

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

**5 ZONING BY-LAW AMENDMENT FILE Z.08.051**  
**TERWOL DEVELOPMENTS LTD.**  
**WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE & FOSSIL HILL ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated September 3, 2013, be approved;
- 2) That an evening community meeting be convened by the Ward 3 Councillor with the ratepayers, applicant and staff, to discuss issues in the community relating to this application;
- 3) That the deputation by Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant, and coloured renderings, be received; and
- 4) That the following Communications be received:
  - C6. Mr. Randy Vaine, Coranto Way, Woodbridge, dated July 28, 2013;
  - C7. Mr. Randy Vaine, Coranto Way, Woodbridge, dated August 27, 2013;
  - C8. Mr. Randy Vaine, Coranto Way, Woodbridge, Petition, dated July 28, 2013; and
  - C21. Mr. Mohammad Ahmed, Sibella Way, Vaughan, dated August 30, 2013.

1. THAT the Public Hearing report for File Z.08.051 (Terwol Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of a Public Meeting was circulated: August 9, 2013
- b) Circulation Area: 150 m, and to Millwood Woodend Ratepayers' Association, and East Woodbridge Community Association
- c) Comments Received as of August 20, 2013:
  - i) R. Vaine, Coranto Way, correspondence dated July 28, 2013, respecting concerns with the location and proximity of the proposed outdoor patio for Building "D" to Fossil Hill Road; the possibility of the outdoor patio for Building "D" being associated with a licensed eating establishment in close proximity to existing residential dwellings; and, noise associated with the outdoor patio use for Building "D".

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

Item 5, CW(PH) Report No. 37 – Page 2

### Purpose

The Owner has submitted Zoning By-law Amendment File Z.08.051 for the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the construction of a commercial development consisting of four buildings and associated outdoor patios and an outdoor playground area for a daycare, as shown on Attachments #3 to #8, together with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88, C4 Neighbourhood Commercial Zone Requirements</b>	<b>Proposed Exceptions to C4 Neighbourhood Commercial Zone</b>
a.	Minimum Yard Requirements For Institutional Use (Daycare Suite – Building ‘C’, Unit 7)	15 m - All Yards	i) Front (East) - 10 m ii) Exterior Side (South) – 6m
b.	Minimum Yard Requirements	Front Yard (East) - 11 m Rear Yard (West) – 15 m Exterior Side Yard – 11 m (North and South)	i) 6 m – Building ‘D’ i) 12 m – Building ‘A’ ii) 1.2 m – Enclosed Refuse i) 6 m – Buildings ‘A’ and ‘D’ ii) 6 m – Buildings ‘B’ and ‘C’
c.	Minimum Setback to a Residential Zone	22.5 m	1.2 m (Enclosed Refuse Building)
d.	Maximum Driveway Width	7.5 m	9 m (Major Mackenzie Drive)
e.	Minimum Width of Landscape Strip Abutting a Residential Zone	2.4 m	1.2 m (West)
f.	Minimum Landscaped Strip Abutting a Street Line to be Used For No Other Purpose Than Landscaping	6 m	3 m i) Outdoor Patio (Building ‘A’) located within Landscape Strip adjacent to Major Mackenzie Drive ii) Daycare Playground Area (Building ‘C’) located within Landscape Strip adjacent to Fossil Hill Drive
g.	Minimum Parking Requirements Ratio	6 parking spaces per 100m <sup>2</sup> of GFA (191 spaces)	4.6 parking spaces per 100m <sup>2</sup> of GFA (150 spaces)

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

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

On November 3, 2008, Zoning By-law Amendment File Z.08.051 was considered at a statutory Public Hearing to rezone the subject lands from A Agricultural Zone to C3 Local Commercial Zone, and to include additional uses not permitted as-of-right in the C3 Local Commercial Zone. Since that time, the application has been revised by the applicant to the current proposal, and therefore, a second Public Hearing is required.

Location	<ul style="list-style-type: none"><li>▪ The subject lands are located on the southwest corner of Major Mackenzie Drive and Fossil Hill Road, shown as "Subject Lands" on Attachments #1 and #2.</li><li>▪ The subject lands are currently vacant.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated "Medium Density Residential/Commercial" by in-effect OPA #600 (Vellore Urban Village 1), which permits commercial uses located at-grade level, with an attractive pedestrian-friendly streetscape to enable residents to walk conveniently and safely to streets with transit services. The application conforms to the in-effect Official Plan.</li><li>▪ The subject lands are also designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011, March 20, 2012 and April 17, 2012, and as modified and endorsed by Regional Council on June 28, 2012), and approved in part by the Ontario Municipal Board on July 23, 2013.</li><li>▪ The "Low-Rise Mixed-Use" designation permits retail uses and encourages an integrated mix of residential, community and small scale retail uses intended to serve the local population. The application conforms to the new City of Vaughan Official Plan 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit commercial uses and therefore, a Zoning By-law Amendment application has been submitted.</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 Development Planning Department has identified the following matters to be reviewed in greater detail:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the subject lands to C4 Neighbourhood Commercial Zone will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li> <li>▪ The appropriateness of the proposed outdoor patio locations will be reviewed: particularly, the outdoor patio on the west side of Buildings “A” and “B” and for Building “D” and its’ close proximity to existing residential dwellings; and, the proposed outdoor patio for Building “A” located within the landscape strip adjacent to Major Mackenzie Drive.</li> <li>▪ The appropriateness of the proposed daycare playground adjacent to Fossil Hill Drive located within the required landscape strip will be reviewed.</li> <li>▪ The proposed enclosed stand alone refuse and recycling area adjacent to the existing residential at the southwest end of the site should be removed and incorporated internally within a building.</li> <li>▪ The appropriateness of reducing the landscape strip width adjacent to the existing residential dwellings along the westerly limit of the site will be reviewed.</li> <li>▪ The proportionate amount of gross floor area, parking and landscaping on site to facilitate a balanced and well planned commercial development will need to be identified and confirmed.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the Block 39 community.</li> </ul>
d.	Related Site Development File DA.13.041	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.13.041 will be reviewed in consideration of, but not limited to, appropriate building and site design (including location of the patios, playground area, and enclosed refuse building), barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, appropriate setbacks, landscaping and appropriate widths, environmental sustainability, waste management, and servicing and grading, and stormwater management.</li> </ul>

