EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 3, Report No. 35, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 25, 2012, as follows:

By receiving Communication C4 from Ms. Mara Farina, dated September 6, 2012.

OFFICIAL PLAN AMENDMENT FILE OP.12.003 ZONING BY-LAW AMENDMENT FILE Z.12.008 JOHN DUCA WARD 2 - VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE

The Committee of the Whole (Public Hearing) recommends:

3

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012, be approved;
- 2) That the Ward Councillor be directed to convene meetings of the parties in furtherance of this application, as deemed appropriate;
- 3) That the following deputations and communication be received:
 - 1. Mr. Kregg Fordyce, KFA Architect, Spadina Avenue, Toronto, on behalf of the applicant;
 - 2. Mr. Drazen Bulat, Veneto Drive, Woodbridge and communication C9, dated September 4, 2012;
 - 3. Ms. Carole Davies, Veneto Drive, Woodbridge;
 - 4. Ms. Ann Grech, Tasha Court, Woodbridge;
 - 5. Mr. Massimo Alfino, Kipling Avenue, Woodbridge;
 - 6. Mr. Phillip Franco, Veneto Drive, Woodbridge;
 - 7. Mr. Allen Kershaw, Veneto Drive, Woodbridge;
 - 8. Mr. Raymond Grech, Tasha Court, Woodbridge;
 - 9. Ms. Norma Basciano, Coles Avenue, Woodbridge;
 - 10. Ms. Anna Sirianni, Hawman Avenue, Woodbridge;
 - 11. Ms. Rosina D'Alimonte, Hawman Avenue, Woodbridge; and
 - 12. Mr. Nick Pinto, President, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge; and
- 4) That the following communications be received:
 - C7. Mr. Enio Zeppieri, Zeppieri & Associates, Barristers and Solicitors, Wilson Avenue, Toronto, dated September 4, 2012; and
 - C8. Ms. Liberata D'Aversa, Whitfield Avenue, Toronto, dated September 4, 2012.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.003 and Z.12.008 (John Duca) 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.

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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 10, 2012.
- b) Circulation Area: 150 m, the West Woodbridge Homeowners' Association, Dr. Fabio D'Ambrosi, Rosina D'Alimonte, and all individuals that had requested notice of Development Files OP.07.009, Z.07.049 and DA.09.056 (Pine Grove on Seven Inc.) for the development located at the southwest corner of Kipling Avenue and Regional Road 7.
- c) Comments Received as of August 21, 2012:
 - i) The West Woodbridge Homeowners Association Inc. provided comments in correspondence dated June 11, 2012. The correspondence states that they do not support the proposed development for a number of reasons, including but, not limited to:
 - the proposed development is not consistent with the policies and intent of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
 - the proposed development is not consistent with the City's Official Plan with respect to land use, built form and the public realm policies that encourage fully integrated commercial, retail and residential uses within a comprehensively planned and designed development that has good transitional relationships to its surrounding context and protects the existing stable neighbourhood;
 - the proposed development is not consistent with the June 25, 2009 Ontario Municipal Board Decision and Order (respecting easterly Pine Grove on Seven site) that helps protect the character of the wellmaintained neighbourhood;
 - the proposed development does not promote a pleasurable and safe walking and cycling environment along the Regional Road 7 corridor and Coles Avenue;
 - the proposed development does not enhance the attractiveness and safety of the pedestrian environment through the creation of vibrant streetscapes and active frontages, introducing new retail, personal services and restaurant uses, and providing pleasurable, comfortable and convenient experience on the site and active ground floor uses; and,
 - the proposed development does not create a vibrant and safe public realm, by placing eyes on the street, and creating an inviting and friendly streetscape for pedestrians.

The correspondence also states that the Association is committed to ongoing communication and discussions with John Duca and his representatives and the City of Vaughan staff to address their concerns.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of 6 stacked townhouse blocks with a total of 180 units and 225 underground parking spaces as shown on Attachments #3 to #5:

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

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- 1. Official Plan Amendment File OP.12.003, specifically to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), to redesignate the southerly portion of the subject lands from "General Commercial" to "Prestige Areas Centres & Avenue Seven Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Secondary Plan), that would apply a uniform designation and site-specific policies to the entirety of the subject property.
- Zoning By-law Amendment File Z.12.008 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C1 Restricted Commercial Zone, subject to Exceptions 9(791) and 9(424) (5289 and 5309 Regional Road 7, respectively) to RM2 Multiple Residential Zone, with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements (RM2 Multiple Residential Zone)	Proposed Exceptions to By-law 1-88 (RM2 Multiple Residential Zone)
a.	Minimum Lot Area Per Unit	230 m²	20 m²
b.	Minimum Parking Requirement	1.5 spaces per dwelling unit, plus 0.25 for visitors (315 parking spaces)	1.0 space per dwelling unit and 0.2 for visitors (220 parking spaces)
C.	Minimum Number of Barrier Free Parking Spaces	3	2
d.	Minimum Front Yard Setback (Regional Road 7)	4.5 m	0 m
e.	Minimum Interior Yard Setback (East and West)	1.5m	1.0m
f.	Maximum Building Height	11.0m	12.8m

Other zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed in the technical report.

