

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 4, Report No. 25, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on June 4, 2013, as follows:

By receiving the following Communications:

- C1. Mr. Ron Moro, Tasha Court, Woodbridge, dated May 24, 2013; and***
- C2. Mr. Dražen Bulat, Veneto Drive, Woodbridge, dated May 27, 2013.***

4

**OFFICIAL PLAN AMENDMENT FILE OP.13.005
ZONING BY-LAW AMENDMENT FILE Z.13.008
CELEBRATION ESTATES INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 21, 2013, be approved;**
- 2) That the following deputations and communication be received:**
 - 1. Ms. Rosemary Humphries, Humphries Planning Group Inc., Chrislea Road, Woodbridge, on behalf of the applicant;**
 - 2. Mr. Giuseppe Barranca, Burwick Avenue, Woodbridge;**
 - 3. Ms. Marlene Saunders, Lansdowne Avenue, Woodbridge, and Communication C10, dated May 21, 2013;**
 - 4. Mr. Frank Cirillo, Lansdowne Avenue, Woodbridge;**
 - 5. Ms. Denise Arpaia, Lansdowne Avenue, Woodbridge;**
 - 6. Ms. Josie Fedele, West Woodbridge Homeowners' Association, Albany Drive, Woodbridge, and on behalf of Mr. Nick Pinto, President West Woodbridge Homeowners' Association, Mapes Avenue, Woodbridge; and**
 - 7. Mr. Vittorio Pacini, Lansdowne Avenue, Woodbridge; and**
- 3) That the following Communications be received:**
 - C4. Mr. Gino Rotondi, Carsama Holdings Inc., Kipling Avenue, dated May 17, 2013;**
 - C6. Mr. Andrew Scott, Mr. Frank Cirillo, Ms. Denise Arpaia, Mr. Claudio Campagner, Mr. Michael Franco, Mr. R. Maine and Mrs. Teresa Pacini, dated May 21, 2013; and**
 - C7. Mr. Joe Marchese, Prospect Realty Inc., Kipling Avenue, dated May 21, 2013.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT the Public Hearing report for Files OP.13.005 and Z.13.008 (Celebration Estates 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.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: April 26, 2013
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association and those individuals that had requested notice of previous development applications filed on the subject lands (Files OP.07.012 and Z.12.050 - Naser Gjureci)
- c) Comments Received as of May 7, 2013: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate development of a 10-storey apartment building (residential condominium) containing 163 units, with a Floor Space Index (FSI) of 4.01 and 225 parking spaces, as shown on Attachments #3 to #9:

1. Official Plan Amendment File OP.13.005 to amend OPA #240 (Woodbridge Community Plan), as follows:

	OPA #240	Proposed Amendments to OPA #240
a.	The subject lands are currently designated "Low Density Residential", which permits single detached and semi-detached dwellings, at a maximum gross density of 8.6 units/hectare or a maximum of 4 units.	Redesignate the subject lands to "High Density Residential" to permit a proposed 10-storey, 163 unit residential apartment building.
b.	The maximum net density (High Density Residential) permitted for new development in Neighbourhood 1 is 99 units/hectare or a maximum of 48 units.	Permit a maximum net density of 377 units/hectare or a maximum of 163 units.

2. Zoning By-law Amendment File Z.13.008, specifically to amend Zoning By-law 1-88, to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions required to implement the proposed plan:

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	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<p><u>To the Proposed Building</u></p> <p>i) Front (Lansdowne Ave) - 7.5 m ii) Exterior Side (Regional Road 7) - 7.5 m iii) Rear (East) - 7.5 m</p> <p><u>To Portion of Building Below Grade (Underground Garage)</u></p> <p>Lansdowne Avenue - 1.8 m Regional Road 7 - 1.8 m</p>	<p><u>To the Proposed Building</u></p> <p>i) Front (Lansdowne Ave) - 1.5 m ii) Exterior Side (Regional Road 7) - 0 m iii) Rear (East) - 1.5 m</p> <p><u>To Portion of Building Below Grade (Underground Garage)</u></p> <p>Lansdowne Avenue - 0.6 m Regional Road 7 - 0 m</p>
b.	Minimum Parking Requirement	<p>163 units @ 1.5 spaces / unit = 245 spaces + 163 units @ 0.25 visitor spaces / unit = 41 spaces</p> <p>Total Parking Required = 286 spaces</p>	<p>163 units @ 1.35 parking spaces / unit including visitor parking = 220 spaces</p> <p>Total Parking Provided = 225 Spaces</p>
c.	Minimum Amenity Area Per Unit	<p>One Bedroom Units - 92 @ 20 m² / unit = 1,840 m² + Two Bedroom Units - 68 @ 55 m² / unit = 3,740 m² + Three Bedroom Units - 3 @ 90 m² = 270 m²</p> <p>Total Required Amenity Area = 5,850 m²</p>	<p>21.6 m²/unit (all unit types)</p> <p>Total Amenity Area = 3,528 m²</p>
d.	Minimum Lot Area Per Unit	67 m ²	22.82 m ² (3721 m ² /163 units)
e.	Temporary Sales Office	Temporary sales office permitted only when the Official Plan that permits the development is in effect.	Permit a temporary sales office prior to the Official Plan being in effect.

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

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located at the northeast corner of Regional Road 7 and Lansdowne Avenue, east of Kipling Avenue, comprising an assembly of 4 lots municipally known as 11, 15, 23 and 27 Lansdowne Avenue, shown as “Subject Lands” on Attachments #1 and #2.▪ The 0.372 ha property has approximately 52.7 m of frontage on Lansdowne Avenue. The property is currently developed with detached dwellings located on 11, 23 and 27 Lansdowne Avenue, which are proposed to be demolished. 15 Lansdowne Avenue is currently vacant.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), which permits detached and semi-detached dwellings on the assembled property.▪ The subject lands are designated “Low Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 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 also identified as being located on a “Primary Intensification Corridor” as shown on Schedule 1, Urban Structure, of VOP 2010. The “Low Rise Residential” designation only permits a detached house, semi-detached house, a townhouse, and private and public institutional building types within this designation. The maximum permitted building height is 3 storeys, and there is no density provision in this designation.▪ The proposed development does not conform to in-effect OPA #240 and VOP 2010 as the proposed 10-storey apartment building is not permitted by either Official Plan.▪ An amendment to the Official Plan is required to facilitate the proposed development.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R3 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the residential apartment proposal.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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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.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies, particularly in regards to height, density, the change in land use from low to high density residential, and compatibility with surrounding land uses.▪ In 2001, the City of Vaughan undertook the Avenue Seven Land Use Futures Study that resulted in a series of Official Plan Amendments (OPAs #660, #661, #662, #663 and #664) that generally implement policies to encourage intensification along Regional Road 7. OPA #661 deals with the stretch of Regional Road 7 through the Woodbridge community. OPA #661 maintained the “Low Density Residential” designation of OPA #240 on the subject lands. OPA #661 will be reviewed with respect to the planning basis for maintaining this designation on the property and whether it remains appropriate.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the surrounding existing and planned land uses with particular consideration given to site design and built form, including appropriate building height, FSI (Floor Space Index), building setbacks and transition to existing uses.

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c.	Traffic and Parking	<ul style="list-style-type: none">▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.▪ A Parking Study has been submitted in support of the applications and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The location, design and configuration of the proposed driveway access on Lansdowne Avenue relative to Regional Road 7, and confirmation of any required road widening(s) must be approved by the Region of York.▪ Lansdowne Avenue is a local street that terminates at Burwick Avenue, which connects to Kipling Avenue to the west and terminates at Woodbridge Public Elementary School to the east. The traffic impact on Lansdowne Avenue and Burwick Avenue from the proposed development in consideration of existing residential and school related traffic must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The subject lands have frontage along Regional Road 7 that declines in elevation towards Islington Avenue further to the east, which may provide difficult sight lines and turning opportunities for motorists accessing Regional Road 7 from Lansdowne Avenue likely resulting in motorists using Lansdowne Avenue and Burwick Avenue to access the signalized intersection at Kipling Avenue and Regional Road 7. The traffic impact on Lansdowne Avenue and Burwick Avenue from the proposed development and turning movements and sight lines on Regional Road 7 both at Lansdowne Avenue and Kipling Avenue must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York.▪ The proposed development will be reviewed in consideration of the applicable policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines.
d.	Water & Servicing Allocation	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands.

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e.	Additional Studies	<ul style="list-style-type: none">▪ The Phase 1 Environment Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ A Sun/Shadow Study has been submitted in support of the applications, which must be approved to the satisfaction of the Vaughan Development Planning Department.▪ The Arborist's Report, including a Tree Preservation Plan, submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Development Planning Department and the Toronto and Region Conservation Authority.▪ A Planning Justification Report has been submitted in support of the applications, which must be approved to the satisfaction of the Vaughan Development Planning Department.▪ Review will be given to determine if any additional studies are required.
f.	Toronto and Region Conservation Authority	<ul style="list-style-type: none">• The subject lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, and therefore, must be reviewed to the satisfaction of the TRCA and the City, with regards to the proposed development limits, building setbacks, and buffer areas; tree preservation areas; geotechnical report; servicing; and, the possible dedication/conveyance of open space/valley lands to either the City or the TRCA.
g.	York Region District Public School Board	<ul style="list-style-type: none">• The subject lands are located in proximity to the Woodbridge Public Elementary School at the terminus of Burwick Avenue. The York Region District Public School Board must review the applications with respect to the ability of the school to support additional students.▪ Matters such as grading and fencing along the common property line and lighting, etc. will be reviewed at the Site Plan stage, should the applications be approved.

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h.	Related Site Development Application	<ul style="list-style-type: none">• The Owner has submitted Site Development File DA.13.016 (not subject to a statutory Public Hearing under the Planning Act) to facilitate the development of the subject lands should the Official Plan and Zoning By-law Amendment applications be approved. The development will be reviewed to ensure, but not limited to, appropriate building and site design, transition between the proposed development and surrounding land uses, access, internal traffic circulation, parking, landscaping, servicing and grading, pedestrian connectivity, sun, shadow and wind impacts, appropriate amenity area, and barrier free accessibility.▪ 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, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the subject applications are approved.▪ Opportunities to implement TDM (Transportation Demand Management) including car share, plug-ins for electric cars, bicycle storage areas, provision of Presto transit passes, etc. will be reviewed by the City and Region of York, if the subject applications are approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A Draft Plan of Condominium (Standard) Application will be required to establish the tenure for the proposed building, if the subject applications are approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption from Regional Approval.

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.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. South Elevation
6. West Elevation
7. North Elevation
8. East Elevation
9. Building Sections

Report prepared by:

Clement Messere, Planner, ext. 8409

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.)

