

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018**

Item 4, Report No. 15, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018.

**4**

**OFFICIAL PLAN AMENDMENT FILE OP.18.004  
ZONING BY-LAW AMENDMENT FILE Z.18.001  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V002  
VAUGHAN NW RESIDENCES INC.  
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2018, be approved;
- 2) That the following deputations be received:
  1. Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, representing the applicant;
  2. Mr. Tim Sorochinsky, Millwood-Woodend Ratepayers Association, Millwood Parkway, Woodbridge, and communication C5, dated April 4, 2018;
  3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
  4. Mr. Vito Pedano, Timberland Drive, Woodbridge; and
- 3) That the following communications be received:
  - C1 Ms. Helen A. Mihailidi, Brattys LLP, Keele Street, Vaughan, dated March 29, 2018; and
  - C4 Steven C. Ferri, Loopstra Nixon, Queens Plate Drive, Toronto, dated April 2, 2018.

#### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.004 and Z.18.001 and Draft Plan of Subdivision File 19T-18V002 (Vaughan NW Residences Inc.) for the subject lands shown on Attachments #1 and #2, to amend City of Vaughan Official Plan 2010 and Zoning By-law 1-88, to permit the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018**

Item 4, CW (PH) Report No. 15 – Page 2

#### **Recommendation**

1. THAT the Public Hearing report for Files OP.18.004, Z.18.001 and 19T-18V002 (Vaughan NW Residences 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.

#### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed amendment to the City's Official Plan and Zoning By-law and for the approval of residential Draft Plan of Subdivision permit the development of 179, 3-storey townhouse dwellings.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

#### **Background**

The subject lands shown on Attachments #1 and #2 are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachments #1 and #2.

#### ***Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development***

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2 to permit the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7:

1. Official Plan Amendment File OP.18.004 to amend Vaughan Official Plan 2010, Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height for a townhouse dwelling from 2 ½-storeys to 3-storeys.
2. Zoning By-law Amendment File Z.18.001 to rezone the subject lands from C5(H) Community Commercial Zone with the Holding Symbol "(H)", as shown on Attachment #2, to RT1 Residential Townhouse Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-18V002, as shown on Attachment #3, for the approval of a residential Draft Plan of Subdivision consisting of one 5.038 ha block.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018**

Item 4, CW (PH) Report No. 15 – Page 3

#### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: March 9, 2018.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the Weston Road frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 200 m, the Vellore Woods Ratepayers' Association and the Millwood Woodend Ratepayers' Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

#### **Previous Reports/Authority**

Not applicable.

#### **Analysis and Options**

##### ***An amendment to Vaughan Official Plan 2010 is required to permit the proposed Development***

The subject lands are designated "Mid-Rise Mixed Use" with a "Commercial District" overlay by Vaughan Official Plan (VOP) 2010, Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road. This designation permits 2½-storey townhouse dwellings, a minimum residential density of 17 units per hectare and a maximum density of 40 units per hectare. The proposed development is for 179, 3-storey townhouse dwellings with a density of 35.2 units per hectare. An amendment to VOP 2010 is required to increase the maximum permitted building height from 2½ to 3-storeys.

##### ***Amendments to Zoning By-law 1-88 are required to permit the development proposal***

The subject lands are zoned C5(H) Community Commercial Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1327), which does not permit townhouses. The Owner proposes to rezone the subject lands to RT1 Residential Townhouse Zone with the following site-specific zoning exceptions:

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 4, CW (PH) Report No. 15 – Page 4

Table 1:

|    | <b>By-law Standard</b>      | <b>RT1 Residential Townhouse Zone Requirements</b>  | <b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>   |
|----|-----------------------------|---|--|
| a. | Frontage on a Public Street | No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street. | No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private street.   |
| b. | Minimum Lot Frontage        | 6 m/unit  | 5.6 m/unit<br>(Buildings 1 to 12, and 17 to 20)<br><br>5.8 m/unit<br>(Buildings 13 to 16, and 21 to 34)  |
| c. | Minimum Lot Area            | 162 m <sup>2</sup>  | 140 m <sup>2</sup><br><br>116.1 m <sup>2</sup><br>(Lots for Building 24, Units 120 and 121)  |
| d. | Minimum Front Yard          | 4.5m  | <ul style="list-style-type: none"> <li>• 2.4 m</li> <li>• 1.5 m between the main building and a sidewalk<br/>(Units 16, 17, 60, 61, 70, 71, 80, 81, 91, 92, 102, 126, 134, 138, 139, 144, 145, 150, 151, 156, 157, 161, 162, 167, 168, 173, 174, 179)</li> </ul> |

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

### Item 4, CW (PH) Report No. 15 – Page 5

|    |   |   |   |
|----|---|---|---|
| e. | Minimum Rear Yard   | 7.5 m                                       | <p>3 m<br/>(Buildings 1-12, 17 - 20)</p> <p>7 m<br/>(Buildings 13 to 16, 21, 22, 24, 25 and 27-34)</p>  |
| f. | Minimum Interior Yard Setback to a Walkway or Greenway            | 3.5 m                                       | <p>1.3 m<br/>(Units 16, 17, 35, 47, 48, 161 and 162)</p>  |
| g. | Minimum Exterior Side Yard  | 4.5m  | <ul style="list-style-type: none"> <li>• 2.4 m</li> <li>• 1.5 m between the main building and a sidewalk<br/>(Units 1, 71, 81, 91, 92, 118 and 134)</li> </ul>  |
| h. | Minimum Setback to a Site Triangle                                | 3 m   | <p>1.5 m<br/>(Units 1, 34, 35, 60, 71, 80, 81, 91, 92, 102)</p>   |
| i. | Minimum Lot Depth   | 27 m  | 25.4 m  |
| j. | Maximum Building Height   | 11 m  | <p>12 m<br/>(3-storeys for all units)</p>   |
| k. | Maximum Garage Width  | 3.048 m for lots less than 11 m in frontage | <ul style="list-style-type: none"> <li>• 3.048 m for an interior lot with a frontage less than 7 m;</li> <li>• 6 m for an interior lot with a frontage of 7 m or greater; and</li> <li>• 6 m for a corner lot.</li> </ul> |
| l. | Maximum Driveway Width With lots that have Less Than 9 m Frontage | 3.75 m                                      | <p>5.96 m<br/>(Units 6, 7, 12, 13 16, 17, 22, 23, 28, 29, 39, 40, 43, 44, 47, 48, 50, 51, 55, 56, 85, 86, 97 and 98)</p>  |

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

#### Item 4, CW (PH) Report No. 15 – Page 6

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.

