



VAUGHAN

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Communication
COUNCIL: <u>Sept 20/16</u>
PH Rpt. No. <u>32</u> Item <u>2</u>

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

**FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER,
PLANNING & GROWTH MANAGEMENT**

DATE: SEPTEMBER 19, 2016

SUBJECT: COMMUNICATION - COUNCIL MEETING - SEPTEMBER 20, 2016

**ITEM #2, COMMITTEE OF THE WHOLE (PUBLIC HEARING) -
SEPTEMBER 7, 2016**

**ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
CELVIN ESTATES INC.
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT this Communication, BE RECEIVED, as information.

Development Activity

At the September 7, 2016 Committee of the Whole (Public Hearing) Meeting further information respecting the development activity of the lands surrounding the Calvin Estates Inc. application, shown on Attachment #1, was requested by the Committee.

The following summary provides the pertinent information related to the respective developments that have been approved, as well as the Pre-Application Consultation proposal:

Belmont Properties - (Part of Lot 22, Conc. 6)

The residential Plan of Subdivision File 19T-06V07, containing a total of 786 dwelling units on 13.66 ha, was draft approved on August 30, 2007 (Attachment #3).

The subject Belmont Properties lands shown on Attachment #1 (that are directly abutting the Rock Valley Stone property and Calvin Estates property) are zoned RD3(H) Residential Detached Zone Three and RT1(H) Residential Townhouse Zone both with a Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1291), which permits 9 detached dwelling units and 10 street townhouse dwelling units.

Maplequest (Vaughan) Developments Inc. - 10100 Weston Road (Part of Lot 21, Conc. 6)

The residential Plan of Subdivision File 19T-12V002, containing a total of 372 dwelling units on 9.65 ha, was draft approved on May 14, 2014 (Attachment #4).

The subject Maplequest lands shown on Attachment #1 (that directly about the Calvin Estates property) are zoned RT1 Residential Townhouse Zone and RT1(H) Residential Townhouse Zone with a Holding Symbol "(H)", by Zoning By-law 1-88, subject to Exception 9(1399) which permits 30 street townhouse dwellings, 29 townhouse dwelling units on a private common element road, and 15 part lots for street townhouses.

Cicchino Holding Ltd. - 3812 Major Mackenzie Drive (Part of Lot 21, Conc. 6)

The residential Plan of Subdivision File 19T-14V001 to create 4 Blocks; a park block (0.58 ha), a residential block containing 68 townhouse units and 2 semi-detached dwelling units, a second residential block containing 430 apartment dwelling units, and a fourth block containing commercial uses (0.48 ha) on a total site area of 4.28 ha was received at the April 29, 2014 Committee of the Whole (Public Hearing) (Attachment #5).

The subject Cicchino lands shown on Attachment #1 are zoned RA3(H) Apartment Residential Zone with a Holding Symbol "(H)", and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1351) which permits 68 townhouse dwelling units, 2 semi-detached dwelling units, 430 apartment dwelling units, commercial uses and a park.

Rock Valley Stone - 10160 Weston Road (Part of Lot 22, Conc. 6)

A Pre-Application Consultation Meeting (File PAC.16.014 and PAC.16.066) was held in March 2016 for a proposal comprised of six, four-storey stacked townhouse buildings for 120 dwelling units, 12 street townhouse dwelling units and underground parking on 0.81 ha (Attachment #6). Rock Valley Stone is required to develop with Belmont Properties, the adjacent landowner to the north and west, including crossing the Belmont Properties land for access from Chatfield Drive.

The proposal presented does not conform to the Official Plan as four-storey stacked townhouses are not permitted within the "Low-Rise Residential" area. Additionally, Rock Valley Stone lands shown on Attachment #1 are zoned RR Rural Residential Zone by Zoning By-law 1-88, which does not permit the proposed residential use or the current garden centre use having outside storage.

No development applications have been submitted for the Rock Valley Stone lands to facilitate the residential proposal or the garden centre use with outside storage.

Official Plan Policies

The Belmont Properties, Maplequest and Cicchino developments conform with VOP 2010, whereas the Rock Valley Stone lands would require an application to amend the VOP 2010.