Subject: FW: Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

C	1
Item #	4
Report No.	25 (PH)
Council - June 4/2013	

From: Moro, Ronald [mailto:ronald.moro@td.com]

Sent: Friday, May 24, 2013 1:49 PM

To: Messere, Clement

Cc: Clerks@vaughan.ca; Carella, Tony; Di Biase, Michael; Schulte, Deb; Rosati, Gino; Bevilacqua, Maurizio; 'Drazen Bulat'

Subject: Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

Hi Clement,

Unfortunately, I had a previous commitment and could not attend the Public Hearing on May 21, 2013 for the Application brought by Celebration Estates Inc. for Files OP.13.005 and Z.13.008.

I am in opposition to the proposed amendments to OPA #240 and the Zoning by-laws by this Application.

- 1) Increasing the density (from "low density residential" to "high density residential") will forever change the established stable single detached neighbourhood.
- 2) The proposed development does not comply with the existing OPA #240 or OPA #661 or the Vaughan Official Plan 2010, all of which indicate that the City intends for this property to be developed as low density residential.
- 3) Vehicle traffic created by this proposed "High Density" application will inevitably travel through a "Low Density" residential area surrounding this development.
- 4) Traffic will go in and out Burwick Avenue, which puts elementary school children attending Woodbridge Public School in potential harm's way.
- 5) Sufficient land has to be set aside for future road widening of HWY #7.
- 6) The entrance of Lansdowne Avenue at HWY #7 is on the edge of a hill which will create a potentially dangerous situation for eastbound traffic on HWY #7 turning left to go north on Lansdowne Ave. The same holds true for southbound traffic on Lansdowne Ave. turning left on to eastbound HWY #7.
- 7) As a result of #6, the traffic will inevitably go to the already congested intersection of Kipling & HWY #7. In addition, further traffic will be created at the intersection of Kipling & Burwick Avenue.
- 8) As a result of #7, the land locked residents of the Kipling south of HWY #7 community will be subjected to undue further hardship entering and exiting from their community, as Kipling & HWY #7 is our only entrance/exit.
- 9) Emergency vehicles will have more difficulty in attending on a timely basis any of the area residents/businesses because of the increased traffic congestion.
- 10) No east-west and north-south transportation node.

In conclusion, this application does not fit the neighbourhood and I feel it is not in the spirit of The Places To Grow Act.

Ron Moro
61 Tasha Court
Woodbridge, Ontario
L4L 8P1
(416) 358-5439

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From: Drazen B <dm245@live.com>
Sent: Monday, May 27, 2013 8:01 AM
To: Messere, Clement; Clerks@vaughan.ca
Cc: Bevilacqua, Maurizio; Carella, Tony; Di Biase, Michael; Schulte, Deb; Rosati Sandra; Shefman, Alan; wwha@wwha.ca
Subject: FW: Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

C	2
Item #	4
Report No.	25 (PH)
Council - June 4/13	

Good morning Mr. Messere,

I agree with and support the comments made by Ron Moro in his e-mail of May 24, below, in relation to the Application brought by Celebration Estates Inc., and I oppose the Application for the same reasons as articulated by Mr. Moro.

Drazen Bulat
245 Veneto Drive,
Woodbridge, ON L4L 8X7
416.595.8613

From: "Moro, Ronald" <ronald.moro@td.com>
To: "clement.messere@vaughan.ca" <clement.messere@vaughan.ca>
Cc: "clerks@vaughan.ca" <clerks@vaughan.ca>, "Carella, Tony" <Tony.Carella@vaughan.ca>, "Di Biase, Michael" <Michael.DiBiase@vaughan.ca>, "Deb.Schulte@vaughan.ca" <Deb.Schulte@vaughan.ca>, "Gino Rosati" <Gino.Rosati@vaughan.ca>, "Maurizio.Bevilacqua@vaughan.ca" <maurizio.bevilacqua@vaughan.ca>, "Drazen Bulat" <dbulat@millerthomson.com>
Date: 05/24/2013 01:48 PM
Subject: Files OP.13.005 and Z.13.008 (Celebration Estates Inc.)

Hi Clement,

Unfortunately, I had a previous commitment and could not attend the Public Hearing on May 21, 2013 for the Application brought by Celebration Estates Inc. for Files OP.13.005 and Z.13.008.

I am in opposition to the proposed amendments to OPA #240 and the Zoning by-laws by this Application.

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In conclusion, this application does not fit the neighbourhood and I feel it is not in the spirit of The Places To Grow Act.

Ron Moro
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(416) 358-5439

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C	4
COMMUNICATION	
CW (PH)	MAY 21/13
ITEM	4

City of Vaughan
Clerks Department
2141 Major Mackenzie Drive
Maple, Ontario
L6A 1T1

To: Jeffrey Abrams
City Clerk

Re: Proposed Development Applications - OP.13.005, Z.13.008, DA.13.016
11, 15, 23 and 27 Lansdowne Avenue

I am owner of the commercial property located at 7777 Kipling Avenue and also known as the Carsama Holdings Inc., I am writing to advise the City of Vaughan that we are in support of the applications which propose the residential development at the north east corner of Lansdowne Avenue and Highway 7.

Commercial or retail uses at that location are not appropriate and would not be successful and should not be required by the developer due to the fact that the existing grade of the site is higher than Highway 7.

The approval of the proposed development will assist in balancing development in the overall area and has the potential of allowing the local area businesses to benefit from the future residents generated by the project.

Yours truly,



Gino Rotondi

Cc: Local Council Member, Tony Carella

RECEIVED

MAY 17 2013

CLERK'S DEPT.

C 6	
COMMUNICATION	
CW (PH) -	MAY 21/13
ITEM -	4

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

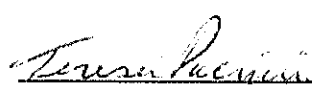
To: Planning Department, City Clerk
Area Councillor – Tony Carella

Re: Proposed Development Applications – Celebration Estates
11, 15, 23 and 27 Lansdowne Avenue
City of Vaughan Files: OP.13.005, Z.13.008, DA.13.016

As a resident/owner of property on Lansdowne Avenue I wish to advise the City of Vaughan Staff and Members of Council that I am ready for change. I have been contacted by representatives of Celebration Estates to discuss their development proposal for north east corner of Lansdowne Avenue and Highway 7. The developer proposes a residential condominium building that ranges in height between 5 and 10 storeys on the site and will have an underground parking garage. This project will have a positive influence on this street and to our neighbourhood. The City has never considered Lansdowne as an opportunity for redevelopment and now is the time to do so. There is good access to transit on Highway 7 for those who wish to use transit service on Highway 7. Lansdowne Avenue is also interconnected with road grid-work system consisting of Burwick and Kipling Avenue which offer a choice of routes and good accessibility for vehicular traffic.

I not only wish to express support for this project but also request that members of council and planning staff take the necessary steps to designate/rezone the entirety of Lansdowne Avenue on both sides from Highway 7 to Burwick Avenue for a more intense form of development (not the existing residential single family that we have today).


4 Lansdowne Avenue


35 LANSDOWNE AVENUE


8 Lansdowne Avenue


14 Lansdowne Avenue


20 Lansdowne Avenue


24 Lansdowne Avenue


30 Lansdowne Avenue


36 Lansdowne Avenue

C 7
COMMUNICATION
CW (PH) - MAY 21/13
ITEM - 4

City of Vaughan
Clerks Department
2141 Major Mackenzie Drive
Maple, Ontario
L6A 1T1

To: Jeffrey Abrams
City Clerk

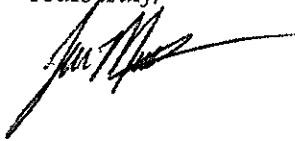
Re: Proposed Development Applications - OP.13.005, Z.13.008, DA.13.016
11, 15, 23 and 27 Lansdowne Avenue

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The approval of the proposed development will assist in balancing development in the overall area and has the potential of allowing the local area businesses to benefit from the future residents generated by the project.

Yours truly,



Joe Marchese

C	10
COMMUNICATION	
CW (PH) -	MAY 21/13
ITEM -	4

Dear Mr. Messere,

I am writing concerning development proposals to 11, 15, 23 & 27 Lansdowne Avenue. I have received notice that a planning application has been made to amend the land from Low Density Residential into High Density Residential. Specifically, a 10-storey condominium containing 163 units. I am concerned that this building would negatively impact the safety and well-being of my family. I am also concerned that the building would negatively impact the character of the neighborhood.

I will first explain how a building in close proximity would affect the safety of my family as well as other children in the area. I have 3 children: twin boys aged 4, and a daughter aged 2. Children by nature often don't think of the consequences of moving cars. A building at the end of Lansdowne would undoubtedly increase traffic throughout the entire length of Lansdowne and Burwick Avenues. As it is, it is only feasible to turn right onto Hwy 7 from Lansdowne. All traffic heading East will have to backtrack onto Lansdowne & Burwick to exit onto Kipling. I realize that it is my job as a mother to keep my children safe and to hold onto them while near traffic. While I strive to always keep my children within reach, it only takes a moment to be caught off guard. While most children outgrow the stage of "bolting", my two sons have developmental delays; Ethan has Down Syndrome, Julien has Autism. According to the CDC, "Children and adults with ASDs and other developmental disabilities are at higher risk of wandering off than are children and adults without these disorders or other cognitive disorders."¹ According to a national survey by Interactive Autism Network, *IAN Research Report: Elopement and Wandering* "two out of three reported their wandering child had a 'close call' with traffic injury".² I feel that the level of traffic that would be generated by a high rise building would be dangerous to our children, the children of the neighborhood and the children walking to Woodbridge Public School. I feel that it would be irresponsible of the city to jeopardize the safety of vulnerable children in exchange for more tax payers.

The overall well-being of my family would also be impacted. Right now, we enjoy the privacy of a hedged fence. The fence cannot protect our privacy from up high. I am also concerned about an increase in crime. According to Stats Can "Neighbourhoods with a high rate of violent crime are more densely populated and have a higher percentage of residents living in multi-unit dwellings"³ One of the things that attracted us to move to Vaughan was it's designation of being one of the safest cities in Canada.⁴ Why would you want to change the formula? By increasing density, you will be inviting crime.

I first noticed Lansdowne Avenue while I was single and commuting from Brampton to Woodbridge several years ago. While travelling down Hwy 7, I noticed this little street that had charming houses that were all different. I never thought that I would one day live on that street, but I admired it. When we outgrew our starter home and the commute from North-west Brampton was too long, we searched the GTA for a new home. We found this one on MLS, and when we took the tour, we knew that it was that house for us. It just felt right. We loved the character that you can't find in new development. We knew the house was old, but it wasn't until we got the MPAC assessment that we discovered that the house was built in 1880.

The neighborhood has such a warmth about it. The neighbors can often be seen chatting on the front porch or inviting you to a friendly game of chess. They treat your children as their own, and invite you into their homes. It can only be described as a small town feel with all the conveniences of a suburban city.

¹ <http://www.cdc.gov/ncbddd/autism/code.html> ² http://www.iancommunity.org/cs/ian_research_reports/ian_research_report_elopement ³ <http://www.statcan.gc.ca/pub/85-561-m/2009018/part-partie1-eng.htm> ⁴ MacLean's 2009 national crime survey



Lansdowne is charming and full of character. Each house is unique. A stark contrast of the new developments built today. It isn't unusual for neighbors to get together for an impromptu dinner or espresso.

