

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

2

CICCHINO HOLDINGS LTD.

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

1. THAT the Public Hearing report for File 19T-14V001 (Cicchino Holdings Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability 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 Meeting was circulated: April 4, 2014
- b) Circulation Area: 150 m and the East Woodbridge Community Association, Millwood Woodend Ratepayers Association and Vellore Woods Ratepayers Association. A Notice of Public Hearing was posted on the City's Website at www.vaughan.ca. A Notice sign was also installed on the property.
- c) Comments Received as of April 15, 2014: None

To receive comments from the public and the Committee of the Whole on Draft Plan of Subdivision File 19T-14V001 respecting the subject lands shown on Attachments #1 and #2, to create four blocks of land under a Plan of Subdivision to facilitate the development of the property with a park (Block 1), semi-detached and block townhouse dwellings (Block 2), apartment dwellings (Block 3), and commercial/retail and office uses (Block 4), as shown on Attachment #3.

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Item 2, CW(PH) Report No. 20 – Page 2

The permitted uses and development policies and requirements for this subdivision were established in 2010 as approved by the Ontario Municipal Board in 2011 through the approval of related amendments to the Official Plan and Zoning By-law.

Background - Analysis and Options

On November 23, 2011, the Ontario Municipal Board approved implementing Official Plan Amendment #712 and Zoning By-law 234-2010 on the subject lands, to facilitate a mixed-use residential and commercial development consisting of 2 residential apartment buildings with a maximum building height of 12-storeys and a maximum unit count of 430 apartment dwelling units; semi-detached and block townhouse units comprising a maximum of 68 block townhouse and 2 semi-detached dwelling units or a maximum of 70 block townhouse units; and, 2 commercial buildings with maximum building heights of 2 and 3 storeys and a combined gross floor area of 2,473 m².

Location	<ul style="list-style-type: none">Northwest corner of Major Mackenzie Drive and Weston Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated "Mid-Rise Mixed-Use" with a permitted maximum building height of 12-storeys and a maximum Floor Space Index (FSI) of 1.581 by Vaughan Official Plan 2010 (VOP 2010). VOP 2010 permits the proposed semi-detached, block townhouse, high density residential and commercial/retail and office uses on the subject lands. The proposed draft plan of subdivision will facilitate the development of the subject lands with land uses permitted by VOP 2010.The application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">The subject lands are zoned RA3(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)", and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1351).The application complies with Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachments #1 and #2.

Preliminary Review

Following a preliminary review of the application, the 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 be reviewed in consideration of the applicable City Official Plan policies.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 2, CW(PH) Report No. 20 – Page 3

b.	Compliance with Site-Specific Zoning Exception 9(1351)	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable Zoning By-law requirements.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none">▪ The proposed draft plan of subdivision will be reviewed in consideration of the surrounding land uses. In addition, the applicable draft plan subdivision conditions will be reviewed to ensure appropriate road alignments and connections, servicing and grading, and other municipal, regional and commenting agency requirements, should the application be approved.
d.	Traffic Impact Study	<ul style="list-style-type: none">▪ The Traffic Impact Study and Update submitted in support of the application must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department, and address issues including access to the subject lands and traffic volumes from the proposed development.
e.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ The Phase I ESA (Environmental Site Assessment) submitted in support of the application must be updated to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The Owner is required to submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to a technical report for the application being considered by the Vaughan Committee of the Whole.
f.	Servicing	<ul style="list-style-type: none">▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City, including if there are any cost sharing requirements with the Developers' Group for the Block 40 South Plan.▪ The subject lands are currently zoned with the Holding Symbol "(H)". A condition for the removal of the Holding Symbol "(H)" requires that servicing is identified and allocated to the subject lands, or portion thereof, by Vaughan Council.
g.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The Owner must prepare Urban Design Guidelines and Architectural Design Guidelines for the subject lands.
h.	Parkland Dedication	<ul style="list-style-type: none">▪ The provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act will be required.

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Item 2, CW(PH) Report No. 20 – Page 4

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to York Region 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 application will be considered in the technical review of the application, 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. Draft Plan of Subdivision File 19T-14V001

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.)

HUMPHRIES PLANNING GROUP INC.

