

1.     **ZONING BY-LAW AMENDMENT FILE Z.14.006** **P.2014.23**  
      **ARTIBUS DEVELOPMENT CORPORATION**  
      **WARD 3 - VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

**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 Z.14.006 (Artibus Development Corporation) 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**

- a)     Date the Notice of a Public Meeting was circulated: May 9, 2014
- b)     Circulation Area: 150 m and to the East Woodbridge Community Association. A Notice of Public Hearing was posted on the City's Website at [www.vaughan.ca](http://www.vaughan.ca). A Notice sign was also installed on the property.
- c)     Comments Received as of May 20, 2014: None

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.14.006 to rezone the subject lands, shown on Attachments #1 and #2, from RV4 Residential Urban Village Zone Four, RV4(H) Residential Urban Village Zone Four with the Holding Symbol "(H)" and RVM1 Residential Urban Village Multiple Zone One, subject to Exception 9(1179) to RV4 Residential Urban Village Zone Four subject to Exception 9(1179), thereby removing the Holding Symbol "(H)" from the RV4 Zone, RS1 Residential Semi-Detached Zone One and RT1 Residential Townhouse Zone in the manner shown on Attachment #3, to facilitate 2 lots (4 units) for semi-detached dwellings, and 24 lots for street townhouse dwellings all fronting on future public roads, as shown on Attachment 4.

**Background - Analysis and Options**

In August 2003, Vaughan Council draft approved Plan of Subdivision File 19T-97V15 with the condition that Building Permits would not be issued for lots fronting onto the proposed road shown on Attachment #4 until the proposed road is constructed to the satisfaction of the City. In September 2004, implementing Zoning By-law 291-2004 was approved with conditions including that the Holding Symbol "(H)" shall not be removed from the subject lands until Vaughan Council has granted servicing allocation to the subject lands.

Location	<ul style="list-style-type: none"> <li>West side of Weston Road and south of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.</li> <li>The lands proposed to be zoned RT1 Residential Townhouse Zone and RSI Residential Semi-Detached Zone are located in draft approved Plan of Subdivision File 19T-97V15. The lands proposed to be zoned RV4 Residential Urban Village Four Zone forms Lot 139 on Registered Plan 65M-3773.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), Volume 1. VOP 2010 permits the proposed semi-detached and street townhouse dwellings on the subject lands, subject to specific compatibility criteria identified in the Official Plan.</li> <li>The application conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned RV4 Residential Urban Village Zone Four, RV4(H) Residential Urban Village Zone Four with the Holding Symbol "(H)" and RVM1(H) Residential Urban Village Multiple Zone One with the Holding Symbol "(H)", subject to Exception 9(1179).</li> <li>The application does not comply with Zoning By-law 1-88. In order to rezone the subject lands an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachments #1 and #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the application, the 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	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Compliance with Zoning By-law 1-88	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable Zoning By-law 1-88 requirements for the RV4, RT1 and RS1 Zones.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Draft M-Plan for Plan of Subdivision File 19T-97V15	<ul style="list-style-type: none"> <li>The lands that are proposed for semi-detached dwellings are to be zoned RT1 Residential Townhouse Zone and RS1 Residential Semi-Detached Zone and will be reviewed in consideration of the draft M-Plan for Plan of Subdivision File 19T-97V15 and the applicable draft plan of subdivision conditions.</li> </ul>
d.	Transportation Report/Brief	<ul style="list-style-type: none"> <li>A Transportation Report/Brief may be required by the Vaughan Development/Transportation Engineering Department, respecting the proposed road design standards to address issues including access to the subject lands and traffic volumes.</li> </ul>
e.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>The owner must submit an updated Phase I Environmental Site Assessment (ESA) in support of the application to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> <li>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.</li> </ul>
f.	Servicing / Holding Symbol "(H)"	<ul style="list-style-type: none"> <li>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 39 Plan.</li> <li>The subject lands are 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 by Vaughan Council. On October 29, 2013, Vaughan Council approved the allocation of water supply and sewage servicing capacity for the subject lands for 28 units, thereby satisfying the condition to allow for the Holding Symbol "(H)" to be removed. However, to-date the owner has not removed the Holding Symbol "(H)" from the subject lands. Through this application the owner is proposing to rezone the lands and remove the Holding Symbol "(H)".</li> <li>Exception 9(1179) requires that prior to the removal of the Holding Symbol "(H)" on the lands zoned RV4 Zone, that this lot be developed in conjunction with the adjacent lands to the north. This lot forms part of Registered Plan 65M-3773 and has a frontage of 15 m, which can accommodate a semi-detached dwelling in accordance with the requirements of Zoning By-law 1-88. Accordingly, the lot can be developed independent of the lands to the north. The appropriateness of removing the</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		Holding Symbol “(H)” from the RV4 zoned lands will be reviewed in consideration of the subject and adjacent lands.
g.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>All development must comply with the Vaughan Council approved Urban Design and Architectural Design Guidelines for the Vellore Village Community prepared by Watchhorn Architect Inc.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>The provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act will be required, if not previously provided.</li> </ul>
i.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>The subject lands are located opposite a Ministry of Transportation (MTO) works yard. Any requirements by the MTO must be addressed by the owner.</li> </ul>