We all love our backyard oasis. It is a great place to unwind after the smog and concrete of the city. We know that we have such a gem, we will do anything to preserve it.

Sincerely,

Marlene Saunders.

The Saunders Family

Marlene, Daniel, Julien, Ethan & Lauren





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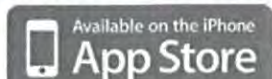
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Family Services

New Data Shows Half of All Children with Autism Wander and Bolt from Safe Places

The Interactive Autism Network (IAN), www.ianproject.org, the nation's largest online autism research project, recently revealed the preliminary results of the first major survey on wandering and elopement among individuals with autism spectrum disorders (ASD), and announces the launch of a new research survey on the association between pregnancy factors and ASD. The wandering and elopement survey found that approximately half of parents of children with autism report that their child elopes, with the behavior peaking at age four. Among these families, nearly 50% say that their child went missing long enough to cause significant concern about safety.

"This survey is the first research effort to scientifically validate that elopement is a critical safety issue for the autism community," said Dr. Paul Law, Director of the IAN Project at the Kennedy Krieger Institute in Baltimore, Md. "We hope that advocates and policy makers use this research to implement key safety measures to support these families and keep these children safe."

In just three weeks, more than 800 parents of children with autism completed the survey. The findings highlighted below summarize the compelling results and crucial safety concerns identified by parents. For the preliminary findings in their entirety, read the *IAN Research Report: Elopement and Wandering*.

Dangers of Elopement

The tendency of individuals with ASD to wander or "bolt" puts them at risk of trauma, injury or even death:

- More than one third of children who elope are never or rarely able to communicate their name, address, or phone number verbally or by writing/typing
- Two in three parents report their missing children had a "close call" with a traffic injury
- 32% of parents report a "close call" with a possible drowning

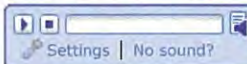
Effect of Wandering on Families

- Wandering was ranked among the most stressful ASD behaviors by 58% of parents of elopers
- 62% of families of children who elope were prevented from attending/enjoying activities outside the home due to fear of wandering
- 40% of parents had suffered sleep disruption due to fear of elopement
- Children with ASD are eight times more likely to elope between the ages of 7 and 10 than their typically-developing sibling

Resources, Support for Families

- Half of families with elopers report they had never received advice or guidance about elopement from a professional
- Only 19% had received such support from a psychologist or mental health professional

SEARCH



Speech-enabled by ReadSpeaker

Related Items

Search Continues for Mikaela Lynch in Northern California

Mikaela Lynch, a 9-year-old girl with autism is missing in Northern California.

Autism Speaks Awards \$4.8 Million for New Research Projects

Autism Speaks today announced the award of \$4.8 million in funding for 14 new research projects. To date, Autism Speaks has committed m

Study Confirms: Autism Wandering Common & Scary

Parenting styles are not the cause. Greater community awareness needed.

- Only 14% had received guidance from their pediatrician or another physician

Motivations for Elopement

Despite speculation that summer is the peak season for elopement, 67% of parents of elopers said they saw no seasonal pattern at all; only 25% felt summer was the peak season. The top 5 reasons parents believed their children eloped included:

- Enjoys exploring (54%)
- Heads for a favorite place (36%)
- Escapes demands/anxieties (33%)
- Pursues special topic (31%)
- Escapes sensory discomfort (27%)

After further analysis of the data the IAN Project will publish additional findings, such as how children with ASD who wander differ from children with ASD who do not, the financial and emotional burden on parents, and the steps parents take to prevent elopement.

This research was funded by Autism Speaks, Autism Research Institute, Autism Science Foundation and Global Autism Collaboration.

Pregnancy and Birth Questionnaire

The IAN Project also announces today the launch of a [new research survey](#) to explore the association between potential pregnancy- and birth-related factors and ASD. The research initiative will explore:

- Use of fertility treatments
- Pregnancy complications
- Illness or infection during pregnancy
- Medications taken during pregnancy
- Number of ultrasounds
- Induction of labor and birth complications

"It is very common for a woman whose child receives an autism diagnosis to agonize about possible causes, and to focus especially on her pregnancy or the child's birth," said Dr. Law. "Researchers are exploring a variety of possible pregnancy and birth factors that might be associated with ASDs. To advance research on potential causes of ASD, it's important to learn not only if any of these factors are linked to ASDs, but also which of them are not."

Comparisons between children with ASD and typical siblings are crucial to this research, so the IAN Project needs information on pregnancies and births of both children with ASD and their siblings. Survey participants must be U.S. residents enrolled in the IAN project (to register, visit www.ianresearch.org) and the birth mother of a child with an ASD who is between the ages of 0-17.

In addition to Autism Speaks, the Simons Foundation and the National Institutes of Health also support the IAN Project.

Tags: Family Services Elopement Wandering Interactive Autism Network Safety





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SIMONS
FOUNDATION



IAN Research Report: Elopement and Wandering

Paul Law, MD, MPH
Director, IAN Project

Connie Anderson, Ph.D.
IAN Community Scientific Liaison

Kennedy Krieger Institute
Email: ian@kennedykrieger.org

Date First Published: April 20, 2011



[Discuss this article](#)



People with autism spectrum disorders (ASDs) often "elope," "wander," or "bolt" from safe spaces. This behavior can be dangerous, and there have been many reports of fatalities, yet virtually no research has been focused on this subject.

Recognizing the urgent need for information and intervention, the Autism Research Institute, the Autism Science Foundation, Autism Speaks, and the Global Autism Collaboration partnered with the Interactive Autism Network (IAN) to create a national survey on elopement in ASD. So far, more than 800 families of children with ASDs from across the U.S. have completed the *Elopement and Wandering Questionnaire* launched on March 29, 2011. In this report, we share some initial findings, including the fact that nearly half of children with ASD between the ages of 4 and 10 engage in this behavior.

Preliminary results of this first ever investigation of elopement behavior in autism are shared to provide critical information for families, advocates, policy makers, and scientists. This is just a first look at such information, however, and we are continuing to collect elopement data from families of both children and dependent adults with ASD. You will notice that we are not yet reporting findings about dependent adults with ASD; this is because we have not yet collected enough data from families of adults, although we hope to do so in the future. Please encourage families of both children and adults on the autism spectrum to consider completing the *Elopement and Wandering Questionnaire* by participating in [IAN Research](#).

Please Note: These Findings Are Preliminary

The analyses presented here by the Interactive Autism Network are preliminary. They are based on information submitted via the Internet by parents of children with autism spectrum disorders (ASDs) living in the United States who choose to participate. They may not generalize to the larger population of families affected by ASD. The data have not been peer-reviewed -- that is, undergone evaluation by researchers expert in a particular field -- or been submitted for publication. IAN views participating families as research partners, and shares such preliminary information to thank them and demonstrate the importance of their ongoing involvement.

WHAT IS ELOPEMENT?

The autism community uses many terms to describe the fact that children and dependent adults with ASD depart safe spaces to put themselves in harm's way. A mother might say her son "is a runner" or that he "bolts" when they are in public places. A father might say his daughter "wanders" or "elopes." It's difficult to name the behavior because we know so little about it. Is it aimless, or are these individuals trying to reach a place or person? Is it motivated by fear, sensory-sensitivity, boredom, or curiosity? Is the person who wanders scared, joyful, or in a fog? How many individuals with ASD engage in this behavior, and to what lengths are families going to keep them safe? Until now, there were few evidence-based answers to such questions.

For the purposes of the *Elopement and Wandering Questionnaire* analysis, we defined "elopement" as the tendency to try to leave safe spaces or a responsible person's care at age 4 or older, beyond the toddler years when it is considered normal for a child to bolt from caregivers on a beach or in a store, or to leave the front yard and enter the street. Our goal was to find out how many individuals with ASD behave in a similar way, but far beyond the toddler years.

A NOTE ABOUT OUR SAMPLE

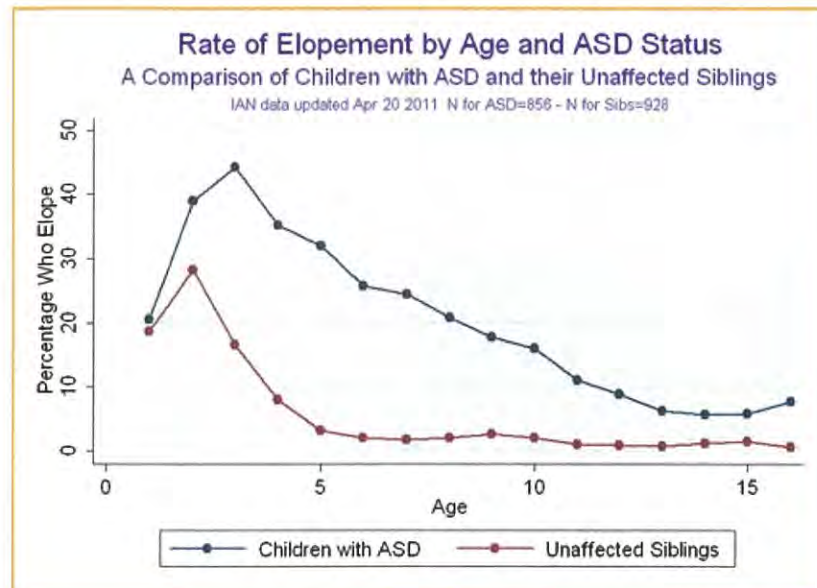
As of the date of this report, 856 parents had completed the *Elopement and Wandering Questionnaire*. Some of these parents were part of a pre-selected group who were asked to complete the survey, while others heard about the survey on their own and completed it due to their interest. For purposes of estimating how common wandering in ASD is, we will use only the pre-selected group's responses. Why? Because this will reduce bias, scientifically speaking. (Families who completed the survey because they heard about it in the news, for instance, are more likely to be a group already interested in elopement because they have children who elope.)

Everyone's responses to the survey will be used to address most other questions, like what motivates children's elopement or when it

tends to occur.

PRELIMINARY FINDINGS

Based on responses to the IAN *Elopement and Wandering Questionnaire*, it is clear that roughly half of children with ASD between the ages of 4 and 10 attempt to elope. This rate is **nearly four times higher** than for the children's unaffected siblings. Between ages 7 and 10, almost 30% of children with ASD are still engaging in elopement behavior, a rate **eight times higher** than for their unaffected siblings. These figures are especially sobering when 35% of families with children who elope report their children are "never" or "rarely" able to communicate their name, address, or phone number by any means.