***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. | Provincial Policies, Regional and City Official Plan Policies | <ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, the Oak Ridges Moraine Conservation Plan, the York Region Official Plan, and Vaughan Official Plan 2010.</li><li>▪ The proposed development will be reviewed in consideration of the policies of VOP 2010 Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road. Specifically, Section 12.6.2.3, requiring that the development of this quadrant be undertaken on a comprehensive basis.</li></ul> |
| b. | Appropriateness of Proposed Site-Specific Zoning Exceptions   | <ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning of the subject lands to permit the development of 179 townhouses, as shown on Attachment #4 to #7, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to built-form compatibility.</li></ul>  |
| c. | Holding Symbol “(H)”  | <ul style="list-style-type: none"><li>▪ The subject lands are zoned with the Holding Symbol “(H)” which can be removed upon the approval of a Site Development Application for the lands and the submission of an updated Block Plan for Block 33 West to the City.</li><li>▪ The need to maintain the Holding Symbol “(H)” on the subject lands in consideration of for the current development proposal and the conditions for its removal will be reviewed.</li></ul>   |

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 4, CW (PH) Report No. 15 – Page 7

|    | <b>MATTERS TO BE REVIEWED</b> | <b>COMMENT(S)</b>  |
|----|-------------------------------|--|
| d. | Draft Plan of Subdivision     | <ul style="list-style-type: none"> <li>▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements.</li> </ul>   |
| e. | Studies and Reports           | <ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority:                             <ul style="list-style-type: none"> <li>– Community Services and Facilities Study</li> <li>– Phase 1 Environmental Site Assessment (ESA)</li> <li>– Phase 2 Environmental Site Assessment (ESA)</li> <li>– Soil Investigation Report</li> <li>– Urban Design and Sustainability Brief</li> <li>– Feasibility Environmental Noise report</li> <li>– Arborist Report</li> <li>– Functional Servicing Report</li> <li>– Traffic Impact Study</li> </ul> </li> <li>▪ The Owner is required to submit a Water Balance Assessment as the subject lands fall within the Recharge Protection Area of the Source Protection Plan.</li> </ul> |
| f. | Allocation and Servicing      | <ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>  |

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 4, CW (PH) Report No. 15 – Page 8

|    | MATTERS TO BE REVIEWED                           | COMMENT(S)  |
|----|--|---|
| g. | Urban Design and Architectural Guidelines        | <ul style="list-style-type: none"> <li>The proposed development will be reviewed in consideration of the approved Urban Design and Architectural Design Guidelines for Block 33 West.</li> </ul>  |
| h. | Sustainable Development                          | <ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the applications are approved.</li> </ul>                         |
| i. | Parkland Dedication                              | <ul style="list-style-type: none"> <li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.</li> </ul> |
| j. | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none"> <li>The subject lands fall within the Recharge Protection Area of the Source Protection Plan and the Water Balance Assessment report must be reviewed and approved by the TRCA.</li> </ul>   |
| k. | Block 33 West Developers' Group Agreement        | <ul style="list-style-type: none"> <li>The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 West Developers' Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan.</li> </ul>   |



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 4, CW (PH) Report No. 15 – Page 9

|    | MATTERS TO BE REVIEWED                  | COMMENT(S)   |
|----|---|--|
| I. | Related Site Development File DA.18.003 | <ul style="list-style-type: none"><li>▪ The related Site Development File DA.18.003 will be reviewed in consideration of, but not limited to:<ul style="list-style-type: none"><li>- the appropriate building and site design</li><li>- the interface of the proposed buildings with Weston Road and Vellore Park Avenue</li><li>- re-evaluation of upgraded building elevations</li><li>- pedestrian and barrier free accessibility</li><li>- vehicular access, internal traffic and emergency and service vehicle circulation and parking</li><li>- landscaping, waste management</li><li>- all required easements with the adjacent landowners (e.g. driveway access and servicing)</li><li>- servicing and grading</li><li>- noise requirements</li><li>- sustainability initiatives.</li></ul></li><li>▪ All issues identified through the review of the Site Development File must be addressed to the satisfaction of the City.</li></ul> |
| m. | Future Condominium Application          | <ul style="list-style-type: none"><li>▪ A future Draft Plan of Condominium Application (Common Elements) will be required, if the subject applications are approved, to create a condominium corporation for the proposed private road, visitor parking and amenity space.</li></ul>   |

#### **Financial Impact**

Not applicable

#### **Broader Regional Impacts/Considerations**

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018**

Item 4, CW (PH) Report No. 15 – Page 10

#### **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.

This report was prepared in consultation with the Director of Development Planning and Interim Senior Manager of Development Planning. For more information, please contact Mary Caputo, Senior Planner - OMB, Development Planning Department, at Extension 8635.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision
4. Site Plan and Proposed Zoning
5. Landscape Plan
6. Typical Elevation Plan (Building 1)
7. Typical Elevation Plan (Building 25)

#### **Prepared by**

Mary Caputo, Senior Planner – OMB, ext. 8635

(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.)