#### **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. The owner must satisfy all requirements of York Region including any road widening for Weston Road, if necessary. 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. Proposed Zoning
4. Proposed Concept (Street Townhouse and Semi-Detached Dwellings)

**Report prepared by:**

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

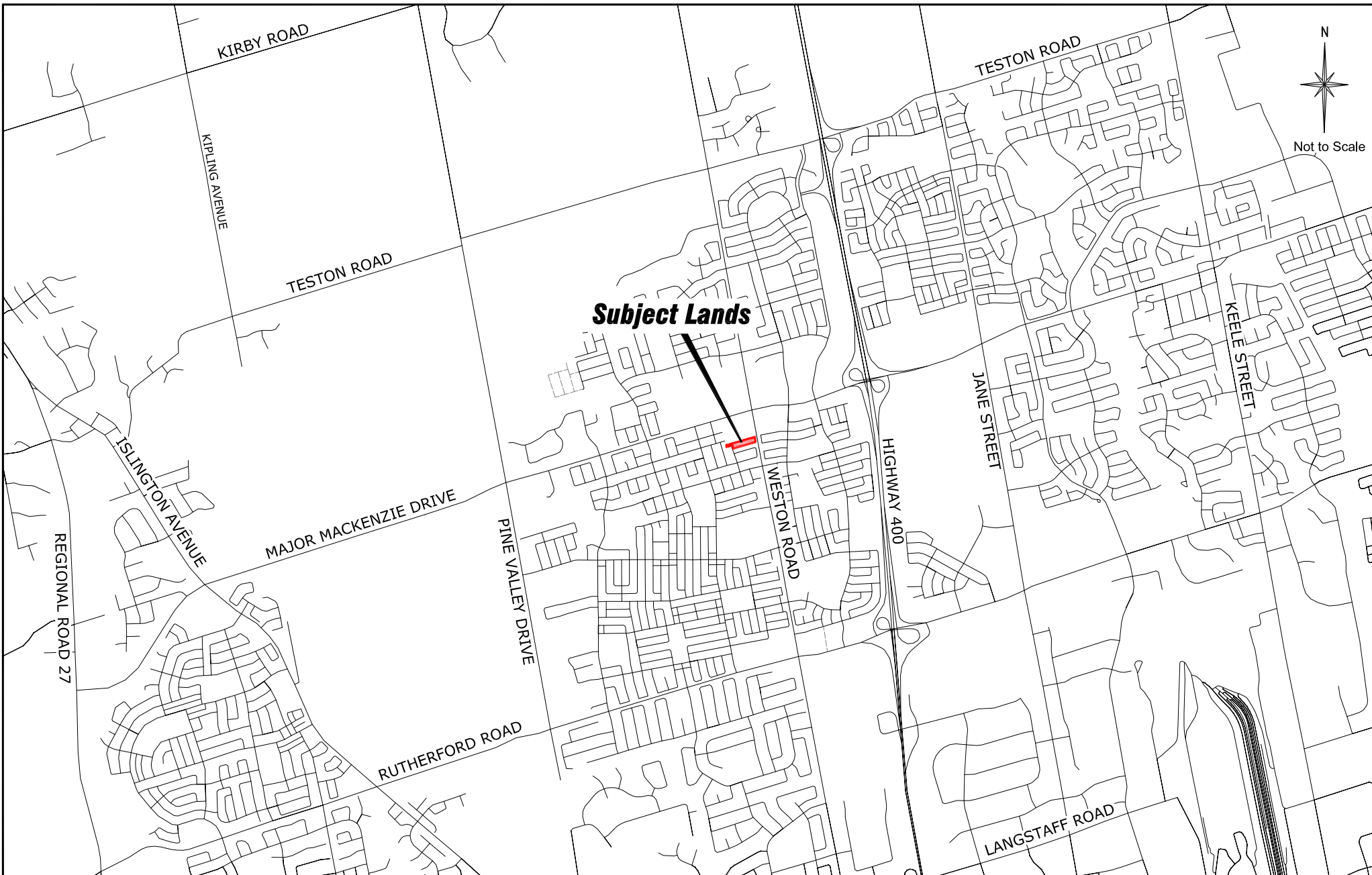
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