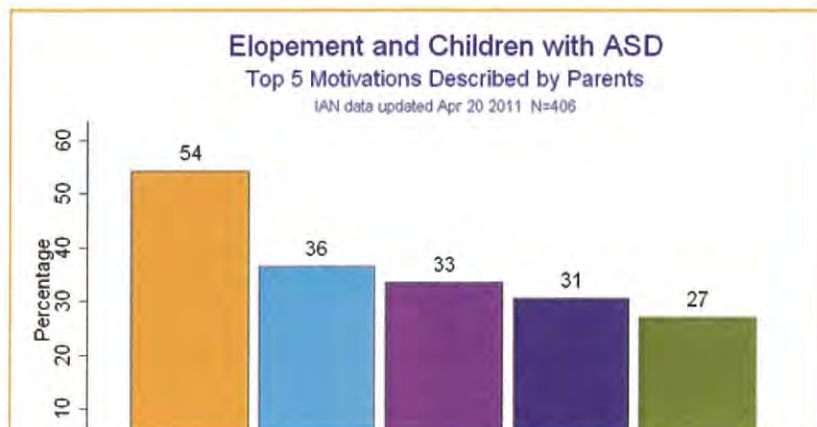
It appears that the elopement rate decreases from a maximum at age 4 to a low during the teen years, but then increases again. Could it be that adolescents with ASD not only become more restless and inclined to wander, but also are more capable of making an escape? We do not yet know, but hope that more data from families of older teens and young adults will help to answer this question.

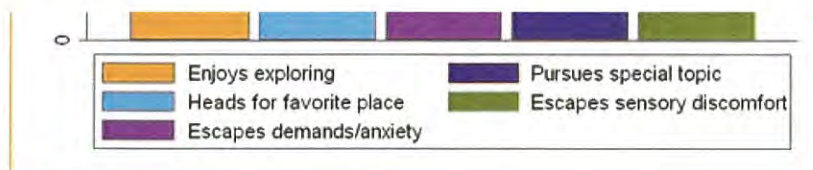
Of children with ASD who attempted to elope, nearly half actually succeeded and were missing long enough to cause parents significant concern about their safety. The situations were serious enough that 32% of parents in this situation called the police. Furthermore, two out of three reported their wandering child had a "close call" with traffic injury, and almost a third reported a "close call" with drowning.

One major question involves why individuals with ASD leave safe spaces. Are they escaping a demand, like a tedious classroom assignment, or a sensory assault, like a noisy school assembly? Are they headed someplace fun and interesting, full of anticipation, or aimlessly fleeing with no thought of where they are going, anxious and panicked?

We asked parents to choose from a comprehensive list of possible motivations they felt were behind their child's elopement behavior. As shown below, the top five chosen were:

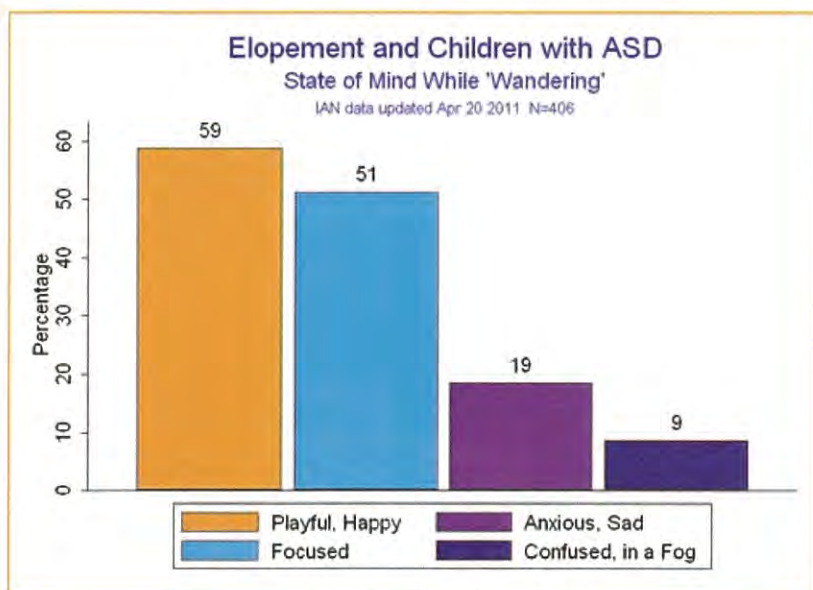
- Simply enjoys running or exploring
- Is trying to reach a place he/she enjoys (such as the park)
- Is trying to escape an anxious situation (like demands at school)
- Is pursuing his/her special topic (as when a child fascinated by trains heads for the train tracks)
- Is trying to escape uncomfortable sensory stimuli (like loud noise)





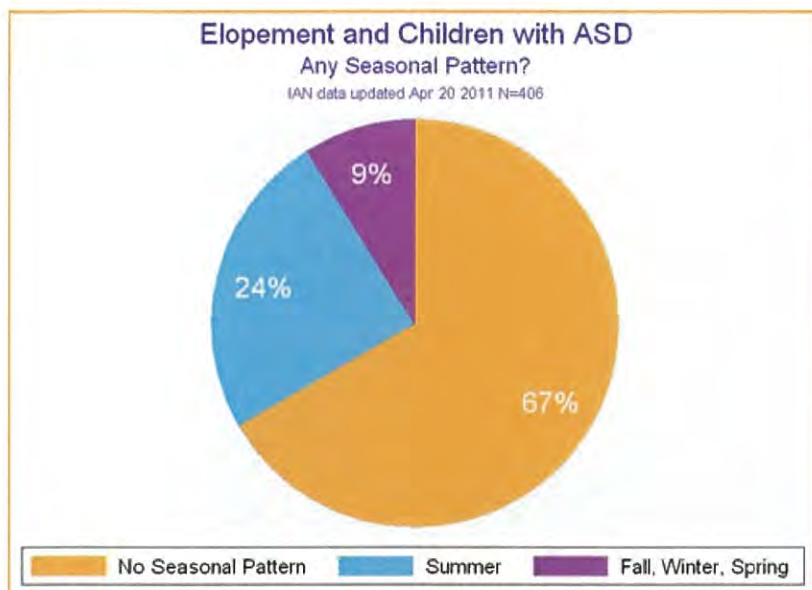
Motivations reported seldom included "Is trying to get favorite foods," "Is fleeing something that frightens him or her," or "Is trying to reach a certain person he/she enjoys." Considering the social deficits associated with ASD, it is interesting to note that reaching a favorite place was one of the top motivations chosen, while reaching a favorite person was one of the least chosen.

We also asked what about a child's state of mind while wandering. What did parents believe their child was feeling or experiencing while "on the run"? Children with ASD who wander, reported the majority of parents, are playful or happy and focused, with intent to go someplace or do something. Far fewer parents reported a child was anxious, sad, or "in a fog" when wandering.

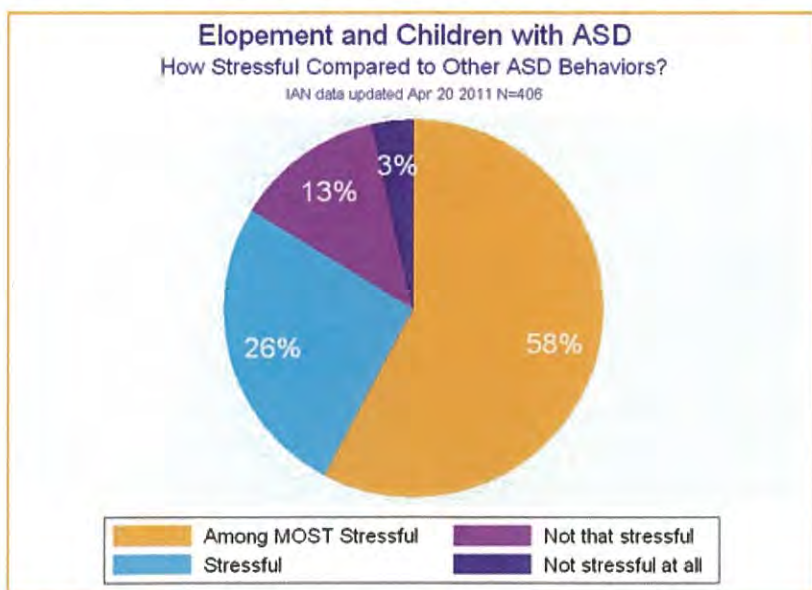


Taken together, parents' answers to these questions reveal that children with ASD who elope are often purposeful and perhaps exhilarated as they set out on their way. As we learn even more, we hope to be able to characterize types of elopement, and the best interventions for various types. Certainly, knowing why and how children bolt from safe spaces will help those striving to prevent this.

We also asked parents if there was any seasonal pattern to their child's elopement behavior. Was there a peak time of year that this occurred? While 25% of families told us summer was the season elopement occurred most, the majority of families (67%) said there was no seasonal pattern at all.



Children with ASD have many behaviors that families find incredibly stressful, including self-injury, rigidity, aggression, and meltdowns. How did those whose children engaged in elopement behavior compare the stress involved to that caused by other challenging behaviors? More than half (57%) reported that elopement was the most, or among the most, stressful of ASD behaviors. Fear that a child would escape their home during the night disrupted sleep for more than 40% of these families. Likewise, fear of elopement kept 62% of such families from attending or enjoying activities outside the home, increasing social isolation.



Despite the difficulties families have faced, 51% reported they had never received any advice or guidance about their child's elopement behavior from a professional, with only 14% receiving such advice from a pediatrician or other physician and only 19% receiving such advice from a mental health professional. Clearly, it is crucial that we develop supports and interventions for families coping with elopement behaviors in a child with ASD, and provide information to those community professionals who may receive appeals for help.

USING NEW FINDINGS TO SUPPORT FAMILIES

Preliminary results of the IAN *Elopement and Wandering Questionnaire* demonstrate that elopement behaviors are a major problem for approximately half of families with a child on the autism spectrum at some point between the ages of 4 and 17; that eloping children encounter significant dangers; and that families of elopers are often stressed and socially isolated. This data validates long held concerns of families and advocates regarding elopement and ASD. It also gives us our first glimpse into the motivations and states of mind of these children while they are "wandering," a word that may not fit what parents report: children who are often happy, playful, and focused on a goal when they depart safe spaces.

The IAN Research elopement survey is ongoing, and open to all parents of children with ASD and guardians of dependent adults with ASD participating in IAN Research, the nation's largest online autism research project. Register [here](#), or [spread the word](#).

Our Thanks

We would like to express our thanks to all the families who have participated in the *Elopement and Wandering Questionnaire* so far, and to the organizations who generously provided funding for this effort: the [Autism Research Institute](#), the [Autism Science Foundation](#), [Autism Speaks](#), and the [Global Autism Collaboration](#).

Elopement and Wandering Resources

- [The Big Red Safety Box](#) - a set of elopement/wandering-related resources from the National Autism Association
- [AWAARE Collaboration](#) - working to prevent wandering incidents and deaths in the autism community
- AWAARE Collaboration's [Social Stories addressing Wandering](#)
- Autism Speaks' [Autism Safety Project](#)
- Autism Society of America's [Take Me Home](#) program
- [Project Lifesaver](#) - provides in-depth training regarding wandering behavior and tracking technologies to law enforcement agencies
- Examples of services available to help locate loved ones via "tracking" devices: [EmFinders](#), [LoJack SafetyNet](#), [Care Trak](#)

Was this article helpful to you?