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

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		<ul style="list-style-type: none"><li>▪ All issues identified through the review of Site Development File DA.13.041 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive report to a future Committee of the Whole meeting.</li><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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 approved.</li></ul>
e.	Traffic Impact and Parking Study	<ul style="list-style-type: none"><li>▪ The Traffic Impact and Parking Study submitted in support of the application, which will address traffic associated with the proposed development and impact on area traffic patterns, the proposed parking reduction, and the increased driveway width on Major Mackenzie Drive, must be reviewed and approved by the Region of York Transportation Department and the Vaughan Development/Transportation Engineering Department.</li></ul>
f.	Additional Studies	<ul style="list-style-type: none"><li>▪ Review will be given to determine if additional studies are required to support the proposed development.</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 the Region of York 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 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. Elevations – Building 'A'

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013**

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- 6. Elevations – Building 'B'
- 7. Elevations – Building 'C'
- 8. Elevations – Building 'D'

**Report prepared by:**

Daniel Woolfson, Planner, ext. 8213

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: Re: Terwol Developments Ltd. / File Number: Z.08.051 / Related File Number: DA.13.041

To: [daniel.woolfson@vaughan.ca](mailto:daniel.woolfson@vaughan.ca), [rosanna.defrancesca@vaughan.ca](mailto:rosanna.defrancesca@vaughan.ca)

c 6
COMMUNICATION
DATE - <u>SEPT. 3/13</u>
ITEM - <u>5</u>

Daniel & Rosanna,

I have had very limited time to go out and get my petition signed as both my wife and I have been extremely busy, but I have gone out for a couple of hours and people all want to talk but everyone that I have spoken to are very much against the patio facing out on to Fossil Hill Road. Everyone that I spoke to feel that the patio should face on to Major Mackenzie.

I have attached a copy of the petition with the names that I have obtained so far, 24 so far. If I have time, I will try to get more names.

See you on September 3.

Randy Vaine...

On Sun, Jul 28, 2013 at 10:34 AM, Helen & Randy Vaine <[hrvaine@gmail.com](mailto:hrvaine@gmail.com)> wrote:  
Daniel,

Further to our discussion of a couple of weeks ago, I have taken the past couple of weeks to really give some serious consideration to the proposal to put a Licenced Restaurant with a Patio facing the residential properties off of Fossil Hill as proposed in the above proposal. I have spoken with neighbors and others to get their input and opinions. One of the things that some residents on our street have suggested is that I start a petition against having the proposed patio facing Fossil Hill Drive. I will be starting that petition shortly and will be forwarding that when completed to you and members of council.

I would like to point out that while I am pro development and I look forward to the area being developed, I just believe in responsible development. I believe as do others that I have spoken to, that placing a licenced establishment in a residential neighborhood, right across from a new high school is NOT responsible development. Also, based on past experience with this builder / developer, I do not feel that the builder / developer, has the best interests of the residents in mind. I have tried in the past to write to the builder / developer with various concerns, all of which were ignored.

I will oppose the licencing of this establishment at the LLBO. As far as the current proposal above, I would respectfully request that the patio of the restaurant be placed either on the side of the establishment facing Major Mackenzie Drive or facing in to the plaza. I do not feel that it is fair to have a restaurant patio facing in to the backyards of the local neighbors who just bought their homes, at all hours of the day and night. Our street consists of shift workers, young and old families and we deserve to be able to enjoy our homes and our backyards without having to endure loud and noisy guests of the restaurant, not to mention the possibility of intoxicated guests. We have families with babies that will be disrupted with the noise from a patio.

The builder / developer chose to wait until all of the houses were built and occupied before he introduced this patio idea, had it been made clear prior to buying our home, it may have impacted our decision. We did not buy our home with the knowledge of such a patio with the potential problems associated with it, nor do I feel that the neighbors I have spoken to were advised either. We were sold our homes and told by the builder's representative that the two plazas around us were going to be professional buildings only, now the builder / developer is trying to push this unwanted patio and other types of retail which I do not feel fit with this residential area.

I respectfully request that you include in your report to council, my serious objections to this patio being located on Fossil Hill Road. Also, as stated above, I will be sending a copy of the completed petition to you and members of council shortly. Thank you for your time and consideration in this matter.

