

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

**5 DRAFT PLAN OF SUBDIVISION FILE 19T-16V005
WOODBIDGE PARK LIMITED
WARD 2 - VICINITY OF STEELES AVENUE WEST & MARTIN GROVE 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 5, 2016, be approved; and
- 2) That the deputation of Mr. Tim Jessup, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File 19T-16V005 (Woodbridge Park Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 5, CW(PH) Report No. 36 – Page 2

Purpose

To receive comments from the public and the Committee of the Whole on Draft Plan of Subdivision File 19T-16V005 respecting the subject lands shown on Attachments #1 and #2, to facilitate the proposed residential plan of subdivision for one residential block and 1 open space park block as shown on Attachment #3, and consisting of the following:

| | | |
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| a) | Block 1 (Residential Block) | 5.79 ha |
| b) | Block 2 (Open Space Block) | 0.21 ha |
| | Total Area | 6.00 ha |

The subdivision blocks are proposed to be developed in an accordance with the related site plan application (File DA.16.044; not subject to an statutory Public Hearing) shown on Attachment #4, which will facilitate 249, 3-storey townhouse dwelling units (two styles as described later in the report) and 2, 3-storey mixed-use apartment buildings all within Block 1, and a public park in Block 2.

Background - Analysis and Options

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| Location | <ul style="list-style-type: none">On the north side of Steeles Avenue West, east of Martin Grove Road, shown as “Subject Lands” on Attachments #1 and #2.The subject lands are currently vacant and have a total lot area of 6 ha. |
| Previous Related Applications | <ul style="list-style-type: none">On December 15, 2015, Council considered Official Plan Amendment File OP.14.003 and Zoning By-law Amendment File Z.14.024 (Woodbridge Park Limited) to facilitate the development of the subject lands with 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings with 868 m² of at-grade commercial uses with 26 rental apartment units located within the 2nd and 3rd floors, a 2,100 m² public park, and private amenity areas, visitor parking, walkways, and internal roads as shown on Attachment #4. On February 16, 2016, Council adopted OPA #12 and enacted Zoning By-law 017-2016, to permit the proposed development, which are both in-effect.The proposed Draft Plan of Subdivision will facilitate the creation of two blocks, comprising Block 1 for the residential development and Block 2 for the public park block. |
| Official Plan Designation | <ul style="list-style-type: none">The subject lands are designated “Community Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2 - Site Specific Policy 13.17.1.2, as amended by OPA #12. |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 5, CW(PH) Report No. 36 – Page 3

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| | <ul style="list-style-type: none"> ▪ The proposed draft plan of subdivision will facilitate the processing of a site plan application to develop 249, 3-storey townhouse dwelling units and 2, 3-storey mixed-use apartment buildings; and a public park block, as shown on Attachment #4. It will also allow for a future condominium application to facilitate the common elements including the private condominium road, amenity area, walkways, and visitor parking spaces. ▪ The proposed Draft Plan of Subdivision will facilitate development that conforms to the Official Plan. |
| Zoning | <ul style="list-style-type: none"> ▪ The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1432). ▪ Site-specific Exception 9(1432) permits the proposed conventional townhouse dwelling units, back-to-back townhouse dwelling units and mixed-use apartment buildings with ground floor commercial uses. ▪ The proposed Draft Plan of Subdivision will facilitate development that complies with Exception 9(1432) of 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 Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

| | MATTERS TO BE REVIEWED | COMMENT(S) |
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| a. | Related Site Development Application DA.16.044 | <ul style="list-style-type: none"> ▪ The Owner has submitted Site Development File DA.16.044 (Woodbridge Park Limited), as shown on Attachment #4, for the proposed townhouse dwelling units and mixed-use apartment buildings, which will be reviewed concurrently with the subject draft plan of subdivision application for appropriateness and implementation of the overall development. |
| b. | Open Space Park Block (Block 2) | <ul style="list-style-type: none"> ▪ The Owner is required to deed Block 2 - Open Space Park Block, as shown on Attachment #3, to the City of Vaughan at no cost and free of encumbrances for the purposes of a public park, should the draft plan of subdivision application be approved. |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 5, CW(PH) Report No. 36 – Page 4

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| c. | City of Toronto | <ul style="list-style-type: none">▪ The subject lands have frontage on Steeles Avenue West, which is under the jurisdiction of the City of Toronto. The Owner will be required to address any issues/concerns identified by the City of Toronto, to their satisfaction.▪ The development will be serviced by the City of Toronto's water and sanitary sewer system through an inter-regional servicing agreement. This agreement will be between the City of Vaughan, Region of York, City of Toronto and the Owner, to facilitate the servicing of the subject site. |
| d. | Future Condominium Application | <ul style="list-style-type: none">▪ A future Draft Plan of Condominium Application (Common Elements) will be required, if the subject applications are approved, to create a condominium corporation to maintain on behalf of the residents the proposed private road, visitor parking, and amenity space areas. |

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 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-16V005
4. Site Plan

Report prepared by:

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