Background – Analysis and Options

 South side of Regional Road 7, west of Kipling Avenue. 3-9 on Registered Plan 3762, in Lot 5, Concession 8, Ci Vaughan. Municipally known as 5289 and 5309 Regi Road 7. Shown as "Subject Lands" on Attachments #1 #2. 	ty of onal
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EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

Item 3, CW(PH) Report No. 35 - Page 4

Official Plan Designation	-	The northern portion of the subject lands are designated "Prestige Areas – Centres & Avenue Seven Corridor" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Secondary Plan). The southern portion of the subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan). The proposed development does not conform with the "General Commercial" designation, which does not permit residential uses, and an Official Plan Amendment is required.
	•	The "Prestige Areas – Centre & Avenue Seven Corridor" designation in OPA #661 permits a wide range of uses including office, business, retail, residential (which would include stacked townhouses) and civic uses. These uses may be in stand-alone buildings or may be part of mixed use complexes.
	-	OPA #661 establishes Transit Stop Centres at various intersections, including the intersection of Kipling Avenue and Highway 7. The area of the Centre shall be generally defined based on a 200 metre distance from the transit stop, which would include the subject lands. The overall density within the Centre shall be a Floor Space Index of 3.0.
	•	The maximum height of any building with a Transit Stop Centre shall be 10 storeys or 32 metres, whichever is less. However, OPA #661 includes height transition policies between development in the Centre and adjacent sensitive land uses. For sites that abut a low density residential designation, the maximum height of development, within 30 metres of such designation shall be 4 storeys, or 12.8 metres, whichever is less. Given the low density designation of the residential lots on Coles Avenue and abutting the subject lands, the majority of the overall subject lands will be subject to this policy (i.e. the 4 storey restriction would apply).
	-	The plans submitted in support of the proposal indicate a Floor Space Index of 1.76, is consistent with the overall policies of OPA #661, but will need to be confirmed through the staff review. The plans also illustrate 4 storeys/levels of living space that includes a basement storey for habitable space, with another storey for roof-top mechanical equipment and an entrance to roof-top terraces. Zoning By-law 1-88 excludes roof-top mechanical rooms within the definition of building height. The plans will be reviewed for conformance with the definition of a storey in context with Official Plan policies, Zoning By-law 1-88 and the Ontario Building Code, so as to confirm the definitions of both the basement and rooftop area. Any exceptions to the Official Plan will be identified in the technical report and reviewed for appropriateness.
	•	The northern portion of the subject lands are designated "Mid-Rise Mixed-Use", which permits a maximum building height of 6 storeys and a maximum 2.0 FSI (Floor Space Index) by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011, March 20, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The southerly portion of the subject lands are designated Low-Rise Residential. The proposal does not conform with VOP 2010.

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Zoning	 5289 Regional Road 7 is zoned C1 Restricted Commercial Zone, subject to Exception 9(791) and 5309 Regional Road 7 is zoned C1 Restricted Commercial Zone, subject to Exception 9(424) as shown on Attachment #2. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RM2 Multiple Residential Zone and permit
	the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the proposal.
Surrounding Land Uses	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	 The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City of Vaughan Official Plan policies.
b.	Appropriateness of Proposed Uses	 The appropriateness of permitting the proposed stacked townhouse units on the subject lands will be reviewed in consideration of compatibility with the surrounding planned and existing land use context.
C.	Appropriateness of the Proposed Rezoning and Site- Specific Exceptions	 The appropriateness of the proposed rezoning of the subject lands, and the site-specific exceptions to Zoning By-law 1-88 that are required to facilitate the development will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.
d.	Traffic Impact Study	 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.
e.	Phase 1 Environmental Report	 The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

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f.	Supporting Studies	 The applicant has submitted supporting studies, including a Planning Justification Study and an Urban Design Brief that will be reviewed by the Vaughan Development Planning Department. Review will also be given to determine if additional studies are required.
g.	Sustainable Development	 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 future Site Development process, if approved.
h.	Water & Servicing Allocation	 The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Site Development Application is approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.
i.	Internal Driveway Design	 The internal driveway design will need to be reviewed to determine the appropriateness of vehicle and truck maneuvering. Comments from the Vaughan Public Works Department, Vaughan Fire Department, and Vaughan Development/Transportation Engineering Department will be required.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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.

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.

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 25, 2012

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Attachments

- 1. Context Location Map
- 2. Location Map
- 3. Site Plan
- 4. North Elevation
- 5. South Elevation

Report prepared by:

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

/CM

(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: Duca's application for the redevelopment of Marketplace)

C	4
Item #	3
Report No.	.35
1	,
<u>Council -</u>	Sept 25/12

-----Original Message-----From: Carella, Tony Sent: Thursday, September 06, 2012 1:54 PM To: Mara Farina; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey Cc: <u>wwha@wwha.ca</u> Subject: RE: Duca's application for the redevelopment of 5289 and 5309 Highway 7 (also known as K7 Marketplace)

Ms Farina, than kyou for your e-mail, which I am forwarding to the Clerk, to ensure your comments are part of the public record, and that you are informed of any future statutory meetings in respect of this matter.