Yours Truly,

Randy Vaine  
2 Coranto Way



C 7
COMMUNICATION
CW (PH) - Sept. 3 / 13
ITEM - 5

**From:** Vaine, Randy [mailto:Randy.Vaine@cbsa-asfc.gc.ca]

**Sent:** Tuesday, August 27, 2013 1:38 PM

**To:** Woolfson, Daniel; DeFrancesca, Rosanna

**Subject:** RE: Terwol Developments Ltd. / File Number: Z.08.051 / Related File Number: DA.13.041

Daniel and Rosanna,

I just wanted to clarify an error in my original e-mail. I was under the impression that the developer for this current project was the same developer who worked on my house, I may have been wrong, I still am not sure. Having said that, where I stated below, "based on past experience with this builder / developer, I do not feel that the builder / developer, has the best interests of the residents in mind. I have tried in the past to write to the builder / developer with various concerns, all of which were ignored.", this statement may not be applicable if the developer is not P. Gabriele and Sons, as this is the company that I have been having difficulty in getting in contact with in regards to issues with and around my home. If it is another developer, then I have had no contact with them in regards to this project or anything else and that comment would not be applicable.

Furthermore, having said that, I have noticed 2 consistent questions and concerns raised by neighbors regarding this proposed patio,

- 1) Why is the developer introducing this proposal during the summer when people are not around very much and tend not to notice things like this?, and why is the Public Meeting being held on the First Day of School?
- 2) Will this petition be enough to convince council to change the location of the patio?

Good questions as it shows that people are very suspicious of how this plan is being handled.

Thank you again for taking the time to speak with me and in Rosanne's case for coming to our home and talking to us.

See you on the 3<sup>rd</sup>.

Randy Vaine...  
2 Coranto Way  
416-931-4356



C 8	
COMMUNICATION	
CW (PH) -	SEPT. 3/13
ITEM -	5

**Communication C8**  
**Committee of the Whole (Public Hearing) – September 3, 2013**  
**Item -**

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 24

**We the undersigned Residents of Coranto Way and Sibella Way, Woodbridge, Ward 3, and surrounding area, Strongly Oppose the construction of a Licensed Restaurant and / or Bar – Patio facing on to Fossil Hill Road. We feel that if such a Patio is to be constructed that it face either towards Major Mackenzie Drive or face West in to the Plaza itself.**

A copy of the entire petition document containing a total of 1 page is on file in the City Clerk's Office.

**Britto, John**

C 21  
**COMMUNICATION**

**From:** Woolfson, Daniel  
**Sent:** Friday, August 30, 2013 10:45 AM  
**To:** Hamill, Joan; Britto, John  
**Cc:** Clerks@vaughan.ca  
**Subject:** FW: Public hearing - File#Z.08.051 / #DA.13.041- Lot20, concession 6, Ward 3

CW (PH) - SEPT 3/13  
ITEM - 5

Hi Joan and John,

Can you please add Mr. Ahmed to the Notification List for the above noted application? Also, please accept his email below as a Communication Item for the upcoming Public Hearing on September 3, 2013.

Let me know if you have any questions or concerns. Thank you.

Sincerely,

**Daniel Woolfson**

Planner, Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive, L6A 1T1  
Tel: 905-832-8585 ext. 8213  
Fax: 905-832-6080  
[daniel.woolfson@vaughan.ca](mailto:daniel.woolfson@vaughan.ca)

**From:** Altaf Ahmed [<mailto:altafahmed20@gmail.com>]  
**Sent:** Wednesday, August 28, 2013 8:39 PM  
**To:** Woolfson, Daniel  
**Subject:** Public hearing - File#Z.08.051 / #DA.13.041- Lot20, concession 6, Ward 3

Hi,

I am owner of 31 Sibella way, Woodbridge, L4H-3V6. I strongly opposed this lot to convert to commercial from agriculture land.

We as owner, like to see green land and park around for our growing kids, not commercial buildings. We liked to green neighbourhood nature, not only commercial buuilding. this is not fair to our new coming generations. How this can be stopped. Is written submission is ok to accept, or should I make arrangements to attend this meeting personally. Is this ground will be accepted to stop this rezoning.

Please advise, Does city needs more people to come for this hearing to stop this. If this i s the case, I need to ask my neighbours to come forward, and speak. If one person attendance can make a difference, then I look forward to come to this hearing. Let me know, what city wants us to bring for this hearing to accept this strong opposition.

Thanks,

Mohammad Ahmed

Owner: 31 Sibella way, Vaughan, Ont, L4H-3V6  
647-960-1652

**5. ZONING BY-LAW AMENDMENT FILE Z.08.051  
TERWOL DEVELOPMENTS LTD.**

**P.2013.34**

**WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE & FOSSIL HILL ROAD**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for File Z.08.051 (Terwol Developments Ltd.) 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.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: August 9, 2013
- b) Circulation Area: 150 m, and to Millwood Woodend Ratepayers' Association, and East Woodbridge Community Association
- c) Comments Received as of August 20, 2013:
  - i) R. Vaine, Coranto Way, correspondence dated July 28, 2013, respecting concerns with the location and proximity of the proposed outdoor patio for Building "D" to Fossil Hill Road; the possibility of the outdoor patio for Building "D" being associated with a licensed eating establishment in close proximity to existing residential dwellings; and, noise associated with the outdoor patio use for Building "D".