Conclusion

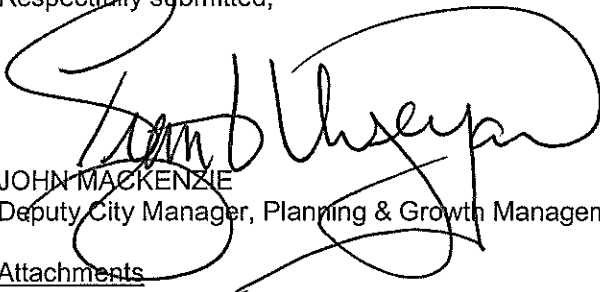
As noted in the staff report at the Committee of the Whole (Public Hearing), Calvin Estates proposes a lotting layout and street pattern that differs from the approved Block 40 South Plan, as shown on Attachment #2. Specifically, the proposed changes to the lotting layout and street pattern will not be consistent with and will impact Draft Approved Plan of Subdivision File 19T-06V07 (Belmont Properties) and Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.). Both Owner's have their zoning in place for uses that are not reflected in the proposed concept submitted by Calvin Estates Inc. These changes would also impact the adjacent

landowner to the north (Rock Valley Stone). The PAC for Rock Valley Stone also shows a different lotting layout and road pattern that is not consistent with the approved draft plan of subdivisions.

The affected landowners will need to work together to discuss and confirm a lotting and road pattern that works comprehensively for this area, to the satisfaction of the City. The discussions between the Owners will also need to ensure any approvals previously granted will not require amendments to VOP 2010 and By-law 1-88.

As part of the application review, staff will also ensure that the park block identified on the Cicchino lands will be accessible to the remaining developments, and ensure sufficient amenity space is being provided through the various draft plan applications.