From: Mara Farina [mfarina0405@gmail.com] Sent: Thursday, September 06, 2012 1:36 PM To: Rosati, Gino; Di Biase, Michael; Schulte, Deb; lafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan Cc: <u>wwha@wwha.ca</u> Subject: Duca's application for the redevelopment of 5289 and 5309 Highway 7 (also known as K7 rketplace)

Members of Council,

I am a resident of the Kipling Avenue south of Highway 7 neighbourhood and support The West Woodbridge Homeowners Association Inc. opposition to this application. I am writing to voice my strong opposition to the Official Plan Amendment and Zoning By-law Amendment by John Duca.

This proposed development does not fit into the established distinctive character of our neighbourhood. Placing of 6 stacked townhouse blocks of 3 storeys with a total of 180 units ...

•is not consistent with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe; •is not consistent with the June 25, 2009 Ontario Municipal Board Decision and Order (Pine Grove on Seven Inc. site); •is not compatible with the surrounding land use context i.e. existing scale, height, lot patterns and building types; •does not create a vibrant and safe public realm; and •on lands that are not deemed appropriate or suitable.

... will create instability and destroy the fabric, character and integrity of our established stable neighbourbood and in doing so, would encourage future growth and development where it has explicitly been determined to be inappropriate as per the Ontario Municipal Board Decision and Order PL080857 and Minutes of Settlement between The West Woodbridge Homeowners Association Inc., the City of Vaughan and Pine Grove on Seven Inc. of 2009.

The applicant has sought out our community involvement through The West Woodbridge Homeowners

sociation Inc. and after one community meeting agreed to continue working with the community on their development proposal however, they never contacted us again prior to submission of the application. Please listen to the residents of Kipling Avenue south of Highway 7 neighbourhood and the representatives of the West Woodbridge Homeowners Association who we empower to speak on our behalf. Our neighbourhood cannot support anymore development and your commitment is needed to preserve the unique nature of our neighbourhood. Yours very truly,

)ra Farina 147 Veneto Drive Woodbridge, ON BARRISTERS AND SOLICITORS

851 WILSON AVENUE TORONTO, ONTARIO M3K 1E6 TELEPHONE (416) 631-9811 TELEFAX (416) 631-6170



<u>c 7</u> <u>communication</u> <u>cw (ph) Sept 4/12</u> <u>item - 3</u>

ENIO ZEPPIERI, Hon. B.A., LL.B. GREGORY T.A. GRYGUC, Hon. B.A., LL.B. DHEERAJ SINDHWANI, LL.B.

September 4, 2012

VIA EMAIL <u>developmentplanning@vaughan.ca</u> and <u>clement.messere@vaughan.ca</u>

City of Vaughan Planning Dept. c/o Mr. Clement Messere 2141 Major Mackenzie Drive Vaughan, ON L6A 1T1

RE:	Our Client:	Liberata D'Aversa Address: 5317 Highway #7, Vaughan, Ontario L4L 1T4
	Applicant: Eile Numberer	John Duca OP.12.003 and Z.12.008
	File Numbers:	UP.12.003 and 2.12.008

Please be advised that we have been retained by the owner of the Property municipally known as 5317 Hwy 7, Vaughan, L4L 1T4.

Our client has been provided a Notice of a Public Meeting, scheduled for September 4, 2012, at 7:00 p.m. at Vaughan City Hall, Council Chambers. Unfortunately, our client had been out of town and did not receive this notice until this past weekend. Accordingly, this letter setting out her position is being delivered at this late date and unfortunately no one is available to attend to speak to the matter in opposition this evening.

Take note of the following concerns of our client and ensure that they are properly addressed before any approval is given.

RECEIVED

SEP 4 - 2012

CLERK'S DEPT.



Our client constructed a sidewalk along the boundary – East/West of the Applicant Property and our client's property many years ago. They have enjoyed a right of way and complete use of the property. It would appear that the project applicant now seeks to take away our client's easement and right of way on the boundary. Additionally, a driveway opening is being curtailed so that our client would only have 4-meters width to enter and/or exit from that entrance on Hwy 7. Actually it appears that the existing driveway is going to be closed down and moved down further East to where they have in the draft proposal an opening further East. This would totally eliminate the mutual driveway access that presently exists on the property.

Of additional concern is that our client has an apartment building structure: the second floor will be impacted by the creation of another building immediately to the East blocking sunlight, etcetera. This impact must be dealt with and eliminated. In addition to other concerns such as zoning changes, impact on the future development of our client's property, the diminution of its' market value and other concerns will be dealt with in the future once we have had an opportunity to receive the complete file from the City and determine what the City's position is with respect to this application.

Please note the objection and ensure that no vote is taken on approval of the same at this time.

Would you please reflect in your records that I am the solicitor for the owner Liberata D'Aversa and as such must be copied with any and all documentation and/or information as it is filed. Thanking you in advance.