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.08.051 for the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the construction of a commercial development consisting of four buildings and associated outdoor patios and an outdoor playground area for a daycare, as shown on Attachments #3 to #8, together with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88, C4 Neighbourhood Commercial Zone Requirements</b>	<b>Proposed Exceptions to C4 Neighbourhood Commercial Zone</b>
a.	Minimum Yard Requirements For Institutional Use (Daycare Suite – Building 'C', Unit 7)	15 m - All Yards	i) Front (East) - 10 m ii) Exterior Side (South) – 6m

	<b>By-law Standard</b>	<b>By-law 1-88, C4 Neighbourhood Commercial Zone Requirements</b>	<b>Proposed Exceptions to C4 Neighbourhood Commercial Zone</b>
b.	Minimum Yard Requirements	Front Yard (East) - 11 m  Rear Yard (West) – 15 m  Exterior Side Yard – 11 m (North and South)	i) 6 m – Building ‘D’  i) 12 m – Building ‘A’ ii) 1.2 m – Enclosed Refuse  i) 6 m – Buildings ‘A’ and ‘D’ ii) 6 m – Buildings ‘B’ and ‘C’
c.	Minimum Setback to a Residential Zone	22.5 m	1.2 m (Enclosed Refuse Building)
d.	Maximum Driveway Width	7.5 m	9 m (Major Mackenzie Drive)
e.	Minimum Width of Landscape Strip Abutting a Residential Zone	2.4 m	1.2 m (West)
f.	Minimum Landscaped Strip Abutting a Street Line to be Used For No Other Purpose Than Landscaping	6 m	3 m  i) Outdoor Patio (Building ‘A’) located within Landscape Strip adjacent to Major Mackenzie Drive  ii) Daycare Playground Area (Building ‘C’) located within Landscape Strip adjacent to Fossil Hill Drive
g.	Minimum Parking Requirements Ratio	6 parking spaces per 100m <sup>2</sup> of GFA (191 spaces)	4.6 parking spaces per 100m <sup>2</sup> of GFA (150 spaces)

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

On November 3, 2008, Zoning By-law Amendment File Z.08.051 was considered at a statutory Public Hearing to rezone the subject lands from A Agricultural Zone to C3 Local Commercial Zone, and to include additional uses not permitted as-of-right in the C3 Local Commercial Zone. Since that time, the application has been revised by the applicant to the current proposal, and therefore, a second Public Hearing is required.

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located on the southwest corner of Major Mackenzie Drive and Fossil Hill Road, shown as "Subject Lands" on Attachments #1 and #2.</li> <li>▪ The subject lands are currently vacant.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are designated "Medium Density Residential/Commercial" by in-effect OPA #600 (Vellore Urban Village 1), which permits commercial uses located at-grade level, with an attractive pedestrian-friendly streetscape to enable residents to walk conveniently and safely to streets with transit services. The application conforms to the in-effect Official Plan.</li> <li>▪ The subject lands are also designated "Low-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011, March 20, 2012 and April 17, 2012, and as modified and endorsed by Regional Council on June 28, 2012), and approved in part by the Ontario Municipal Board on July 23, 2013.</li> <li>▪ The "Low-Rise Mixed-Use" designation permits retail uses and encourages an integrated mix of residential, community and small scale retail uses intended to serve the local population. The application conforms to the new City of Vaughan Official Plan 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit commercial uses and therefore, a Zoning By-law Amendment application has been submitted.</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 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.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the subject lands to C4 Neighbourhood Commercial Zone will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li> <li>▪ The appropriateness of the proposed outdoor patio locations will be reviewed: particularly, the outdoor patio on the west side of Buildings "A" and "B" and for Building "D" and its' close proximity to existing residential dwellings; and, the proposed outdoor patio for Building "A" located within the landscape strip adjacent to Major Mackenzie Drive.</li> <li>▪ The appropriateness of the proposed daycare playground adjacent to Fossil Hill Drive located within the required landscape strip will be reviewed.</li> <li>▪ The proposed enclosed stand alone refuse and recycling area adjacent to the existing residential at the southwest end of the site should be removed and incorporated internally within a building.</li> <li>▪ The appropriateness of reducing the landscape strip width adjacent to the existing residential dwellings along the westerly limit of the site will be reviewed.</li> <li>▪ The proportionate amount of gross floor area, parking and landscaping on site to facilitate a balanced and well planned commercial development will need to be identified and confirmed.</li> </ul>
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d.	Related Site Development File DA.13.041	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.13.041 will be reviewed in consideration of, but not limited to, appropriate building and site design (including location of the patios, playground area, and enclosed refuse building), barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, appropriate setbacks, landscaping and appropriate widths, environmental sustainability, waste management, and servicing and grading, and stormwater management.</li> <li>▪ All issues identified through the review of Site Development File DA.13.041 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive report to a future Committee of the Whole meeting.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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 approved.</li> </ul>
e.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> <li>▪ The Traffic Impact and Parking Study submitted in support of the application, which will address traffic associated with the proposed development and impact on area traffic patterns, the proposed parking reduction, and the increased driveway width on Major Mackenzie Drive, must be reviewed and approved by the Region of York Transportation Department and the Vaughan Development/Transportation Engineering Department.</li> </ul>
f.	Additional Studies	<ul style="list-style-type: none"> <li>▪ Review will be given to determine if additional studies are required to support the proposed development.</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 the Region of York 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 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. Elevations – Building 'A'
6. Elevations – Building 'B'
7. Elevations – Building 'C'
8. Elevations – Building 'D'



