

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Regional Councillor Di Biase declared an interest with respect to this matter as general allegations have been made regarding his meetings with principals of the company involved in the development process, and did not take part in the discussion or vote on the matter.

Regional Councillor Ferri declared an interest with respect to this matter as his son works for a company that may benefit from the outcome of the vote, and did not take part in the discussion or vote on the matter.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated January 13, 2015, be approved; and
- 2) That the deputation by Mr. Ryan Virtanen, KLM Planning Partners Inc., on behalf of the applicant, be received.

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.08.017 and 19T-08V01 (Millwood Valley Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Hearing was circulated: December 19, 2014
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association and Kleinburg and Area Ratepayers' Association
- c) A Notice of Public Hearing was posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
- d) Comments Received as of January 5, 2015: None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 2, CW(PH) Report No. 3 – Page 2

Purpose

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

1. Zoning By-law Amendment File Z.08.017 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to facilitate a proposed residential Draft Plan of Subdivision for 27.5 detached dwellings:

Table 1:

	By-law Standard	Zoning By-law 1-88, RD2 & RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 & RD3 Residential Detached Zone Requirements
a.	Maximum Permitted Yard Encroachments and Restrictions	No Zoning By-law standards for a fireplace encroachment or encroachment of a bay or box windows with footings	<ul style="list-style-type: none"> • Permit a fireplace as an additional encroachment • Bay or box windows, or similar window projections constructed with or without footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum distance of 0.6 m
b.	Maximum Permitted Encroachment of an Unenclosed Porch (Covered and Unenclosed or Balcony)	No Zoning By-law standards for a covered and unenclosed porch or balcony	<ul style="list-style-type: none"> • Permit a covered and unenclosed porch and/or balcony as a permitted encroachment into the front and rear yard to a maximum of 1.8 m
	By-law Standard	Zoning By-law 1-88, RD2 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 Residential Detached Zone Requirements
a.	Minimum Rear Yard	7.5 m	6 m (Lot 4)

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	By-law Standard	Zoning By-law 1-88, RD2 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 Residential Detached Zone Requirements
b.	Minimum Interior Yard Abutting a Non-Residential Use	3.5	1.2 m (Lot 1)
c.	Minimum Lot Depth	30 m	i. 26.9 m - south lot line (Lot 4) ii. 26.9 m - north lot line 23.6 m - south lot line (Lot 5)
	By-law Standard	Zoning By-law 1-88, RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Requirements
d.	Minimum Exterior Side Yard abutting a Sight Triangle	3 m	1.5 m (Block 28)

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

2. Draft Plan of Subdivision File 19T-08V01 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots 1-9 & 15-24	Detached Residential Units (15.3 m frontage)	1.459	19
Lots 10-14 & 25-27	Detached Residential Units	0.491	8
Block 24	(13.7 m frontage)	0.048	0.5
Blocks 30 & 31	Open Space / Valley Lands	12.925	
Block 32	Road Widening	0.027	
	Streets Plus Block 29	0.324	
Blocks 33 & 34	0.3 m Reserves	0.002	
	Total	15.276	27.5

Background - Analysis and Options

Public Hearing- May 20, 2008

The subject applications were considered at the May 20, 2008, Public Hearing to rezone the subject lands from A Agricultural Zone and OS4 Open Space Woodlot Zone to RD1 Residential Detached Zone One, RD3 Residential Detached Zone Three, RR Rural Residential Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone,

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

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(Attachment #5) to facilitate a residential Draft Plan of Subdivision (including Block 69 to be retained for an existing dwelling) as shown on Attachment #6. The recommendation of the Committee of the Whole to receive the Public Hearing report was ratified by Vaughan Council on May 26, 2008.

The Owner has been working on issues associated with establishing the limits of development and demonstrating that the proposal will not have a negative impact on the Provincially Significant Wetland and the Provincially Significant Woodlands located on a portion of the subject lands as shown on Attachment #7. On February 3, 2009, Vaughan Council adopted a policy requiring a new Public Hearing for a planning application(s) which has not been considered by the Committee of the Whole for a technical recommendation report within 2 years of a Public Hearing. As the original Public Hearing was in May 2008, a new Public Hearing is required, as 6 -½ years have passed.

The Owner has also revised the application to remove Block 69 from the plan and reduce the proposed development area from 68.5 detached dwellings on 3.34 ha to 27.5 detached dwellings on 1.99 ha, thereby reducing the amount of encroachment of the proposed development into the woodlot lands zoned OS4 Open Space Woodlot Zone.

Location	<ul style="list-style-type: none">North of Major Mackenzie Drive, and east of Pine Valley Drive, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation (OPA #600 - In-Effect)	<ul style="list-style-type: none">The subject applications were submitted on March 7, 2008, and therefore are subject to the Official Plan in-effect at that time. The subject lands are designated “Low Density Residential”, “Tableland Woodlots” and “Valley Lands” by OPA #600, as shown on Attachment #7.At the time of submission of the applications, the Block 40 South Plan, approved by Vaughan Council on April 3, 2006, implemented the Official Plan to permit low density residential development on a portion of the subject lands, as shown on Attachment #8. Since that time, further review and delineation of the development limits has taken place between the applicant, City, and Toronto and Region Conservation Authority (TRCA).The proposed residential development is permitted by the “Low Density Residential” policies of OPA #600, and the Block 40 South Plan, subject to addressing the requirements of the environmental policies and confirmation of the development limits as reflected on Attachment #4 by the City and TRCA. In consideration of the land use policies in-effect at the time of submission, the applications conform to the in-effect Official Plan for the subject lands (OPA #600).
(VOP 2010)	<ul style="list-style-type: none">The subject lands are designated “Natural Area” and “Infrastructure and Facilities (stormwater management pond)” by Vaughan Official Plan 2010 (VOP 2010) and are located within a “Community Area”. In order for any residential