**BRATTYS** <sup>LLP</sup>  
BARRISTERS AND SOLICITORS

PUBLIC HEARING  
COMMUNICATION

Date: April 4/18 ITEM NO. 4

PLEASE REFER TO:  
Helen A. Mihailidi (Ext. 277)  
Email: [hmiailidi@bratty.com](mailto:hmiailidi@bratty.com)  
Assistant: Kellie White (Ext. 275)  
Email: [kwhite@bratty.com](mailto:kwhite@bratty.com)

**Delivered via Email  
and Courier**

March 29, 2018

The Corporation of The City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Mary Caputo, Senior Planner

Dear Madam:

**RE: BLOCK 33 WEST DEVELOPMENT AREA**  
**AND RE: Vaughan NW Residences Inc. - Application re: Official Plan Amendment File**  
**OP.18.004, Zoning By-Law Amendment File Z.18.001 and Draft Plan of**  
**Subdivision File 19T-18V002**  
**AND RE: Committee of the Whole (Public Hearing) - April 4, 2018**

We act as solicitors on behalf of the Block 33 West Landowners Group (the "Block 33 West Group") and Block 33 West Properties Inc. (the "Trustee") pursuant to the Block 33 West Cost Sharing Agreement entered into by the Block 33 West Group in respect of the development of lands within the Block 33 West Community.

We understand that Vaughan NW Residences Inc., a landowner within the Block 33 West development area (the "Block 33 West Community"), is proceeding with the development of their lands in the near future and have applied to amend the policies of Vaughan Official Plan 2010, Volume 2 Area Specific Policy 12.6, and to amend Zoning By-law 1-88, as well as submitted application for Draft Plan of Subdivision File 19T-18V002.

As you may know, the owners within the Block 33 West Community have provided, constructed and/or financed certain community lands and infrastructure within or appurtenant to the Block 33 West Community which will benefit the lands within the Block 33 West Community.

Accordingly, the Block 33 West Group hereby requests that, as a condition of the development of lands within the Block 33 West development area, including the above-referenced lands, the owner of such lands be required to enter into arrangements with the Block 33 West Group with respect to the sharing of the costs and burdens related to the community lands and infrastructure provided or constructed by the Block 33 West Group and from which the applicant's lands will benefit.

In addition, the Block 33 West Group wishes to ensure that the proposed development of the subject lands will not:

(a) damage the existing roads, services and/or infrastructure which have already been completed by the Block 33 West Group within the Block 33 West Community (the "Block Roads and Services"); and

(b) adversely affect and/or delay the final assumption of the Block Roads and Services by the City (or other applicable authority).

Finally, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the Block 33 West Community.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,

**BRATTYS LLP**



Helen A. Mihailidi

HAM/klw



**Steven C. Ferri\***  
**\*Steven C. Ferri Professional Corporation**  
Tel: (416) 748-4752  
Email: [sferri@loonix.com](mailto:sferri@loonix.com)

**BY EMAIL TO [mary.caputo@vaughan.ca]**

April 2, 2018

Mary Caputo, Senior Planner  
City of Vaughan  
2141 Major Mackenzie Drive  
Maple, Ontario  
L6A 1T1

Dear Mary Caputo,

**RE:       Applicant Name: Vaughan NW Residences Inc.**  
**Official Plan Amendment File: OP.18.004**  
**Zoning By-law Amendment File: Z.18.001**  
**Draft Plan of Subdivision File: 19T-18V002**  
**Address: 10083 & 10101 Weston Road, Vaughan**  
**Our file: LODW007**

We are the solicitors for Ozner Corporation (South) ("Ozner") and we write with respect to the public meeting scheduled to take place on April 4, 2018, for the above reference development applications ("Applications").

Ozner is the owner of the lands legally described as Block 10, Plan 65M4283 in the City of Vaughan ("Ozner Lands"). Ozner intends to develop its lands in the near future.

Given the proximity of the Ozner Lands to the proposed development, Ozner may have concerns with the Applications and is hereby reserving its right to provide further written and oral comments once further information has been provided and it has had an opportunity to assess the Applications in detail. We ask that you accept this letter as a formal request for notice of any future events, meetings and statutory meetings, and for copies of any reports, comments, or other submissions made either to the City or by the City or its staff which deal with the Applications or any related matter, including any decisions respecting same.

Yours truly,

**LOOPSTRA NIXON LLP**

  
Per: Steven C. Ferri

**PUBLIC HEARING**  
**COMMUNICATION** C4  
Date: Apr 4/18 ITEM NO. 4



## Millwood-Woodend Rate Payers Association - Deput

### Public Hearing

Apr 4<sup>th</sup>, 2018

RE: OFFICIAL PLAN AMENDMENT FILE OP.18.004 ZONING BY-LAW AMENDMENT FILE Z.18.001 DRAFT  
PLAN OF SUBDIVISION FILE 19T-18V002 VAUGHAN NW RESIDENCES INC.

---

My name is Tim Sorochinsky and I am the President of the Millwood-Woodend Ratepayers Association. Our association represents all of the estate properties in the vicinity of Major Mackenzie and Pine Valley, and all of Block 40.

We would like to provide the following comments regarding the proposal:

- We would prefer a higher mix of 2.5 storey verses 3 storey units as this is more compatible with the existing residential neighbourhood. As a minimum, townhouses adjacent to the existing subdivision should be 2-2.5 storeys, transitioning to 3 storeys to the south.
- Confirmation that the layout and street widths can accommodate emergency vehicles and snow clearing operations.
- Request that that design of the Townhouses be submitted and approved in conjunction with the application, and that the townhouses are in keeping with the existing residential built form including but not limited to scale, colour, and design features .
- We are concerned with the compatibility of the proposed residential layout with the remaining remnant parcel at the NE corner of Major Mackenzie Drive and Weston Road which was designated as commercial. We would like the applicant to demonstrate how the remnant parcel can be developed for commercial uses if it is different from the originally approved plan.

