

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, Report No. 37, of the Committee of the Whole (Public Hearing) which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2015, as follows:

By receiving the following Communications:

- C1. Hassan & Janna Ziba, Dewpoint Road, Vaughan, dated October 8, 2015; and**
C3. Mr. Mitchell Miller, Dewpoint Road, Vaughan, dated October 7, 2015.

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**ZONING BY-LAW AMENDMENT FILE Z.15.018
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004
TORONTO WALDORF SCHOOL
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015, be approved; and
- 2) That the following deputations and Communication be received:
 1. Mr. Mark Yarranton, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;
 2. Ms. Bella Katznelson, representing Preserve Thornhill Woods Association, Auburndale Drive, Thornhill;
 3. Mr. Jordan Kalpin, Vice-Chairman, Preserve Thornhill Woods Association, Serene Way, Thornhill;
 4. Mr. Rom Koubi, Chairman, Preserve Thornhill Woods Association, Ner Israel Drive, Thornhill;
 5. Mr. Jason Cheskes, Starwood Road, Thornhill;
 6. Mr. Warren Lee, Fraserwood Road, Vaughan, and Communication C6, dated October 6, 2015;
 7. Mr. Joshua Packer, Serene Way, Thornhill;
 8. Mr. Mark MacAllister, Hesperus Road, Vaughan;
 9. Dr. Mitchell Miller, Dewpoint Road, Thornhill;
 10. Mr. Hamid Mortazavi, Dewpoint Road, Thornhill; and
 11. Mr. Hassan Ziba, Dewpoint Road, Thornhill.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.15.018 and 19T-15V004 (Toronto Waldorf School), BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: September 11, 2015
- b) Circulation Area: 150 m plus an expanded polling area, as shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of 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 Protocol.
- c) Comments Received as of September 22, 2015: None

Any additional 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 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:

- 1. Zoning By-law Amendment File Z.15.018, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Zone Four Requirements	Proposed Exceptions to the RV4 Residential Urban Village Zone Four Requirements
a.	Maximum Encroachments of Architectural Features and Balconies	Interior side yard 0.0 m, except for eaves and gutters which may project a maximum of 0.5 m into the required interior side yard 1.8 m front yard, rear yard, and exterior side yard	Permit a fireplace or chimney as an additional encroachment, up to a maximum of 0.5 m in any yard, provided the yard is a minimum of 1.2 m
b.	Minimum Lot Frontage	9.75 m	7.5 m (7.75 m shown on Plan)
c.	Minimum Lot Area	292 m ²	220 m ²
d.	Minimum Interior Side Yard	1.2 m	0.45 m, where it abuts a minimum yard of 1.2 m

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e.	Minimum Lot Depth	30 m	29 m
f.	Maximum Building Height	9.5 m	11 m

Note: Additional zoning exceptions may be identified through the review of the applications.

2. Draft Plan of Subdivision File 19T-15V004 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

Lots 1- 45 inclusive for detached dwellings units	1.560 ha
Blocks 46 - 48 for 0.3 m reserves	0.001 ha
<u>Future Public Road (Street '1', 17.5 m width)</u>	<u>0.392 ha</u>
Total Area	1.953 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, as shown 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), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 45 lot residential subdivision. ▪ The Owner is proposing to rezone the subject lands to RV4 Residential Urban Village Zone Four, together with site-specific zoning exceptions, 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 Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

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	MATTERS TO BE REVIEWED	COMMENTS
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.
b.	Appropriateness of Proposed Rezoning and Land Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RV4 Residential Urban Village Zone Four, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses.
c.	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 and lot sizes, including the proposed Draft Plan of Subdivision File 19T-15V003 located adjacent to the subject lands to the north. Should the applications be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental matters, and other municipal, regional and community agency requirements.
d.	Street Naming	<ul style="list-style-type: none"> ▪ Should Draft Plan of Subdivision Files 19T-15V004 and 19T-15V003 be approved, the street name of the new public road should be Hesperus Road in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 Hesperus Road and along Bathurst Glen Drive. As a result, signage would be required to indicate that Hesperus Road changes to Bathurst Glen Drive at the southeast corner of the subject lands.
e.	Block 10 Plan	<ul style="list-style-type: none"> ▪ The approved Block 10 Plan identifies the subject lands as an institutional use and part of the Toronto Waldorf School lands. The development proposal will be reviewed in consideration of the Block 10 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 10 Plan to the satisfaction of the City, should the applications be approved. ▪ The Owner must 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.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The future detached dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 10, if the applications are approved. ▪ Opportunities for the incorporation of sustainable design features, including drought tolerant landscaping, and energy efficient lighting will be reviewed.

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g.	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 Vaughan Development Engineering and Infrastructure Services Department and/or the Vaughan Planning Department: <ul style="list-style-type: none"> - Functional Servicing Report - Geotechnical Investigation - Phase I Environmental Site Assessment - Urban Transportation Considerations - Environmental Noise Feasibility Study - Arborist Report and Tree Preservation Plan - Stage 1 Archaeological Assessment - Planning Justification Report
h.	Existing Trees	<ul style="list-style-type: none"> ▪ There are a number of existing trees along the south and west limits of the subject lands. The Owner has submitted an Arborist Report and Tree Preservation Plan, which must be reviewed to the satisfaction of the City.
i.	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 Draft Plan of Subdivision is 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.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ Should the development proposal be approved, the Owner will be required to pay Cash-in-Lieu of Parkland Dedication to the City of Vaughan, in accordance with the Planning Act and the City's Cash-in-Lieu Policy.
k.	Proposed Driveway	<ul style="list-style-type: none"> ▪ The Owner is proposing a driveway from the Toronto Waldorf School lands connecting to Street "1" of the Draft Plan of Subdivision as shown on Attachment #3. The appropriateness of locating this driveway between two residential lots and its design and configuration must be reviewed by the Vaughan Planning Department and the Development Engineering and Infrastructure Planning Services Department.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to York Region 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 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. Draft Plan of Subdivision File 19T-15V004 and 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.)