Yours very truly,

ZEPPIERI & ASSOCIATES

ENIO ZEPPIERI

EZ:zc Enclosure. 1. Copy of Notice of a Public Meeting c.c. Liberata D'Aversa



NOTICE OF A PUBLIC MEETING

A public meeting to receive input on the following planning application(s) will be held on:

COMMITTEE OF THE WHOLE (PUBLIC HEARING) September 4, 2012 at 7:00 pm at VAUGHAN CITY HALL, COUNCIL CHAMBERS 2141 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO, L6A 1T1 **PROPERTY:** 5289 and 5309 Highway 7. Southside of Regional Road 7, west of Kipling Avenue, City of Vaughan (Attachments #1 and #2 - Ward 2). Official Plan Amendment File OP.12.003, specifically to amend OPA **APPLICATION:** 1. #240 (Woodbridge Community Plan), as amended by OPA #345 to redesignate the southerly portion of the subject lands from "General Commercial" to "Prestige Areas - Centres & Avenue Seven Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Secondary Plan), with site-specific policies that would apply a uniform designation to the entirety of the subject property in order to implement the proposal. Zoning By-law Amendment File Z.12.008 to amend Zoning By-law 1-88, 2 specifically to rezone the subject lands shown on Attachments #1 and #2, from C1 Restricted Commercial Zone, subject to Exception 9 (791) (5289 Highway 7) and C1 Restricted Commercial Zone, subject to Exception 9 (424) (5309 Highway 7) to RM2 Multiple Residential Zone, with exceptions. The applications would facilitate the development of 6 stacked townhouse blocks comprising 180 total units with 225 underground parking spaces on a 9,496.1m² site. APPLICANT: John Duca FILE NUMBERS: OP.12.003 and Z.12.008 CONTACT:

Additional information may be obtained from Clement Messere of the Development Planning Department at 905-832-8585, Extension 8409. Comments may also be mailed to the Development Planning Department at the same address, or faxed to (905) 832-6080, or e-mailed to <u>DevelopmentPlanning@vaughan.ca</u> prior to the meeting (please quote file name and number).

The Planning Act, R.S.O. 1990, c.P.13 authorizes the City of Vaughan to collect any personal information in your communication or presentation to City Council or its Committees. The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, facsimiles, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record end will appear on the City's website. The City will also make your communication and any personal information in it such as your eddress and postal code or e-mail address available to the public unless you expressly request the City to remove it.

The City audio records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be audio recording you and City staff may make these recordings available to the public.

Please direct any questions about this collection to the Planner listed above.

JOHN MACKENZIE, Commissioner of Planning JEFFREY A. ABRAMS, City Clerk

<u>NOTE</u>

Official Plan (O. Rog. 543/06)

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted the person or public body is not entitled to appeal the decision of The City of Vaughan or The Regional Municipality of York, as the case may be, to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appaal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the official plan, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

Zoning By-law (O. Reg. 545/08)

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Vaughan before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Vaughan to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Vaughan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the passing of a Zoning By-law, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

DATED at the City of Vaughan this 10th day of August, 2012.











N:\DFT\1 ATTACHMENTS\0P\0p.12.003.d#9

Britto, John

From:	Messere, Clement
Sent:	Tuesday, September 04, 2012 4:00 PM
То:	Britto, John
Subject:	FW: File No. OP.12.003 and Z.12.008 - Applicant John Duca - Meeting September 4, 2012
Attachments:	let.City.Sept.4.12.pdf
Importance:	High

As discussed.

From: Zina [mailto:Zina@zeppieri.com] Sent: Tuesday, September 04, 2012 3:17 PM To: DevelopmentPlanning@vaughan.ca; Messere, Clement Subject: File No. OP.12.003 and Z.12.008 - Applicant John Duca - Meeting September 4, 2012 Importance: High

Hello

>

Please find attached our correspondence dated September 4, 2012.

Thank you.

Zina Caputo > Zeppieri & Associates > 851 Wilson Ave. > Toronto, ON M3K 1E6 > TEL: 416-631-9811 > FAX: 416-631-6170 > > Please note our office closes at 4:00 p.m.on Fridays > > This email may contain confidential information, and is intended only for > the named recipient and may be privileged. Distribution or copying of this > email by anyone other than the named recipient is prohibited. If you are > not the named recipient, please notify us immediately and permanently > destroy this email and all copies. ***** >

Ms.Liberata D'Aversa 102 Whitfield Ave. Toronto, Ontario. M9L 1G7

CW (PH) -

September 4th, 2012

City of Vaughan Planning Dept., C/O Mr. Clement Messere 2141 Major Mackenzie Drive Vaughan, ON L6A 1T1

FAX: 905.832.6080 EMAIL: developmentplanning@vaughan.ca

Dear Mr. Clement,

RE: File: OP.12.003 AND Z.12.008 -- Mr. John Duca

I am the property owner at 5317 Hwy 7, and am writing to state an objection with the proposed development by Mr. John Duca, at 5289 and 5309 Highway 7, and in particular the Condominium Townhouse Block at our eastside property line.

I outline my primary concerns with regard to the proposed development, in its present form, as follows:

- Compatibility with adjacent lands,
- Impacts resulting from the intensified density,
- Impacts with "change of zoning" on our property and surrounding properties,
- Appropriateness of the subject site for intensified density,
- Ability of the existing and proposed services to satisfy both the proposed development and the future development of my property,

RECEIVED SEP 4 - 2012 CLERK'S DEPT.

- Impact resulting from <u>shadowing</u> of the proposed buildings abutting my eastside property line, in particular to ensure *"the private enjoyment" of* my 2nd floor residential component of my property,
- Consideration of existing vehicular and pedestrian access points (over 65 years) that are not appropriately defined, detailed, or formalized on subject proposed development site,
- Functionality with the abutting property as to the east and south,
- Understanding how "full-moves" access are provided on the proposed development site,
- Traffic Impact Study,
- Shadow Model and Impact Study,
- Noise Impact Study to ensure *"the quiet enjoyment"* of the 2nd floor residential component of my property,

Further, prior to granting an endorsement for the proposed development I require an <u>explanation identifying the extenuating circumstances on the subject property</u> necessitating the proposed "*down designation "or* zoning change from Commercial to 100% Residential and steps taken to not preclude the future development of our lands and to not cause undue hardship to our property and its commercial component vitality, and market value.

