

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016**

Item 2, Report No. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

**2**

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V012  
FUMATA INVESTMENT CORP.  
WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved;
- 2) That the following be approved in accordance with Communication C27 from the Deputy City Manager, Planning & Growth Management, dated May 3, 2016:

That this Communication, be received, as information; and

- 3) That the following deputations be received:

1. Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant;
2. Ms. Janet Levi, Glenheron Crescent, Maple; and
3. Mr. Arthur Navarro, Rivermill Crescent, Vaughan.

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for File 19T-15V012 (Fumata Investment Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

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

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Hearing was circulated: April 8, 2016. 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 installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m.
- c) Comments Received – Prior to the formal Notice Circulation:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

#### Item 2, CW(PH) Report No. 22 – Page 2

- i. An email was received on February 4, 2016, from a concerned resident (janetandben@outlook.com – no street address) wondering how adding 30 new homes right next to the school (Herbert Carnegie Public School) is going to affect traffic and an overload of children to a school that is already full.

Any additional 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 Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### Purpose

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

1. Draft Plan of Subdivision File 19T-15V012 to facilitate the proposed residential development shown on Attachment #3, consisting of the following:

Lots 1-30 inclusive for detached dwelling units	1.930 ha
Buffer (Block 31)	0.081 ha
Walkway (Block 32)	0.001 ha
0.3 m Reserves (Blocks 33-35)	0.001 ha
Road (Street 'A')	0.422 ha
	2.435 ha

#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>On the east side of Via Romano Boulevard, south of Teston Road, more specifically located east of Twelve Oaks Park, City of Vaughan, as shown on Attachments #1 and #2.</li><li>The vacant subject lands were intended to be developed with a school. However, the York Region Separate School Board has advised that the subject lands are surplus to their needs and no longer required for a school, and that the land was sold to the Owner.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>"Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.</li><li>The subject lands are located within the Oak Ridges Moraine Conservation Plan Area (ORM) and identified as Oak Ridges Moraine Settlement Area, which permits the proposed development to occur on the subject lands, subject to the provisions of the ORM Plan.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016**

Item 2, CW(PH) Report No. 22 – Page 3

Zoning	<ul style="list-style-type: none"><li>RD3 Residential Detached Zone Three (detached units on a lot with a minimum 18 m frontage), subject to Exception 9(1205) by Zoning By-law 1-88. The proposed lots comply with the Zoning By-law. The Owner is not proposing any exceptions to the minimum development standards in 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**

Following a preliminary review of the application, the Vaughan 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.	City Official Plan Policies and ORM Plan	<ul style="list-style-type: none"><li>The application will be reviewed in consideration of the applicable City Official Plan policies and the Oak Ridges Moraine Conservation Plan.</li></ul>
b.	Draft Plan of Subdivision	<ul style="list-style-type: none"><li>The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing surrounding land uses, lot sizes and lotting pattern.</li><li>The proposed lots, driveway configurations, sidewalk location and future walkway block to the adjacent public park (Twelve Oaks Park), will be reviewed to ensure compatibility and functionality.</li><li>Should the application be approved, the required Draft Plan of Subdivision conditions will ensure the appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and public agency requirements.</li></ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"><li>The proposed development must conform to the approved Block 12 Community Architectural Design Guidelines and Block 12 Landscape Masterplan and Urban Design Guidelines.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016**

Item 2, CW(PH) Report No. 22 – Page 4

d.	Studies and Reports	<ul style="list-style-type: none"><li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City or respective public approval authority:<ul style="list-style-type: none"><li>- Environmental Site Assessment (ESA) Phases 1 and 2</li><li>- Tree Inventory</li><li>- Environmental Impact Statement</li><li>- Urban Design and Sustainability Brief</li><li>- Archaeological Clearance</li><li>- Functional Servicing Report</li><li>- Stormwater Management Report</li><li>- Noise Report</li><li>- Soils Report</li></ul></li></ul>
e.	Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the application is approved.</li></ul>
f.	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 and drought tolerant landscaping, will be reviewed.</li></ul>
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The subject lands abut lands designated “Natural Areas” by VOP 2010, that are within the Oak Ridges Moraine Settlement Area regulated by the Toronto and Region Conservation Authority (TRCA). The application must be reviewed to the satisfaction of the TRCA.</li><li>▪ The proposed 5 m buffer block (Block 31) is to be deeded to the TRCA in public Ownership. This Block is currently zoned RD3 Residential Zone and should be rezoned to OS5 Open Space Environmental Protection Zone consistent with the adjacent Open Space lands. The proposed residential development conforms with Zoning By-law 1-88, and therefore, the Owner has not submitted a Zoning By-law Amendment Application. Consideration will be given to maintaining Block 31 with an RD3 Zone in public ownership or the appropriate mechanism to rezone the lands to OS5 Zone.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016**

Item 2, CW(PH) Report No. 22 – Page 5

h.	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's Cash-in-Lieu Policy, should the application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Solicitor, Real Estate Department.</li></ul>
----	---------------------	---

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to the Region of York 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 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. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V012

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483

(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.)