Tim Sorochinsky

President, Millwood-Woodend RPA

## Committee of the Whole (Public Hearing) Report

---

**DATE:** Wednesday, April 04, 2018

**WARD:** 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.004  
ZONING BY-LAW AMENDMENT FILE Z.18.001  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V002  
VAUGHAN NW RESIDENCES INC.  
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.004 and Z.18.001 and Draft Plan of Subdivision File 19T-18V002 (Vaughan NW Residences Inc.) for the subject lands shown on Attachments #1 and #2, to amend City of Vaughan Official Plan 2010 and Zoning By-law 1-88, to permit the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7.

**Recommendation**

1. THAT the Public Hearing report for Files OP.18.004, Z.18.001 and 19T-18V002 (Vaughan NW Residences 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.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed amendment to the City's Official Plan and Zoning By-law and for the approval of residential Draft Plan of Subdivision permit the development of 179, 3-storey townhouse dwellings.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

### **Background**

The subject lands shown on Attachments #1 and #2 are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachments #1 and #2.

### ***Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development***

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2 to permit the development of 179, 3-storey townhouse dwellings, as shown on Attachments #4 to #7:

1. Official Plan Amendment File OP.18.004 to amend Vaughan Official Plan 2010, Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height for a townhouse dwelling from 2 ½-storeys to 3-storeys.
2. Zoning By-law Amendment File Z.18.001 to rezone the subject lands from C5(H) Community Commercial Zone with the Holding Symbol "(H)", as shown on Attachment #2, to RT1 Residential Townhouse Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-18V002, as shown on Attachment #3, for the approval of a residential Draft Plan of Subdivision consisting of one 5.038 ha block.

### ***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: March 9, 2018.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the Weston Road frontage in accordance with the City's Notice Signs Procedures and Protocols.



- b) Circulation Area: 200 m, the Vellore Woods Ratepayers' Association and the Millwood Woodend Ratepayers' Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

#### ***An amendment to Vaughan Official Plan 2010 is required to permit the proposed Development***

The subject lands are designated "Mid-Rise Mixed Use" with a "Commercial District" overlay by Vaughan Official Plan (VOP) 2010, Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road. This designation permits 2½-storey townhouse dwellings, a minimum residential density of 17 units per hectare and a maximum density of 40 units per hectare. The proposed development is for 179, 3-storey townhouse dwellings with a density of 35.2 units per hectare. An amendment to VOP 2010 is required to increase the maximum permitted building height from 2½ to 3-storeys.

#### ***Amendments to Zoning By-law 1-88 are required to permit the development proposal***

The subject lands are zoned C5(H) Community Commercial Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1327), which does not permit townhouses. The Owner proposes to rezone the subject lands to RT1 Residential Townhouse Zone with the following site-specific zoning exceptions:

Table 1:

|    | <b>By-law Standard</b>      | <b>RT1 Residential Townhouse Zone Requirements</b>   | <b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>   |
|----|-----------------------------|--|--|
| a. | Frontage on a Public Street | No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected | No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected |

|    | <b>By-law Standard</b>                                 | <b>RT1 Residential Townhouse Zone Requirements</b> | <b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>   |
|----|--|--|--|
|    |  | fronts upon an improved public street.             | fronts upon an improved public or private street.  |
| b. | Minimum Lot Frontage                                   | 6 m/unit   | <p>5.6 m/unit<br/>(Buildings 1 to 12, and 17 to 20)</p> <p>5.8 m/unit<br/>(Buildings 13 to 16, and 21 to 34)</p>   |
| c. | Minimum Lot Area                                       | 162 m <sup>2</sup>                                 | <p>140 m<sup>2</sup></p> <p>116.1 m<sup>2</sup><br/>(Lots for Building 24, Units 120 and 121)</p>  |
| d. | Minimum Front Yard                                     | 4.5 m  | <ul style="list-style-type: none"> <li>• 2.4 m</li> <li>• 1.5 m between the main building and a sidewalk<br/>(Units 16, 17, 60, 61, 70, 71, 80, 81, 91, 92, 102, 126, 134, 138, 139, 144, 145, 150, 151, 156, 157, 161, 162, 167, 168, 173, 174, 179)</li> </ul> |
| e. | Minimum Rear Yard                                      | 7.5 m  | <p>3 m<br/>(Buildings 1-12, 17 - 20)</p> <p>7 m<br/>(Buildings 13 to 16, 21, 22, 24, 25 and 27-34)</p>   |
| f. | Minimum Interior Yard Setback to a Walkway or Greenway | 3.5 m  | <p>1.3 m<br/>(Units 16, 17, 35, 47, 48, 161 and 162)</p>   |

|    | <b>By-law Standard</b>   | <b>RT1 Residential Townhouse Zone Requirements</b> | <b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>  |
|----|--|--|---|
| g. | Minimum Exterior Side Yard   | 4.5 m  | <ul style="list-style-type: none"> <li>• 2.4 m</li> <li>• 1.5 m between the main building and a sidewalk (Units 1, 71, 81, 91, 92, 118 and 134)</li> </ul>  |
| h. | Minimum Setback to a Site Triangle                                   | 3 m  | 1.5 m<br>(Units 1, 34, 35, 60, 71, 80, 81, 91, 92, 102)   |
| i. | Minimum Lot Depth  | 27 m   | 25.4 m  |
| j. | Maximum Building Height  | 11 m   | 12 m<br>(3-storeys for all units)   |
| k. | Maximum Garage Width   | 3.048 m for lots less than 11 m in frontage        | <ul style="list-style-type: none"> <li>• 3.048 m for an interior lot with a frontage less than 7 m;</li> <li>• 6 m for an interior lot with a frontage of 7 m or greater; and</li> <li>• 6 m for a corner lot.</li> </ul> |
| l. | Maximum Driveway Width<br>With lots that have Less Than 9 m Frontage | 3.75 m   | 5.96 m<br>(Units 6, 7, 12, 13 16, 17, 22, 23, 28, 29, 39, 40, 43, 44, 47, 48, 50, 51, 55, 56, 85, 86, 97 and 98)  |

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.

***Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

|    | <b>MATTERS TO BE REVIEWED</b>                                 | <b>COMMENT(S)</b>   |
|----|---|---|
| a. | Provincial Policies, Regional and City Official Plan Policies | <ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, the Oak Ridges Moraine Conservation Plan, the York Region Official Plan, and Vaughan Official Plan 2010.</li> <li>▪ The proposed development will be reviewed in consideration of the policies of VOP 2010 Volume 2 Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road. Specifically, Section 12.6.2.3, requiring that the development of this quadrant be undertaken on a comprehensive basis.</li> </ul> |
| b. | Appropriateness of Proposed Site-Specific Zoning Exceptions   | <ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the subject lands to permit the development of 179 townhouses, as shown on Attachment #4 to #7, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to built-form compatibility.</li> </ul>   |
| c. | Holding Symbol “(H)”  | <ul style="list-style-type: none"> <li>▪ The subject lands are zoned with the Holding Symbol “(H)” which can be removed upon the approval of a Site Development Application for the lands and the submission of an updated Block Plan for Block 33 West to the City.</li> <li>▪ The need to maintain the Holding Symbol “(H)” on the subject lands in consideration of for the current development proposal and the conditions for its removal will be reviewed.</li> </ul>   |
| d. | Draft Plan of Subdivision                                     | <ul style="list-style-type: none"> <li>▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements.</li> </ul>  |

|    | <b>MATTERS TO BE REVIEWED</b>             | <b>COMMENT(S)</b>  |
|----|---|--|
| e. | Studies and Reports                       | <ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> <li>– Community Services and Facilities Study</li> <li>– Phase 1 Environmental Site Assessment (ESA)</li> <li>– Phase 2 Environmental Site Assessment (ESA)</li> <li>– Soil Investigation Report</li> <li>– Urban Design and Sustainability Brief</li> <li>– Feasibility Environmental Noise report</li> <li>– Arborist Report</li> <li>– Functional Servicing Report</li> <li>– Traffic Impact Study</li> </ul> </li> <li>▪ The Owner is required to submit a Water Balance Assessment as the subject lands fall within the Recharge Protection Area of the Source Protection Plan.</li> </ul> |
| f. | Allocation and Servicing                  | <ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>  |
| g. | Urban Design and Architectural Guidelines | <ul style="list-style-type: none"> <li>▪ The proposed development will be reviewed in consideration of the approved Urban Design and Architectural Design Guidelines for Block 33 West.</li> </ul>   |
| h. | Sustainable Development                   | <ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the applications are approved.</li> </ul>  |

|    | MATTERS TO BE REVIEWED                           | COMMENT(S)   |
|----|--|--|
| i. | Parkland Dedication                              | <ul style="list-style-type: none"> <li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.</li> </ul>  |
| j. | Toronto and Region Conservation Authority (TRCA) | <ul style="list-style-type: none"> <li>The subject lands fall within the Recharge Protection Area of the Source Protection Plan and the Water Balance Assessment report must be reviewed and approved by the TRCA.</li> </ul>  |
| k. | Block 33 West Developers' Group Agreement        | <ul style="list-style-type: none"> <li>The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 West Developers' Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan.</li> </ul>  |
| l. | Related Site Development File DA.18.003          | <ul style="list-style-type: none"> <li>The related Site Development File DA.18.003 will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> <li>the appropriate building and site design</li> <li>the interface of the proposed buildings with Weston Road and Vellore Park Avenue</li> <li>re-evaluation of upgraded building elevations</li> <li>pedestrian and barrier free accessibility</li> <li>vehicular access, internal traffic and emergency and service vehicle circulation and parking</li> <li>landscaping, waste management</li> <li>all required easements with the adjacent landowners (e.g. driveway access and servicing)</li> <li>servicing and grading</li> <li>noise requirements</li> <li>sustainability initiatives.</li> </ul> </li> <li>All issues identified through the review of the Site Development File must be addressed to the satisfaction of the City.</li> </ul> |

|    | <b>MATTERS TO BE REVIEWED</b>  | <b>COMMENT(S)</b>  |
|----|--------------------------------|--|
| m. | Future Condominium Application | <ul style="list-style-type: none"> <li>A future Draft Plan of Condominium Application (Common Elements) will be required, if the subject applications are approved, to create a condominium corporation for the proposed private road, visitor parking and amenity space.</li> </ul> |

### **Financial Impact**

Not applicable

### **Broader Regional Impacts/Considerations**

The applications have been circulated to the York Region Community Planning and Development Services 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.

This report was prepared in consultation with the Director of Development Planning and Interim Senior Manager of Development Planning. For more information, please contact Mary Caputo, Senior Planner - OMB, Development Planning Department, at Extension 8635.

