

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 2, 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***
- C2. Sergey Roz and Svetlana Baukova, Fraserwood Road, Vaughan, dated October 8, 2015.***

**2**

**ZONING BY-LAW AMENDMENT FILE Z.15.016  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V003  
CACHET SUMMERHILL DEVELOPMENTS INC.  
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;**
- 2) That the following deputations and Communications be received:**
  - 1. Mr. Jim Levac, Glen Schnarr & Associates, Kingsbridge Garden Circle, Mississauga, on behalf of the applicant;**
  - 2. Mr. Rom Koubi, Chairman, Preserve Thornhill Woods Association, Ner Israel Drive, Thornhill;**
  - 3. Mr. Adam Usprech, Autumn Hill Boulevard, Thornhill;**
  - 4. Mr. Jason Cheskes, Starwood Road, Thornhill;**
  - 5. Mr. Sergey Roz, Fraserwood Road, Vaughan, and Communication C2, dated September 20, 2015;**
  - 6. Mr. Yury Shparber, Fraserwood Road, Thornhill and Communication C3, dated September 20, 2015;**
  - 7. Mr. Ruslan Vasiliev, Dewpoint Road, Thornhill; and**
  - 8. Mr. Warren Lee, Fraserwood Road, Vaughan; and**
- 3) That the following Communications be received:**
  - C1. Natalie Roz, Borjana Boulevard, Thornhill, dated September 21, 2015;**
  - C4. Mario Ferrer, Dewpoint Road, Thornhill, dated October 5, 2015; and**
  - C7. Pina Corigliano, Executive Director, Hesperus Fellowship Village, Hesperus Road, Thornhill, dated October 7, 2015.**

**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.15.016 and 19T-15V003 (Cachet Summerhill Developments Inc.), 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.

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#### Economic Impact

This will be addressed when the technical report is completed.

#### 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](http://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.15.016, 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 Four Zone Requirements	Proposed Exceptions to the RV4 Residential Urban Village Four Zone Requirements
a.	Minimum Lot Frontage	9.75 m	7.75 m
b.	Minimum Lot Area	292 m <sup>2</sup>	220 m <sup>2</sup>
c.	Minimum Interior Side Yard Setback	1.2 m and 0.6 m on one side where it abuts a 1.2 m interior side yard setback	1.2 m and 0.4 m on one side where it abuts a 1.2 m interior side yard setback
d.	Minimum Lot Depth	30 m	28 m
e.	Maximum Building Height	9.5 m	11 m

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

Originally when the applications were submitted, the Owner requested that the lands be zoned R5 Residential Zone and the Notice of Public Hearing was sent out on this basis. The Owner has

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subsequently revised the Zoning By-law Amendment application to rezone the lands to RV4 Residential Urban Village Four Zone to reflect a zoning that is more consistent with the surrounding area and the proposed Draft Plan of Subdivision to the south for the Toronto Waldorf School (Files Z.15.018 and 19T-15V004), as shown on Attachment #2.

2. Draft Plan of Subdivision File 19T-15V003 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

Lots 1 - 20 inclusive for detached dwellings units	0.48 ha
Block 21 - 0.3 m reserve	0.00 ha
Future Public Road (Street 'A', 17.5 m width)	0.16 ha
Total Area	0.64 ha

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>The subject lands are located south of Rutherford Road, west of Bathurst Street, as shown on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>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.</li></ul>
Zoning	<ul style="list-style-type: none"><li>The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 20 lot residential subdivision.</li><li>The Owner is proposing to rezone the subject lands to R5 Residential Zone, together with site-specific zoning exceptions, to permit the proposed residential development.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>Shown on Attachment #2.</li></ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none"><li>The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.</li></ul>
b.	Appropriateness of Proposed Rezoning and Land Uses	<ul style="list-style-type: none"><li>The appropriateness of the proposed RV4 Residential Urban Village Four Zone, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses.</li></ul>

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		<ul style="list-style-type: none"> <li>Consideration will be given to the zoning on the portion of the applicant's lands identified as "Additional Land Owned by Applicant" on Attachment #3. These lands are zoned A Agricultural Zone, which as a separate parcel may not comply with the minimum lot frontage and minimum lot area requirements of Zoning By-law 1-88 depending on their intended future use. The Owner has advised that as part of the purchase and sale agreement, these lands will be conveyed back to the original Owner (Hesperus Fellowship Village) and at this time, the Owner is not aware of the future intention of the use of these lands. Should these lands be combined with the lands to the east shown as "Existing Hesperus Village Seniors Residence" on Attachment #3 and used for the existing institutional uses the combined parcel will comply with the minimum requirements of Zoning By-law 1-88. The Owner will need to resolve this matter to the satisfaction of the Vaughan Planning Department.</li> </ul>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>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-15V004 (Toronto Waldorf School) located immediately south of the subject lands. 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 and other municipal, regional and community agency requirements.</li> </ul>
d.	Street Naming	<ul style="list-style-type: none"> <li>Should Draft Plan of Subdivision Files 19T-15V003 and 19T-15V004 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. Appropriate signage would be required to indicate that Hesperus Road changes to Bathurst Glen Drive at the southeast corner of the subject lands associated with 19T-15V004.</li> </ul>
e.	Block 10 Plan	<ul style="list-style-type: none"> <li>The approved Block 10 Plan identifies the subject lands as an institutional use (Hesperus/Toronto Waldorf campus). 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.</li> <li>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.</li> </ul>

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f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Opportunities for the incorporation of sustainable design features, including drought tolerant landscaping, and energy efficient lighting will be reviewed.</li> </ul>
g.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ 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 Planning Services Department and/or the Vaughan Planning Department: <ul style="list-style-type: none"> <li>- Functional Servicing Report</li> <li>- Urban Design and Sustainability Brief and Architectural Guidelines</li> <li>- On-Street Parking and Truck Manoeuvring Plan</li> <li>- Noise Brief</li> <li>- Tree Inventory and Preservation Plan</li> </ul> </li> <li>▪ Additional studies including, but not limited to, an Environmental Assessment (Phase 1) and an Archaeological Assessment may be required through the review of the applications.</li> </ul>
h.	Existing Trees	<ul style="list-style-type: none"> <li>▪ There are a number of existing trees along the west limit of the subject lands. The Owner has submitted a Tree Inventory and Preservation Plan, which must be reviewed to the satisfaction of the City.</li> </ul>
i.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
k.	Existing Driveway (Hesperus Village Seniors Residence)	<ul style="list-style-type: none"> <li>▪ There is an existing driveway and parking located on the lands identified as "Additional Lands Owned by Applicant" on Attachment #3 that is proposed to connect to Street "A" in the Draft Plan of Subdivision. The appropriateness of the driveway, its alignment and design must be reviewed by the Development Engineering and Infrastructure Planning Services Department.</li> </ul>

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**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.

**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-15V003 and Proposed Zoning

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
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.)