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

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(VOP 2010)	<p>development to be permitted in the “Natural Area” and “Infrastructure and Facilities (stormwater management pond)” designation, which does not permit residential development, and in accordance with the Community Area policies, the limits of development to allow residential would need to be determined by the TRCA and the City, and include the review of the owner’s supporting reports such as the Scoped EIS (Environmental Impact Statement).</p> <ul style="list-style-type: none"> ▪ The Community Area policies in VOP 2010 permits residential development subject to new development respecting and reinforcing the existing character and uses in the neighbourhood, with respect to elements such as: <ul style="list-style-type: none"> i. the local pattern of lots, streets and blocks; ii. the size and configuration of lots; and iii. the building type of nearby residential properties. ▪ The proposed residential uses are not permitted by VOP 2010 on the subject lands but as the proposal was submitted under the policies of in-effect OPA #600, the subject lands are deemed to conform to that Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone, and OS4 Open Space Woodlot Zone by Zoning By-law 1-88. ▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 for the Draft Plan of Subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, 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 reviewed in consideration of the applicable City Official Plan policies.
b.	Proposed Draft Plan of Subdivision (Attachment #4)	<ul style="list-style-type: none"> ▪ The location and design of the proposed streets and residential part blocks must be reviewed to ensure coordination with the adjacent Draft Plan of Subdivision (File 19T-06V07) to the east.

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c.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency of these zoning exceptions with adjacent blocks/lots will be reviewed.
d.	Urban Design and Architectural Design 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 40 South Community.
e.	Servicing	<ul style="list-style-type: none"> Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). The availability of water and sanitary servicing capacity for the proposed development must be identified and formally 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 or a portion(s) thereof. The Owner will be required to dedicate to the City of Vaughan the necessary road allowance, as shown on Attachment #3, to complete the north-south road in the adjacent Draft Plan of Subdivision (File 19T-06V07) to the east.
f.	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.
g.	Environmental Impact Statement	<ul style="list-style-type: none"> The Scoped EIS (Environmental Impact Statement) submitted in support of the applications must be approved to the satisfaction of the City and the Toronto and Region Conservation Authority, including addressing the limits of development, demonstrating that the proposal will not have a negative impact on the Provincially Significant Wetland and Woodlands, and undertaking a detailed examination of the woodland proposed for removal.
h.	Phase 1 Environmental Report	<ul style="list-style-type: none"> The February 2008 Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be updated and approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.

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i.	Supporting Reports	<ul style="list-style-type: none">▪ The Functional Servicing Report and Terrestrial Resources Edge Management Plan submitted in support of the applications must be reviewed and approved to the satisfaction of the City and Toronto and Region Conservation Authority.
j.	Block 40 Developers Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 40 South Landowners Group Agreement to the satisfaction of the Block 40 South Trustee and the City of Vaughan.
k.	Parkland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to pay cash-in-lieu of parkland in accordance with the Planning Act and the City's Cash-in-Lieu of Parkland Policy, if approved.
l.	Open Space/ Valleyland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to dedicate the open space/valleylands to the TRCA or the City of Vaughan, free of all charges and encumbrances, if 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 York Region Transportation and Community Planning Department 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 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. Proposed Zoning
4. Draft Plan of Subdivision File 19T-08V01
5. May 20, 2008 Public Hearing - Proposed Zoning for Draft Plan of Subdivision 19T-08V01
6. May 20, 2008 Public Hearing - Draft Plan of Subdivision File 19T-08V01
7. OPA #600 - Schedule "B" Vellore Urban Village 1
8. Approved Block 40 Plan (April 3, 2006)

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 2, CW(PH) Report No. 3 – Page 8

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

JANUARY 13, 2015

- P.2015.2**

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.08.017 and 19T-08V01 (Millwood Valley Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives 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 Hearing was circulated: December 19, 2014
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association and Kleinburg and Area Ratepayers' Association
- c) A Notice of Public Hearing was posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Sign Notification Protocol.
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Purpose

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c.	Minimum Lot Depth	30 m	<ul style="list-style-type: none"> i. 26.9 m - south lot line (Lot 4) ii. 26.9 m - north lot line 23.6 m - south lot line (Lot 5)

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d.	Minimum Exterior Side Yard abutting a Sight Triangle	3 m	1.5 m (Block 28)

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Background - Analysis and Options

Public Hearing- May 20, 2008

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The Owner has been working on issues associated with establishing the limits of development and demonstrating that the proposal will not have a negative impact on the Provincially Significant Wetland and the Provincially Significant Woodlands located on a portion of the subject lands as shown on Attachment #7. On February 3, 2009, Vaughan Council adopted a policy requiring a new Public Hearing for a planning application(s) which has not been considered by the Committee of the Whole for a technical recommendation report within 2 years of a Public Hearing. As the original Public Hearing was in May 2008, a new Public Hearing is required, as 6 -½ years have passed.