YES

NO

204 people have found this article useful.

P.2013.21

The Commissioner of Planning recommends:

- ### Contribution to Sustainability

Economic Impact

Communications Plan

- ## Purpose

1. Official Plan Amendment File OP.13.005 to amend OPA #240 (Woodbridge Community Plan), as follows:

	OPA #240	Proposed Amendments to OPA #240
a.	The subject lands are currently designated “Low Density Residential”, which permits single detached and semi-detached dwellings, at a maximum gross density of 8.6 units/hectare or a maximum of 4 units.	Redesignate the subject lands to “High Density Residential” to permit a proposed 10-storey, 163 unit residential apartment building.
b.	The maximum net density (High Density Residential) permitted for new development in Neighbourhood 1 is 99 units/hectare or a maximum of 48 units.	Permit a maximum net density of 377 units/hectare or a maximum of 163 units.

2. Zoning By-law Amendment File Z.13.008, specifically to amend Zoning By-law 1-88, to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions required to implement the proposed plan:

	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<p><u>To the Proposed Building</u></p> <p>i) Front (Lansdowne Ave) - 7.5 m</p> <p>ii) Exterior Side (Regional Road 7) - 7.5 m</p> <p>iii) Rear (East) - 7.5 m</p> <p><u>To Portion of Building Below Grade (Underground Garage)</u></p> <p>Lansdowne Avenue - 1.8 m</p> <p>Regional Road 7 - 1.8 m</p>	<p><u>To the Proposed Building</u></p> <p>i) Front (Lansdowne Ave) - 1.5 m</p> <p>ii) Exterior Side (Regional Road 7) - 0 m</p> <p>iii) Rear (East) - 1.5 m</p> <p><u>To Portion of Building Below Grade (Underground Garage)</u></p> <p>Lansdowne Avenue - 0.6 m</p> <p>Regional Road 7 - 0 m</p>
b.	Minimum Parking Requirement	<p>163 units @ 1.5 spaces / unit = 245 spaces</p> <p>+</p> <p>163 units @ 0.25 visitor spaces / unit = 41 spaces</p> <p>Total Parking Required = 286 spaces</p>	<p>163 units @ 1.35 parking spaces / unit including visitor parking = 220 spaces</p> <p>Total Parking Provided = 225 Spaces</p>
c.	Minimum Amenity Area Per Unit	<p>One Bedroom Units - 92 @ 20 m² / unit = 1,840 m²</p> <p>+</p> <p>Two Bedroom Units - 68 @ 55 m² / unit = 3,740 m²</p> <p>+</p> <p>Three Bedroom Units - 3 @ 90 m² = 270 m²</p> <p>Total Required Amenity Area = 5,850 m²</p>	<p>21.6 m²/unit (all unit types)</p> <p>Total Amenity Area = 3,528 m²</p>
d.	Minimum Lot Area Per Unit	67 m ²	22.82 m ² (3721 m ² /163 units)
e.	Temporary Sales Office	Temporary sales office permitted only when the Official Plan that permits the development is in effect.	Permit a temporary sales office prior to the Official Plan being in effect.

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

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located at the northeast corner of Regional Road 7 and Lansdowne Avenue, east of Kipling Avenue, comprising an assembly of 4 lots municipally known as 11, 15, 23 and 27 Lansdowne Avenue, shown as “Subject Lands” on Attachments #1 and #2. ▪ The 0.372 ha property has approximately 52.7 m of frontage on Lansdowne Avenue. The property is currently developed with detached dwellings located on 11, 23 and 27 Lansdowne Avenue, which are proposed to be demolished. 15 Lansdowne Avenue is currently vacant.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), which permits detached and semi-detached dwellings on the assembled property. ▪ The subject lands are designated “Low Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 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 also identified as being located on a “Primary Intensification Corridor” as shown on Schedule 1, Urban Structure, of VOP 2010. The “Low Rise Residential” designation only permits a detached house, semi-detached house, a townhouse, and private and public institutional building types within this designation. The maximum permitted building height is 3 storeys, and there is no density provision in this designation. ▪ The proposed development does not conform to in-effect OPA #240 and VOP 2010 as the proposed 10-storey apartment building is not permitted by either Official Plan. ▪ An amendment to the Official Plan is required to facilitate the proposed development.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R3 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the residential apartment proposal.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies, particularly in regards to height, density, the change in land use from low to high density residential, and compatibility with surrounding land uses.▪ In 2001, the City of Vaughan undertook the Avenue Seven Land Use Futures Study that resulted in a series of Official Plan Amendments (OPAs #660, #661, #662, #663 and #664) that generally implement policies to encourage intensification along Regional Road 7. OPA #661 deals with the stretch of Regional Road 7 through the Woodbridge community. OPA #661 maintained the "Low Density Residential" designation of OPA #240 on the subject lands. OPA #661 will be reviewed with respect to the planning basis for maintaining this designation on the property and whether it remains appropriate.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the surrounding existing and planned land uses with particular consideration given to site design and built form, including appropriate building height, FSI (Floor Space Index), building setbacks and transition to existing uses.
c.	Traffic and Parking	<ul style="list-style-type: none">▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.▪ A Parking Study has been submitted in support of the applications and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The location, design and configuration of the proposed driveway access on Lansdowne Avenue relative to Regional Road 7, and confirmation of any required road widening(s) must be approved by the Region of York.▪ Lansdowne Avenue is a local street that terminates at Burwick Avenue, which connects to Kipling Avenue to the west and terminates at Woodbridge Public Elementary School to the east. The traffic impact on Lansdowne Avenue and Burwick Avenue from the proposed development in consideration of existing residential and school related traffic must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The subject lands have frontage along Regional Road 7 that declines in elevation towards Islington Avenue further to the east, which may provide difficult sight lines and turning opportunities for motorists accessing Regional Road 7 from Lansdowne Avenue likely resulting in motorists using Lansdowne Avenue and Burwick Avenue to access the signalized intersection at Kipling Avenue and Regional Road 7. The traffic impact on Lansdowne Avenue and Burwick Avenue from the proposed development and turning movements and sight lines on Regional Road 7 both at Lansdowne Avenue and Kipling Avenue must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York. ▪ The proposed development will be reviewed in consideration of the applicable policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines.
d.	Water & Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands.
e.	Additional Studies	<ul style="list-style-type: none"> ▪ The Phase 1 Environment Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ A Sun/Shadow Study has been submitted in support of the applications, which must be approved to the satisfaction of the Vaughan Development Planning Department. ▪ The Arborist's Report, including a Tree Preservation Plan, submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Development Planning Department and the Toronto and Region Conservation Authority. ▪ A Planning Justification Report has been submitted in support of the applications, which must be approved to the satisfaction of the Vaughan Development Planning Department. ▪ Review will be given to determine if any additional studies are required.
f.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> • The subject lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, and therefore, must be reviewed to the satisfaction of the TRCA and the City, with regards to the proposed development limits, building setbacks, and buffer areas; tree preservation areas;

	MATTERS TO BE REVIEWED	COMMENT(S)
		geotechnical report; servicing; and, the possible dedication/conveyance of open space/valley lands to either the City or the TRCA.
g.	York Region District Public School Board	<ul style="list-style-type: none"> The subject lands are located in proximity to the Woodbridge Public Elementary School at the terminus of Burwick Avenue. The York Region District Public School Board must review the applications with respect to the ability of the school to support additional students. Matters such as grading and fencing along the common property line and lighting, etc. will be reviewed at the Site Plan stage, should the applications be approved.
h.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted Site Development File DA.13.016 (not subject to a statutory Public Hearing under the Planning Act) to facilitate the development of the subject lands should the Official Plan and Zoning By-law Amendment applications be approved. The development will be reviewed to ensure, but not limited to, appropriate building and site design, transition between the proposed development and surrounding land uses, access, internal traffic circulation, parking, landscaping, servicing and grading, pedestrian connectivity, sun, shadow and wind impacts, appropriate amenity area, and barrier free accessibility. 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, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if the subject applications are approved. Opportunities to implement TDM (Transportation Demand Management) including car share, plug-ins for electric cars, bicycle storage areas, provision of Presto transit passes, etc. will be reviewed by the City and Region of York, if the subject applications are approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> A Draft Plan of Condominium (Standard) Application will be required to establish the tenure for the proposed building, if the subject applications are approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption from Regional Approval.

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. Site Plan
4. Landscape Plan
5. South Elevation
6. West Elevation
7. North Elevation
8. East Elevation
9. Building Sections

Report prepared by:

