
Future Public Road (Street "A")	0.44 ha
Total Area	4.67 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none">The subject lands are located on the north side of Bevan Road, west of Netherford Road, and are municipally known as 10 Bevan Road, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Low-Rise Residential" and "Natural Area" by Vaughan Official Plan 2010 (VOP 2010). The lands designated "Natural Area" are also identified as a "Core Feature" and "Greenbelt Plan External Linkage Area" of the VOP 2010 Natural Heritage Network Core Areas. Features and Linkage areas identified on Schedules 2 and 4 of VOP 2010 are to be protected and enhanced. Development and/or site

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	alterations will not be permitted within these areas. The proposed residential use is permitted in the “Low-Rise Residential” designation of VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone, and R1 Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(96), as shown on Attachment #2. The OS1 Open Space Conservation Zone and A Agricultural Zones do not permit the proposed residential development. Accordingly, an amendment to Zoning By-law 1-88 is required. ▪ The Owner is proposing to rezone a portion of the subject lands from OS1 Open Space Conservation Zone to R1 Residential Zone, and rezone the existing R1 Residential Zone subject to Exception 9(96) to R1 Residential Zone, in the manner shown on Attachment #3, to permit the proposed residential development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan), and the York Region Official Plan and VOP 2010 policies.
b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed R1 Residential Zone will be reviewed in consideration of the surrounding existing established residential neighbourhood and proposed land uses. ▪ Block 24, as shown on Attachment #3, will remain zoned A Agricultural Zone. This Block is anticipated to be consolidated with block to the west (Block 169 on Plan 65M-2922), which is owned by another party. This matter will be reviewed and addressed in a technical report to be considered at a future Committee of the Whole meeting.

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		<ul style="list-style-type: none">▪ Consideration will be given to aligning the R1 Residential Zone with the eastern limit of Block 22 and including all of Block 22 within the OS1 Open Space Zone.
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 planned surrounding land uses. The required Draft Plan of Subdivision conditions will be included to address road alignments and connections, servicing and grading, environmental, and other municipal, regional and external community agency requirements.▪ The Owner is proposing to extend Bevan Road and add a new public road (Street "A"), as shown on Attachment #3. The Owner is proposing to provide half of the right-of-way for the extension of Bevan Road. The other half of the proposed Bevan Road extension would be provided through Draft Plan of Subdivision File 19T-14V002 (Guido and Joanne Marinucci), identified on Attachment #2, which is currently under review.▪ The Development Engineering and Infrastructure Planning Department will review the proposed extension of Bevan Road and the co-ordinated alignment of the new public roads proposed by Draft Plan of Subdivision Files 19T-17V003 and 19T-14V002.▪ The Owner proposes to create a future development block, shown as Block 24 on Attachment #3. The appropriateness of creating this development block and its developability will be reviewed in consideration of road access, environmental considerations, and the existing residential community to the west.▪ Section 21.21 of the Subdivision Agreement for File 19T-86052 Maple Airport Phase I - Fiston Holdings Limited (subdivision on the west side of the valley) requires that "prior to find approval of the plan, the Owner shall demonstrate that Block 169 (as shown on Attachment #3) can be developed in conjunction with adjacent lands (Block 24 on Attachment #3) within the approved top-of-bank development limit to the satisfaction of the TRCA and the City. This requirement will be reviewed by the City and the TRCA in consideration of current policy.▪ Lot 12 on the proposed Draft Plan of Subdivision is located adjacent to an existing lot to the immediate north fronting onto Netherford Road as shown on Attachment #2. A future dwelling on Lot 12 will impact the rear yard of this property given the location of the two lots. Approaches (i.e. larger side yard, fencing, etc.) to minimize the potential impact of new development on this property will be reviewed.

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d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The subject lands are regulated by the TRCA pursuant to Ontario Regulation 166/06, and the TRCA must confirm the development limits and any buffers along the Don River Valley and existing pond. Any land being conveyed to TRCA or City of Vaughan must be identified as a separate Block(s) on the Draft Plan of Subdivision.
e.	Servicing Allocation	<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 Zoning By-law Amendment and Draft Plan of Subdivision applications are approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council. Consideration will be given to aligning the R1 Residential Zone with the eastern limit of Block 22 and including all of Block 22 within the OS1 Open Space Zone.
f.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the applications be approved. The 2007 Pedestrian and Bicycle Master Plan identifies a requirement for a Multi-use Recreational Pathway through the subject lands, as shown on Attachment #2. The potential for a multi-use trail connection to the existing City of Vaughan Park (Naylon Parkette) and trail system will be reviewed. The Owner is required to submit a trail feasibility study to determine the route and alignment of the proposed trail. The Owner will be required to convey all identified trail connections to the City as a condition of approval.
g.	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.
h.	Heritage Considerations	<ul style="list-style-type: none"> The Owner intends to demolish the existing residential dwelling on site. A Heritage Impact Assessment (HIA) will be required for the existing single detached home located on the subject lands.

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		The City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, will review the HIA and Stage 1 Archaeological Assessment and determine if further review is required.
i.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City of Vaughan and/or the applicable public agencies:<ul style="list-style-type: none">- Functional Servicing Report- Stormwater Management Report- Geotechnical Investigation- Hydrogeological Study- Phase 1 Environmental Site Assessment- Stage 1 Archaeological Assessment- Noise Impact Study- Environmental Impact Study- Arborist Report and Tree Preservation Plan- Development Description and Planning Brief- Urban Design and Sustainability Brief
j.	Existing Trees	<ul style="list-style-type: none">▪ The Arborist Report and Tree Preservation Plan submitted in support of the subject applications must be reviewed and approved by the Parks and Forestry Operations, Development Planning and Parks Development Departments. Should it be determined that trees are to be removed, then appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.
k.	Existing Easements	<ul style="list-style-type: none">▪ There is an existing sanitary sewer easement on the subject lands in favour of the City of Vaughan. The easement is shown as Block 22 on Attachment #3. Any zoning regulations (e.g. building setback), to the easement will be reviewed.

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

The applicability of these applications to the Term of Council Service Excellence Strategy Map 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.

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

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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-17V003 & Proposed Zoning

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

(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.)