**VAUGHAN**

# memorandum

C 27  
Communication  
CW (PH)  
May 3, 2016

**DATE:** MAY 3, 2016

**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL

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

**RE:** COMMUNICATION - ITEM #2, MAY 3, 2016, COMMITTEE OF THE WHOLE  
(PUBLIC HEARING)

DRAFT PLAN OF SUBDIVISION FILE 19T-15V012  
FUMATA INVESTMENT CORP.  
WARD 4 – VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD

Item - 2

## Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

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

## Background

The Public Hearing Report for the above-noted item incorrectly identified certain information, which will be correctly referenced in a future technical report to the Committee of the Whole as follows:

1. The Zoning section of the report identified the minimum lot frontage requirement for the RD3 Residential Detached Zone Three as 18 m, whereas, the minimum requirement in Zoning By-law 1-88 is 12 m.
2. The report identified in Matter to be Reviewed h) that the Owner was 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 Planning Act and the City's Cash-in-Lieu Policy, should the application be approved, whereas, the Office of the City Solicitor, Real Estate Department has confirmed that the parkland dedication requirement for Block 12 was addressed at the Block Plan stage, and no further parkland or cash-in-lieu is required should this subdivision application be approved by Council.

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager, Planning & Growth Management

MH/CM

Copy to: Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning

**2.     DRAFT PLAN OF SUBDIVISION FILE 19T-15V012  
FUMATA INVESTMENT CORP.  
WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD**

**P.2016.14**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1.     THAT the Public Hearing report for File 19T-15V012 (Fumata Investment Corp.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

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

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)     Date the Notice of a Public Hearing was circulated: April 8, 2016. 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 installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b)     Circulation Area: 150 m.
- c)     Comments Received – Prior to the formal Notice Circulation:
  - i.     An email was received on February 4, 2016, from a concerned resident ([janetandben@outlook.com](mailto:janetandben@outlook.com) – no street address) wondering how adding 30 new homes right next to the school (Herbert Carnegie Public School) is going to affect traffic and an overload of children to a school that is already full.

Any additional 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 Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

**Purpose**

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

1.     Draft Plan of Subdivision File 19T-15V012 to facilitate the proposed residential development shown on Attachment #3, consisting of the following:

Lots 1-30 inclusive for detached dwelling units	1.930 ha
Buffer (Block 31)	0.081 ha
Walkway (Block 32)	0.001 ha
0.3 m Reserves (Blocks 33-35)	0.001 ha
Road (Street 'A')	0.422 ha
	2.435 ha

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>On the east side of Via Romano Boulevard, south of Teston Road, more specifically located east of Twelve Oaks Park, City of Vaughan, as shown on Attachments #1 and #2.</li> <li>The vacant subject lands were intended to be developed with a school. However, the York Region Separate School Board has advised that the subject lands are surplus to their needs and no longer required for a school, and that the land was sold to the Owner.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>"Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.</li> <li>The subject lands are located within the Oak Ridges Moraine Conservation Plan Area (ORM) and identified as Oak Ridges Moraine Settlement Area, which permits the proposed development to occur on the subject lands, subject to the provisions of the ORM Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>RD3 Residential Detached Zone Three (detached units on a lot with a minimum 18 m frontage), subject to Exception 9(1205) by Zoning By-law 1-88. The proposed lots comply with the Zoning By-law. The Owner is not proposing any exceptions to the minimum development standards in 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**

Following a preliminary review of the application, the Vaughan 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.	City Official Plan Policies and ORM Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies and the Oak Ridges Moraine Conservation Plan.</li> </ul>
b.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing surrounding land uses, lot sizes and lotting pattern.</li> <li>▪ The proposed lots, driveway configurations, sidewalk location and future walkway block to the adjacent public park (Twelve Oaks Park), will be reviewed to ensure compatibility and functionality.</li> <li>▪ Should the application be approved, the required Draft Plan of Subdivision conditions will ensure the appropriate road alignment and connections, servicing and grading, environmental and other municipal, regional and public agency requirements.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the approved Block 12 Community Architectural Design Guidelines and Block 12 Landscape Masterplan and Urban Design Guidelines.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>- Environmental Site Assessment (ESA) Phases 1 and 2</li> <li>- Tree Inventory</li> <li>- Environmental Impact Statement</li> <li>- Urban Design and Sustainability Brief</li> <li>- Archaeological Clearance</li> <li>- Functional Servicing Report</li> <li>- Stormwater Management Report</li> <li>- Noise Report</li> <li>- Soils Report</li> </ul> </li> </ul>
e.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the application is approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	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 and drought tolerant landscaping, will be reviewed.</li> </ul>
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands abut lands designated “Natural Areas” by VOP 2010, that are within the Oak Ridges Moraine Settlement Area regulated by the Toronto and Region Conservation Authority (TRCA). The application must be reviewed to the satisfaction of the TRCA.</li> <li>▪ The proposed 5 m buffer block (Block 31) is to be deeded to the TRCA in public Ownership. This Block is currently zoned RD3 Residential Zone and should be rezoned to OS5 Open Space Environmental Protection Zone consistent with the adjacent Open Space lands. The proposed residential development conforms with Zoning By-law 1-88, and therefore, the Owner has not submitted a Zoning By-law Amendment Application. Consideration will be given to maintaining Block 31 with an RD3 Zone in public ownership or the appropriate mechanism to rezone the lands to OS5 Zone.</li> </ul>
h.	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’s Cash-in-Lieu Policy, should the application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Solicitor, Real Estate Department.</li> </ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the Region of York 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 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. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-15V012