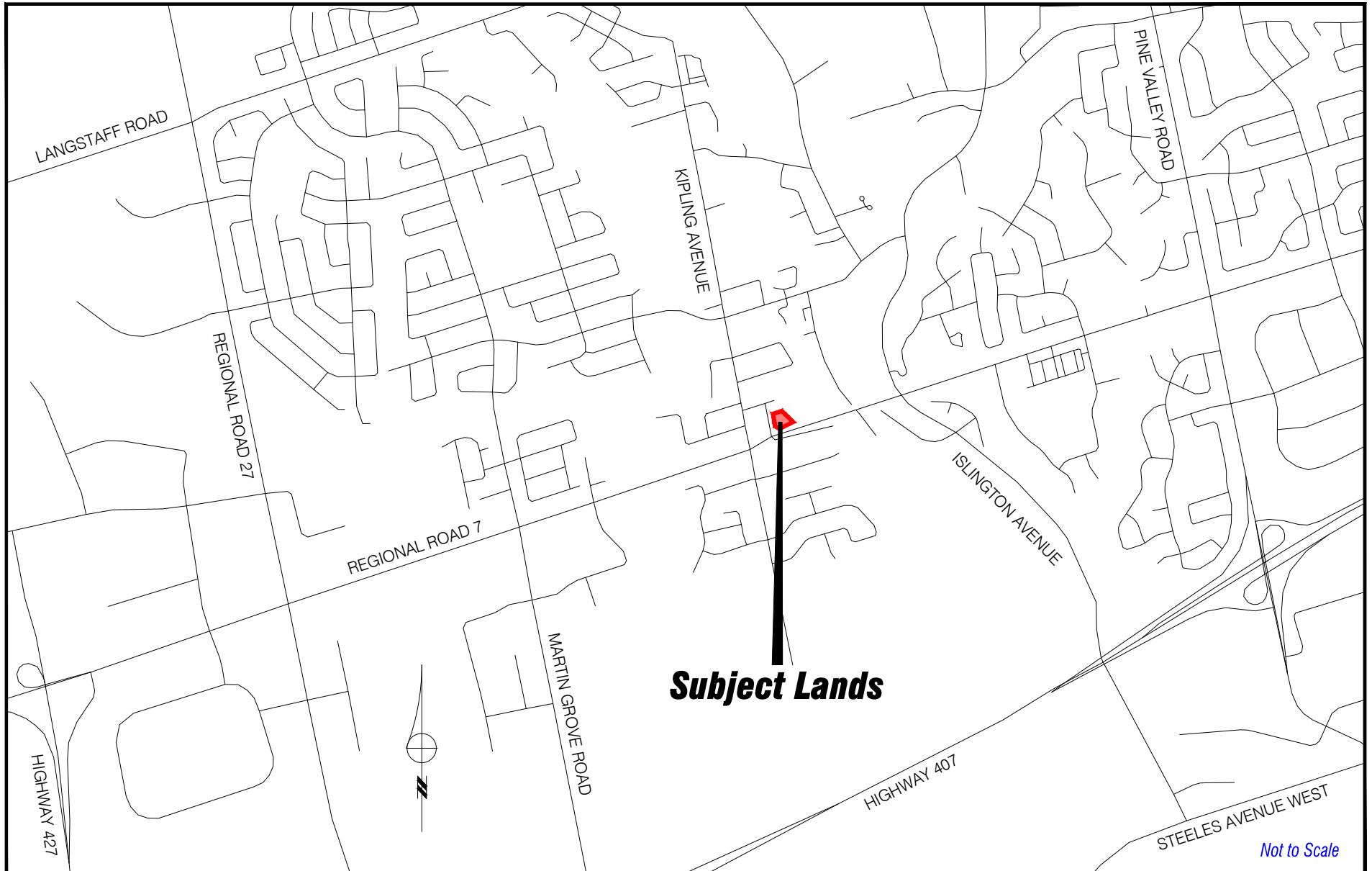
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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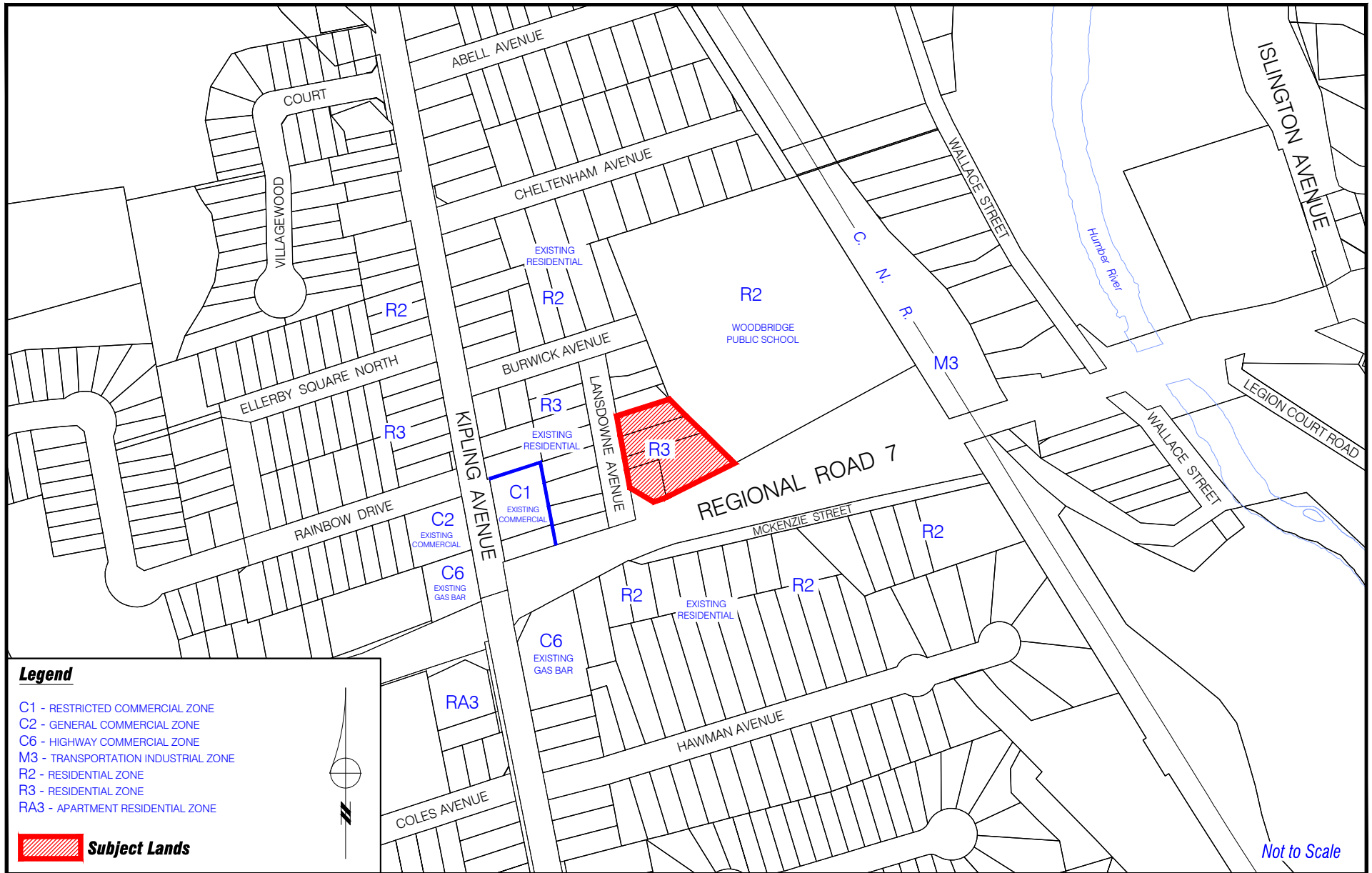


Attachment

FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

1



Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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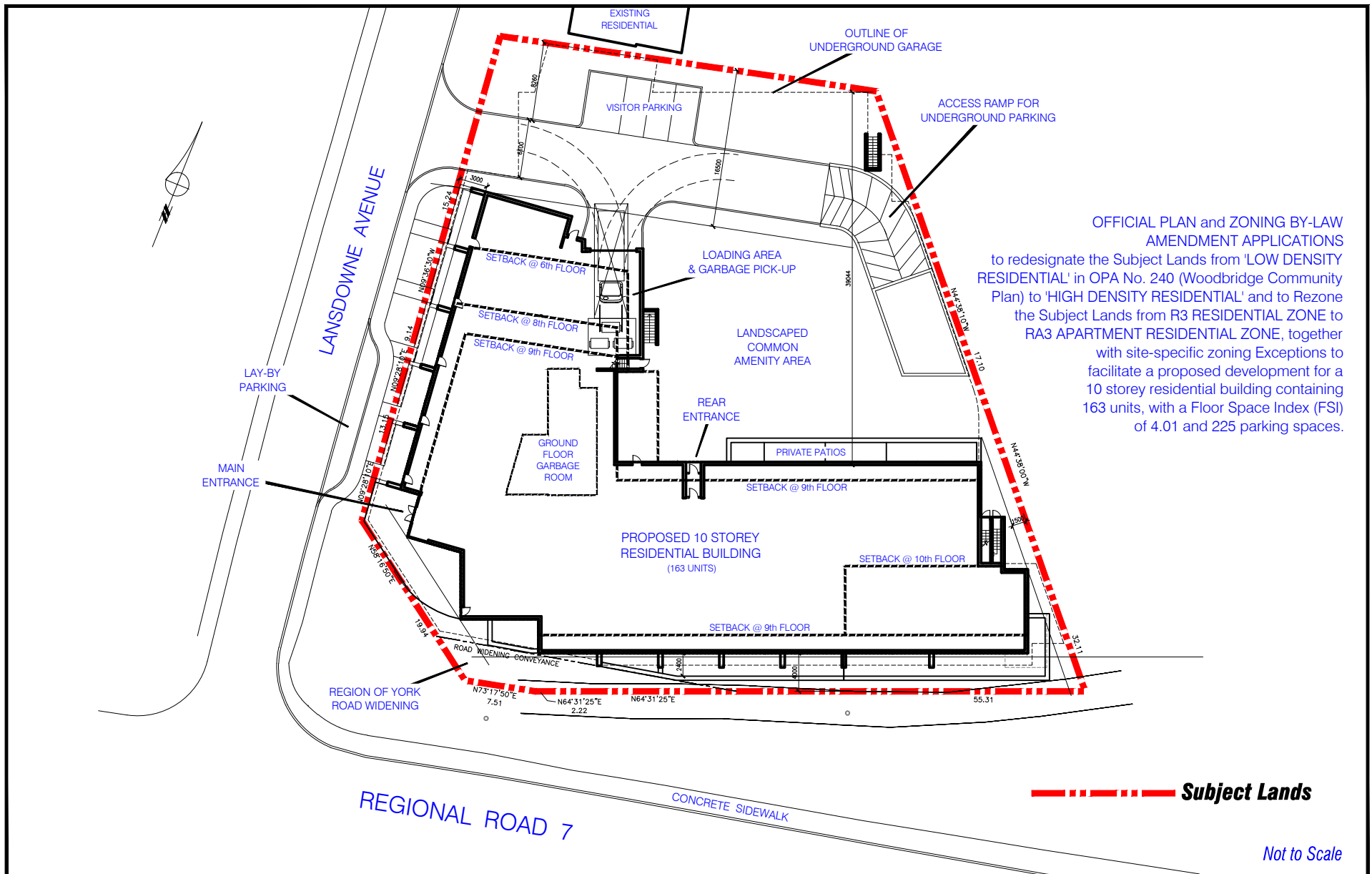


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FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