I expect and look forward to the planning rationale that would clearly explain why such should be permitted on the subject property. No such documentation has been submitted that I am aware of, and it is strongly recommended that planning consultant formulate such supporting documents.

In consideration of the above, I respectfully request that any approvals for the proposed Condominium townhouse development be deferred by the City of Vaughan until such time that the issues outlined above are clearly investigated and satisfied.

I trust that the City of Vaughan will ensure under the "Planning Act" that the rights of the property owners be considered and respected, as failure to do so will preclude the future development of these lands and most importantly cause undue hardship to our property and the commercial component vitality. In such event, I shall hold the City of Vaughan liable for all and/ or any damages that are directly related to this matter.

In advance I thank you for your time and consideration, and look forward in working with you and Mr. John Duca in finding a mutually agreed solution.

Regards, C Fony D'Aversa for Ms.Liberata D'Aversa

Britto, John

From:	Messere, Clement
Sent:	Tuesday, September 04, 2012 4:02 PM
То:	Britto, John
Subject:	FW: IMPORTANT: Letter of objection File: OP.12.003 and Z.12.008- John Duca
Attachments:	Amended.letter Liberata D and Joihn duca.pdf

From: Panaro, Doris
Sent: Tuesday, September 04, 2012 4:01 PM
To: Messere, Clement
Subject: FW: IMPORTANT: Letter of objection File: OP.12.003 and Z.12.008- John Duca

FYI

Doris Panaro City of Vaughan•Development Planning Department • P-[905] 832-8565 X 8208 • F-[905] 832- 6080 • <u>doris.panaro@vaughan.ca</u>

From: TONY D'AVERSA- Bigpaper Inc. [mailto:tony.daversa@wrapnsnap.com]
Sent: Tuesday, September 04, 2012 3:25 PM
To: DevelopmentPlanning@vaughan.ca
Subject: IMPORTANT: Letter of objection File: OP.12.003 and Z.12.008- John Duca

CITY OF VAUGHAN PLANING DEPT, Attn: Mr. Clement Messere

PLEASE FIND ATTACHED OBJECTION LETTER FOR ABOVE APPLICATION FILE AND KINDLY ACKNOWLEDGE RECEIPT OF DOCUMENT.

AS WELL, A COPY WAS ALSO FAXED TO 905.832.6080.

CHEERS, TONY DAVERSA 905.266.0714

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MEMO	ORANDUM	$\frac{c q}{communication}$ $cw (ph) \cdot \frac{SQP7 4}{12}$
То:	Committee of the Whole	ITEM - <u>3</u>
From:	Dražen Bulat	
Re:	Ward 2 – 5289 and 5309 Highway 7, being on the Souwest of Kipling Avenue, City of Vaughan	uth side of Regional Road 7,
	Applications by John Duca for the Development of 6 st	acked Townhouse Blocks
File Nos.:	OP.12.003 and Z.12.008	
Date:	September 4, 2012	

As set out below, I oppose Mr. Duca's applications, as presented.

Background	
June 25, 2007	Council adopts OPA#661 and new land use designation: "Prestige Areas – Centres and Avenue Seven Corridor".
June 3, 2008	Council adopts modifications to OPA#661 recommended by Ward 2 Subcommittee (see Attachment 1).
June, 2008	OPA#661 appealed by Pinegrove On Seven Inc. to the OMB; John Duca does not participate.
June 22, 2009	Minutes of Settlement signed by the City, Pinegrove On Seven Inc. and WWHA (see Attachment 2). In para, 3 the City agrees to support further modification of the boundary line of OPA#661.
June 22, 2009	Mr. Duca applies to the OMB to adjourn the hearing. His request is refused by the OMB.
August 28 and September 8, 2009	OMB issues decisions modifying the boundary line of OPA#661 in accordance with the Minutes of Settlement (see Attachment 3).
September 7, 2009	Vaughan Official Plan 2010 ("VOP 2010") is adopted. Schedule 13-Q indicates the City intends that Mr. Duca's lands south of the OPA#661 boundary line are to be designated as low-rise residential (see Attachment 4). VOP 2010 does not permit stacked townhouses in low-rise residential areas (see Section 9.2.2.1).

Summary

- The City and the Community signed Minutes of Settlement setting the boundary of OPA#661.
- The settlement was embodied in the OMB Decision.

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- Mr. Duca did not participate in the OBM hearing. His later request to adjourn the hearing was refused by the OMB.
- VOP 2010 implements the settlement and the OMB Decision and makes it clear the City's plan for Mr. Duca's lands south of the OPA#661 boundary line (on the north side of Coles Avenue) is that the lands are to be developed as low-rise residential. VOP 2010 does not permit stacked townhouses in low-rise residential areas.
- The homes on the south side of Coles Avenue and the homes abutting both sides of Mr. Duca's property on the north side of Coles Avenue are all single family detached homes.
- Mr. Duca's applications and planned development for the lands south of the OPA#661 boundary line:
 - o do not comply with the OMB Decision or VOP 2010; and
 - o are inconsistent with the character of the existing community on Coles Avenue.