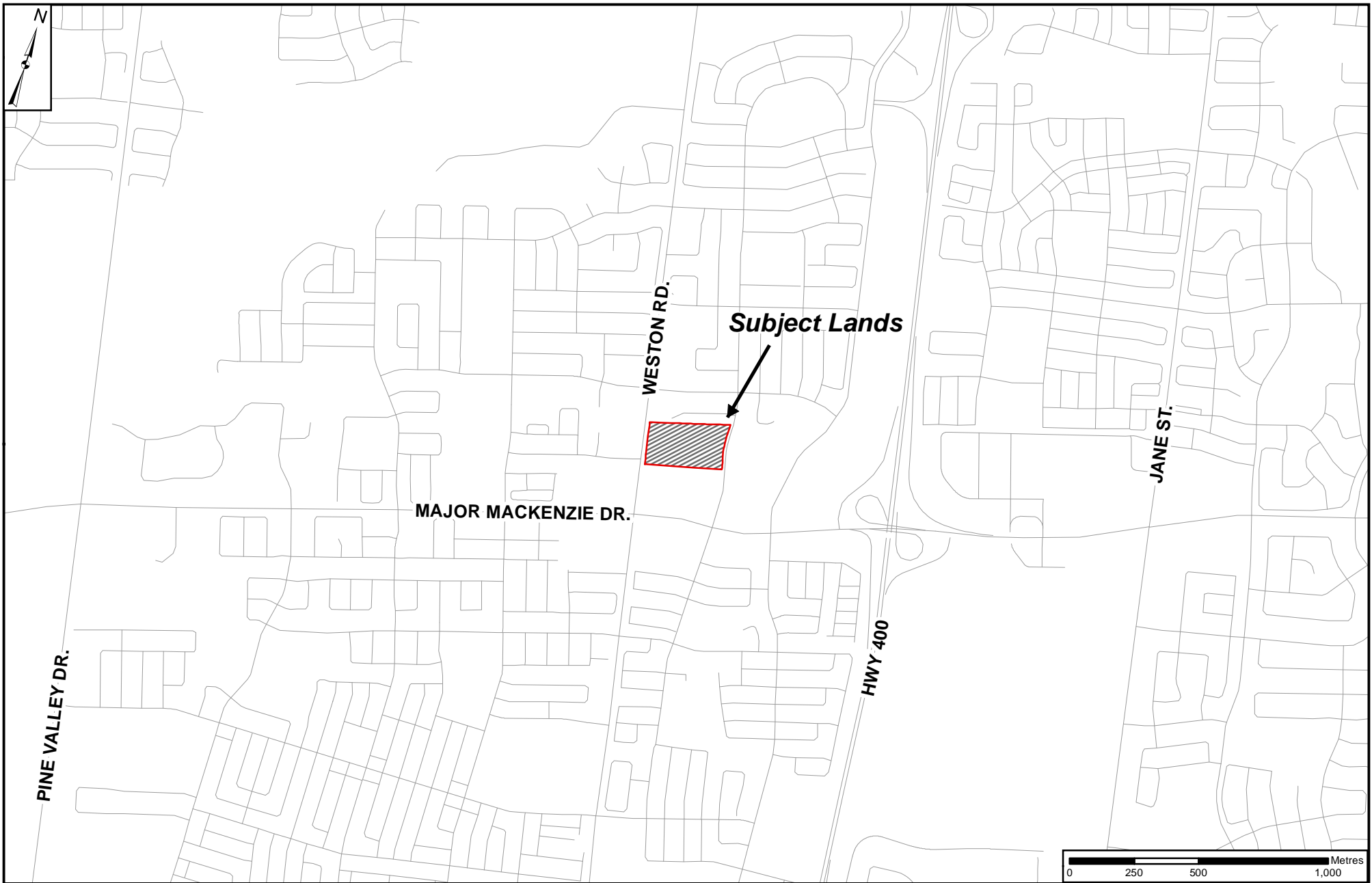
### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision
4. Site Plan and Proposed Zoning
5. Landscape Plan
6. Typical Elevation Plan (Building 1)
7. Typical Elevation Plan (Building 25)

### **Prepared by**

Mary Caputo, Senior Planner – OMB, ext. 8635

/CM



# Context Location Map

**LOCATION:**  
Part Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.

Document Path: N:\GIS\_Archive\Attachments\Z\Z.18.001\Z.18.001\_PH\_ContextLocationMap.mxd



# Attachment

**FILES:** OP.18.004, Z.18.001 & 19T-18V002  
**RELATED FILE:** DA.18.003

**DATE:**  
April 4, 2018

Printed on: 3/8/2018

1





## Location Map

**LOCATION:**  
Part Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.



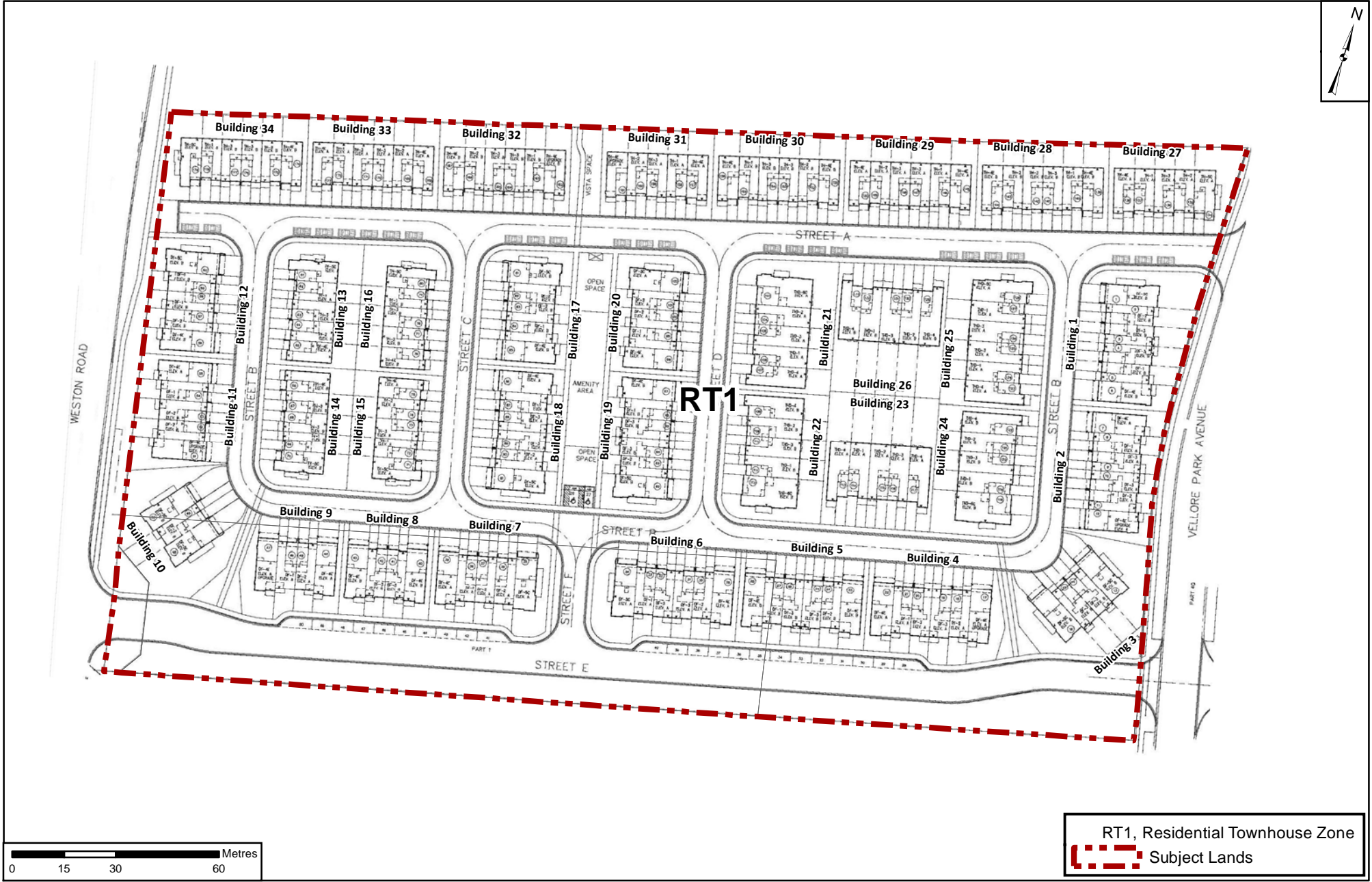
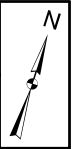
## Attachment

