

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 19, 2013**

Item 3, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 19, 2013.

**3**

**ZONING BY-LAW AMENDMENT FILE Z.10.034  
DRAFT PLAN OF SUBDIVISION FILE 19T-10V005  
PINESTAFF DEVELOPMENTS INC.**

**WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 5, 2013, be approved; and**
- 2) That the following deputations be received:**
  - 1. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, on behalf of the applicant; and**
  - 2. Mr. Aaron Hershoff, on behalf of Nashville Developments Inc., Applewood Crescent, Vaughan.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.034 and 19T-10V005 (Pinestaff Developments 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 Hearing was circulated: January 11, 2013
- b) Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association
- c) Comments Received as of January 22, 2013: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate a proposed residential subdivision as shown on Attachment #3, consisting of 85 lots (11.6 m to 12.8 m frontage) for detached dwellings, 98 lots (7.6 m frontage) for semi-detached dwellings and/or linked semi-detached dwellings (dwellings with foundation walls or portions thereof that are linked below grade with a spatial separation of the dwellings above grade) and a school, park, woodlot and open space blocks:

1. Zoning By-law Amendment File Z.10.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

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	<b>By-law Standard</b>	<b>By-law Requirements RD4 Residential Detached Zone Four</b>	<b>Proposed Exceptions to the RD4 Zone of Zoning By-law 1-88</b>
a.	RD4 Residential Detached Zone Four in Schedule "A3"	i) Minimum Interior Side Yard - 1.2 m for a Lot Frontage between 9 m to 11.99 m  ii) Maximum Interior Garage Width - 5 m for a Lot Frontage between 11.6 m to 11.99 m and a Lot Frontage for a Corner Lot or a Lot Abutting a Greenway or Buffer Block between 14.6m to 15.3 m	i) a minimum Interior side yard of 1.2 m on one side and a minimum of 0.6 m on the other interior side yard which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a frontage between 9 m to 11.99 m and a corner lot with a frontage between 12.7 m to 14.9 m  ii) Maximum 5.5 m interior garage width
b.	Minimum Interior Side Yard - RS1 Residential Semi-Detached Zone	1.2 m	Minimum 1.2 m on one side of a semi-detached unit and a minimum 0.45 m on the other side, which abuts a minimum 0.45 m for the other semi-detached unit and a minimum 1.2 m on the other side for semi-detached dwellings where the foundation wall or portions thereof are linked below grade.

Additional zoning exceptions may be identified through the detailed review of the applications.

2. Draft Plan of Subdivision File 19T-10V005 on the subject lands shown on Attachment #3 that proposes the following:

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<b>Lots/Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots 1-134	Detached Residential Units - 12.8 m Frontage (RD3 Zone)	6.02	34
	Detached Residential Units - 11.6 m Frontage (RD4 Zone)		51
	Semi-Detached linked Residential Units - 7.6 m Frontage (RS1 Zone)		98
Blocks 135-150	Future Residential Development (To develop with adjacent blocks to create dwelling units.)	0.47	
151 & 152	Neighbourhood Parks	1.66	
153	Elementary School	2.81	
154	Open Space	0.65	
155 & 156	7.5 m Open Space Buffers	0.32	
157	Woodlot	2.74	
158 & 159	0 -10 m Open Space Buffers	0.26	
160	Landscape Buffer	0.01	
161	Road Widening	0.01	
162 to 189	0.3 m Reserves	0.01	
	Streets (Primary &, Local)	2.81	
	<b>Total</b>	<b>17.77</b>	<b>183</b>

### Background - Analysis and Options

#### Public Hearing – March 22, 2011

On February 25, 2011, a Notice of Public Hearing was circulated to all property Owners within 150 m of the subject lands and to the Kleinburg and Area Ratepayers' Association. The Public Hearing was held on March 22, 2011, and the recommendation to receive the Public Hearing report was ratified by Vaughan Council on April 5, 2011. The proposal considered at the Public Hearing included 107 lots for detached dwelling units (11.6m - 12.8 m frontage), 16 blocks for 32 semi-detached dwelling units with rear lane driveway access, elementary school, neighbourhood park, open space and woodlot blocks as shown on Attachment #4. The residential component of the plan was modified in December 2012, necessitating the requirement for a new Public Hearing. The primary change to the original plan (Attachment #4) occurs between Streets "A" and "F". The change in lotting on the revised current Plan is shown on Attachment #3.

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Location	<ul style="list-style-type: none"><li>On the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>The subject lands are designated “Low Density Residential”, “Medium Density Residential”, “Valley and Stream Corridor”, “Neighbourhood Park” and “Elementary School” by in-effect OPA #601 (Kleinburg-Nashville Community Plan), as amended by site-specific OPA #699 (Nashville Heights Secondary Plan).</li><li>OPA #699 permits a density ranging between 15 to 25 units per net residential hectare for the “Low Density Residential” designation and between 25 to 150 units per net residential hectare for the “Medium Density Residential” designation. The proposed plan yields a density of 19.22 units per hectare for the lands in the “Low Density Residential” designation and 27.29 units per hectare for lands in the “Medium Density Residential” designation.</li><li>OPA #699 has been incorporated into Volume 2 of the new City of Vaughan Official Plan 2010 (VOP 2010) as an Area Specific Policy under Section 12.8 as adopted by Vaughan Council on September 27, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The subject lands are designated “Low-Rise Residential” with a permitted density between 15 and 25 units per hectare, and “Mid-Rise Residential” with a maximum building height of 5 storeys and a maximum Floor Space Index (FSI) of 1.75, and “Natural Area”, “Neighbourhood Park” and “Elementary School”.</li><li>The land uses and densities on the subject lands, shown on Attachment #3, conform to the Official Plans.</li></ul>
Zoning	<ul style="list-style-type: none"><li>The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits agricultural uses.</li><li>The proposed change in zoning for the subject lands identified in the “Purpose” section requires an amendment to Zoning By-law 1-88.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>Shown on Attachment #2.</li></ul>

