

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

By receiving the following Communications:

- 3 DRAFT PLAN OF SUBDIVISION FILE 19T-14V008
PINEROLO CONSTRUCTION INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE & DUFFERIN STREET**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated December 2, 2014, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, the residents and appropriate City staff to address issues;
- 3) That the following deputations and Communications be received:
 1. Mr. Murray Evans, Evans Planning Inc., Keele Street, on behalf of the applicant;
 2. Ms. Mary Patrick, Luca Avenue, Maple;
 3. Mr. Emil Carmak, Alex Black Street, Maple, and C21, petition submitted at the meeting;
 4. Mr. Simon Feldberg, Luca Avenue, Maple, and C22, petition submitted at the meeting;
 5. Mr. Justin Rangooni, Alex Black Street, Vaughan; and
 6. Mr. David Rizzi, Alex Black Street, Maple; and
- 4) That communication C16 from Ms. Lizbeth Mancera, William Bowes Boulevard, dated November 27, 2014, be received.

1. THAT the Public Hearing report for File 19T-14V008 (Pinerolo Construction Inc.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of a Public Hearing was circulated: November 7, 2014. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the subject lands in accordance with the City's Sign Notification Protocol.
- b) Circulation Area: 150 m as shown on Attachment #2, and to The Valleys of Thornhill Ratepayers Association.
- c) Comments Received as of November 18, 2014:
 - i) S. Yip, Robert Green Crescent, and A. Agayby, Lady Karen Crescent with correspondence dated September 29, 2014 and October 21, 2014, respectively, concerning the lack of public schools in the area and traffic from this development; and,
 - ii) M. Lasky, Alex Black Street with correspondence dated November 6, 2014, concerning overcrowding of residents in the area, safety, and parking and traffic from this development.

The above-noted comments will be considered and addressed through the technical review of the application and reported in the future comprehensive report to the Committee of the Whole.

Purpose

To receive comments from the public and Committee of the Whole on Draft Plan of Subdivision File 19T-14V008 respecting the subject lands shown on Attachments #1 and #2, to facilitate the residential plan of subdivision shown on Attachment #3, consisting of the following:

a)	Lots 1 - 72 inclusive (minimum 7.62 m lot frontage for single detached units)	2.08 ha
b)	Blocks 73-77 (0.3 m Reserves)	0.01 ha
c)	Road (Street "A", 17.5 m width)	0.33 ha
	Total Area	2.42 ha

The subject lands were originally reserved for the development of a Public Elementary School Site. The York Region District School Board has identified these lands as being surplus to their needs and no longer requires the lands for an Elementary School Site. The York Region District School Board released the lands back to the original owner being the Block 12 Landowner's Group and the lands were subsequently purchased by Pinerolo.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ North of Major Mackenzie Drive, and east of Dufferin Street, specifically at the northeast corner of Eagles Landing Road and Alex Black Street, being Block 60 on Registered Plan 65M-3949, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated "Oak Ridges Moraine Settlement Area" and "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached residential dwelling units up to three storeys in height situated on a single lot.▪ The Official Plan outlines that in Community Areas with existing development, the scale, massing, setback and orientation of detached houses will respect and reinforce the scale, massing, setback, lotting pattern and orientation of other built and approved detached houses in the immediate area.

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	<ul style="list-style-type: none"> The proposed residential Draft Plan of Subdivision includes a lotting pattern that is consistent with the surrounding area and will facilitate residential development that is in keeping with the scale, massing setback, and orientation of the existing surrounding residential development. The proposed subdivision plan conforms in all respects with VOP2010.
Zoning	<ul style="list-style-type: none"> RS1 Residential Semi-Detached Zone by Zoning By-law 1-88, subject to Exception 9(1198), which permits single detached dwelling units with a minimum lot frontage 7.5 m, a minimum lot area of 225 m², and a minimum lot depth of 30 m. The proposed residential lots have a minimum lot frontage of 7.62 m, a minimum lot area 240 m² and a minimum lot depth of 31.5 m. The proposed subdivision plan complies in all respects with 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 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 application will be reviewed in consideration of the applicable City Official Plan policies.
b.	Block 12 Plan/Draft Plan of Subdivision	<ul style="list-style-type: none"> The approved Block 12 Plan identifies the subject lands as an elementary school site forming part of a school/park campus that would have included Eagles Landing Park located north of the subject lands, as shown on Attachment #2. The York Region District School Board no longer required the property, and as a result, the property was released back to the original owner being the Block 12 Landowner's Group, who later sold the lands to Pinerolo, who has submitted the subject subdivision application. <p>The lotting and road pattern in the Draft Plan of Subdivision will be reviewed in consideration of the Block 12 Plan and the existing surrounding land uses, including the appropriate interface with Eagles Landing Park and the existing commercial development to the south. The Owner must submit a revised Block 12 Plan to the satisfaction of the City, to show the final lotting and road pattern, if the subject application is approved.</p>

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c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for Block 12.
d.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department:<ul style="list-style-type: none">- Functional Servicing Report- Phase One Environmental Site Assessment- Geotechnical Investigation- Noise Impact Study
e.	Archaeological Resource Assessment	<ul style="list-style-type: none">▪ The Owner has submitted correspondence from the Ministry of Culture, dated October 2004, stating that a preliminary Archaeological Resource Assessment dated August 2003, and a letter dated September 30, 2004, from Archaeological Services Inc. was reviewed and no archaeological resources were found. The correspondence indicates that the Ministry concurs with the assessment and is satisfied that its requirements have been met.▪ The Cultural Heritage Division of the Vaughan Planning Department have no further concerns or comments.
f.	Block 12 Developer's Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 12 Landowner's Group Agreement to the satisfaction of the Block 12 Trustee and the City of Vaughan.
g.	Parkland	<ul style="list-style-type: none">▪ The Owner is not required to provide parkland or pay to the City of Vaughan cash-in-lieu of parkland dedication. The cash-in-lieu payment was received through the Block 12 Plan approval process from the Block 12 Landowner's Group.

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 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

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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-14V008

Report prepared by:

Mary Caputo, Planner, ext. 8215
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.)