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Location	<ul style="list-style-type: none"> North of Major Mackenzie Drive, and east of Pine Valley Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
<p>Official Plan Designation (OPA #600 - In-Effect)</p> <p>(VOP 2010)</p>	<ul style="list-style-type: none"> The subject applications were submitted on March 7, 2008, and therefore are subject to the Official Plan in-effect at that time. The subject lands are designated "Low Density Residential", "Tableland Woodlots" and "Valley Lands" by OPA #600, as shown on Attachment #7. At the time of submission of the applications, the Block 40 South Plan, approved by Vaughan Council on April 3, 2006, implemented the Official Plan to permit low density residential development on a portion of the subject lands, as shown on Attachment #8. Since that time, further review and delineation of the development limits has taken place between the applicant, City, and Toronto and Region Conservation Authority (TRCA). The proposed residential development is permitted by the "Low Density Residential" policies of OPA #600, and the Block 40 South Plan, subject to addressing the requirements of the environmental policies and confirmation of the development limits as reflected on Attachment #4 by the City and TRCA. In consideration of the land use policies in-effect at the time of submission, the applications conform to the in-effect Official Plan for the subject lands (OPA #600). The subject lands are designated "Natural Area" and "Infrastructure and Facilities (stormwater management pond)" by Vaughan Official Plan 2010 (VOP 2010) and are located within a "Community Area". In order for any residential development to be permitted in the "Natural Area" and "Infrastructure and Facilities (stormwater management pond)" designation, which does not permit residential development, and in accordance with the Community Area policies, the limits of development to allow residential would need to be determined by the TRCA and the City, and include the review of the owner's supporting reports such as the Scoped EIS (Environmental Impact Statement). The Community Area policies in VOP 2010 permits residential development subject to new development respecting and reinforcing the existing character and uses in the neighbourhood, with respect to elements such as: <ul style="list-style-type: none"> i. the local pattern of lots, streets and blocks; ii. the size and configuration of lots; and iii. the building type of nearby residential properties. The proposed residential uses are not permitted by VOP 2010 on the subject lands but as the proposal was submitted under the policies of in-effect OPA #600, the subject lands are deemed to conform to that Official Plan.

Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone, and OS4 Open Space Woodlot Zone by Zoning By-law 1-88. ▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 for the Draft Plan of Subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, 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 reviewed in consideration of the applicable City Official Plan policies.
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d.	Urban Design and Architectural Design 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 40 South Community.
e.	Servicing	<ul style="list-style-type: none"> ▪ Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally 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 or a portion(s) thereof. ▪ The Owner will be required to dedicate to the City of Vaughan the necessary road allowance, as shown on Attachment #3, to

	MATTERS TO BE REVIEWED	COMMENT(S)
		complete the north-south road in the adjacent Draft Plan of Subdivision (File 19T-06V07) to the east.
f.	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.
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h.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The February 2008 Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be updated and approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.
i.	Supporting Reports	<ul style="list-style-type: none"> ▪ The Functional Servicing Report and Terrestrial Resources Edge Management Plan submitted in support of the applications must be reviewed and approved to the satisfaction of the City and Toronto and Region Conservation Authority.
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k.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay cash-in-lieu of parkland in accordance with the Planning Act and the City's Cash-in-Lieu of Parkland Policy, if approved.
l.	Open Space/Valleyland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to dedicate the open space/valleylands to the TRCA or the City of Vaughan, free of all charges and encumbrances, if 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

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7. OPA #600 - Schedule "B" Vellore Urban Village 1
8. Approved Block 40 Plan (April 3, 2006)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

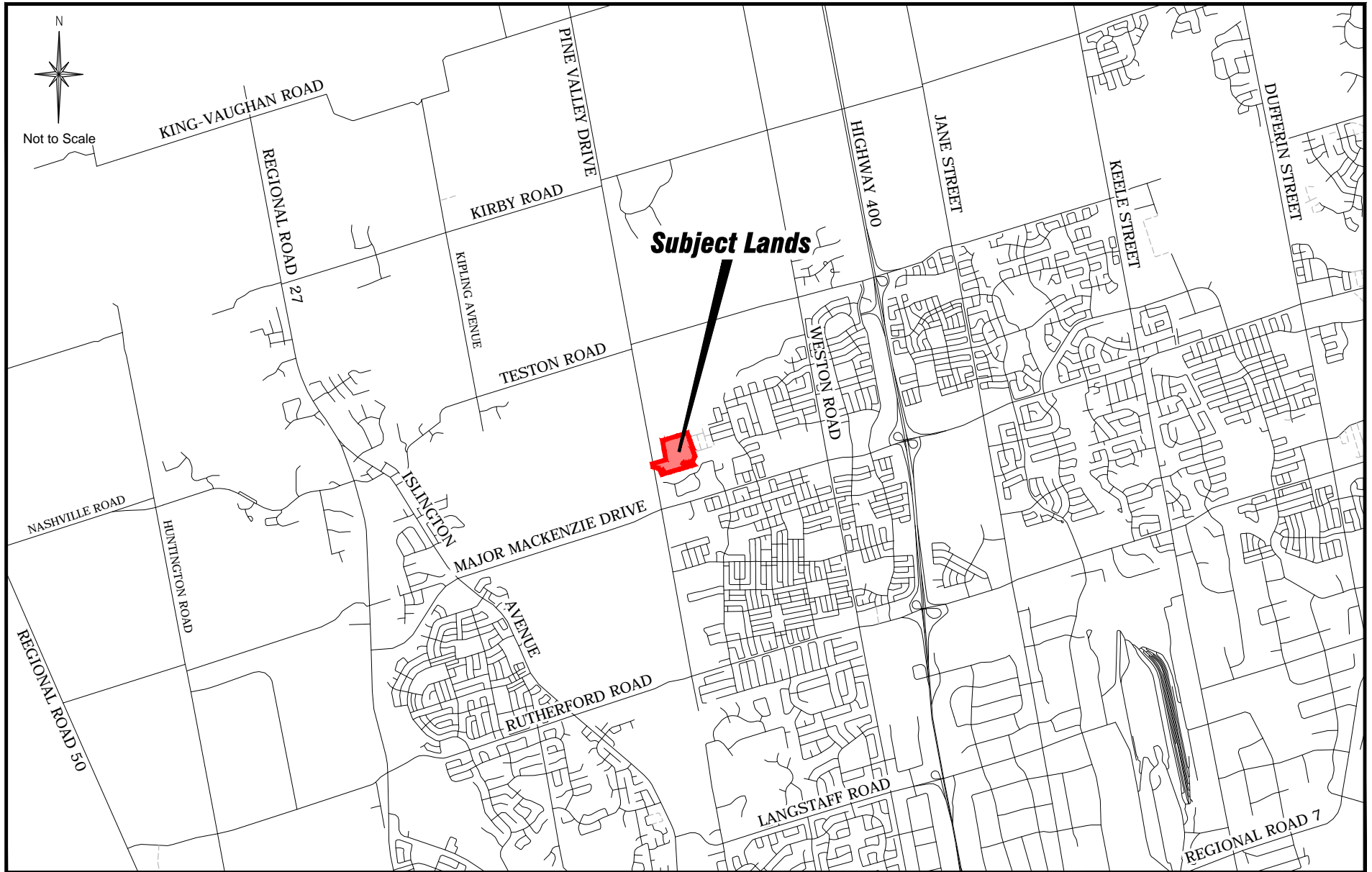
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.

