

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

***By receiving the following Communications:***

- ZONING BY-LAW AMENDMENT FILE Z.04.049  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V12  
EVELYN CHARTERS  
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and
- 2) That the following deputations be received:
  1. Ms. Joan Macintyre, Principal, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant; and
  2. Mr. Sal Ladak, Lady Angela Lane, Vaughan.

1. THAT the Public Hearing report for Files Z.04.049 and 19T-04V12 (Evelyn Charters) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

## Communications Plan

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## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 9, CW(PH) Report No. 38 – Page 2

#### Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the 9.67 ha subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.04.049 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to the following zone categories with the Holding Symbol “(H)”, as shown on Attachment #3:
  - RD2(H) Residential Detached Zone Two
  - RD3(H) Residential Detached Zone Three
  - RD4(H) Residential Detached Zone Four
  - RR(H) Rural Residential Zone
  - OS1(H) Open Space Conservation Zone
  - OS2(H) Open Space Park Zone
  - OS5(H) Open Space Environmental Protection Zone
2. Draft Plan of Subdivision File 19T-04V12 to facilitate a proposed residential Plan of Subdivision, as shown on Attachment #3, consisting of the following:

| Lot/Block          | Land Use  | Area (ha) |
|--------------------|---|-----------|
| 1-47               | 47 lots for detached dwelling units (minimum 12.8 m frontage)             | 2.73 ha   |
| 48, 49             | 2 estate residential lots   | 2.86 ha   |
| 50, 51, 54,92      | Open Space, Open Space Buffers, 3.0 m Landscape Buffers, and 3.0m walkway | 1.83 ha   |
| 52                 | Storm Water Management Pond   | 0.23 ha   |
| 53                 | Parkette  | 0.13 ha   |
| Streets A-F, 76-91 | Streets and 0.3 m Reserves  | 1.42 ha   |
| 55-75              | Future Residential Blocks   | 0.47 ha   |
| Total              |   | 9.67 ha   |

#### Background - Analysis and Options

|                           |   |
|---------------------------|---|
| Location                  | <ul style="list-style-type: none"><li>▪ South side of Teston Road, west of Bathurst Street, municipally known as 981 Teston Road, shown as shown as “Subject Lands” on Attachments #1 and #2.</li></ul>   |
| Official Plan Designation | <ul style="list-style-type: none"><li>▪ “Low-Rise Residential”, which permits detached dwellings with no prescribed maximum density, “Natural Areas”, and “Infrastructure and Utilities” by Vaughan Official Plan 2010 (VOP 2010).</li><li>▪ The proposed rezoning of the subject lands to facilitate a residential Plan of Subdivision for future detached dwellings conforms to VOP 2010.</li></ul> |

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 9, CW(PH) Report No. 38 – Page 3

|                       |   |
|-----------------------|---|
| Zoning                | <ul style="list-style-type: none"><li>▪ A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88.</li><li>▪ The development proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment application is required.</li></ul> |
| Surrounding Land Uses | <ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li><li>▪ Staff confirmed that the Block 12 Community Design Plan was displayed in all the sales offices during the development of the adjacent residential subdivisions.</li></ul>   |

**Preliminary Review**

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

|    | <b>MATTERS TO BE REVIEWED</b>      | <b>COMMENTS</b>   |
|----|------------------------------------|---|
| a. | City Official Plan Policies        | <ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable land use and built form policies of VOP 2010.</li></ul>  |
| b. | Appropriateness of Proposed Zoning | <ul style="list-style-type: none"><li>▪ The appropriateness of the proposed zone categories for the lots and blocks within the proposed Draft Plan of Subdivision will be reviewed with regard to compatibility with the surrounding lot frontages, sizes, and land uses. The owner has not requested any zoning exceptions, however, this will need to be confirmed by staff.</li><li>▪ The appropriateness of the proposed limits of the RR Rural Residential Zone will require further review by the City and the Toronto and Region Conservation Authority (TRCA) with the Owner.</li><li>▪ The appropriateness of the Owner's proposal to include the Holding Symbol "(H)" for all of the proposed zone categories on the subject lands, particularly the Open Space Zones (not typically done for lands to be conveyed to public ownership) will be reviewed in consideration of the surrounding lands.</li></ul> |

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 9, CW(PH) Report No. 38 – Page 4

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|----|--|---|
| 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 adjacent approved Plan of Subdivision File 19T-99V08 (to the south, east and west), to ensure co-ordination of the road network, the overall open space system, and the proposed part lots and blocks.</li><li>▪ The required Draft Plan of Subdivision conditions will be reviewed to ensure appropriate road alignments and connections, servicing and grading, environmental and other municipal, regional and community agency requirements, should the applications be approved.</li></ul> |
| d. | Block 12 Community Plan                          | <ul style="list-style-type: none"><li>▪ The Owner will be required to submit an updated Block 12 Community 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 12 Developers Group Agreement to the satisfaction of the Block 12 Trustee and the City of Vaughan.</li></ul>  |
| e. | Urban Design and Architectural Guidelines        | <ul style="list-style-type: none"><li>▪ The proposed development must conform to the approved Urban Design Guidelines and Architectural Design Guidelines for Block 12.</li></ul>   |
| f. | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none"><li>▪ The subject lands are located within the TRCA's regulated area. The Owner must satisfy all requirements of the TRCA.</li><li>▪ The Owner, City and the TRCA shall satisfactorily conduct a site visit to confirm the staked top-of-bank in order to ensure the flood line is contained in the Open Space Zone lands.</li></ul>  |
| g. | Parkland   | <ul style="list-style-type: none"><li>▪ The Owner shall provide parkland dedication and/or, if required, shall pay to the City of Vaughan, cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu Policy and the Planning Act, to the satisfaction of the Vaughan Legal Services Department, Real Estate Division, if approved.</li></ul>   |

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 9, CW(PH) Report No. 38 – Page 5

|    |                             |   |
|----|-----------------------------|---|
| h. | Supporting Studies/ Reports | <ul style="list-style-type: none"><li>▪ The following reports/studies in support of the proposed development must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department:<ul style="list-style-type: none"><li>▪ Functional Servicing Report</li><li>▪ Phase 1 Environmental Site Assessment (ESA)</li><li>▪ Noise and Vibration Study</li><li>▪ Geotechnical/Soils Report</li></ul></li><li>▪ The Archaeological Assessment report in support of the proposed development must be reviewed to the satisfaction of the Vaughan Planning Department's Cultural Heritage staff.</li><li>▪ The following reports/plans in support of the proposed development must be reviewed to the satisfaction of the Vaughan Planning Department and the TRCA:<ul style="list-style-type: none"><li>▪ Updated Oak Ridges Moraine Conformity Report</li><li>▪ Preliminary Grading Plan</li><li>▪ Tree Inventory Plan</li></ul></li></ul> |
| i. | Servicing Allocation        | <ul style="list-style-type: none"><li>▪ Vaughan Council must identify and allocate servicing for the proposed development. Should servicing allocation be unavailable, the lands shall be zoned with the Holding Symbol "(H)".</li></ul>  |

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The subject lands are located on Teston Road, which is a Regional road. As a result, the applications were circulated to York Region for review and comment. The owner must satisfy all requirements of York Region in including the dedication of any lands for the widening of Teston Road, if required. 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

Item 9, CW(PH) Report No. 38 – Page 6

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision
4. Approved Block 12 Community Plan

**Report prepared by:**

Stephen Lue, Planner, ext. 8210  
Christina Napoli, Senior Planner, ext. 8483

(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.)