Respectfully submitted,

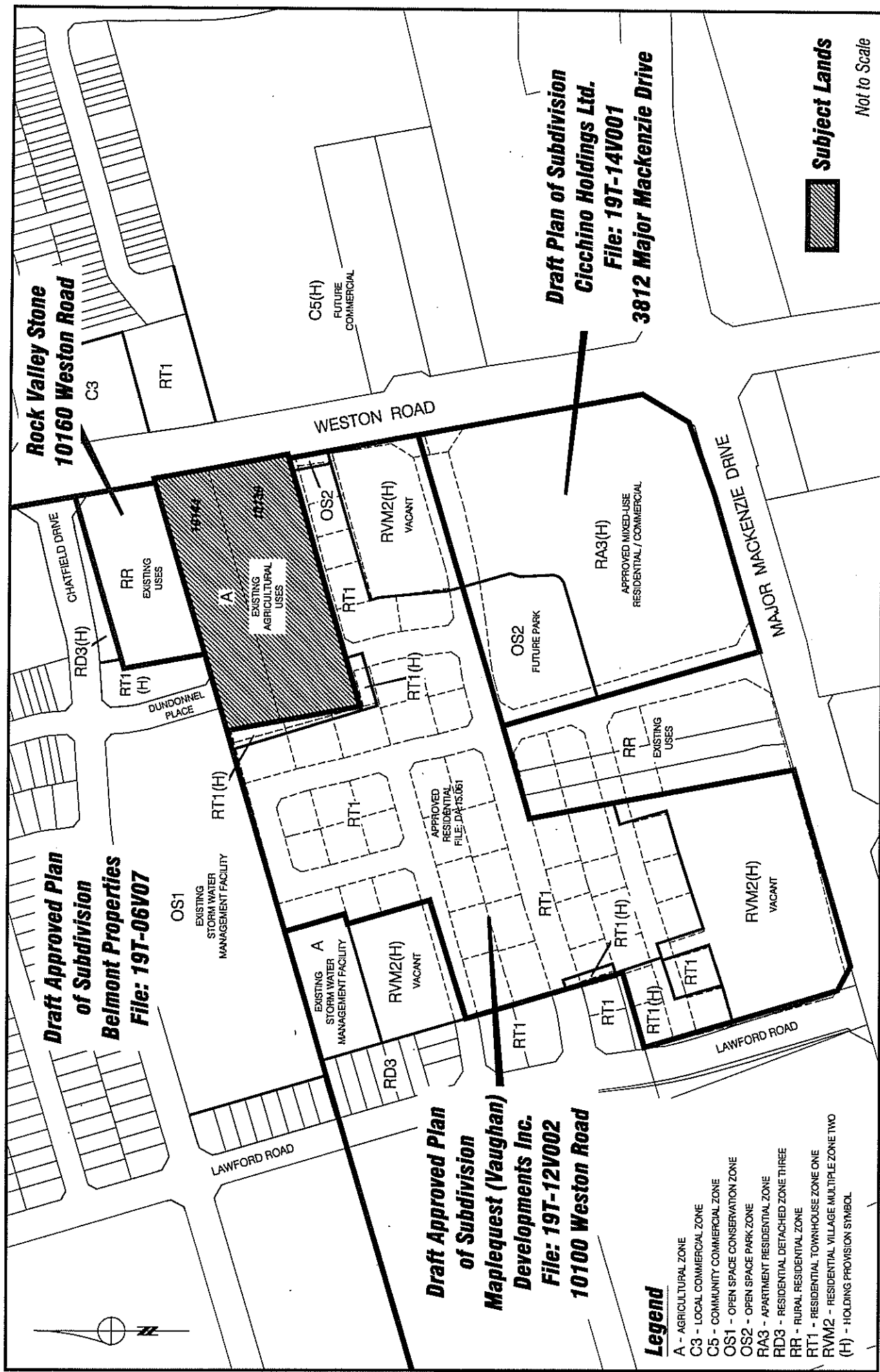

for JOHN MACKENZIE
Deputy City Manager, Planning & Growth Management

Attachments

1. Location Map
2. Conceptual Land Use
3. Belmont Properties – Draft Approved Plan of Subdivision File 19T-06V07
4. Maplequest (Vaughan) Developments Inc. – Draft Plan of Subdivision File 19T-12V002
5. Draft Plan of Subdivision, Cicchino Holding Ltd. File 19T-14V001
6. Rock Valley Stone Proposed Concept Plan (PAC.16.014 and PAC.16.066)

JJ/cm

Copy To: Daniel Kostopoulos, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.