N:\DFT\1 ATTACHMENTS\19\19t-08v01z.08.017a.dwg

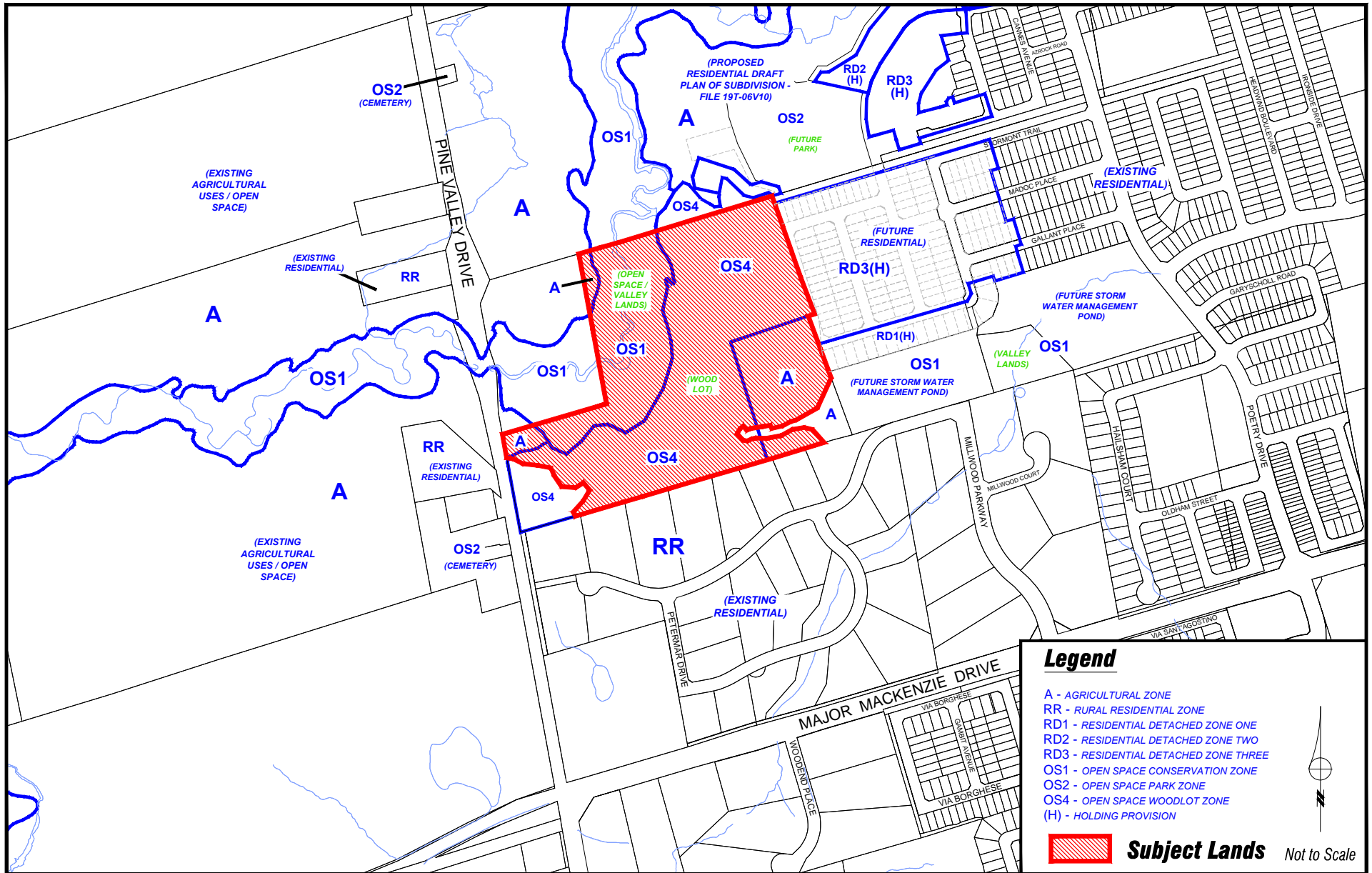


Attachment

FILES: Z.08.017 &
19T-08V01

DATE:
January 13, 2015

1



Location Map

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.