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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.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable City Official Plan policies, specifically OPA #669 (Nashville Heights Secondary Plan).</li></ul>
b.	Block 61 West Block Plan	<ul style="list-style-type: none"><li>▪ In December 2009, the City received Block Plan File BL.61.2009 for Block 61 West, which included the subject lands, to provide the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The Block 61 West Block Plan, shown on Attachment #5, was approved by Vaughan Council on May 24, 2011, subject to the conditions respecting such items as, but not limited to, a Transportation Demand Management framework being submitted for the school use and a Landscape Master Plan providing the details for the appropriate landscape treatment for landscape buffers and pedestrian connections between streets, built forms and parks/open spaces. Any issues that are outstanding for the Block Plan, as it pertains to the subject lands, shown on Attachment #2, must be addressed as part of the Plan of Subdivision process.</li><li>▪ The road pattern proposed in the revised Draft Plan of Subdivision (Attachment #3) does not conform to the road pattern established in the approved Block 61 West Plan, as shown on Attachment #5. Specifically, Street 'D' previously ran parallel with Street 'A' (Attachment #5) and was consistent with the Block 61 West Plan, and with the road patterns established in the draft approved subdivision to the south. Street 'D' is now proposed as an east/west road, adding a second intersection with Street 'A' directly in front of the Elementary School block (Block 153). This change, if approved through the subdivision process, would require amendments to the approved Block 61 West Plan, and any necessary changes to the Draft Approved Plan of Subdivision to the south (File 19T-10V004 – Nashville Developments Inc.).</li></ul>
c.	Proposed Zoning and Development Standards	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed Zoning categories and development standards will be reviewed in consideration of the surrounding approved and planned land uses, and their impact on the built form and design of the plan.</li></ul>

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d.	<p>Adjacent Lands (Draft Approved Plan of Subdivision 19T-10V004  (Nashville Developments Inc.) and Lands to the North</p>	<ul style="list-style-type: none"> <li>▪ The plan will be reviewed to ensure the proper co-ordination of lots, roads, open space blocks, etc. and consistent zoning and development standards with the adjacent lands, as required.</li> <li>▪ Draft Plan of Subdivision 19T-10V004 (Nashville Developments Inc.) is draft approved and includes blocks along the north limit of the Plan that are currently zoned and intended to be developed with corresponding blocks along the south limit of the subject Plan to form full developable lots. The revised Draft Plan of Subdivision shown on Attachment #3 includes lots and blocks along the south limit of the Plan that do not align with the blocks in the abutting draft approved Plan of Subdivision to the south as follows: <ul style="list-style-type: none"> <li>- Lots 53 to 62 inclusive identified on the Draft Plan of Subdivision (Attachment #3) must be reconfigured in order to be combined and correspond with the adjacent approved residential blocks in the Plan of Subdivision to the south (Blocks 1135 to 1143 inclusive); and,</li> <li>- Lot 68 and Lot 121 on the proposed Draft Plan of Subdivision (Attachment #3) do not form complete lots and must be shown as future residential blocks, in the location originally proposed on Attachment #4 (previously identified as Blocks 139 and 137 respectively).</li> </ul> </li> <li>▪ The appropriateness of permitting an additional lot (Lot 127) along Street "B" within the Draft Plan of Subdivision (Attachment #3) adjacent to the existing woodlot and Open Space area must be reviewed to the satisfaction of the Toronto and Region Conservation Authority and the Vaughan Development Planning Department.</li> <li>▪ The lands to the north of the subject lands are zoned A Agricultural Zone and at this time are not subject to an approved Plan of Subdivision. The appropriateness of Blocks 135 to 140 inclusive (Attachment #3) for semi-detached lots to be combined with future residential uses with the lands to the north will be reviewed.</li> </ul>
e.	<p>Developers' Group Agreement</p>	<ul style="list-style-type: none"> <li>▪ The Owner is required to enter into the Block 61 Developers' Group Agreement, regarding, but not limited to, cost sharing for the parks; cash-in-lieu of parkland; roads; and, municipal services to the satisfaction of the City of Vaughan.</li> </ul>
f.	<p>Servicing Allocation</p>	<ul style="list-style-type: none"> <li>▪ Water and sewer servicing allocation has not been identified for the subject lands. Should servicing allocation not be available, the development of and/or upgrade to servicing infrastructure may be required in order for the Plan to receive servicing allocation. Accordingly, the subject lands shown on Attachment #3 will be subject to the Holding Symbol "(H)", which cannot be removed until servicing capacity has been identified and allocated by Vaughan Council. The Owner may also be required to enter into a No Pre-Sales Agreement with the Region of York to prohibit the purchase and sale of the lots and/or blocks to any end user (homeowners), until servicing is identified and allocated by Vaughan Council for the proposed development.</li> </ul>