HPGI File: 11280
April 28, 2014

c. <u>6</u>
Communication
CW: <u>Apr 29/14</u>
Item: <u>35</u>

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Maple, ON L6A 1T1

Attn: Jeffrey Abrams, Clerk

Re: Comment Letter
SPA Justification Report - Woodbridge Centre Secondary Plan
Market Lane Holdings Ltd
112-116 Woodbridge Ave, Vaughan (the "Site")

Humphries Planning Group Inc. represents Market Lane Holdings Ltd. with respect to the above noted Site. Market Lane Holdings Ltd. submitted planning applications (OP.11.002 and Z.06.079) for Official Plan Amendment and Zoning By-Law Amendment to permit a 7-storey 70 unit residential apartment building (condominium) on the Site. The applicant has filed an appeal of the VOP 2010 to the OMB and is a party to the OMB process. The scope of the appeal includes the entirety of Volume 2 Chapter 4, being the Woodbridge Centre Secondary Plan (WCSP).

Review of the Staff Report and attachments indicates that the site is considered as low risk and has safe access (Figure 6-5 of Attachment 2 - Justification Report - page 48). The Report does not indicate how the City will be processing planning applications in relation to the Study's findings. We request that Council direct Staff to continue to process the subject applications with appropriate implementing documents to be approved in principle as appropriate by Council until the SPA (with Ministerial approval) is approved by the OMB.

Should you require anything further please contact the undersigned at ext 246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.


Rosemarie Humphries BA., MCIP, RPP
President

216 Chrislea Road
Suite 103
Vaughan, ON
L4L 8S5

T: 905-264-7678
F: 905-264-8073

cc: Mayor and Members of Committee of the Whole
Market Lane Holdings Ltd

www.humphriesplanning.com

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P.2014.16

WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

Recommendation

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

1. THAT the Public Hearing report for File 19T-14V001 (Cicchino Holdings Ltd.) BE RECEIVED; and, that any issues identified be addressed by the 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

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Purpose

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Report prepared by:

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

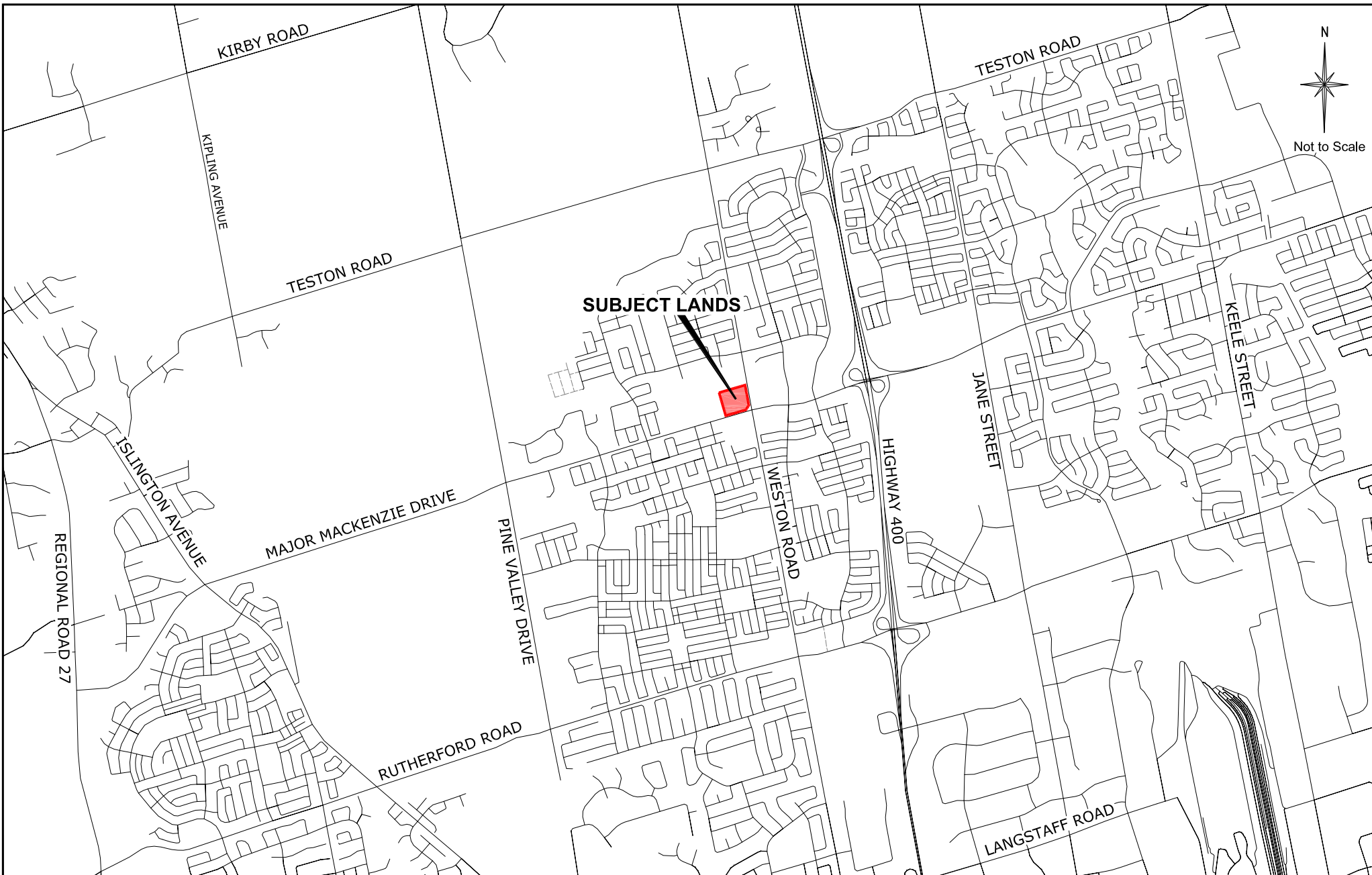
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