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OMB Case No.PL080857

ONTARIO MUNICIPAL BOARD

BETWEEN:

THE CORPORATION OF THE CITY OF VAUGHAN

("the City")

- and -

THE WEST WOODBRIDGE HOMEOWNERS ASSOCIATION INC.

("the WWHA")

- and -

PINEGROVE ON SEVEN INC.

("Pinegrove")

MINUTES OF SETTLEMENT

WHEREAS Pinegrove owns the property located at the southwest corner of Kipling Avenue and Highway 7, municipally known as 5263 Regional Road 7, 7720 Kipling Avenue, and 7730 Kipling Avenue ("the Pinegrove Site");

AND WHEREAS on June 25, 2007, the City adopted Official Plan Amendment No. 661 ("OPA 661"), and forwarded OPA 661 to the Regional Municipality of York ("York Region") for approval in July of 2007;

AND WHEREAS on October 19, 2007, Pinegrove filed a site-specific application to amend Official Plan Amendment No. 240 and OPA 661 (bearing file #OP.07.007) ("OPA Application"), and a site-specific application to amend the City's Comprehensive Zoning By-law No. 1-88 (bearing file #Z.07.049) ("ZBLA Application"), in respect of the Pinegrove Site;

AND WHEREAS on June 2, 2008, Pinegrove appealed OPA 661 to the Ontario Municipal Board ("the Board"), after the time period for approval of OPA 661 by York Region had expired;

AND WHEREAS on June 3, 2008, City Council recommended a series of modifications to OPA 661, including a modification to the boundary of OPA 661 at the Kipling and Highway 7 Transit Stop Centre;

AND WHEREAS on June 11, 2008, the York Region Planning and Economic Development Committee recommended that the Board approve OPA 661, as proposed to be modified by the City;

AND WHEREAS on October 23, 2008, Pinegrove appealed its site-specific OPA and ZBLA Applications to the Board ("OPA and ZBLA Appeals");

AND WHEREAS Pinegrove's site-specific appeals were consolidated with its appeal of OPA 661, all three appeals bearing OMB Case No. PL080857;

AND WHEREAS Pinegrove, the City, and the WWHA (collectively, "the Parties") are parties to the Board hearing, which commenced on June 8, 2009;

AND WHEREAS in response to discussions with the City and the WWHA, Pinegrove has agreed to modify its proposal to limit the height of its proposed building to generally conform, within 30 metres of a low-density residential designation, with a 45 degree angular plane taken from the south property line and the parties have agreed to support certain further boundary modifications to OPA 661;

NOW THEREFORE, the Parties agree to settle Pinegrove's Appeals on the following terms, which the Parties will jointly recommend to the Board for approval, and which is intended to be a final settlement of the development applications for the Pinegrove Site:

- 1. The Parties agree that the Recitals above are true.
- 2. On or before June 25, 2009, the Parties will ask the Board to issue a Decision and Order allowing Pinegrove's OPA Appeal in part, and a Decision allowing Pinegrove's ZBLA Appeal in part, with the ZBLA Order to be held by the Board pending site plan approval by the City, which will permit the following ("the Revised Proposal"):
 - (a) a height of 12 storeys or 38.4 metres, whichever is less, stepping down to a height of 4 storeys or 12.8 metres, whichever is less, in a design substantially in accordance with the elevations attached as Figure 1;
 - (b) up to 120 units;
 - (c) the GFA resulting from the proposal will be permitted and may not exceed 3.99 FSI;
 - (d) Pinegrove will provide the widenings requested by the City on Kipling Avenue and by the Region on Highway 7, as well as the daylight triangle at the intersection of Kipling Avenue and Highway 7, as shown on the proposal currently before the Board;

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- (e) the parking standard will be:
 - (i) for residential uses: 1.05 spaces per residential unit and 0.2 visitor spaces per residential unit;
 - (ii) for commercial uses: 4 spaces per 100m²;
 - (iii) up to 6 on-grade parking spaces will be shared between the commercial use and residential visitor parking;
 - (iv) parking spaces will be a minimum of 2.7 m by 5.8 m;
- (f) the Parties will work co-operatively to draft the ZBLA referenced in paragraph 2 above, to implement the proposal so that its built form will be substantially in accordance with the elevations attached as Figure 1. Pinegrove undertakes not to request that the Board issue the ZBLA Order until such time as the site plan has been approved. Should it become necessary for the Board (instead of the City) to approve the site plan, then Pinegrove can request that the Board issue the ZBLA Order at the same time as its decision on the site plan.
- 3. The WWHA will request that the Board further modify the boundary of OPA 661 at the intersection of Highway 7 and Kipling Avenue (the further boundary adjustments being located in the southwest and southeast quadrants of the intersection), as shown on the attached Figure 2, and Pinegrove and the City will support the request for the boundary revision. The Parties will then ask the Board to approve OPA 661, as proposed to be modified by the City and further modified by the WWHA in accordance with Figure 2.
- 4. No Party will seek costs of the Board hearing from any other party.
- 5. The Board's Order(s) and these Minutes of Settlement, will be registered on title to the Pinegrove Site.
- 6. The Parties acknowledge that they have sought and received legal advice in connection with these Minutes of Settlement.
- 7. These Minutes of Settlement may be executed in one or more counterparts, which together shall constitute a complete set of these Minutes of Settlement, and executed counterparts may be delivered by email or facsimile transmission.