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

/CM

MAURO PEVERINI  
Manager of Development Planning



## Context Location Map

**LOCATION:**  
Part of Lot 20, Concession 6

**APPLICANT:**  
Artibus Development Corporation

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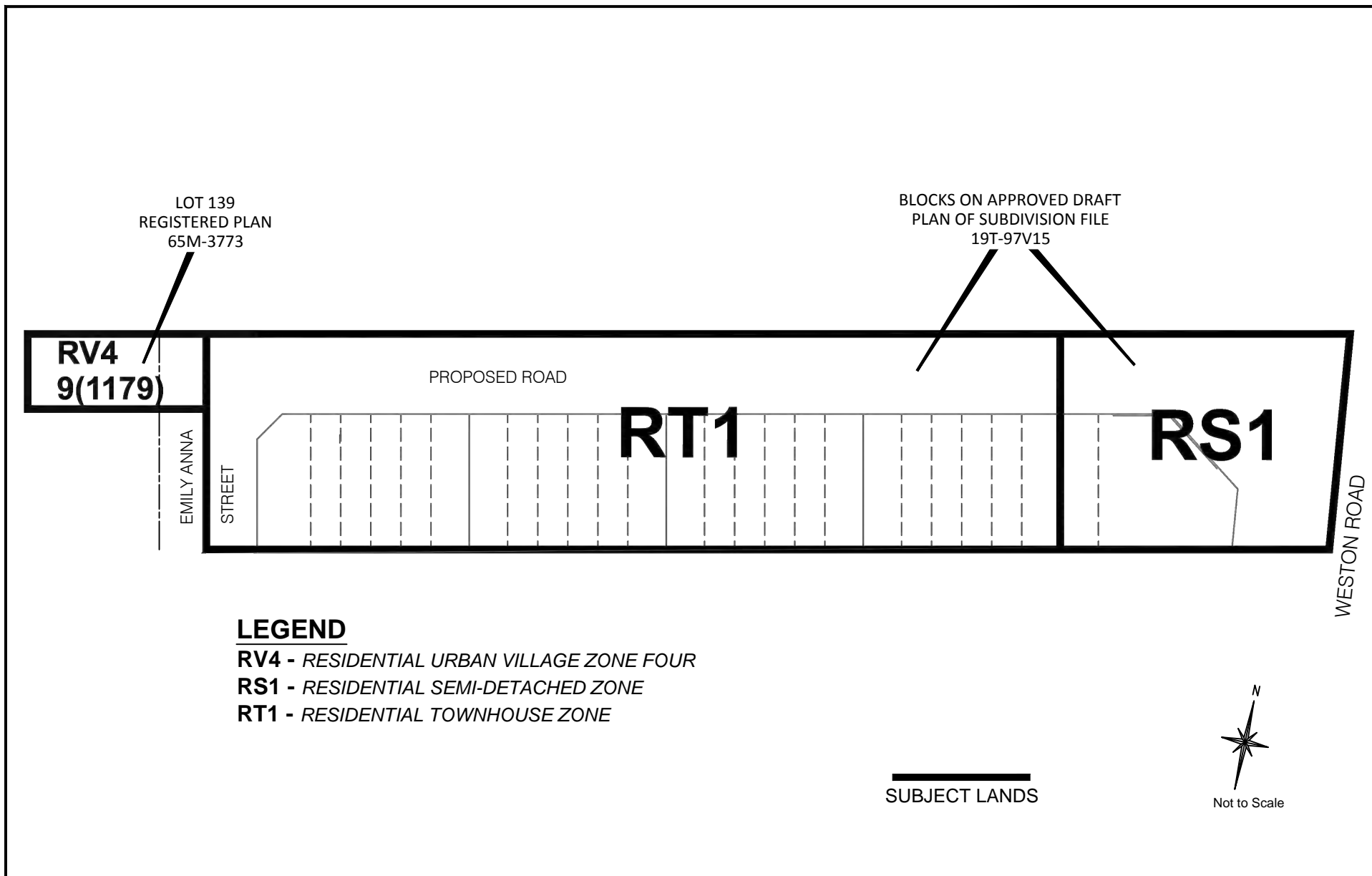
## Attachment

