

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 2, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 30, 2012.

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**ZONING BY-LAW AMENDMENT FILE Z.12.024
DRAFT PLAN OF SUBDIVISION FILE 19T-12V003
1668135 ONTARIO INC.**

WARD 2 - VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 16, 2012, be approved; and**
- 2) That the following depositions be received:**
 - 1. Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant;**
 - 2. Mr. Gino Barbieri, Campania Court, Vaughan; and**
 - 3. Mr. Cosmo Donato, Campania Court, Woodbridge.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.12.024 and 19T-12V003 (1668135 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: September 21, 2012
- b) Circulation Area: 150 m and West Woodbridge Homeowners' Association
- c) Comments Received as of October 2, 2012: None

Purpose

The Owner has submitted the following applications to facilitate the development of a proposed residential plan of subdivision for the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.12.024 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to R5 Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #4, and with the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88, R5 Residential Zone Requirements	Proposed Exception to the R5 Residential Zone
a.	Minimum Rear Yard	7.5m	i) Lots 2 and 18 - 4.5 m ii) Lots 1 and 17 - 5.5 m iii) Lot 9 - 6.0 m iv) Lot 23 - 6.5 m
b.	Minimum Interior Side Yard (Abutting Hydro Corridor)	1.5 m	Lot 8 - 1.0 m
c.	Minimum Front Yard	4.5 m	i) Lot 19 - 2.0 m ii) Lot 20 - 3.5 m
d.	Minimum Exterior Side Yard	4.5 m	Lot 10 - 3.5 m
e.	Maximum Lot Coverage	50%	All lots - 55%
f.	Minimum Building Setback to a Sight Triangle	4.5 m	Lot 10 - 0.6 m (to the porch)

Additional site-specific zoning exceptions maybe identified through a detailed review of the applications, and will be discussed in the technical report.

2. Draft Plan of Subdivision File 19T-12V003 consisting of 28 lots for semi-detached dwellings (56 units), one lot for a single detached dwelling, and open space blocks on the subject lands, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> North of Langstaff Road, west of the Canadian Pacific Rail line, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Low Density Residential" and "Drainage Tributary" by in-effect OPA #240 (Woodbridge Community Plan), as amended. "Low-Rise Residential" and "Natural Areas" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The applications conform to the Official Plans.

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Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone and OS1 Open Space Conservation by Zoning By-law 1-88.▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation to R5 Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #4, and to permit the proposed site-specific zoning exceptions.
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	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable City of Vaughan Official Plan policies.
b.	Neighbourhood 4A Development Plan	<ul style="list-style-type: none">▪ The subject lands are located within the approved Neighbourhood 4A Development Plan (Attachment #5) area of OPA #240 (Woodbridge Community Plan). The Neighbourhood 4A Development Plan contemplates a road pattern for the subject lands that is different from the proposed Draft Plan of Subdivision. The applications will be reviewed in consideration of the Neighbourhood Plan and in the context of the surrounding existing and planned land uses.
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of rezoning the subject lands in the manner shown on Attachment #4 for residential uses, together with the proposed site-specific zoning exceptions, will be reviewed in consideration of the requirements of the Zoning By-law 1-88 and the surrounding existing and planned land uses.

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d.	Environmental Reports	<ul style="list-style-type: none">▪ The subject lands have been known to have impacted soils. An Environmental Site Assessment (ESA) report including a Remedial Action Plan has been submitted and a peer review must be undertaken to confirm the findings, the extent of impacts, and the method(s) of remediation in order to be approved to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority. The Owner will be required to complete the remediation process in accordance with current regulations (O.Reg. 153/04, as amended) to obtain a Record of Site Condition from the Ministry of the Environment for the subject lands.
e.	Toronto and Region Conservation Authority	<ul style="list-style-type: none">▪ The establishment of the top-of-bank, the removal of fill and the regrading of the site, must be reviewed, in consideration of a geotechnical report submitted for the site and the applicable policies to the satisfaction of the Toronto Region Conservation Authority (TRCA) and the City of Vaughan.
f.	Supporting Studies	<ul style="list-style-type: none">▪ The applicant has submitted supporting studies, including a Planning Justification Study, a Functional Servicing Report, Remedial Action Plan, Noise and Vibration Report, Global Slope Stability Analysis, Geotechnical Investigation Report and an Urban Design Brief that will be reviewed by the City of Vaughan and the appropriate agencies, including the TRCA. Review will also be given to determine if additional studies are required.
g.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and a reduction in pavement to address the "heat island" effect, will be reviewed.
h.	Water & Servicing Allocation	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing for the proposed development must be identified and allocated by Council, if approved. If servicing allocation is unavailable, the lands may be zoned with the Holding Symbol "(H)", which will be removed upon servicing being identified and allocated to the subject lands by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York 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 application will be considered in the technical review of the application, together with comments from the public and 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. Location Map
2. Context Location Map
3. Draft Plan of Subdivision File 19T-12V003
4. Proposed Zoning
5. Neighbourhood 4A Plan

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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(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.)