N:\DFT\1 ATTACHMENTS\19\19t-08v01z.08.017a.dwg

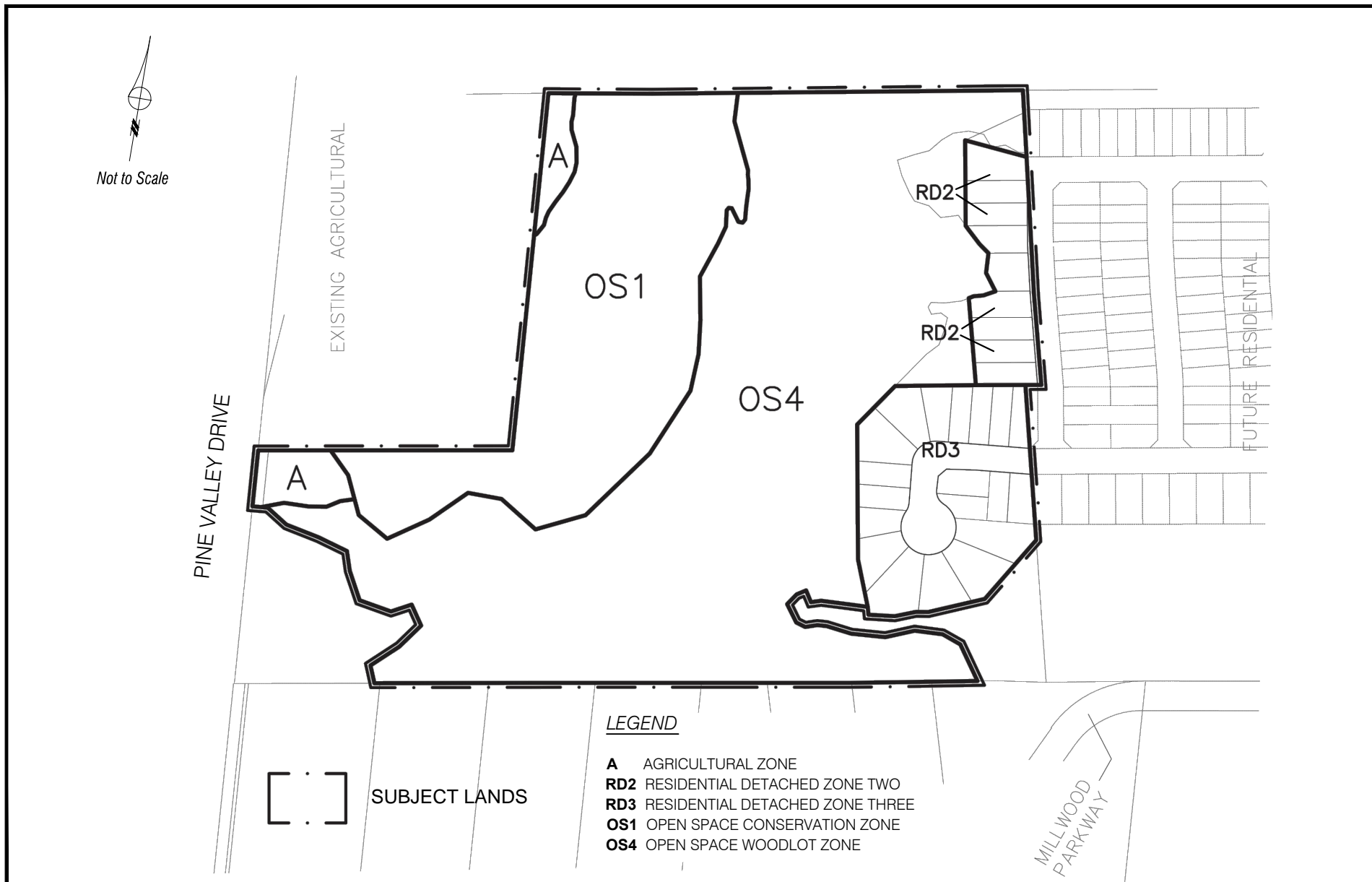


Attachment

FILES: Z.08.017 &
19T-08V01

DATE:
January 13, 2015

2



Proposed Zoning

LOCATION:
Part of Lot 22, Concession 6

APPLICANT:
Millwood Valley Developments Inc.