IN WITNESS WHEREOF, the Parties have executed these Minutes of Settlement as of the date(s) indicated below.

CORPORATION OF THE CITY OF) VAUGHAN) Per: a ORT SOLICITOR.)

Date: June 22, 2009

I have the authority to bind the Corporation.

PINEGROVE ON SEVEN INC.

Per: Mr. Bruno Lisi, President

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)

Date: June 22, 2009

I have the authority to bind the Corporation.



WEST WOODBRIDGE HOMEOWNERS ASSOCIATION INC.)) } Per: Mr. Nick Pinto, President)

Date: June 22, 2009

I have the authority to bind the Corporation.

)

)










Britto, John

From:	Messere, Clement
Sent:	Tuesday, September 04, 2012 4:17 PM
То:	Britto, John
Subject:	FW: Committee of the Whole (Public Meeting) September 4, 2012 Ward 2 Applications by John Duca File Nos. OP.12.003 and Z.12.008
Attachments:	8423662_1_Memo to Committee of the Whole and Attachments re John Duca Applications (Sept 4 12) .PDF

From: Panaro, Doris Sent: Tuesday, September 04, 2012 4:11 PM To: Messere, Clement Subject: FW: Committee of the Whole (Public Meeting) -- September 4, 2012 -- Ward 2 -- Applications by John Duca --File Nos. OP.12.003 and Z.12.008

FYI

Doris Panaro City of Vaughan-Development Planning Department • P-[905] 832-8565 X 8208 • F-[905] 832- 6080 • <u>doris.panaro@vaughan.ca</u>

From: Drazen B [mailto:dm245@live.com]
Sent: Tuesday, September 04, 2012 2:18 PM
To: maurizo.bevilacqua@vaughan.ca; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan
Cc: DevelopmentPlanning@vaughan.ca; wwha@wwha.ca
Subject: Committee of the Whole (Public Meeting) -- September 4, 2012 -- Ward 2 -- Applications by John Duca -- File Nos. OP.12.003 and Z.12.008

Dear Members of Council,

Please see my Memorandum and attachments opposing the Applications filed by John Duca with respect to 5289 and 5309 Highway 7 (South side of Regional Road 7, West of Kipling Avenue, City of Vaughan), File Nos. OP.12.003 and Z.12.008, being item 3 at this evening's Committee of the Whole meeting.

Dražen Bulat Direct Line: 416.595.8613

COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 4, 2012

3. OFFICIAL PLAN AMENDMENT FILE OP.12.003 ZONING BY-LAW AMENDMENT FILE Z.12.008 JOHN DUCA WARD 2- VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.003 and Z.12.008 (John Duca) 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 10, 2012.
- b) Circulation Area: 150 m, the West Woodbridge Homeowners' Association, Dr. Fabio D'Ambrosi, Rosina D'Alimonte, and all individuals that had requested notice of Development Files OP.07.009, Z.07.049 and DA.09.056 (Pine Grove on Seven Inc.) for the development located at the southwest corner of Kipling Avenue and Regional Road 7.
 c) Comments Pacelived as of August 21, 2012;
- c) Comments Received as of August 21, 2012:
 - i) The West Woodbridge Homeowners Association Inc. provided comments in correspondence dated June 11, 2012. The correspondence states that they do not support the proposed development for a number of reasons, including but, not limited to:
 - the proposed development is not consistent with the policies and intent of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
 - the proposed development is not consistent with the City's Official Plan with respect to land use, built form and the public realm policies that encourage fully integrated commercial, retail and residential uses within a comprehensively planned and designed development that has good transitional relationships to its surrounding context and protects the existing stable neighbourhood;
 - the proposed development is not consistent with the June 25, 2009 Ontario Municipal Board Decision and Order (respecting easterly Pine Grove on Seven site) that helps protect the character of the wellmaintained neighbourhood;
 - the proposed development does not promote a pleasurable and safe walking and cycling environment along the Regional Road 7 corridor and Coles Avenue;
 - the proposed development does not enhance the attractiveness and safety of the pedestrian environment through the creation of vibrant

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streetscapes and active frontages, introducing new retail, personal services and restaurant uses, and providing pleasurable, comfortable and convenient experience on the site and active ground floor uses; and,

• the proposed development does not create a vibrant and safe public realm, by placing eyes on the street, and creating an inviting and friendly streetscape for pedestrians.