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Attachment

FILE:
19T-16V003, Z.16.018

DATE:
September 16, 2016

1

Belmont Properties
File: 19T-06V07

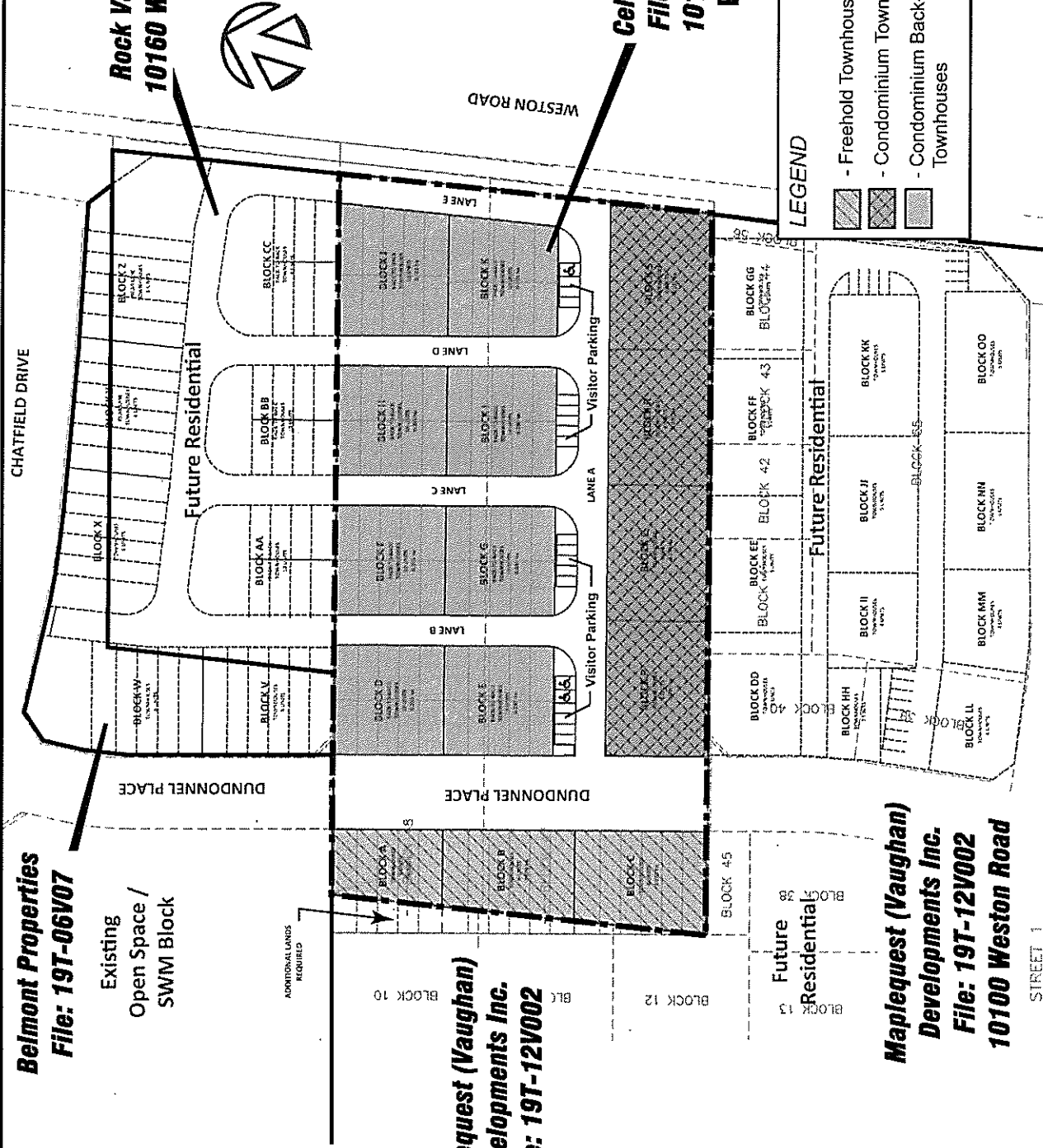
Existing
Open Space /
SWM Block

Maplequest (Vaughan)
Developments Inc.
File: 19T-12V002

Maplequest (Vaughan)
Developments Inc.
File: 19T-12V002
10100 Weston Road

Celvin Estates Inc.
File: 19T-16V003
10130 and 10144
Weston Road

Rock Valley Stone
10160 Weston Road



LEGEND

- Freehold Townhouses
- Condominium Townhouses
- Condominium Back-to-Back Townhouses