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483

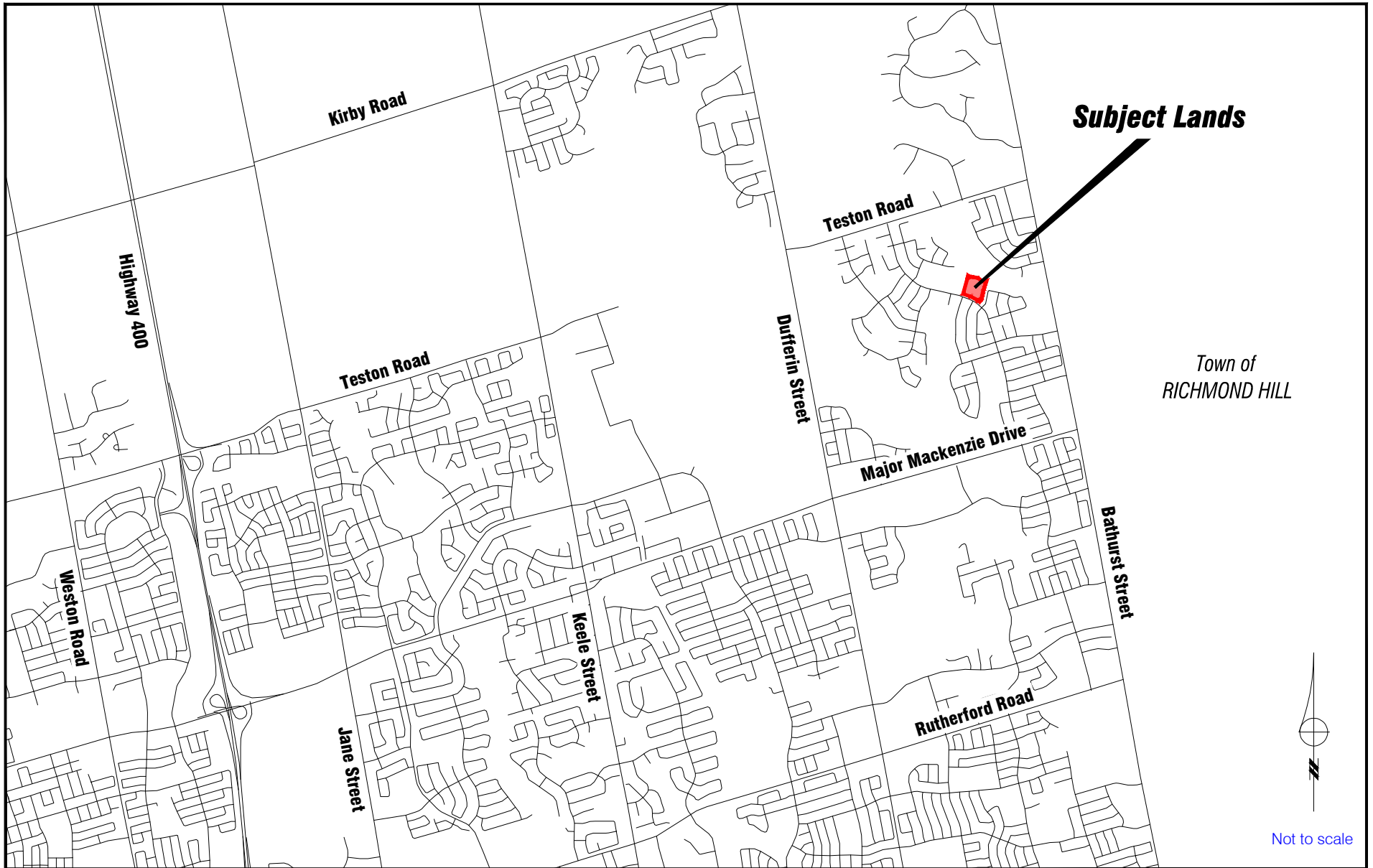
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot's 23 and 24, Concession 2

APPLICANT:  
Fumata Investment Corp.