**FILES:** OP.18.004, Z.18.001 & 19T-18V002  
**RELATED FILE:** DA.18.003

**DATE:**  
April 4, 2018

2





# Site Plan and Proposed Zoning

# Attachment

**LOCATION:**  
Part Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.

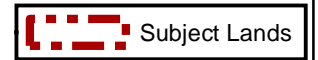
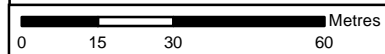
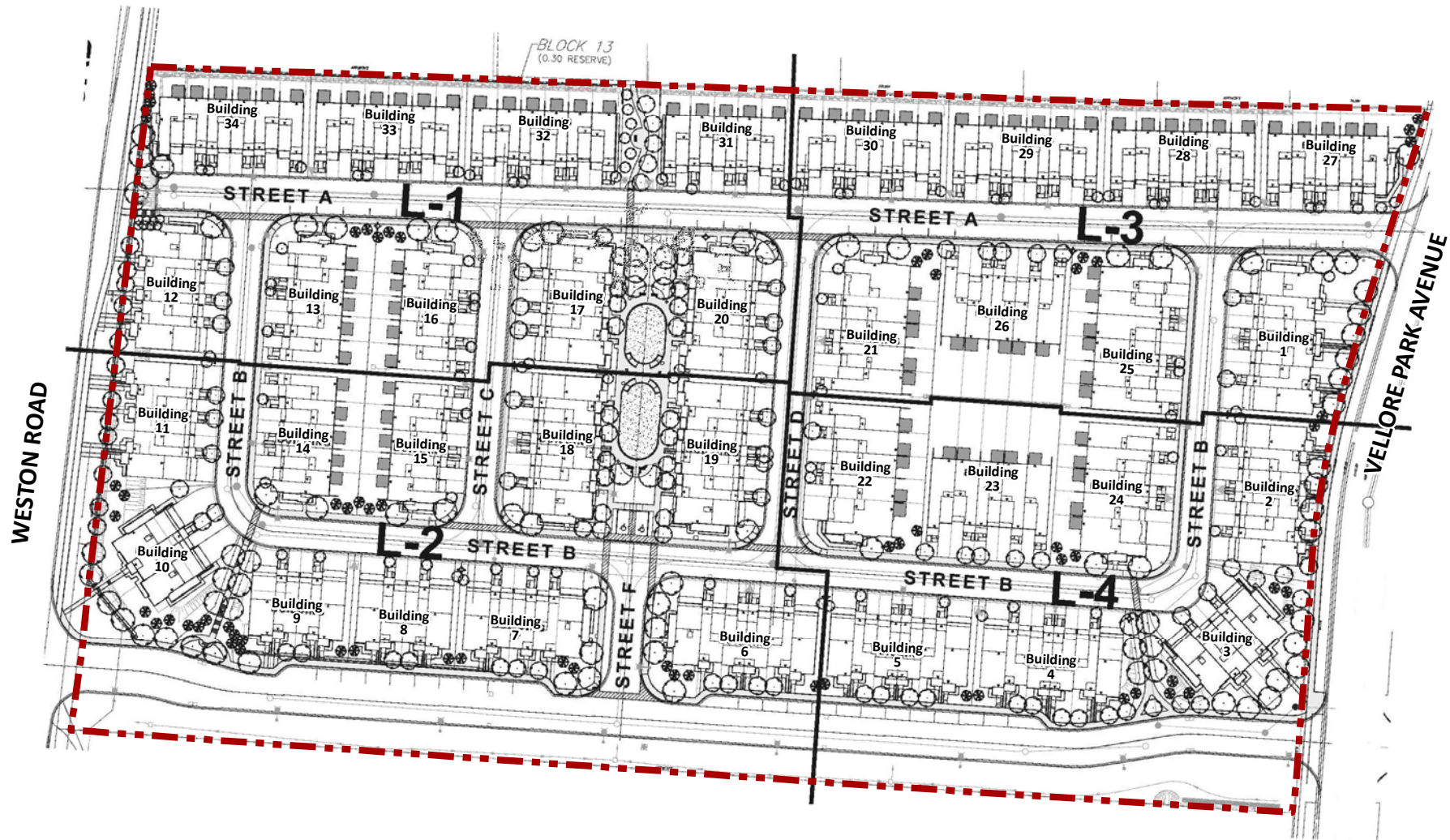