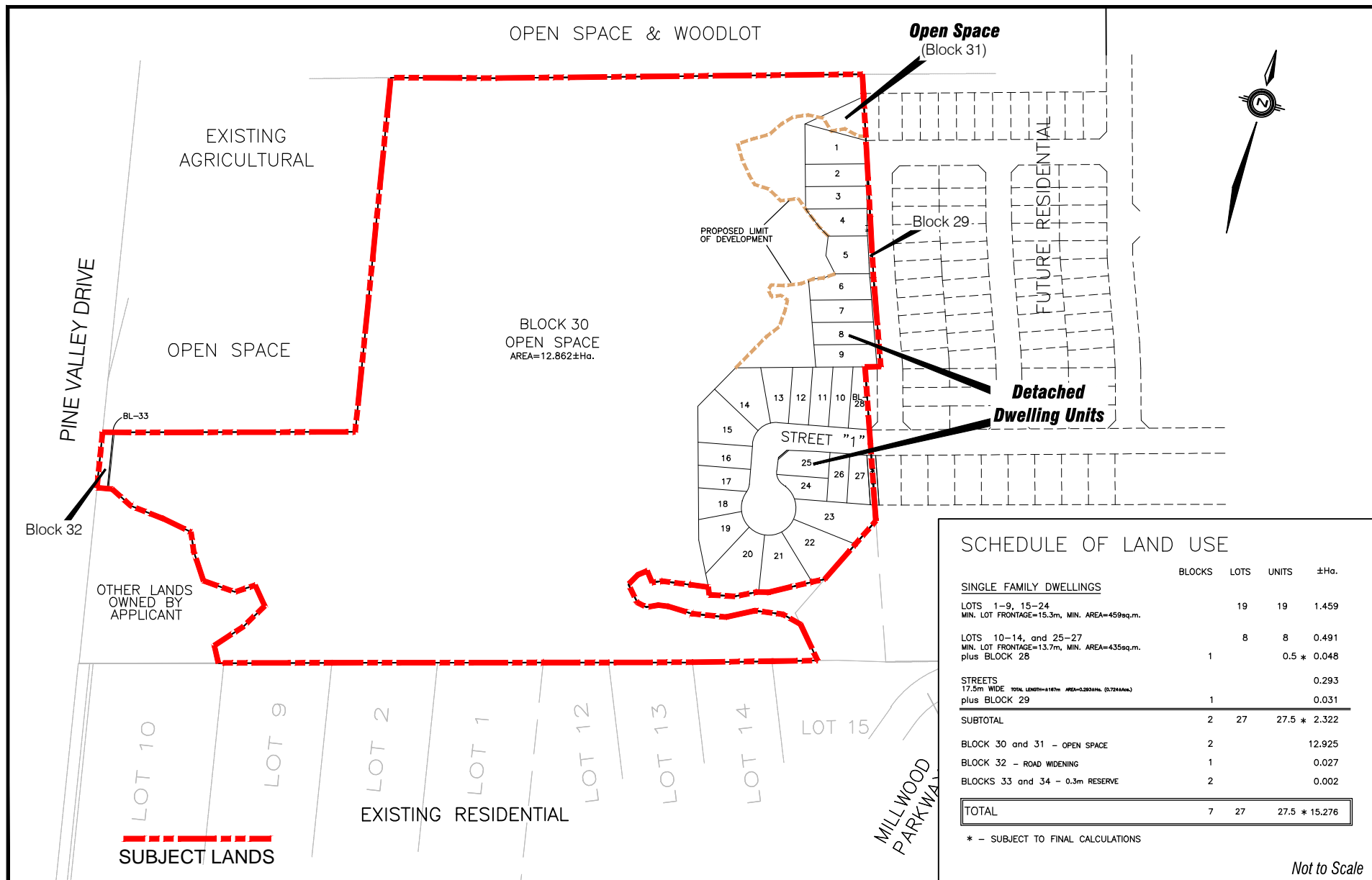


Attachment

FILES: Z.08.017 &
19T-08V01

DATE:
January 13, 2015

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ZONES

- RR** - Rural Residential
- RD1** - Residential Detached Zone One
- RD3** - Residential Detached Zone Three
- OS1** - Open Space Conservation Zone
- OS5** - Open Space Environmental Protection Zone



PINE VALLEY DRIVE

Humber River

RR

REZONE FROM A
AGRICULTURAL ZONE
TO RR RURAL
RESIDENTIAL ZONE

OS5

REZONE FROM
OS4 OPEN SPACE
WOODLOT ZONE TO
OS5 OPEN SPACE
ENVIRONMENTAL
PROTECTION ZONE

RD3

REZONE FROM A
AGRICULTURAL
ZONE TO RD3
RESIDENTIAL
DETACHED ZONE
THREE

REZONE FROM A AGRICULTURAL
ZONE TO RD1 RESIDENTIAL
DETACHED ZONE ONE

RD1

REZONE FROM A
AGRICULTURAL
ZONE TO OS1
OPEN SPACE
CONSERVATION
ZONE

OS1

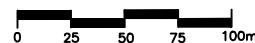
OS1

REZONE FROM A AGRICULTURAL
ZONE TO OS1 OPEN SPACE
CONSERVATION ZONE

SUBJECT LANDS



SCALE



Not to Scale

May 20, 2008 Public Hearing -
Proposed Zoning for Draft Plan of
Subdivision File 19T-08V01

APPLICANT: Millwood Valley
Developments Inc.