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g.	Transportation	<ul style="list-style-type: none"> <li>▪ The proposal provides for local roads with a right-of-way width of 15 m (single-loaded) and 17.5 m. The number of east-west and north-south local roads, and the right-of-way dimensions and geometric standards for the local roads must be established in consideration of the conclusions and recommendations in the City-wide Transportation Master Plan and/or Block Transportation Studies.</li> <li>▪ The Transportation Reports submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li> </ul>
h.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Block 61 West Plan Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council.</li> </ul>
i.	Landscape Master Plan	<ul style="list-style-type: none"> <li>▪ The Owner will be required to address, but not limited to, the following: the appropriate community edge treatment for the landscape buffer adjacent to Huntington Road; the appropriate edge restoration treatment along the open space blocks; and, the appropriate pedestrian urban connections between streets, built forms, parks and open spaces.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ 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, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
l.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required at a later stage to facilitate the development of the elementary school, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li> </ul>
m.	City and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The Owner will be required to address all City and Public Agency review comments including but not limited to the Toronto and Region Conservation Authority, the Region of York, CP Rail, the Ministry of Transportation, and the School Boards.</li> </ul>

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n.	Parkland	<ul style="list-style-type: none"><li>▪ The proposed 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.</li></ul>
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**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. Proposed Draft Plan of Subdivision and Zoning
4. Draft Plan of Subdivision Considered at the Public Hearing on March 22, 2011
5. Block 61 West Block Plan

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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.)



3.      **ZONING BY-LAW AMENDMENT FILE Z.10.034**      **P.2013.7**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-10V005**  
**PINESTAFF DEVELOPMENTS INC.**  
**WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.10.034 and 19T-10V005 (Pinestaff Developments 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 Hearing was circulated: January 11, 2013
- b)      Circulation Area: 150 m and to the Kleinburg and Area Ratepayers' Association
- c)      Comments Received as of January 22, 2013: None

**Purpose**

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1.      Zoning By-law Amendment File Z.10.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law Requirements RD4 Residential Detached Zone Four</b>	<b>Proposed Exceptions to the RD4 Zone of Zoning By-law 1-88</b>
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	By-law Standard	By-law Requirements RD4 Residential Detached Zone Four	Proposed Exceptions to the RD4 Zone of Zoning By-law 1-88
		11.99 m and a Lot Frontage for a Corner Lot or a Lot Abutting a Greenway or Buffer Block between 14.6m to 15.3 m	between 9 m to 11.99 m and a corner lot with a frontage between 12.7 m to 14.9 m  ii) Maximum 5.5 m interior garage width
b.	Minimum Interior Side Yard - RS1 Residential Semi-Detached Zone	1.2 m	Minimum 1.2 m on one side of a semi-detached unit and a minimum 0.45 m on the other side, which abuts a minimum 0.45 m for the other semi-detached unit and a minimum 1.2 m on the other side for semi-detached dwellings where the foundation wall or portions thereof are linked below grade.

Additional zoning exceptions may be identified through the detailed review of the applications.

2. Draft Plan of Subdivision File 19T-10V005 on the subject lands shown on Attachment #3 that proposes the following:

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## **Background - Analysis and Options**

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Location	<ul style="list-style-type: none"><li>On the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>The subject lands are designated "Low Density Residential", "Medium Density Residential", "Valley and Stream Corridor", "Neighbourhood Park" and "Elementary School" by in-effect OPA #601 (Kleinburg-Nashville Community Plan), as amended by site-specific OPA #699 (Nashville Heights Secondary Plan).</li><li>OPA #699 permits a density ranging between 15 to 25 units per net residential hectare for the "Low Density Residential" designation and between 25 to 150 units per net residential hectare for the "Medium Density Residential" designation. The proposed plan yields a density of 19.22 units per hectare for the lands in the "Low Density Residential" designation and 27.29 units per hectare for lands in the "Medium Density Residential" designation.</li><li>OPA #699 has been incorporated into Volume 2 of the new City of Vaughan Official Plan 2010 (VOP 2010) as an Area Specific Policy under Section 12.8 as adopted by Vaughan Council on September 27, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The subject lands are designated "Low-Rise Residential" with a permitted density between 15 and 25 units per hectare, and "Mid-Rise Residential" with a maximum building height of 5 storeys and a maximum Floor Space Index (FSI) of 1.75, and "Natural Area", "Neighbourhood Park" and "Elementary School".</li><li>The land uses and densities on the subject lands, shown on Attachment #3, conform to the Official Plans.</li></ul>
Zoning	<ul style="list-style-type: none"><li>The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits agricultural uses.</li></ul>