Subject Lands

Not to Scale

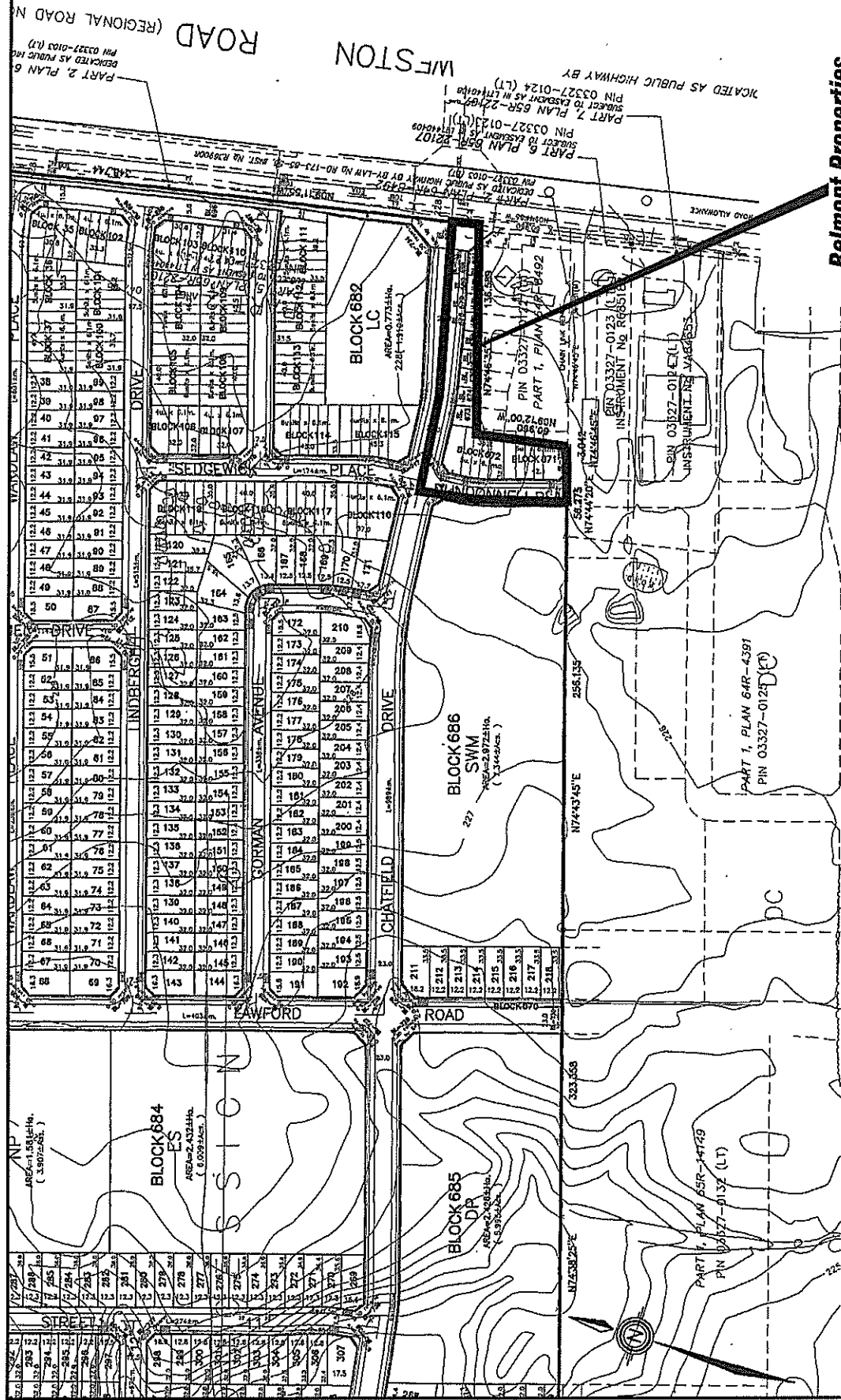
Conceptual Land Use Plan
Submitted by Celvin Estates Inc.



Attachment

FILE: 19T-16V003, Z.16.018
DATE: September 16, 2016

APPLICANT: Celvin Estates Inc.
LOCATION: Part of Lot 21, Concession 6



**Belmont Properties
Adjacent to Calvin
Estates Inc.**

Not to Scale

Belmont Properties - Draft Approved Plan of Subdivision File 19T-06V07



Attachment

FILE: 19T-16V003, Z.16.018
DATE: September 16, 2016

3

APPLICANT: Calvin Estates Inc.
LOCATION: Part of Lot 21, Concession 6

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**Maplequest (Vaughan)
Developments Inc. Adjacent
to Celvin Estates Inc.**