LOCATION: Part of
Lot 22, Concession 6

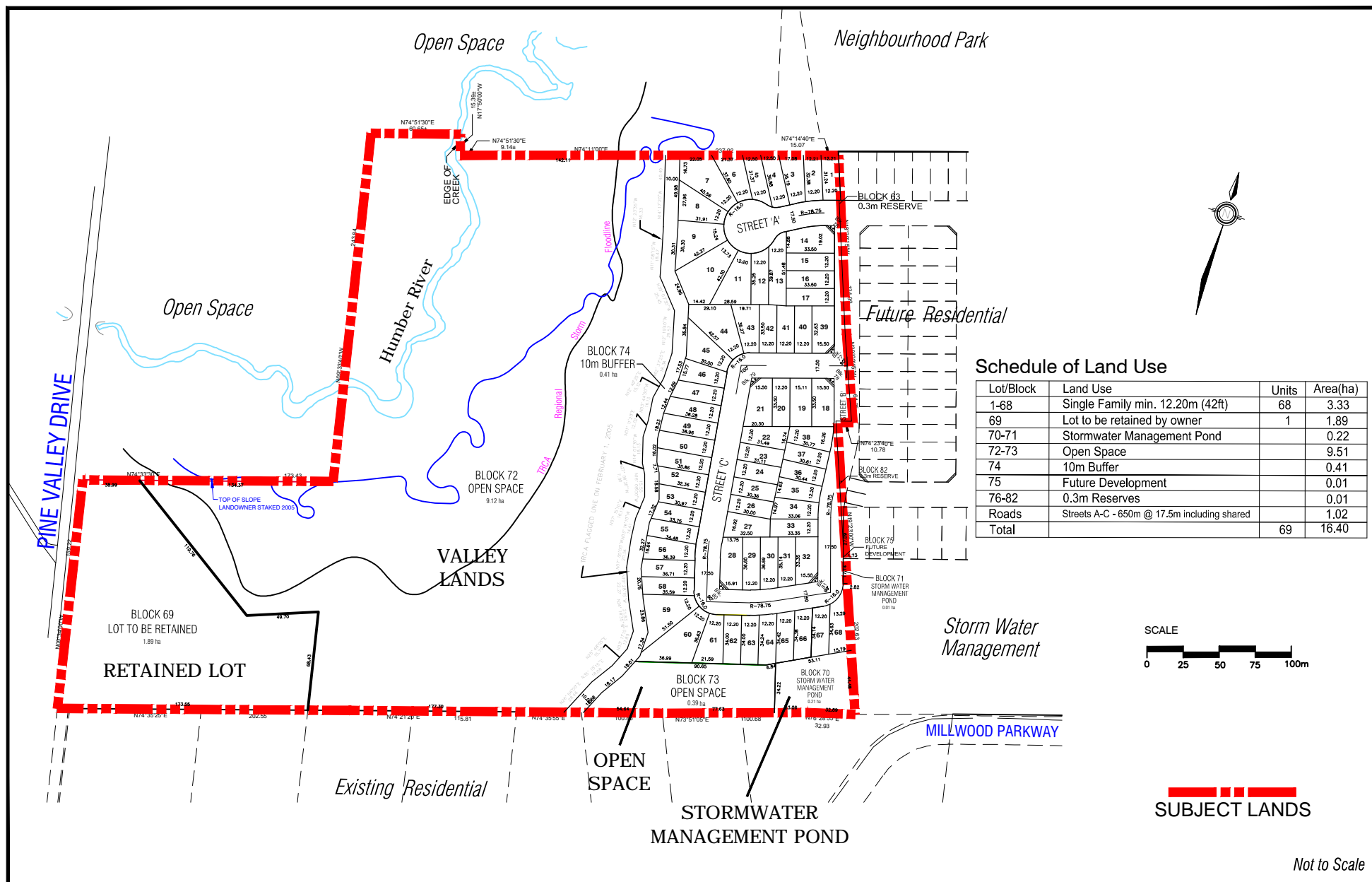


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19T-08V01

DATE:
January 13, 2015

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May 20, 2008 Public Hearing - Draft Plan of Subdivision File 19T-08V01

APPLICANT: Millwood Valley
Developments Inc.