Location: Part of Lot 21,
Concession 6

Applicant:
Cicchino Holdings Ltd.

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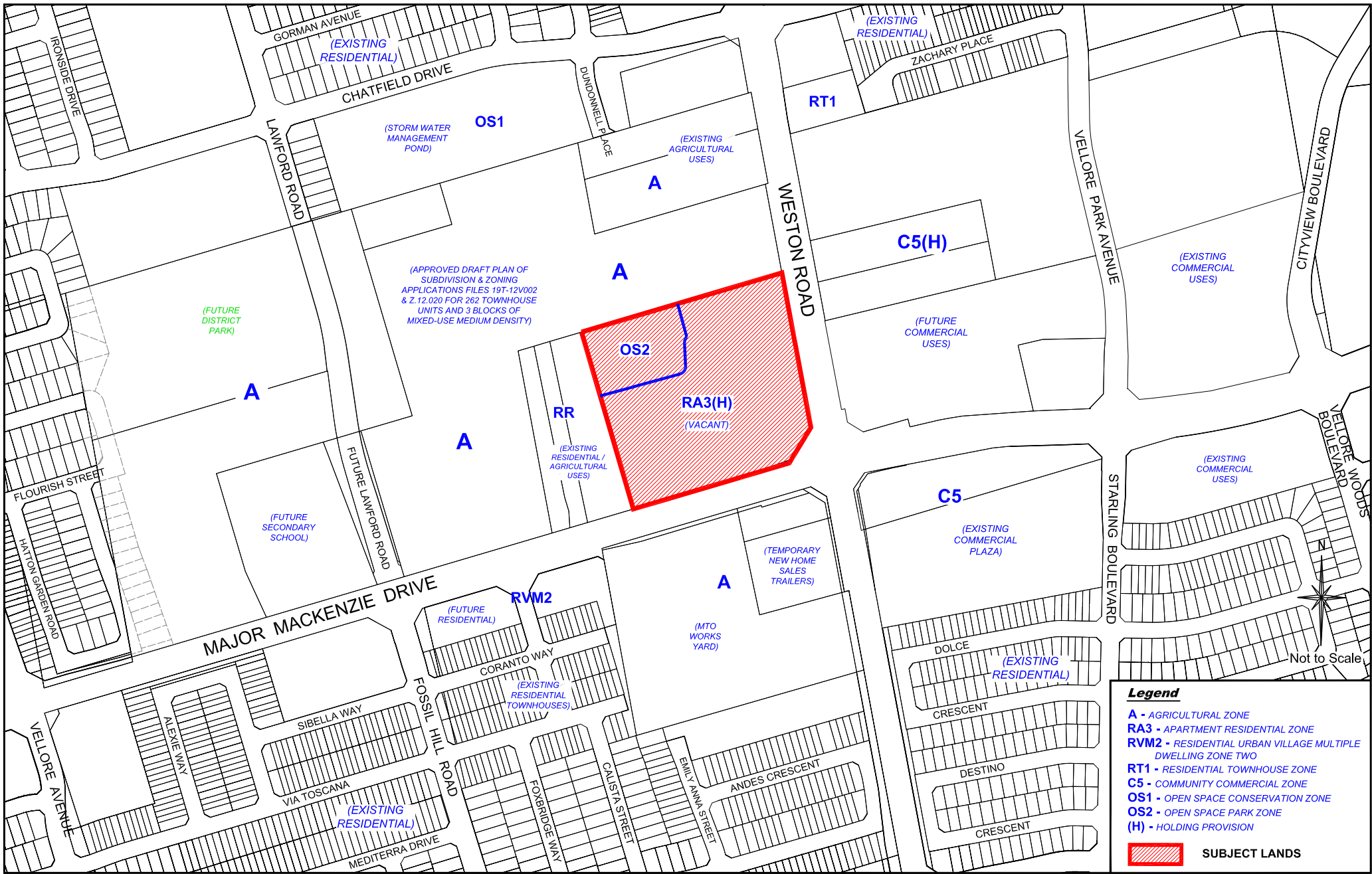


Attachment

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

Date: April 29, 2014

1



Location Map

Location: Part of Lot 21,
Concession 6

Applicant:
Cicchino Holdings Ltd.