Not to Scale

Attachment

FILE:
19T-16V003, Z.16.018

DATE:
September 16, 2016

VAUGHAN
Development Planning
Department

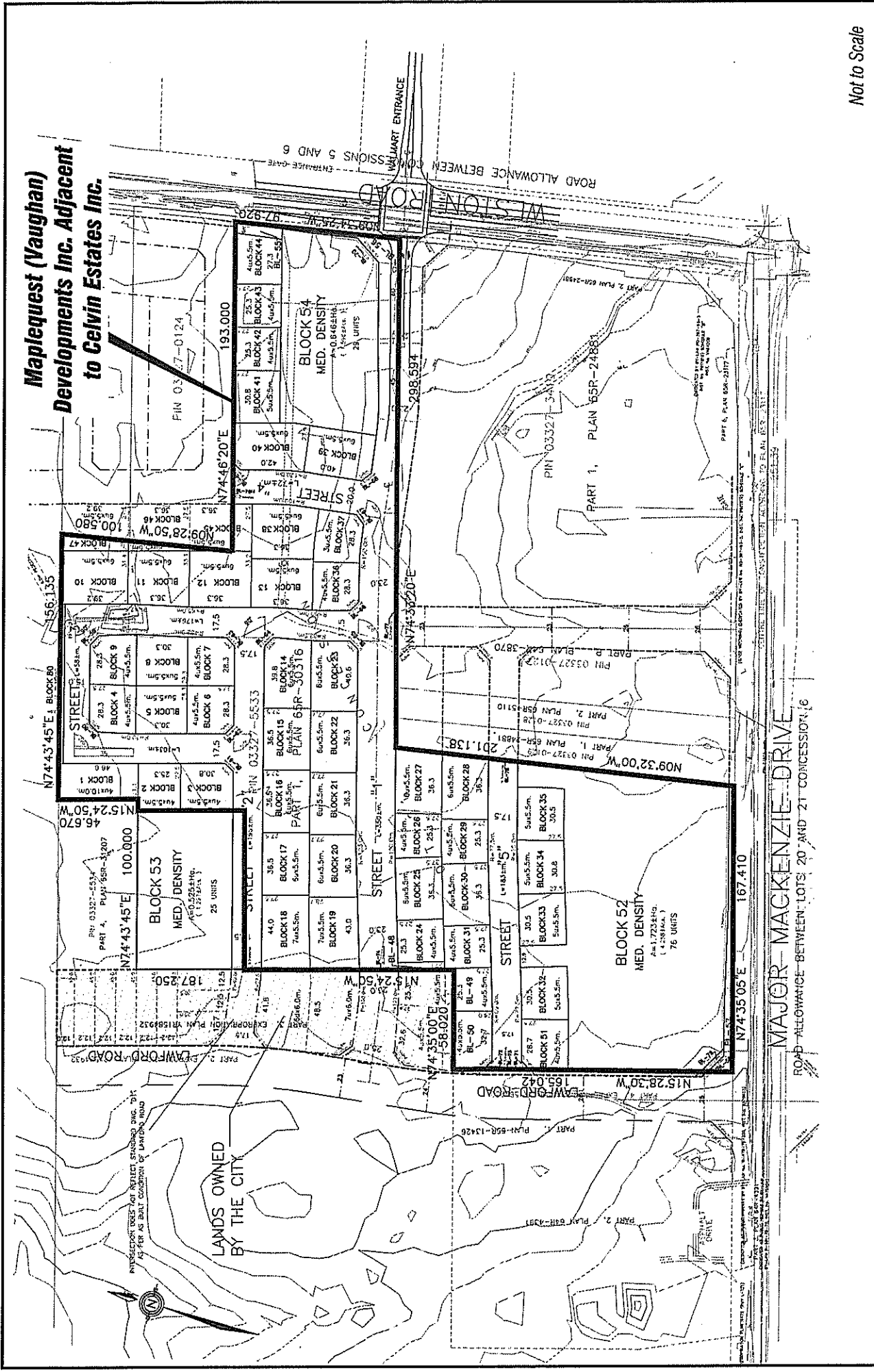
**Maplequest (Vaughan) Developments Inc.
Draft Approved Plan of Subdivision File 19T-12V002**

APPLICANT:
Celvin Estates Inc.