**Report prepared by:**

Daniel Woolfson, Planner, ext. 8213

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

/CM



## Context Location Map

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

N:\DFT\1 ATTACHMENTS\Z\z.08.051\_july 26 2013.dwg

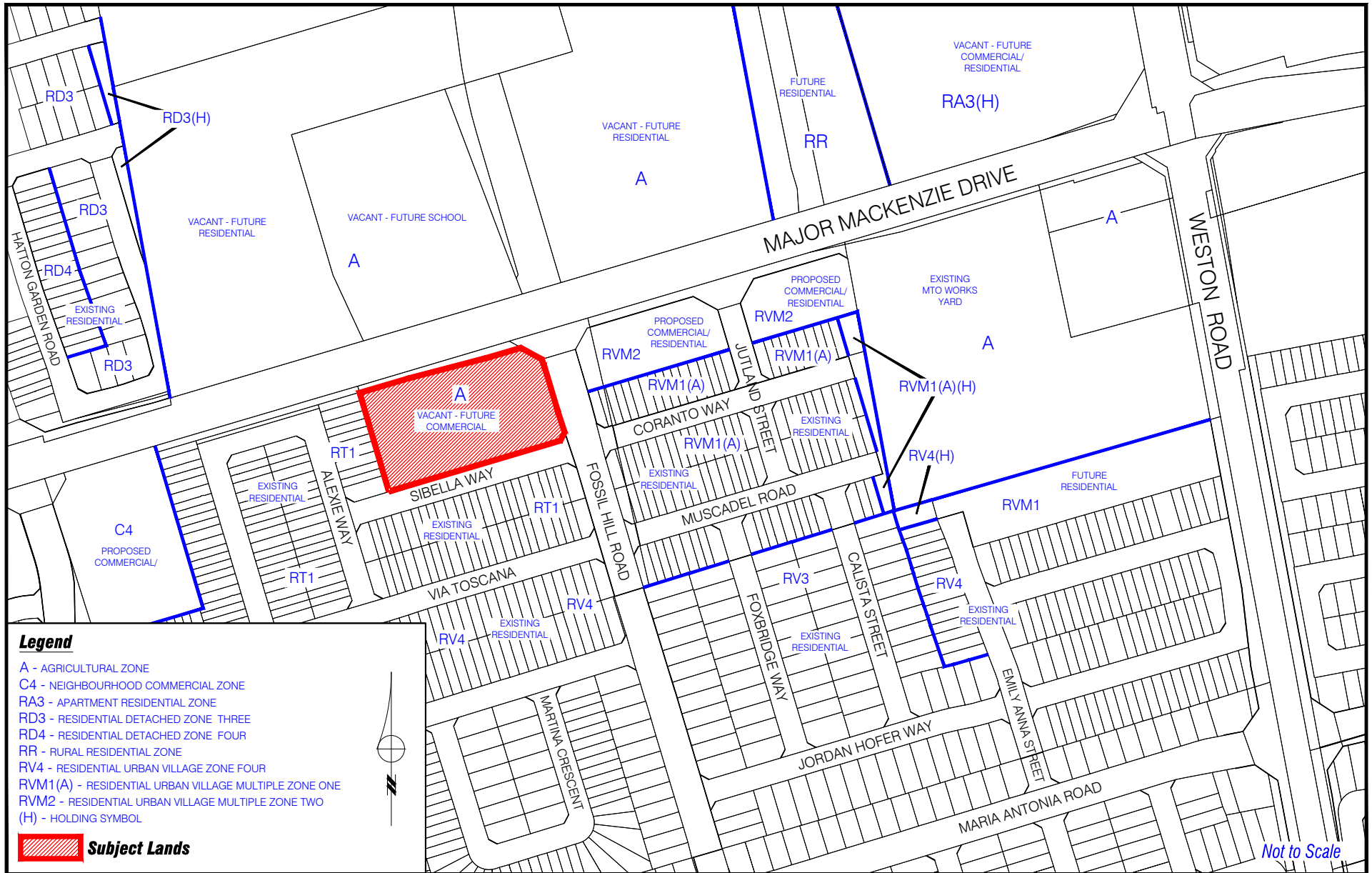


## Attachment

FILE: Z.08.051  
RELATED FILE: DA.13.041

DATE:  
July 26, 2013

1



## Location Map

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