LOCATION: Part of
Lot 22, Concession 6

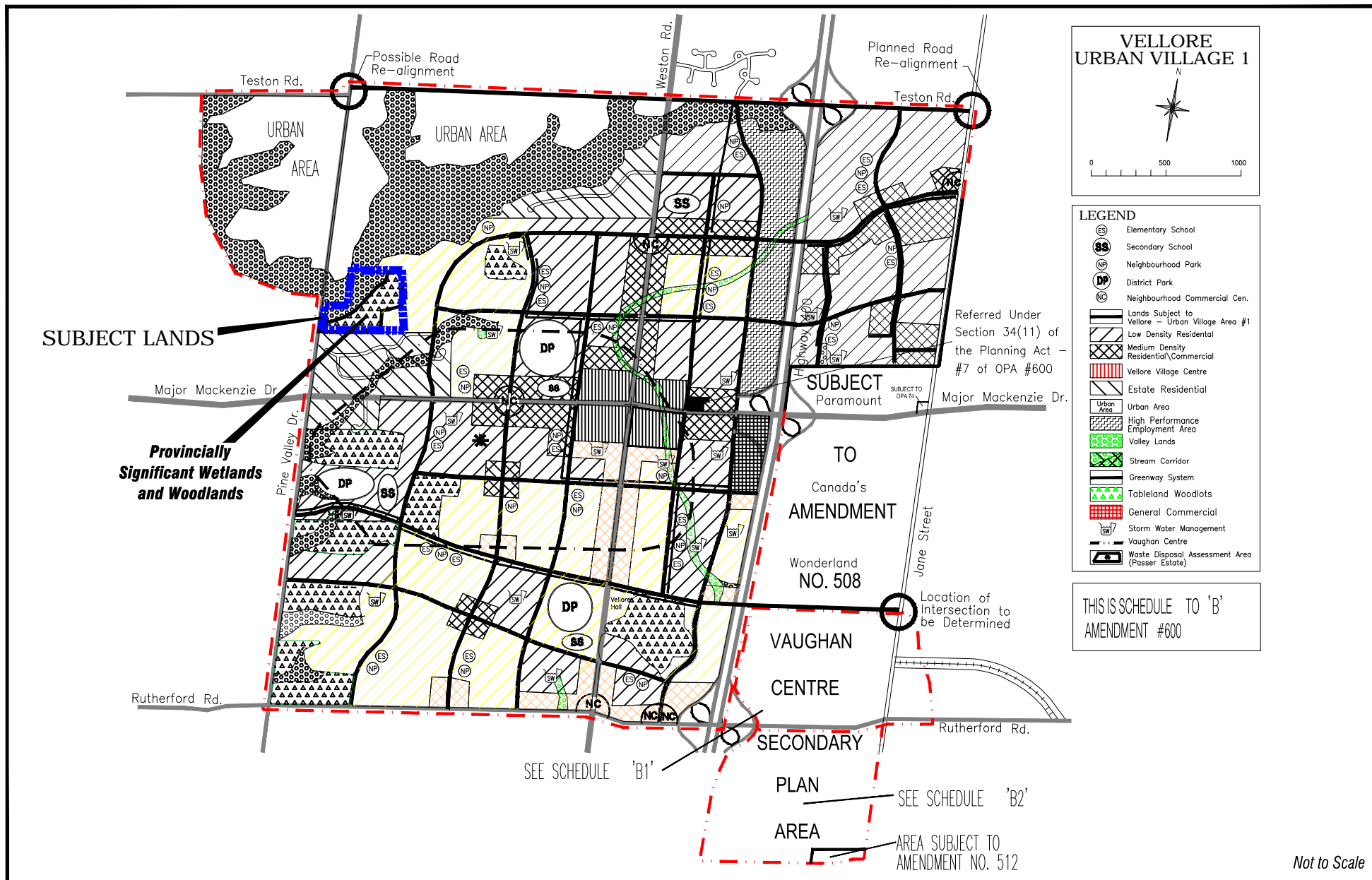


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FILES: Z.08.017 &
19T-08V01

DATE:
January 13, 2015

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OPA #600 - Schedule 'B' Vellore Urban Village 1

APPLICANT: Millwood Valley
Developments Inc.

LOCATION: Part of
Lot 22, Concession 6

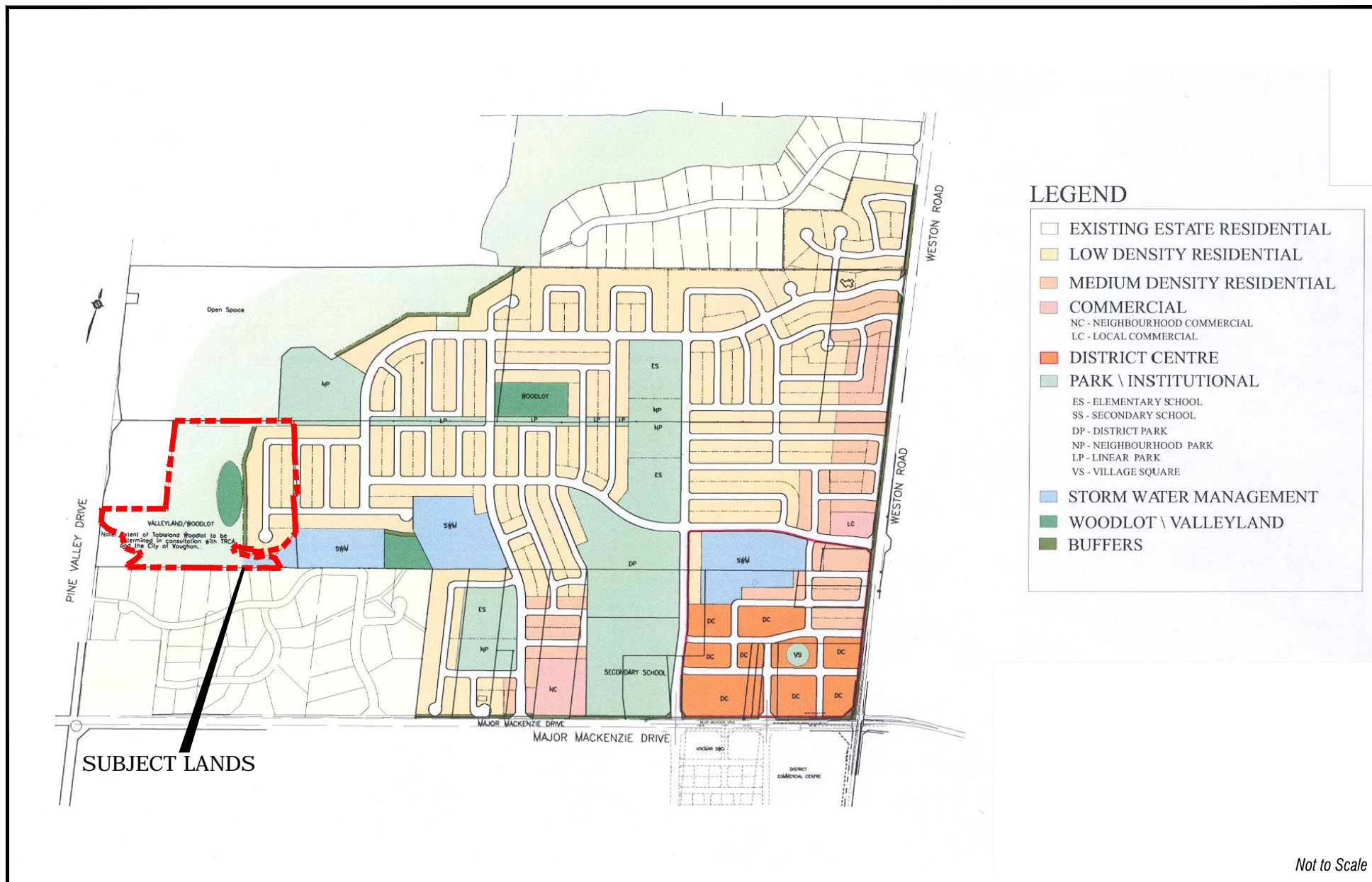


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FILES: Z.08.017 &
19T-08V01

DATE:
January 13, 2015

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Approved Block 40 Plan (April 3, 2006)

APPLICANT: Millwood Valley
Developments Inc.

LOCATION: Part of
Lot 22, Concession 6



Attachment

FILES: Z.08.017 &
19T-08V01

DATE:
January 13, 2015

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