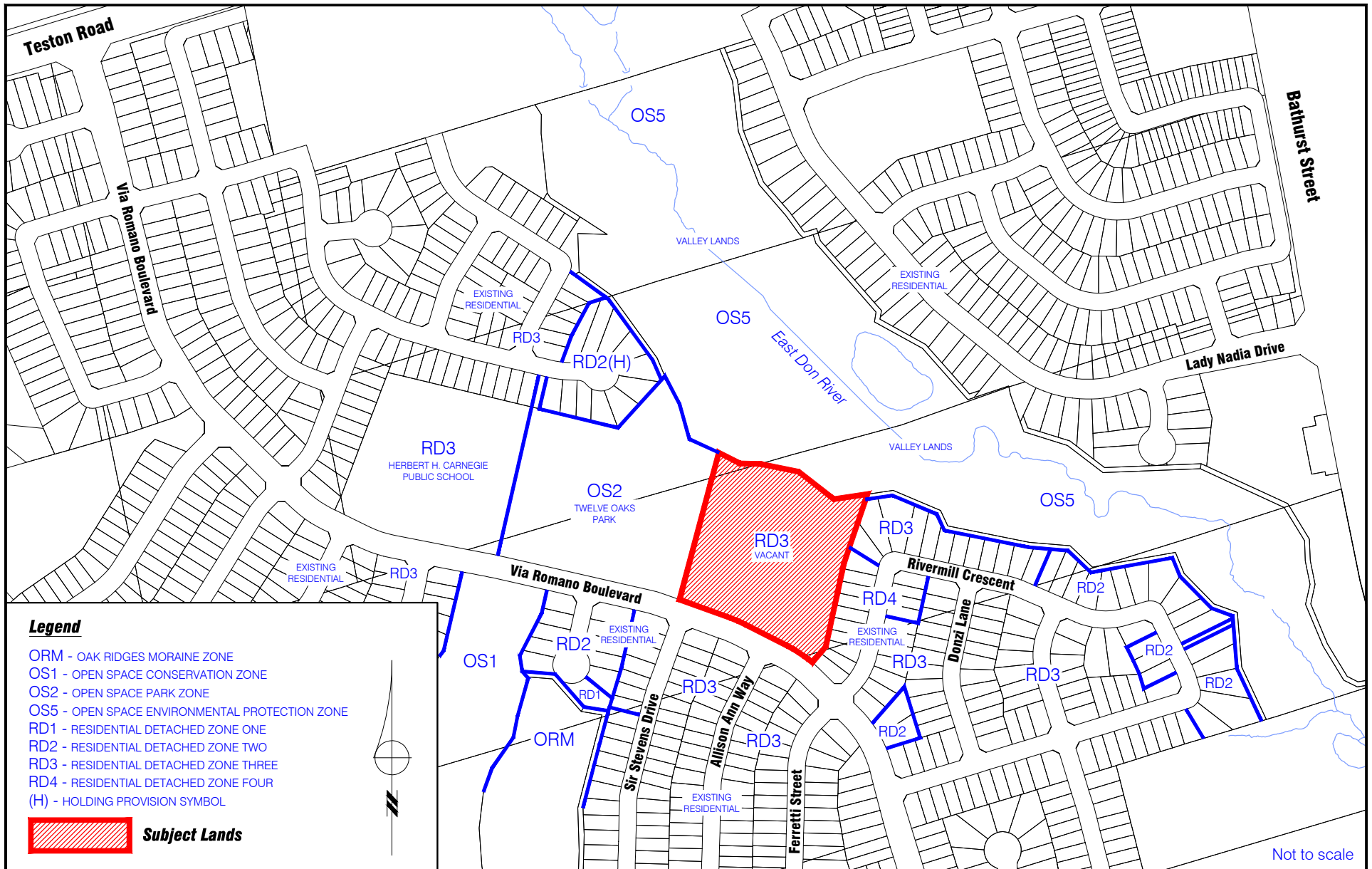


## Attachment

FILE:  
19T-15V012

DATE:  
April 8, 2016

1



# Location Map

LOCATION:  
Part of Lot's 23 and 24, Concession 2

APPLICANT:  
Fumata Investment Corp.

N:\GIS\_Archive\Attachments\19T\19T-15V012.dwg



# Attachment

FILE:  
19T-15V012

DATE:  
April 8, 2016

2



# Draft Plan of Subdivision File 19T-15V012

LOCATION:  
Part of Lot's 23 and 24, Concession 2

APPLICANT:  
Fumata Investment Corp.



## Attachment

FILE:  
19T-15V012

DATE:  
April 8, 2016

# 3