	<ul style="list-style-type: none"> <li>The proposed change in zoning for the subject lands identified in the "Purpose" section requires an amendment to Zoning By-law 1-88.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable City Official Plan policies, specifically OPA #669 (Nashville Heights Secondary Plan).</li> </ul>
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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Proposed Zoning and Development Standards	<ul style="list-style-type: none"> <li>The appropriateness of the proposed Zoning categories and development standards will be reviewed in consideration of the surrounding approved and planned land uses, and their impact on the built form and design of the plan.</li> </ul>
d.	<p>Adjacent Lands (Draft Approved Plan of Subdivision 19T-10V004</p> <p>(Nashville Developments Inc.) and Lands to the North</p>	<ul style="list-style-type: none"> <li>The plan will be reviewed to ensure the proper co-ordination of lots, roads, open space blocks, etc. and consistent zoning and development standards with the adjacent lands, as required.</li> <li>Draft Plan of Subdivision 19T-10V004 (Nashville Developments Inc.) is draft approved and includes blocks along the north limit of the Plan that are currently zoned and intended to be developed with corresponding blocks along the south limit of the subject Plan to form full developable lots. The revised Draft Plan of Subdivision shown on Attachment #3 includes lots and blocks along the south limit of the Plan that do not align with the blocks in the abutting draft approved Plan of Subdivision to the south as follows: <ul style="list-style-type: none"> <li>Lots 53 to 62 inclusive identified on the Draft Plan of Subdivision (Attachment #3) must be reconfigured in order to be combined and correspond with the adjacent approved residential blocks in the Plan of Subdivision to the south (Blocks 1135 to 1143 inclusive); and,</li> <li>Lot 68 and Lot 121 on the proposed Draft Plan of Subdivision (Attachment #3) do not form complete lots and must be shown as future residential blocks, in the location originally proposed on Attachment #4 (previously identified as Blocks 139 and 137 respectively).</li> </ul> </li> <li>The appropriateness of permitting an additional lot (Lot 127) along Street "B" within the Draft Plan of Subdivision (Attachment #3) adjacent to the existing woodlot and Open Space area must be reviewed to the satisfaction of the Toronto and Region Conservation Authority and the Vaughan Development Planning Department.</li> <li>The lands to the north of the subject lands are zoned A Agricultural Zone and at this time are not subject to an approved Plan of Subdivision. The appropriateness of Blocks 135 to 140 inclusive (Attachment #3) for semi-detached lots to be combined with future residential uses with the lands to the north will be reviewed.</li> </ul>
e.	Developers' Group Agreement	<ul style="list-style-type: none"> <li>The Owner is required to enter into the Block 61 Developers' Group Agreement, regarding, but not limited to, cost sharing for the parks; cash-in-lieu of parkland; roads; and, municipal services to the satisfaction of the City of Vaughan.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Servicing Allocation	<ul style="list-style-type: none"> <li>Water and sewer servicing allocation has not been identified for the subject lands. Should servicing allocation not be available, the development of and/or upgrade to servicing infrastructure may be required in order for the Plan to receive servicing allocation. Accordingly, the subject lands shown on Attachment #3 will be subject to the Holding Symbol "(H)", which cannot be removed until servicing capacity has been identified and allocated by Vaughan Council. The Owner may also be required to enter into a No Pre-Sales Agreement with the Region of York to prohibit the purchase and sale of the lots and/or blocks to any end user (homeowners), until servicing is identified and allocated by Vaughan Council for the proposed development.</li> </ul>
g.	Transportation	<ul style="list-style-type: none"> <li>The proposal provides for local roads with a right-of-way width of 15 m (single-loaded) and 17.5 m. The number of east-west and north-south local roads, and the right-of-way dimensions and geometric standards for the local roads must be established in consideration of the conclusions and recommendations in the City-wide Transportation Master Plan and/or Block Transportation Studies.</li> <li>The Transportation Reports submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li> </ul>
h.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The proposed development must conform to the applicable Block 61 West Plan Urban Design Guidelines and Architectural Design Guidelines approved by Vaughan Council.</li> </ul>
i.	Landscape Master Plan	<ul style="list-style-type: none"> <li>The Owner will be required to address, but not limited to, the following: the appropriate community edge treatment for the landscape buffer adjacent to Huntington Road; the appropriate edge restoration treatment along the open space blocks; and, the appropriate pedestrian urban connections between streets, built forms, parks and open spaces.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>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, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
l.	Future Site Development Application	<ul style="list-style-type: none"> <li>A Site Development Application will be required at a later stage to facilitate the development of the elementary school, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li> </ul>
m.	City and Public Agency Review	<ul style="list-style-type: none"> <li>The Owner will be required to address all City and Public Agency review comments including but not limited to the Toronto and Region Conservation Authority, the Region of York, CP Rail, the Ministry of Transportation, and the School Boards.</li> </ul>
n.	Parkland	<ul style="list-style-type: none"> <li>The proposed 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.</li> </ul>

#### **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. Proposed Draft Plan of Subdivision and Zoning
4. Draft Plan of Subdivision Considered at the Public Hearing on March 22, 2011
5. Block 61 West Block Plan