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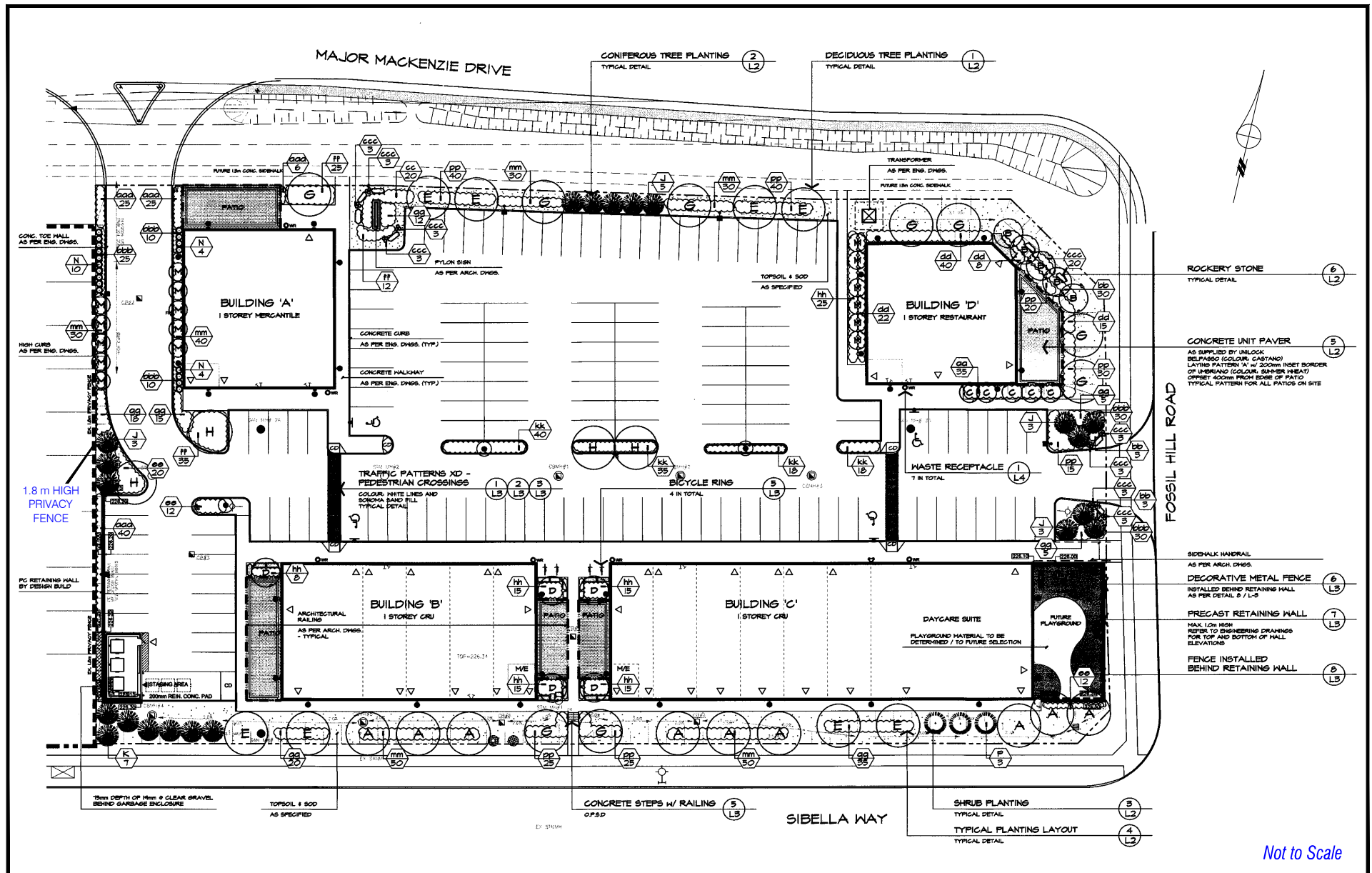
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FILE: Z.08.051  
RELATED FILE: DA.13.041

DATE:  
July 26, 2013

2





# Landscape Plan

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

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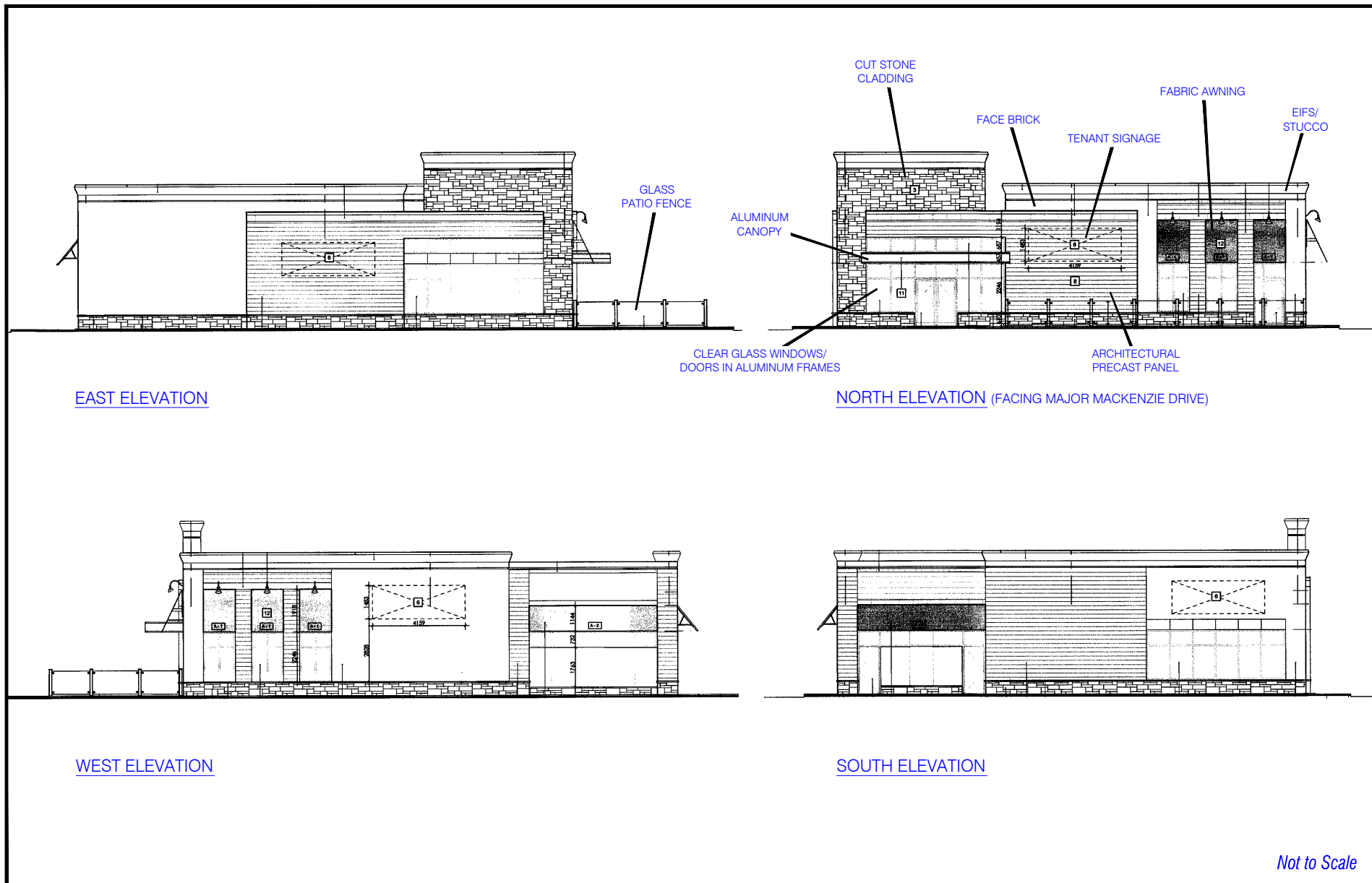