**FILES:** OP.18.004, Z.18.001 & 19T-18V002  
**RELATED FILE:** DA.18.003

**DATE:**  
April 4, 2018

4





# Landscape Plan

**LOCATION:**  
Part Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.

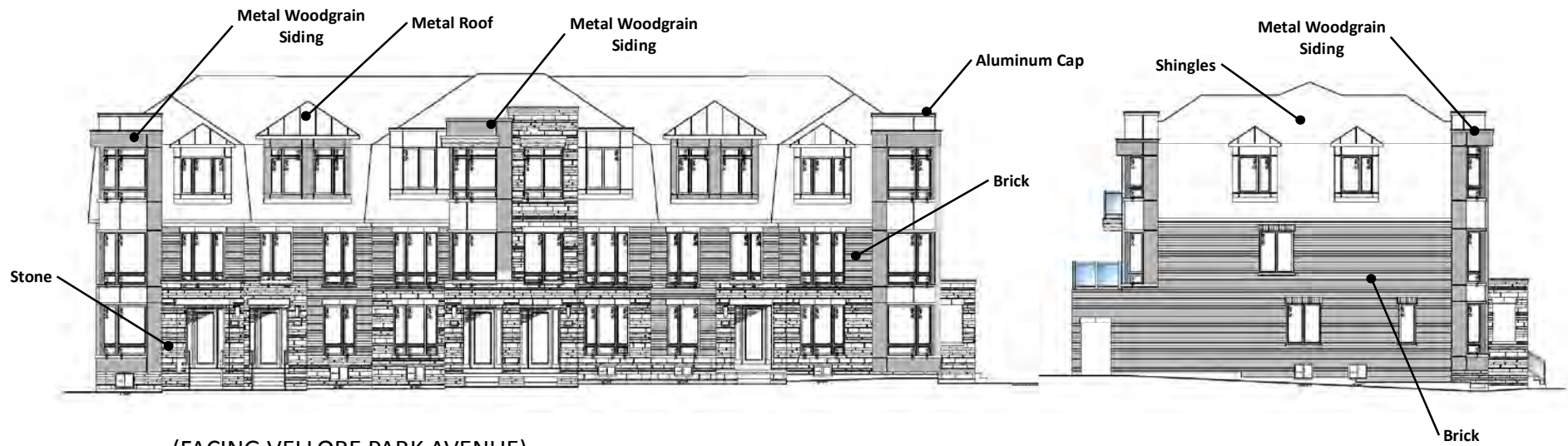


**FILES:** OP.18.004, Z.18.001 & 19T-18V002  
**RELATED FILE:** DA.18.003

**DATE:**  
April 4, 2018

5

Attachment



(FACING VELLORE PARK AVENUE)



(FACING STREET B)

## Typical Elevation Plan (Building 1)

**LOCATION:**  
Part Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.

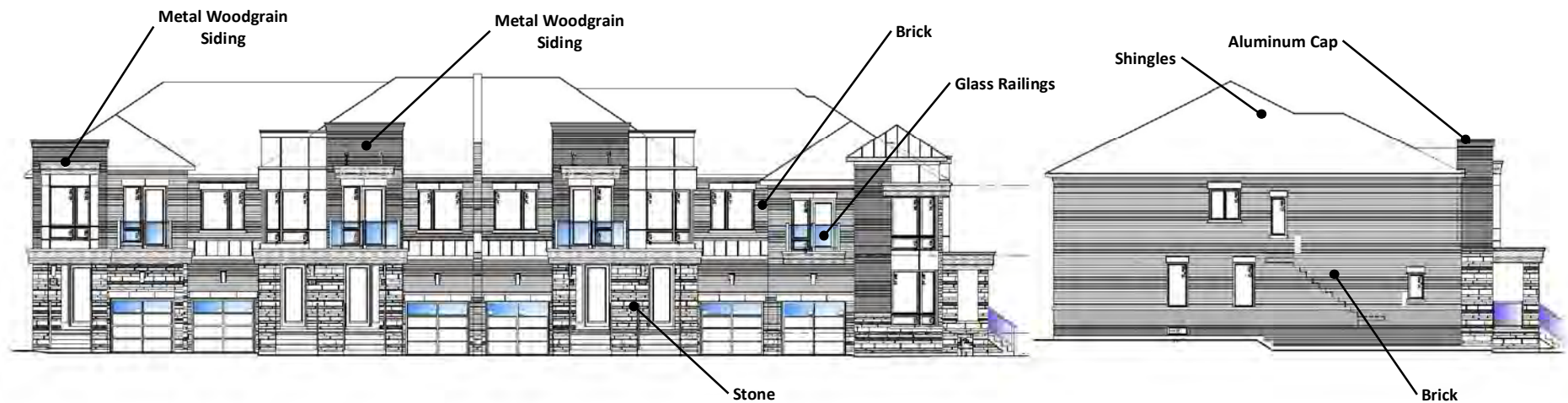


**FILES:** OP.18.004, Z.18.001 & 19T-18V002  
**RELATED FILE:** DA.18.003

**DATE:**  
April 4, 2018

6





(FACING STREET B)



(REAR ELEVATION)



## Typical Elevation Plan (Building 25)

**LOCATION:**  
Part Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.



## Attachment

**FILES:** OP.18.004, Z.18.001 & 19T-18V002  
**RELATED FILE:** DA.18.003

**DATE:**  
April 4, 2018

7