2



Site Plan

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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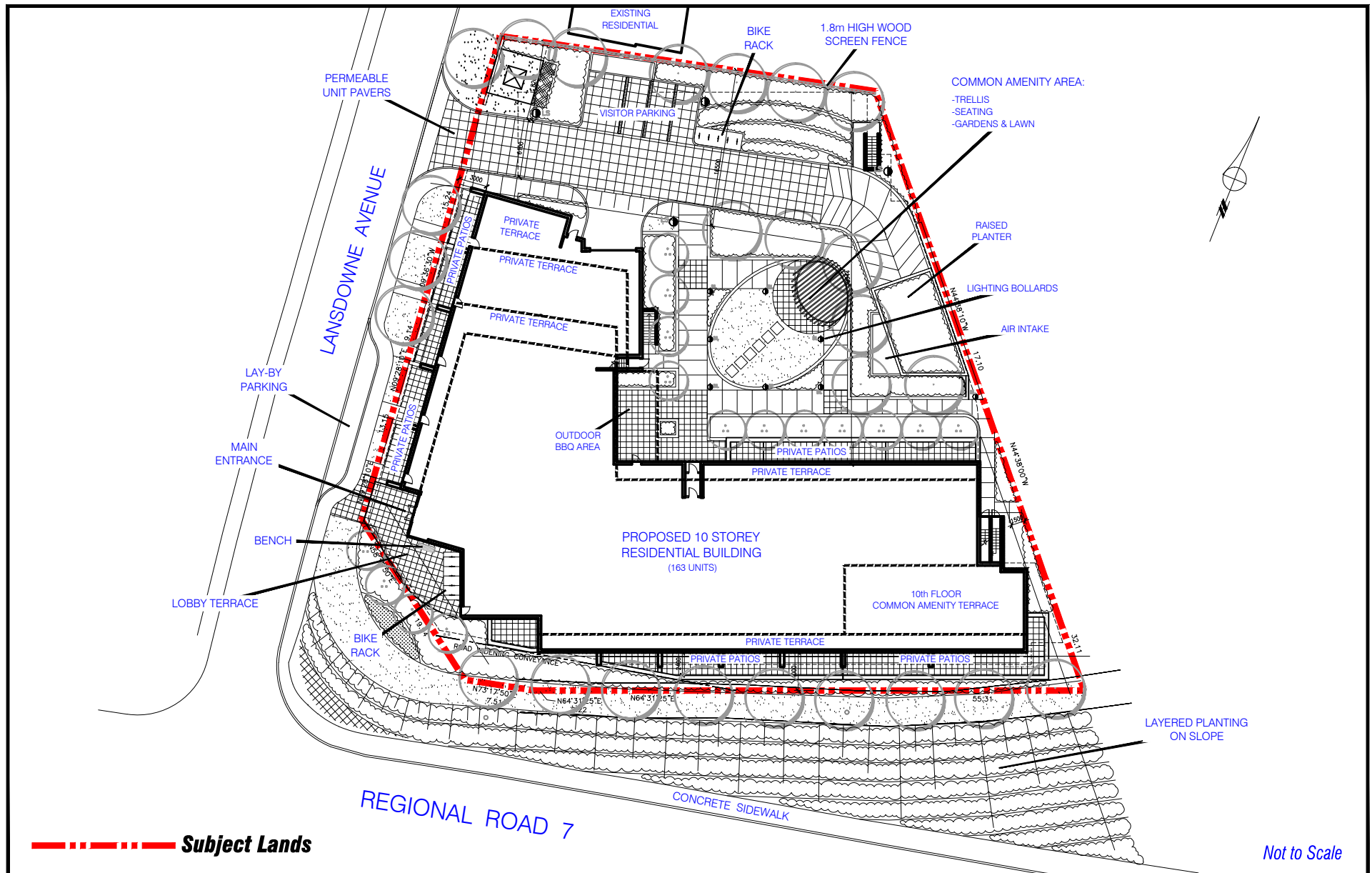


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FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

3



Landscape Plan

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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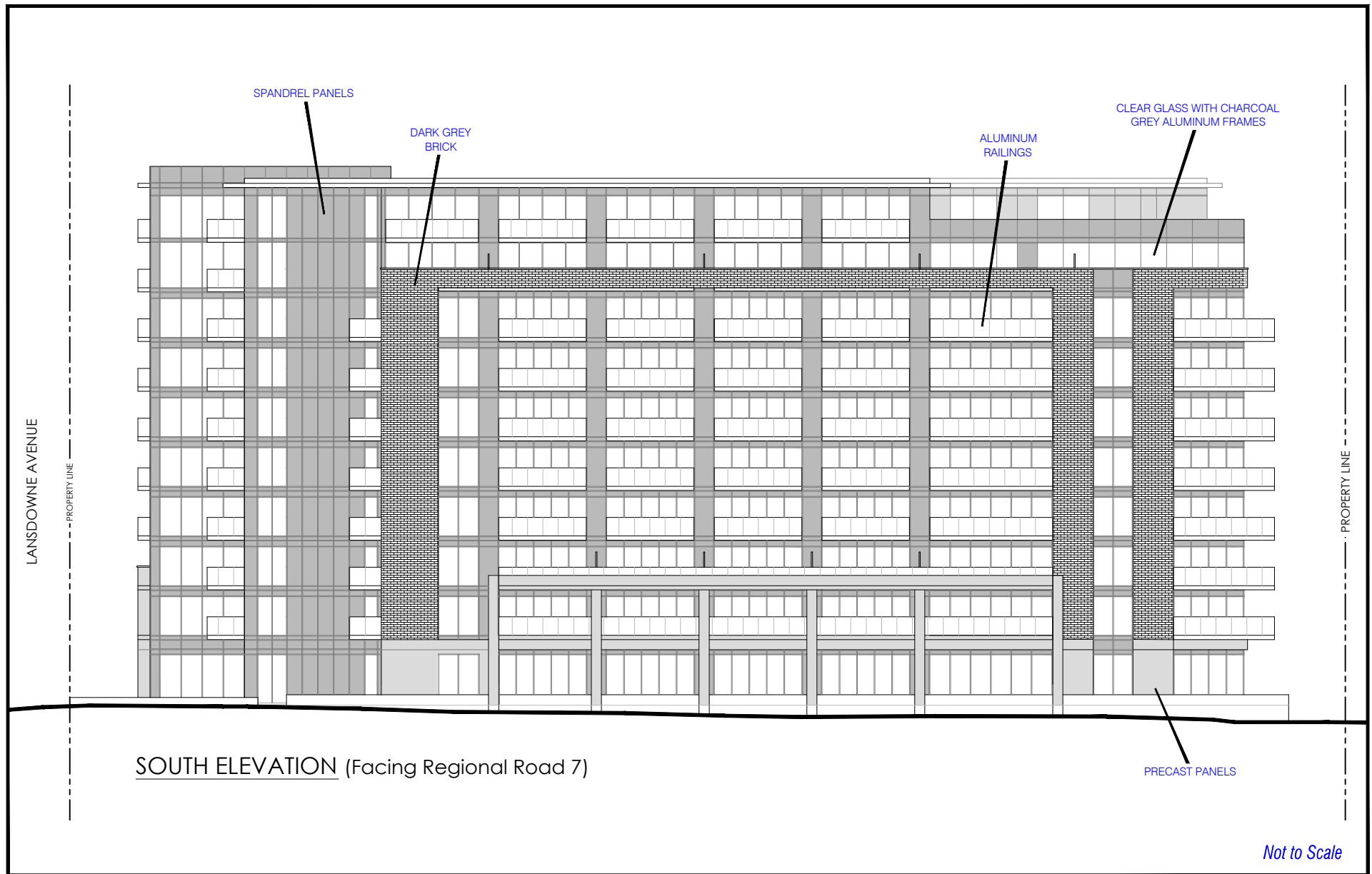


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FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

4



South Elevation

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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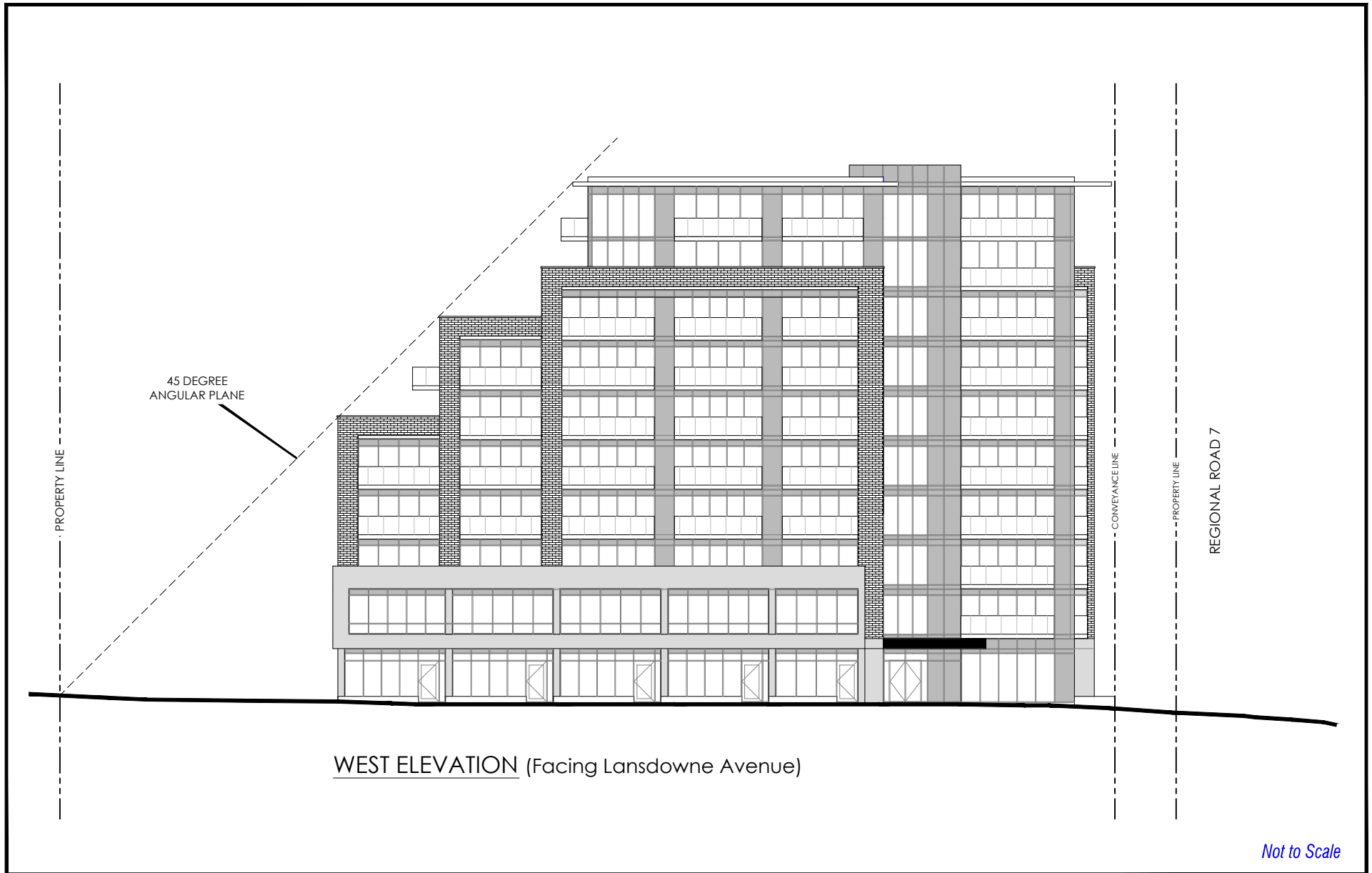


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FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