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RELATED FILE: DA.13.041

DATE:  
July 26, 2013

4



## Elevations - Building 'A'

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

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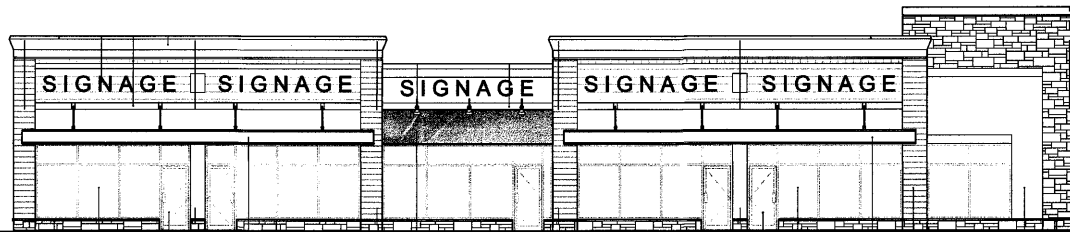
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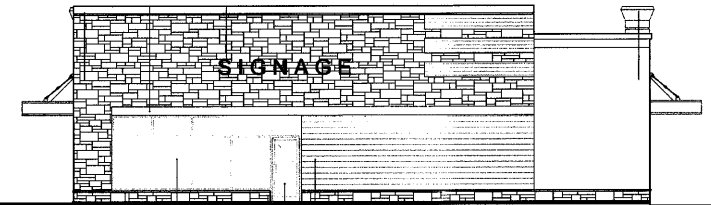
DATE:  
July 26, 2013

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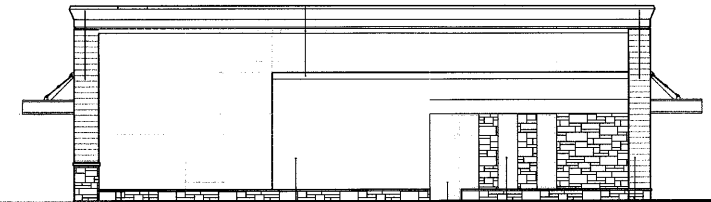
NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)



WEST ELEVATION



SOUTH ELEVATION (FACING SIBELLA WAY)



EAST ELEVATION

*Not to Scale*

## Elevations - Building 'B'

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

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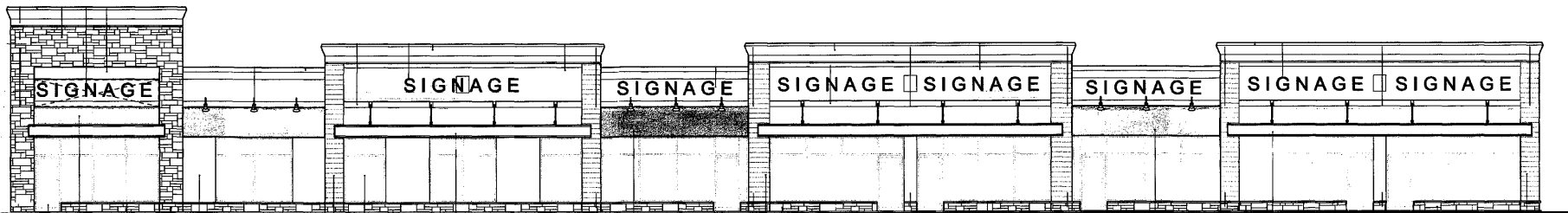