The correspondence also states that the Association is committed to ongoing communication and discussions with John Duca and his representatives and the City of Vaughan staff to address their concerns.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of 6 stacked townhouse blocks with a total of 180 units and 225 underground parking spaces as shown on Attachments #3 to #5:

- 1. Official Plan Amendment File OP.12.003, specifically to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), to redesignate the southerly portion of the subject lands from "General Commercial" to "Prestige Areas Centres & Avenue Seven Corridor" by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Secondary Plan), that would apply a uniform designation and site-specific policies to the entirety of the subject property.
- Zoning By-law Amendment File Z.12.008 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C1 Restricted Commercial Zone, subject to Exceptions 9(791) and 9(424) (5289 and 5309 Regional Road 7, respectively) to RM2 Multiple Residential Zone, with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements (RM2 Multiple Residential Zone)	Proposed Exceptions to By-law 1-88 (RM2 Multiple Residential Zone)
a.	Minimum Lot Area Per Unit	230 m²	20 m²
	Minimum Parking Requirement	1.5 spaces per dwelling unit, plus 0.25 for visitors (315 parking spaces)	1.0 space per dwelling unit and 0.2 for visitors (220 parking spaces)
C	Minimum Number of Barrier Free Parking Spaces	3	2
d.	Minimum Front Yard Setback (Regional Road 7)	4.5 m	0 m
e	Minimum Interior Yard Setback (East and West)	1.5m	1.0m

By-law Standard	Requirements (RM2 Multiple Residential	Proposed Exceptions to By-law 1-88 (RM2 Multiple Residential Zone)
f. Maximum Building Height	11.0m	12.8m

Other zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed in the technical report.

Background - Analysis and Options

Location -	South side of Regional Road 7, west of Kipling Avenue. Lots 3- 9 on Registered Plan 3762, in Lot 5, Concession 8, City of Vaughan. Municipally known as 5289 and 5309 Regional Road 7. Shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	The northern portion of the subject lands are designated "Prestige Areas – Centres & Avenue Seven Corridor" by in- effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Secondary Plan). The southern portion of the subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan). The proposed development does not conform with the "General Commercial" designation, which does not permit residential uses, and an Official Plan Amendment is required.
	The "Prestige Areas – Centre & Avenue Seven Corridor" designation in OPA #661 permits a wide range of uses including office, business, retail, residential (which would include stacked townhouses) and civic uses. These uses may be in stand-alone buildings or may be part of mixed use complexes.
	OPA #661 establishes Transit Stop Centres at various intersections, including the intersection of Kipling Avenue and Highway 7. The area of the Centre shall be generally defined based on a 200 metre distance from the transit stop, which would include the subject lands. The overall density within the Centre shall be a Floor Space Index of 3.0.
	The maximum height of any building with a Transit Stop Centre shall be 10 storeys or 32 metres, whichever is less. However, OPA #661 includes height transition policies between development in the Centre and adjacent sensitive land uses. For sites that abut a low density residential designation, the maximum height of development, within 30 metres of such designation shall be 4 storeys, or 12.8 metres, whichever is less. Given the low density designation of the residential lots on Coles Avenue and abutting the subject lands, the majority

	 of the overall subject lands will be subject to this policy (i.e. the 4 storey restriction would apply). The plans submitted in support of the proposal indicate a Floor Space Index of 1.76, is consistent with the overall policies of OPA #661, but will need to be confirmed through the staff review. The plans also illustrate 4 storeys/levels of living space that includes a basement storey for habitable space, with another storey for roof-top mechanical equipment and an entrance to roof-top terraces. Zoning By-law 1-88 excludes roof-top mechanical rooms within the definition of building height. The plans will be reviewed for conformance with the definition of a storey in context with Official Plan policies, Zoning By-law 1-88 and the Ontario Building Code, so as to confirm the definitions of both the basement and rooftop area. Any exceptions to the Official Plan will be identified in the technical report and reviewed for appropriateness. The northern portion of the subject lands are designated "Mid-Rise Mixed-Use", which permits a maximum building height of 6 storeys and a maximum 2.0 FSI (Floor Space Index) by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011, March 20, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The southerly portion of the subject lands are designated Low-Rise Residential. The proposal does not conform with VOP 2010.
Zoning	 5289 Regional Road 7 is zoned C1 Restricted Commercial Zone, subject to Exception 9(791) and 5309 Regional Road 7 is zoned C1 Restricted Commercial Zone, subject to Exception 9(424) as shown on Attachment #2. An amendment to Zoning By-law 1-88 is required to rezone the
	 An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RM2 Multiple Residential Zone and permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the proposal.
Surrounding Land Uses	 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	 The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City of Vaughan Official Plan policies.
b,	Appropriateness of Proposed Uses	 The appropriateness of permitting the proposed stacked townhouse units on the subject lands will be reviewed in consideration of compatibility with the surrounding planned and existing land use context.
	Appropriateness of the Proposed Rezoning and Site- Specific Exceptions	The appropriateness of the proposed rezoning of the subject lands, and the site-specific exceptions to Zoning By-law 1-88 that are required to facilitate the development will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.
d.	Traffic Impact Study	 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.
6	Phase 1 Environmental Report	 The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
t	Supporting Studies	 The applicant has submitted supporting studies, including a Planning Justification Study and an Urban Design Brief that will be reviewed by the Vaughan Development Planning Department. Review will also be given to determine if additional studies are required.
9 .	Sustainable Development	 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 future Site Development process, if approved.
h	Water & Servicing Allocation	 The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Site Development

MATTERS TO BE REVIEWED	COMMENT(S)
	Application is approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.
Internal Driveway Design	 The internal driveway design will need to be reviewed to determine the appropriateness of vehicle and truck maneuvering. Comments from the Vaughan Public Works Department, Vaughan Fire Department, and Vaughan Development/Transportation Engineering Department will be required.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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.

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. North Elevation
- 5. South Elevation

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 UYEYAMA Director of Development Planning

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