**FILE:** Z.14.006  
**RELATED FILE:** 19T-97V15

**DATE:** June 3, 2014

# 1





## Proposed Zoning

**LOCATION:**  
 Part of Lot 20, Concession 6

**APPLICANT:**  
 Artibus Development Corporation



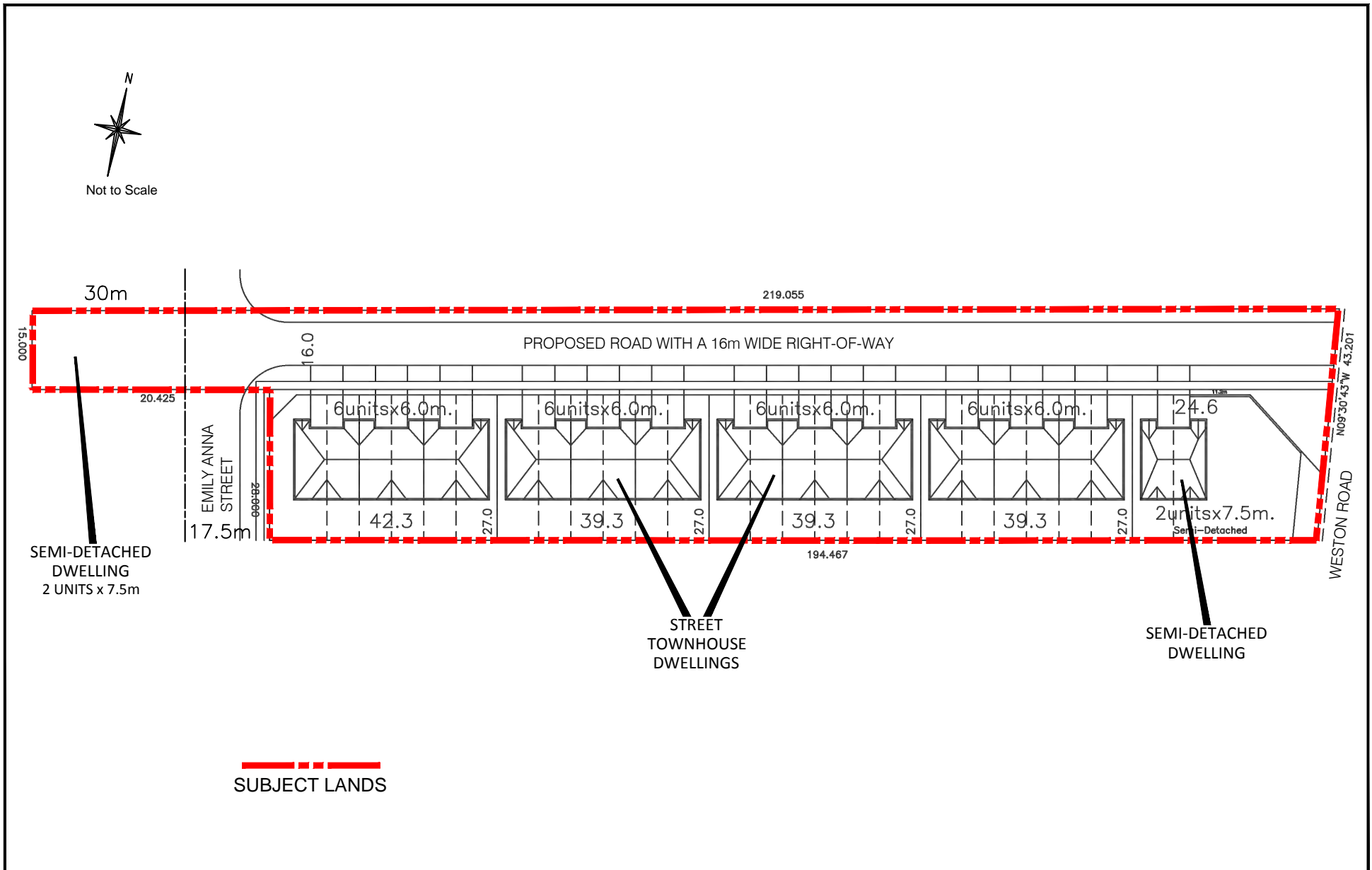
## Attachment

**FILE:** Z.14.006  
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**3**





## Proposed Concept (Street Townhouse and Semi-Detached Dwellings)

**LOCATION:**  
Part of Lot 20, Concession 6

**APPLICANT:**  
Artibus Development Corporation



## Attachment

FILE: Z.14.006  
RELATED FILE: 19T-97V15

DATE: June 3, 2014

# 4