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

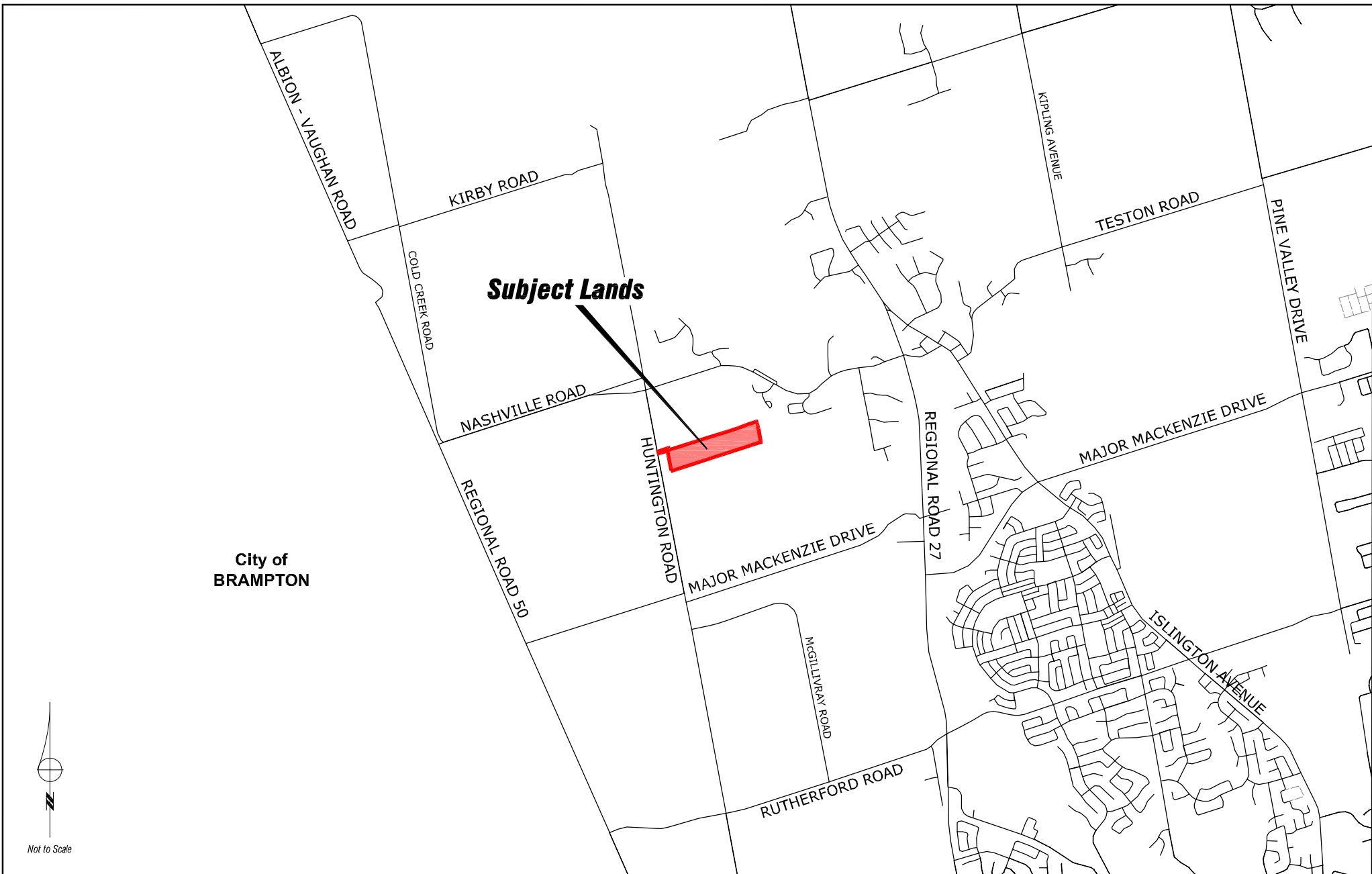
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG





# Context Location Map

LOCATION:  
Part of Lot 24, Concession 9

APPLICANT:  
Pinestaff Developments Inc.

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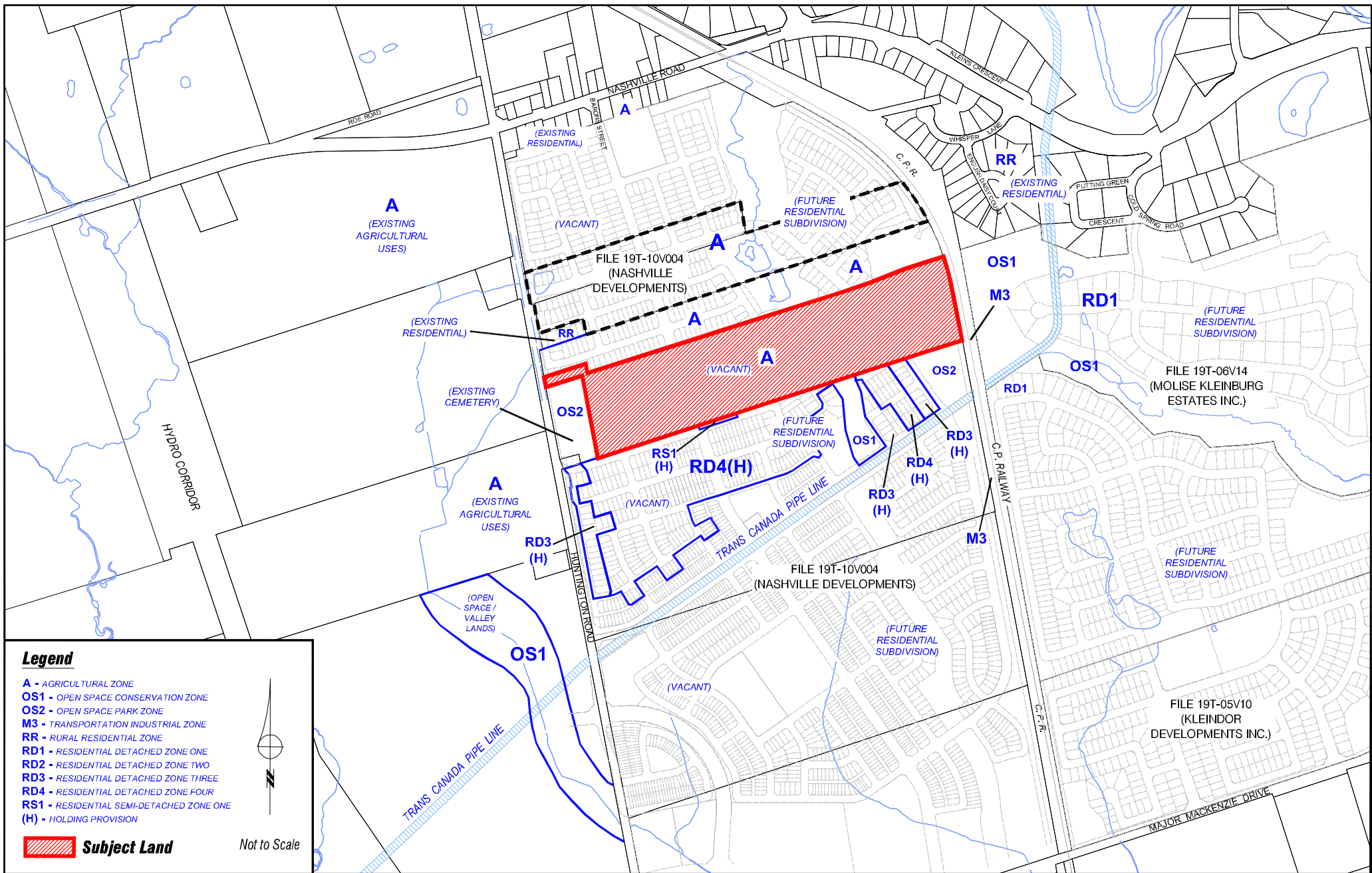


