

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 3, Report No. 50, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

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**ZONING BY-LAW AMENDMENT FILE Z.12.030
DRAFT PLAN OF SUBDIVISION FILE 19T-12V005
BLOCK 33 WEST PROPERTIES INC.
WARD 3 – VICINITY OF VELLORE PARK AVENUE AND RETREAT BOULEVARD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved; and
- 2) That the deputation by Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.12.030 and 19T-12V005 (Block 33 West Properties 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: November 2, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of November 13, 2012: None

Purpose

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

1. Zoning By-law Amendment File Z.12.030 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RD3 Residential Detached Zone Three to RD4 Residential Detached Zone Four and RS1 Residential Semi-Detached Zone, in the manner shown on Attachment #3.
2. Draft Plan of Subdivision File 19T-12V005 consisting of 15 lots for single-detached dwellings and 23 lots for semi-detached dwellings (46 units) on the 2.285 ha subject lands, as shown on Attachment #3, with the following site statistics:

Lots 1-15 (Minimum 9.15 m frontage/274 m ² lot area)	0.445 ha
Lots 16-38 (Minimum 15.3 m frontage/459 m ² lot area)	1.447 ha
Reserves (Block 39 + 40)	0.001 ha
Street 1	0.392 ha
TOTAL	2.285 ha

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Southeast corner of Retreat Boulevard and Vellore Park Avenue, being north of Major Mackenzie Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Low Density Residential” by in-effect OPA #600, as amended by OPA #713 with an “Elementary School” overlay, which identifies an elementary school for the subject lands, and also permits detached and semi-detached dwelling units up to a maximum net density of 22 units per hectare. The proposed density calculated over the subject lands and including the primary and local roads for the dwelling units is 20.3 units/hectare, which conforms to the Official Plan.▪ On June 7, 2011, the York Region District School Board advised the Development Planning Department that the Block 33 West #1 Elementary School, formerly reserved for the subject lands, is declared surplus and not required, and as such was released for development.▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits detached, semi-detached and townhouse dwelling units with no provision for a minimum or maximum density.▪ The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">▪ RD3 Residential Detached Zone Three by Zoning By-law 1-88, subject to Exceptions 9(1221) and 9(1223), as shown on Attachment #2.▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RD4 Residential Detached Zone Four and RS1 Residential Semi-Detached Zone to facilitate the proposed residential development.▪ The proposal complies with the minimum lot frontage, lot depth and minimum lot area requirements for the RD4 Residential Detached Zone Four and RS1 Residential Semi-Detached Zone in Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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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.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Use	<ul style="list-style-type: none">▪ The appropriateness of the proposed residential development (lot sizes and types) will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.▪ Transition of the proposed residential development to the adjacent commercial lands to the south (Walmart) will be reviewed.▪ Pedestrian linkage or greenway connection from the subject lands to the adjacent Westwind Park to the east will be reviewed in consultation with the Vaughan Parks Development Department.
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 the Block 33 West Plan, if approved.
d.	Additional Studies	<ul style="list-style-type: none">▪ The Functional Servicing Report, Phase 1 Environmental Site Assessment Report, and Soils Report submitted in support of the proposal must be reviewed and approved by the appropriate City Departments and Public Agencies.▪ The review of the proposal will determine if additional studies are required to support the proposed development.
e.	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, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the plan of subdivision process, if approved.

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f.	Servicing	<ul style="list-style-type: none">▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City, including if there are any cost sharing requirements due to the Block 33 West Plan Landowners Group.▪ The availability of water and sanitary sewage servicing capacity must be identified and allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “H” will be considered for the subject lands,
g.	Parkland	<ul style="list-style-type: none">▪ The provision of parkland dedication and/or cash-in-lieu of parkland dedication in accordance with the Planning Act and the City’s “Cash-in-lieu of Parkland” policy shall be required, if the applications are approved.

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 the Region of York 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 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/Proposed Zoning

Report prepared by:

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

(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.)