5



West Elevation

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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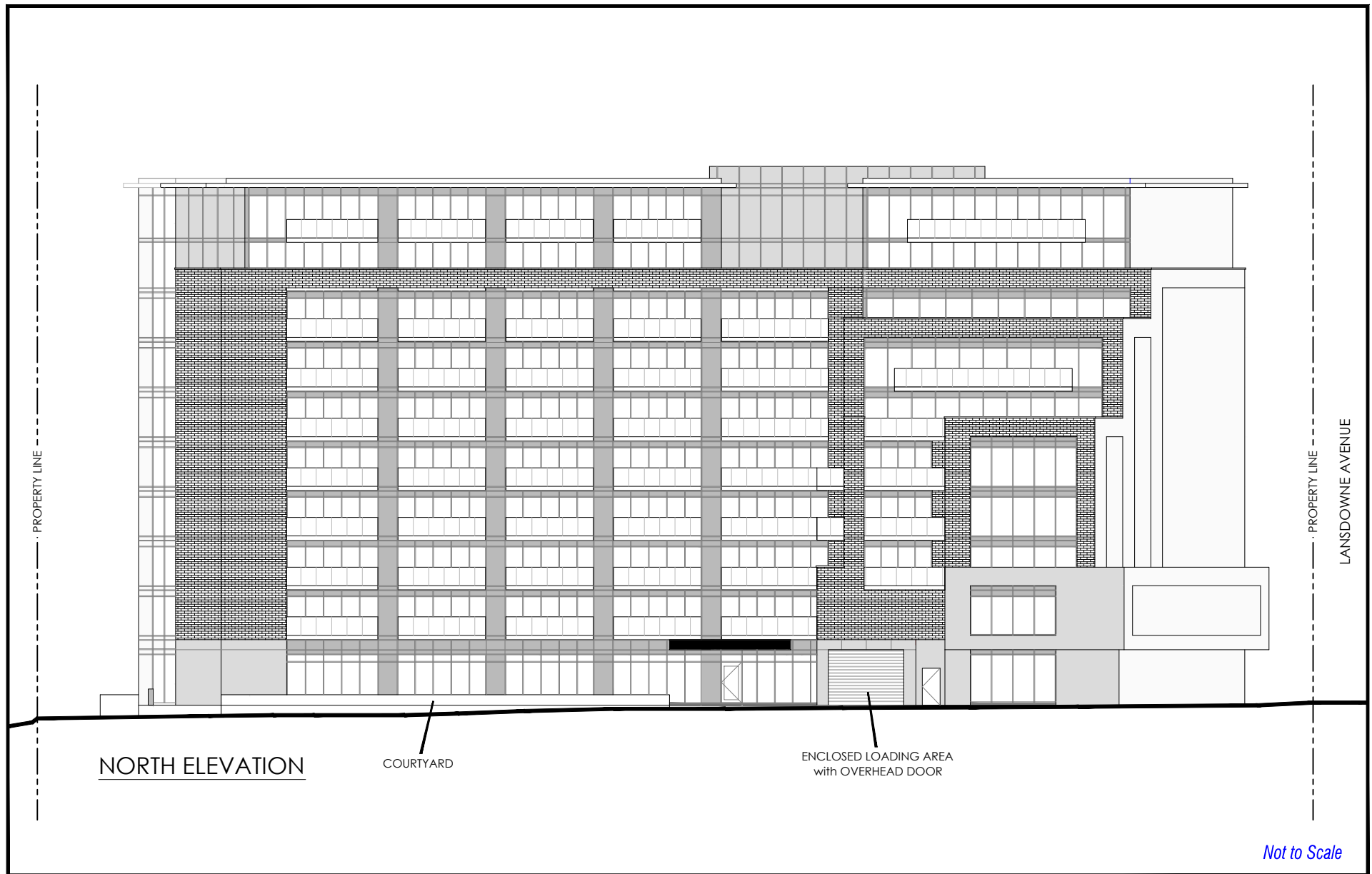


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FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

6



North Elevation

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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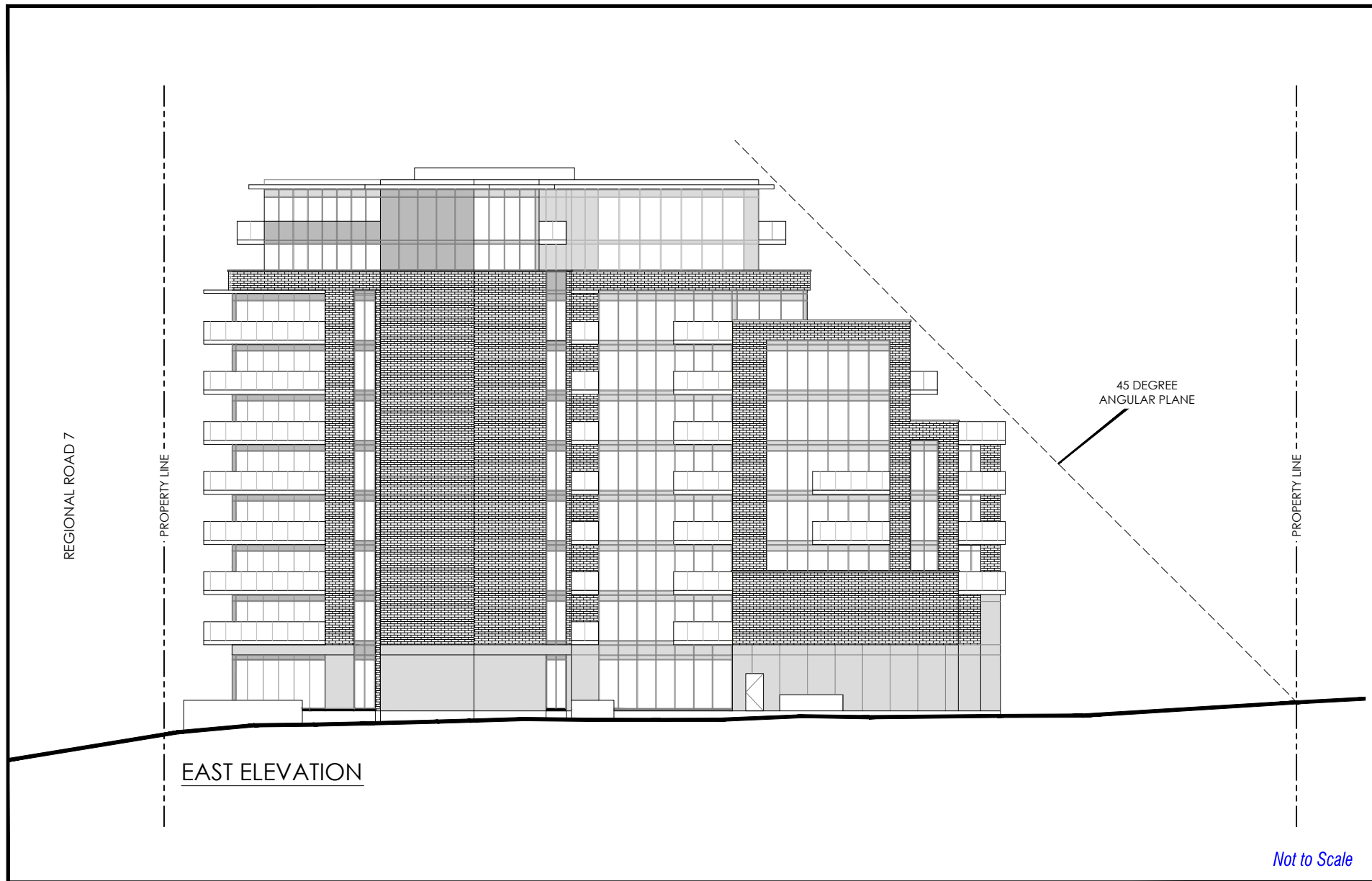


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FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

7



East Elevation

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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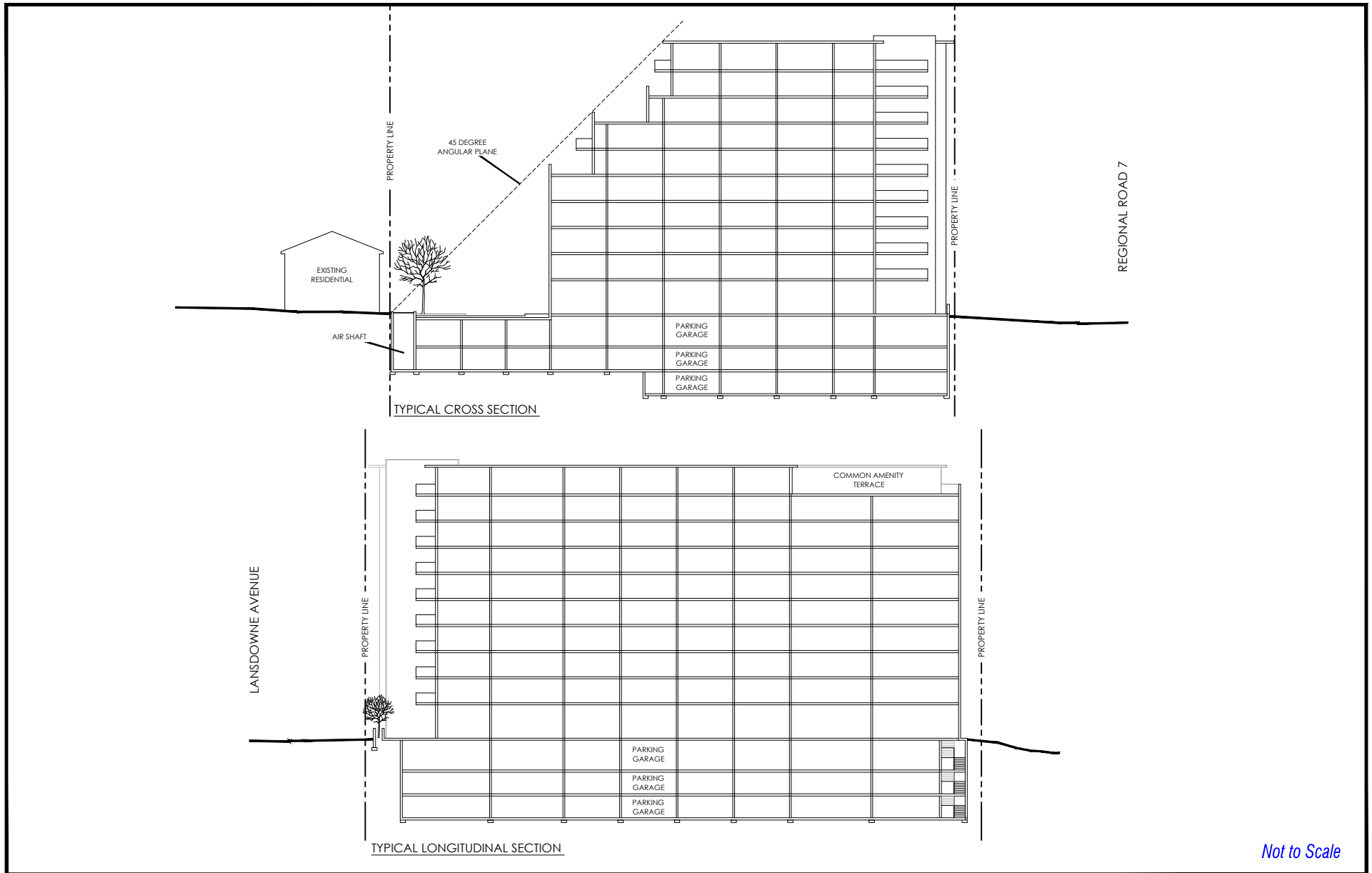


Attachment

FILES:
OP.13.005, Z.13.008, DA.13.016

DATE:
April 22, 2013

8



Building Sections

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Celebration Estates Inc.

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Attachment

FILES:
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DATE:
April 22, 2013

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