# Attachment

FILES: Z.10.034 & 19T-10V005  
RELATED FILE: OP.06.018

DATE:  
January 08, 2013

1



# Location Map

LOCATION:  
Part of Lot 24, Concession 9

APPLICANT:  
Pinestaff Developments Inc.

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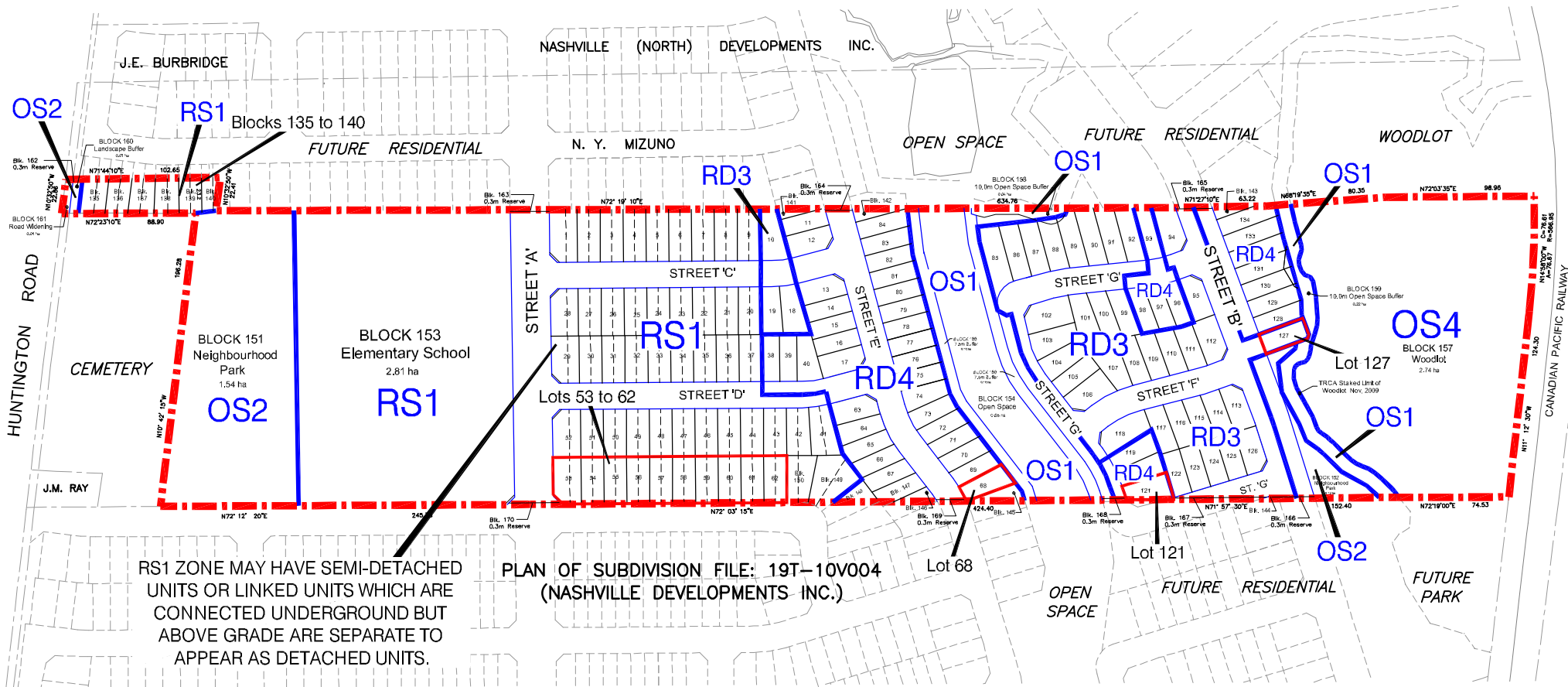


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FILES: Z.10.034 & 19T-10V005  
RELATED FILE: OP.06.018

DATE:  
January 08, 2013

2



## Legend

- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE

**Subject Lands**

## ZONING BY-LAW AMENDMENT Z.10.034 & DRAFT PLAN OF SUBDIVISION 19T-10V005

TO REZONE THE SUBJECT LANDS FROM A AGRICULTURAL ZONE TO RD3 RESIDENTIAL DETACHED ZONE THREE, RD4 RESIDENTIAL DETACHED ZONE FOUR, RS1 RESIDENTIAL SEMI-DETACHED ZONE, OS1 OPEN SPACE CONSERVATION ZONE, OS2 OPEN SPACE PARK ZONE AND OS4 OPEN SPACE WOODLOT ZONE TOGETHER WITH THE SITE-SPECIFIC ZONING EXCEPTIONS IDENTIFIED IN THIS REPORT TO FACILITATE A DRAFT PLAN OF SUBDIVISION CONSISTING OF 85 LOTS FOR DETACHED DWELLINGS AND 98 LOTS FOR SEMI DETACHED DWELLINGS, PARK, SCHOOL, WOODLOT AND OPEN SPACE BLOCKS.