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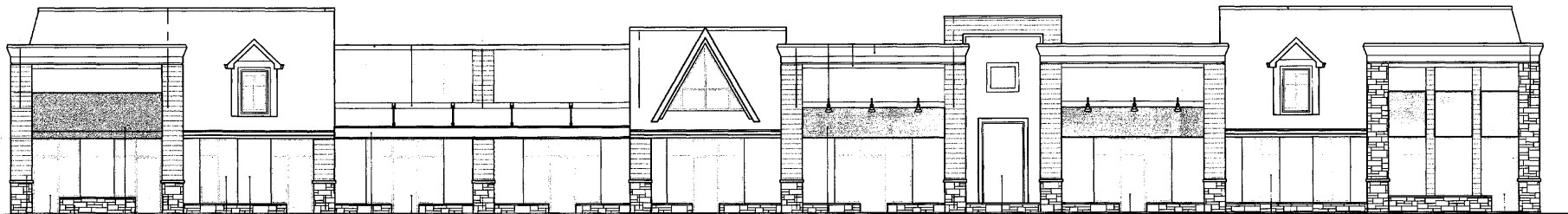
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DATE:  
July 26, 2013

6



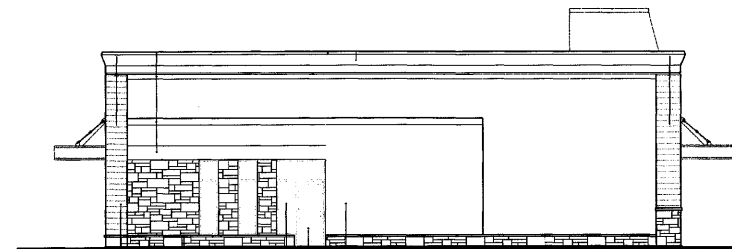
NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)



SOUTH ELEVATION (FACING SIBELLA WAY)



EAST ELEVATION (FACING FOSSIL HILL ROAD)



WEST ELEVATION

*Not to Scale*

## Elevations - Building 'C'

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

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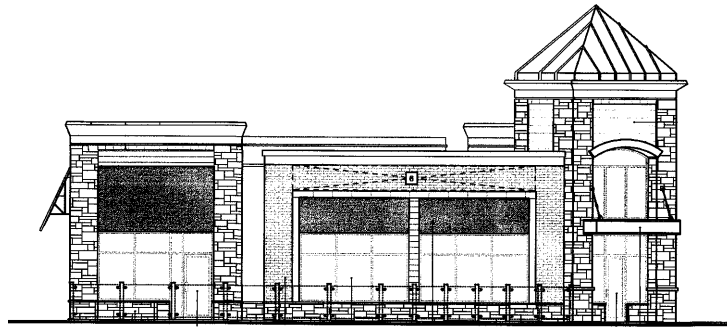
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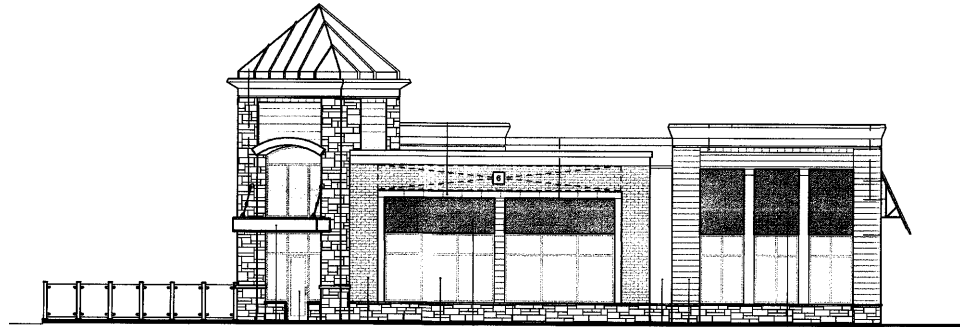
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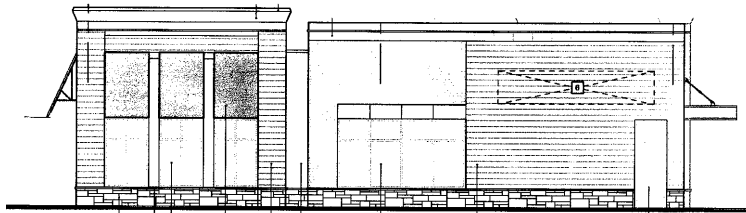




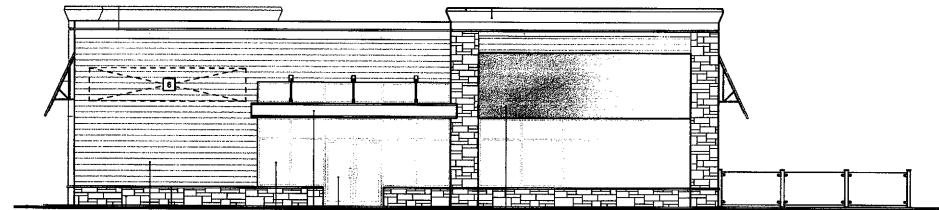
EAST ELEVATION (FACING FOSSIL HILL ROAD)



NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)



WEST ELEVATION



SOUTH ELEVATION

*Not to Scale*

## Elevations - Building 'D'

LOCATION:  
Part of Lot 20, Concession 6

APPLICANT:  
Terwol Developments Ltd.

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Attachment

FILE: Z.08.051  
RELATED FILE: DA.13.041

DATE:  
July 26, 2013

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