LOCATION:
Part of Lot 21, Concession 6

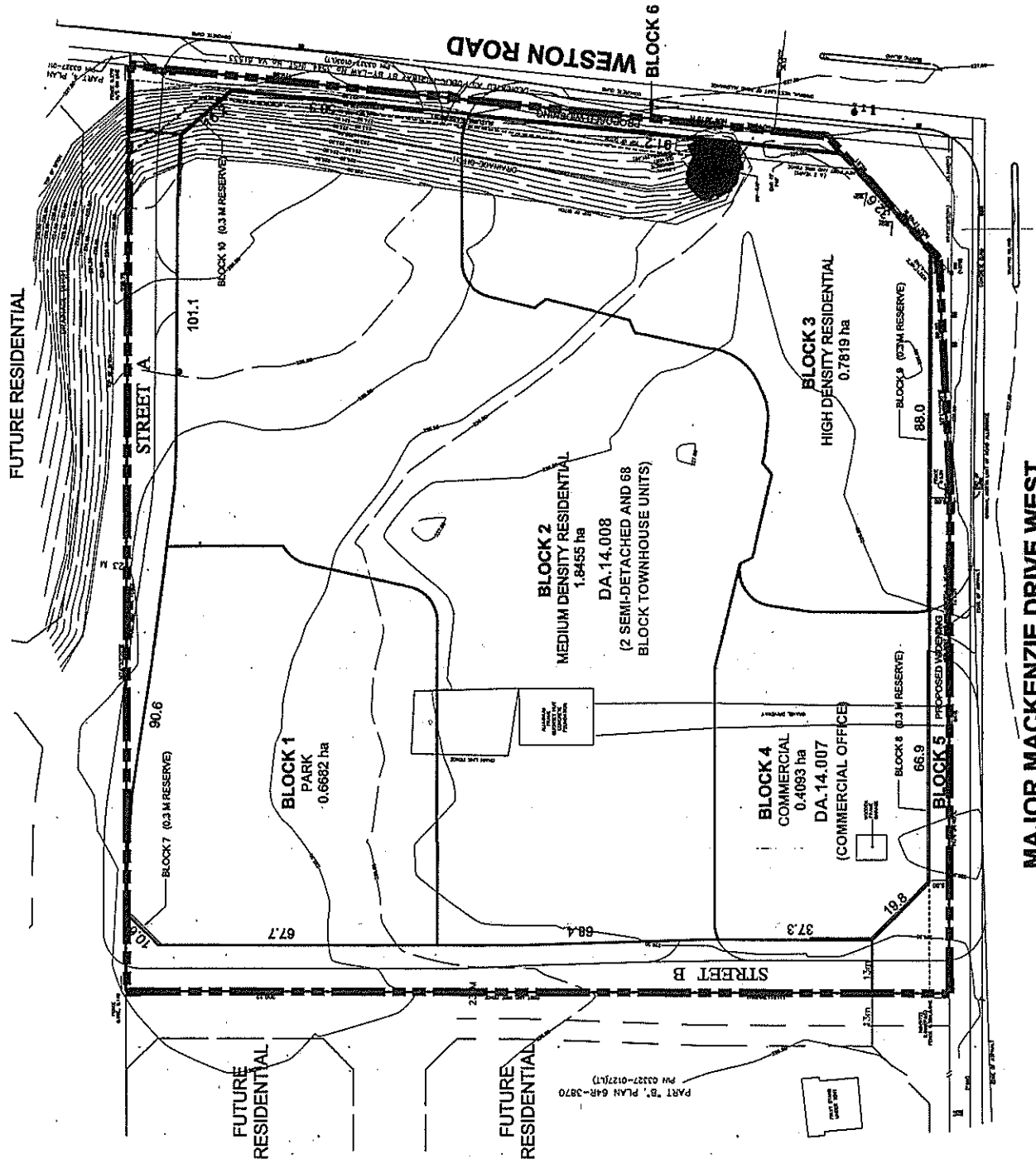
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SUBJECT LANDS

Attachment

File: 19T-14V001
Related Files: Z.14.004,
DA.14.007, & DA.14.008
Date: April 29, 2014