### DEVELOPMENT STATISTICS:

LAND USE	UNITS	LOT/BLK. #	AREA
Residential		1-134	6.02 ha
15.2m (min) Semi Detached/Linked	98		
11.6m (min) Single Family	51		
12.8m (min) Single family	34		
Future Residential			
Neighbourhood Parks	135-150		0.47 ha
School	151-152		1.66 ha
Open Space	153		2.81 ha
7.5m Open Space Buffer	154		0.65 ha
Woodlot	155-156		0.32 ha
10m Buffer	157		2.74 ha
Landscape Buffer	158-159		0.26 ha
Road Widening	160		0.01 ha
0.3m Reserves	161		0.01 ha
162-189			0.01 ha
Roads			
Street A - 195m @ 26.0 R.O.W.			
Street B - 205m @ 23.0 R.O.W.			
Street C-G - 900m @ 17.5 R.O.W.			2.81 ha
Street G - 145m @ 15.0 R.O.W.			
<b>TOTAL</b>	<b>183</b>		<b>17.77 ha</b>

# Proposed Draft Plan of Subdivision and Zoning



LOCATION:  
Part of Lot 24, Concession 9

APPLICANT:  
Pinestaff Developments Inc.

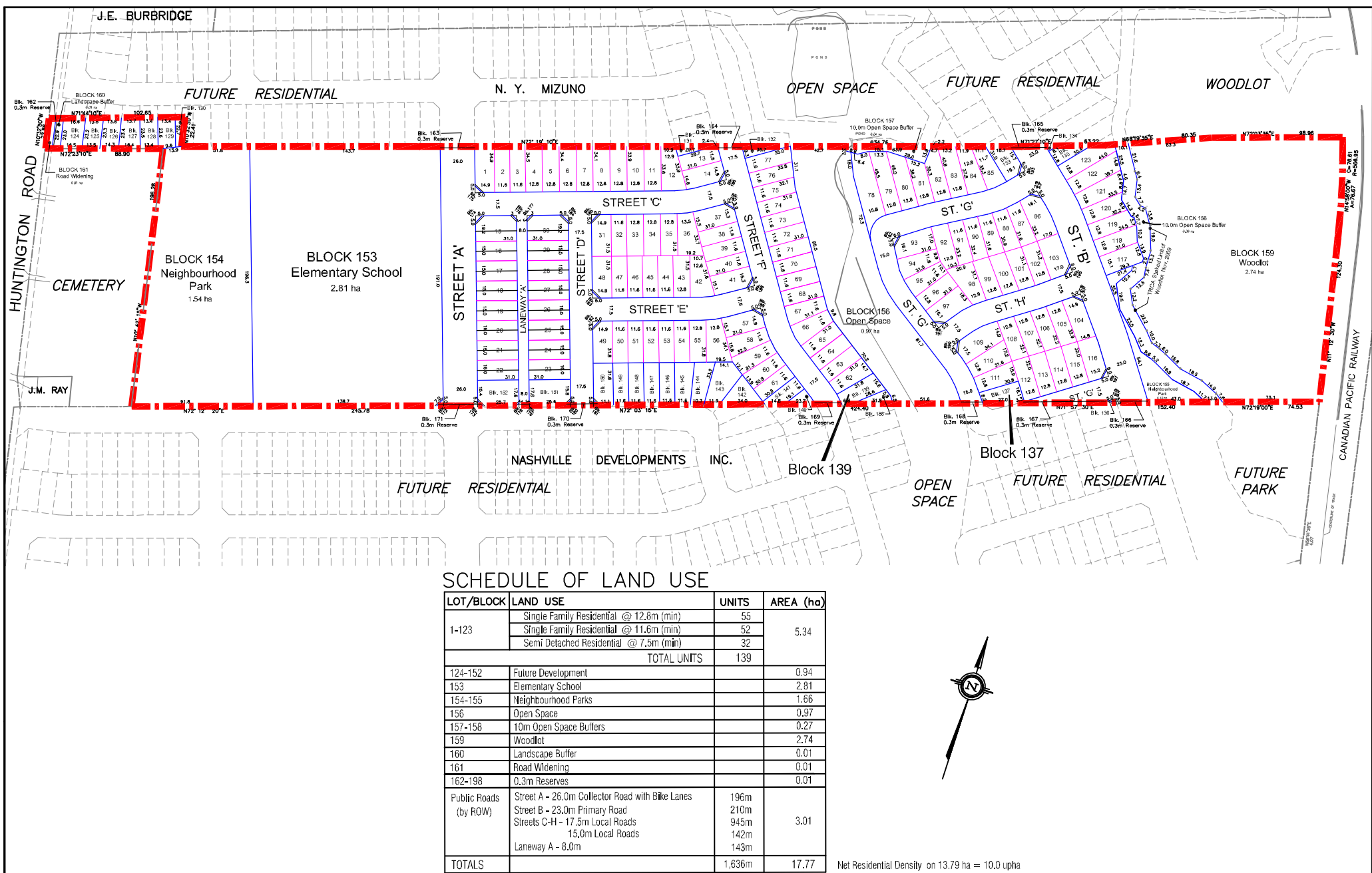
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## Attachment