N:\DFT\1 ATTACHMENTS\19\19T-14V001.dwg

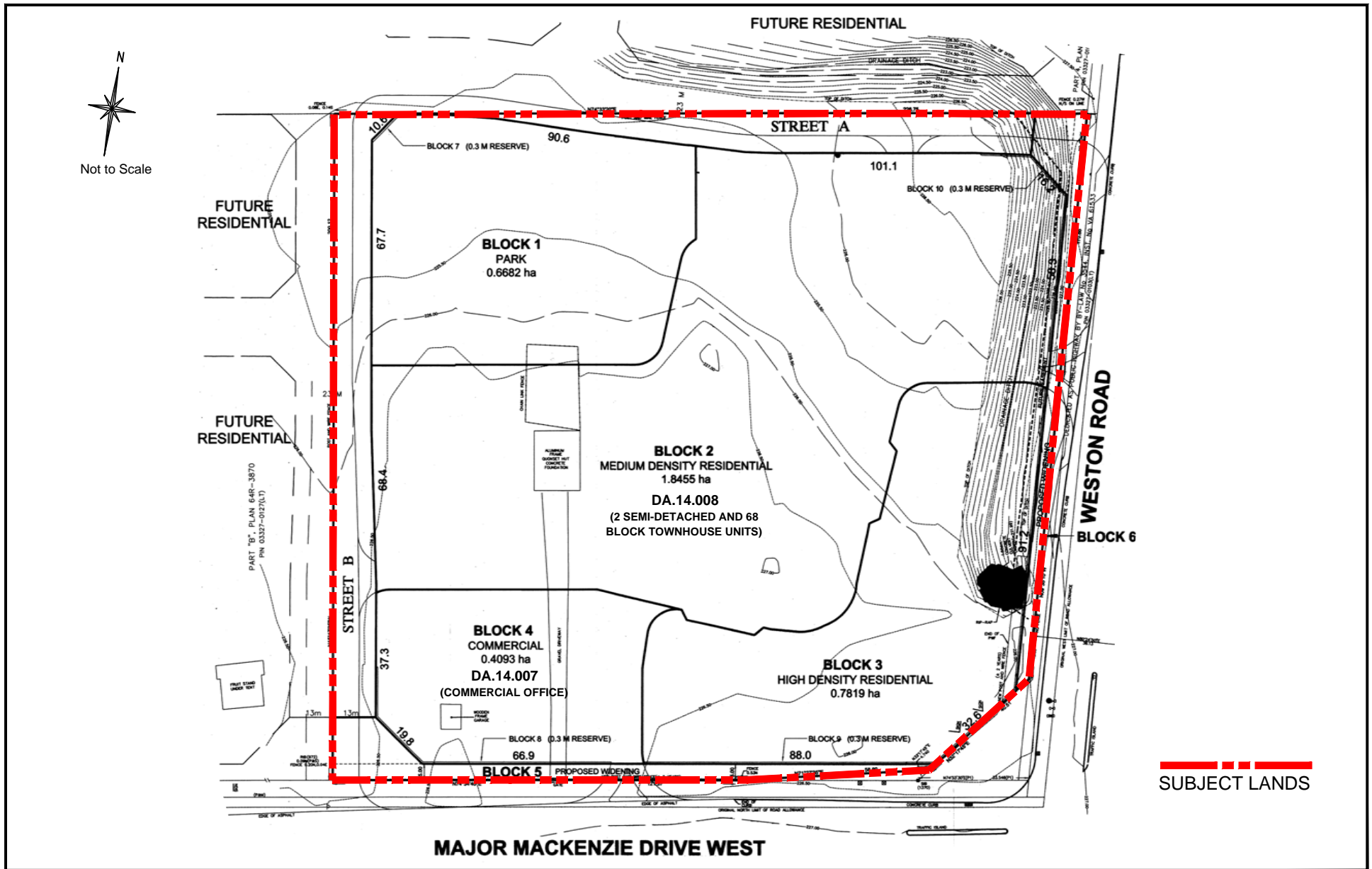


Attachment

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

Date: April 29, 2014

2



Draft Plan of Subdivision *File 19T-14V001*

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



Attachment

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

Date: April 29, 2014

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