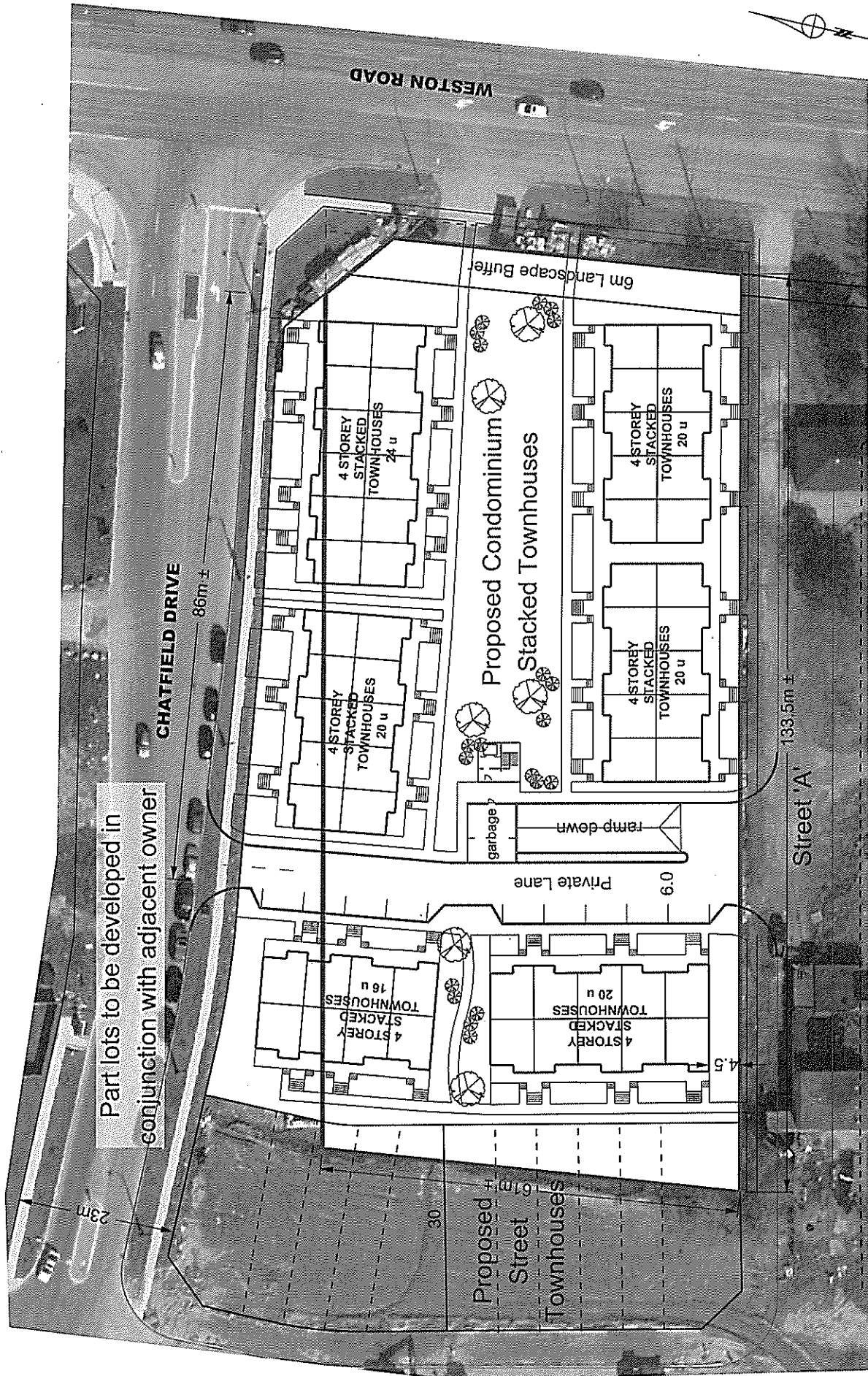


Draft Plan of Subdivision, Cicchino Holding Ltd

File 19T-14V001

Applicant: Cicchino Holdings Ltd.
Location: Part of Lot 21,
Concession 6

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Part lots to be developed in conjunction with adjacent owner

Not to Scale

Rock Valley Stone Proposed Concept Plan (PAC 16.014 & PAC 16.066)

APPLICANT: Celvin Estates Inc.
LOCATION: Part of Lot 21, Concession 6



Attachment

FILE: 19T-16V003, Z.16.018
DATE: September 16, 2016

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