FILES: Z.10.034 & 19T-10V005  
RELATED FILE: OP.06.018

DATE:  
January 08, 2013

3



**Draft Plan of Subdivision 19T-10V005**  
**Considered at the Public Hearing**  
**on March 22, 2011**

**LOCATION:**  
 Part of Lot 24, Concession 9

**APPLICANT:**  
 Pinestaff Developments Inc.



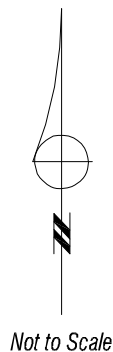
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FILES: Z.10.034 & 19T-10V005  
 RELATED FILE: OP.06.018

**DATE:**  
 January 08, 2013

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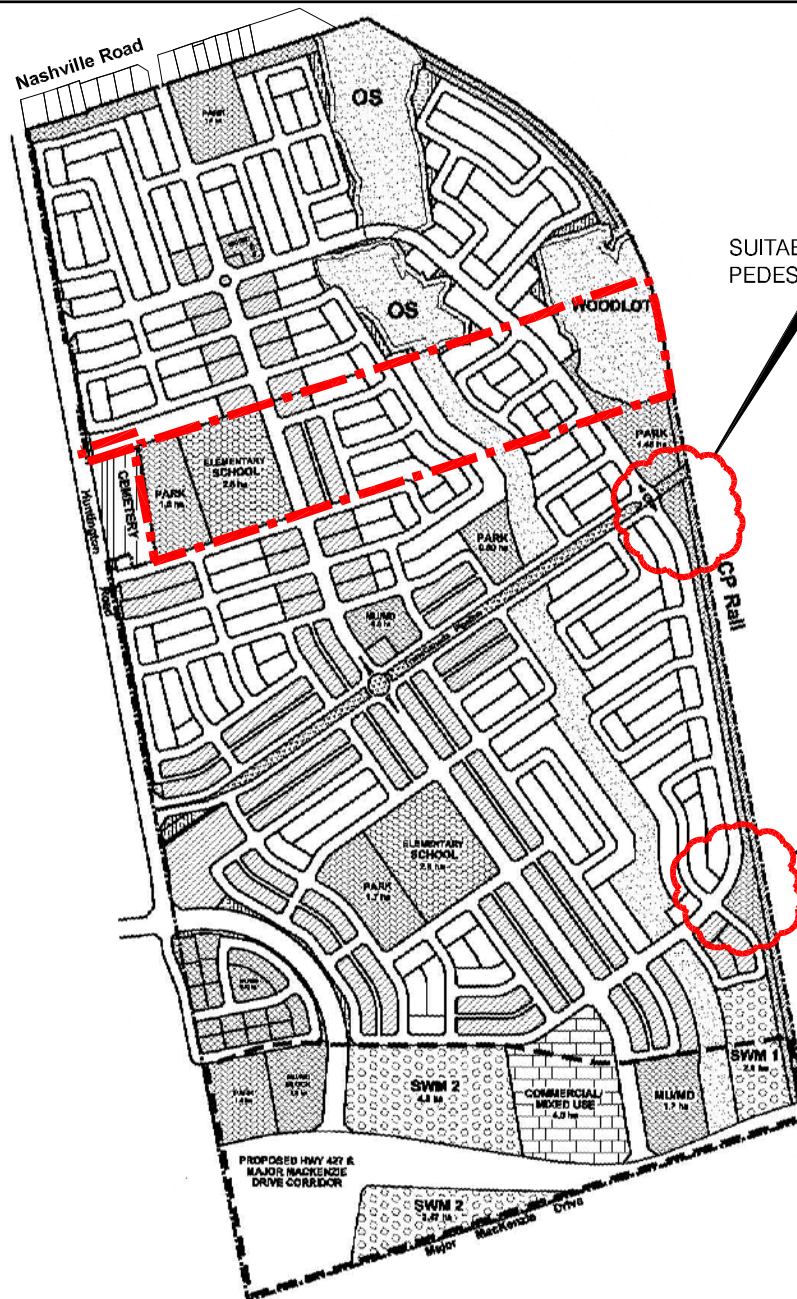




**SUBJECT LANDS**  
(DRAFT PLAN  
19T-10V005)

**Legend**

	Subject Lands		Public Square (Plazas)
	Hwy 427 & Major MacKenzie Drive Special Study Area		Public Open Space / Buffer Areas
	Low Density		Open Space
	Medium Density		Storm Water Management
	Medium Density / Mixed Use		TransCanada Pipeline
	Commercial / Mixed Use		Cemetery
	Schools		
	Parks		



SUITABLE LOCATION FOR  
PEDESTRIAN WALKWAY \*

SUITABLE LOCATION FOR  
PEDESTRIAN WALKWAY \*

\* SUBJECT TO DETAILED  
FEASIBILITY STUDY

# Block 61 West Block Plan

LOCATION:  
Part of Lot 24, Concession 9

APPLICANT:  
Pinestaff Developments Inc.

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## Attachment

FILES: Z.10.034 & 19T-10V005  
RELATED FILE: OP.06.018

DATE:  
January 08, 2013

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