

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 2, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 20, 2016, as follows:

By approving the following in accordance with Communication C10, from the Deputy City Manager, Planning & Growth Management, dated September 19, 2016:

1. ***That this Communication, be received, as information.***

2

**ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
CELVIN ESTATES INC.
WARD 3 - VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated September 7, 2016, be approved;
- 2) That the following deputations be received:
 1. Mr. Robert Dragicevic, Walker, Nott, Dragicevic (WND), Eglinton Avenue East, Suite 970, Toronto, on behalf of the applicant;
 2. Mr. Kurt Franklin, Millway Ave, Suite 19, Vaughan, on behalf of Rock Valley Stone; and
 3. Mr. Brian Greenberg, Madoc Place, Vaughan; and
- 3) That the following Communications be received:
 - C1. Mr. Nick Simos, dated August 18, 2016; and
 - C3. Mr. Daniel Steinberg, Davies Howe Partners LLP, Spadina Avenue, Toronto, dated August 31, 2016.

Recommendation

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

1. THAT the Public Hearing report for Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

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Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 12, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 17 street townhouse dwelling units (freehold on a public road), and 24 townhouse dwelling units and 80 back-to-back townhouse dwelling units (freehold on a future private common element condominium road), in the manner shown on Attachments #3 and #4:

- 1. Zoning By-law Amendment File Z.16.018, specifically to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone, subject to Exceptions 9(1060) and 9(680), to RT1 Residential Townhouse Zone, together with the following site-specific zoning exceptions to the RT1 Zone standards:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)
a.	Minimum Lot Frontage	6 m/unit	5.5 m/unit
b.	Minimum Lot Area	162 m ² /unit	140 m ² /unit
c.	Maximum Building Height	11 m	12 m (3-storeys)

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	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)
a.	Definition – Dwelling, Back-to-Back Townhouse	Zoning By-law 1-88 does not provide a definition for a Back-to-Back Townhouse	Means a building containing three (3) or more dwelling units, each of which shares three (3) above ground party walls with abutting dwelling units; except for the end unit which shares two (2) above ground party walls with abutting dwelling units.
b.	Minimum Lot Frontage (Standard Lot)	6 m/unit	5.5 m per unit (Townhouse and Back-to- Back Townhouse)
c.	Minimum Lot Area (Standard Lot)	162 m ² /unit	i. 151.25 m ² /unit (Townhouse) ii. 75.62 m ² /unit (Back-to-Back Townhouse)
d.	Minimum Rear Yard (Standard Lot)	7.5 m	0 m (Back-to-Back Townhouse)
e.	Minimum Lot Depth (Standard Lot)	27 m	13.75 m (Back-to-Back Townhouse)
f.	Maximum Building Height	11 m	12 m (3 Storeys) (Townhouse and Back-to- Back Townhouse)
g.	Visitor Parking (0.25 parking spaces per dwelling unit @104 units)	26 parking spaces (1 barrier free parking space required)	16 parking spaces (2 barrier free parking spaces provided)

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

2. Draft Plan of Subdivision File 19T-16V003, as shown on Attachment #3, consisting of Blocks for technical purposes under the *Planning Act* to facilitate a future Draft Plan of Condominium (Common Elements – private road (Lane 'A') and visitor parking spaces) and a future Site Plan as conceptually shown on Attachment #4, and consisting of the following:

Block Number	Land Use	Area (ha)	Units
A, B + C	Street Townhouses (5.5 m frontage per unit)	0.224	17
P, Q, R, S	Townhouses on a Private Road (5.5 m frontage per unit)	0.397	24
D, E, F, G, H, I, J, K	Back-to-Back Townhouses on a Private Road (5.5 m frontage per unit)	0.707	80
	Road Widening (Weston Road)	0.030	
	Proposed Local Road - 20 m Width (Dundonnell Place)	0.200	
	Private Road/Laneways - 8 m Width	0.330	
L, M +N	Visitor Parking (16 spaces)	0.061	
	0.3 M Reserves	0.001	
	Total	1.95	121

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 10130 and 10144 Weston Road, located on the west side of Weston Road, north of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands have a dual designation. The westerly half of the site is designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010) and is located within a Community Area. The "Low-Rise" designation permits townhouse uses with a maximum height limit of 3-storeys, and there is no maximum density provision. The easterly half of the site is designated "Low-Rise Mixed-Use" and provides for a maximum building height of 4 storeys and a maximum floor space index of 1.5. ▪ The development proposes 3-storey heights for the permitted street townhouse, townhouse and back-to-back townhouse uses. The density of the "Low-Rise Mixed-Use" lands cannot be determined at this time as the specific dwelling unit floor areas cannot be confirmed until the formal Site Development Application is submitted in the future, and any development proposal must conform to the density provisions in the Official Plan. The proposed zoning and subdivision applications conform to the Official Plan.

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Zoning	<ul style="list-style-type: none"> The lands municipally known as 10130 Weston Road are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(1060). Exception 9(1060) permitted a temporary use (the sale of fruits or vegetables not produced on the subject lands) for a period of three years, which expired on November 8, 2002. The lands municipally known as 10144 Weston Road are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(680), which permits fish processing and smoking, a storage facility and accessory wholesaling and retailing of fish products. The proposed street townhouse dwellings, and townhouse and back-to-back townhouse dwellings on a private road/laneway are not permitted in the Agricultural Zone, and therefore, an application to amend Zoning By-law 1-88 has been submitted.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Block 40 South Plan	<ul style="list-style-type: none"> Vaughan Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #7, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The lotting layout and street pattern in the approved Block 40 South Plan identified medium density (street townhouse dwellings) for development. The Owner has submitted a proposal which amends the approved lotting layout and street pattern in the approved Block 40 South Plan. Specifically, these proposed changes impact Draft Approved Plan of Subdivision File 19T-06V07 (Belmont Properties) and Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), which both have their zoning in place for uses that are not reflected in the proposed concept land use plan shown on Attachment #6. These changes also impact the adjacent landowner to the north (Rock Valley Stone) at 10160 Weston Road. The affected landowners will need to work together to discuss and confirm a lotting and road pattern that works comprehensively for this area, to the satisfaction of the City.

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b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> The appropriateness of amending the Zoning By-law to permit the back-to-back townhouse building form and the site-specific zoning exceptions identified in Table 1 to support the development proposal for the subject lands will be reviewed in consideration of compatibility with the surrounding and planned land uses.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> The location and design of the proposed streets, private roads/laneways and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivision File 19T-06V07 (Belmont Properties) to the north and Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) to the south and west.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The development proposal is subject to the <i>Block 40 South Architectural Design Guidelines</i>. The Owner has submitted Supplemental Guidelines that must be approved to the satisfaction of the City.
e.	Phase 1 ESA/ Phase 2 ESA	<ul style="list-style-type: none"> The Phase 1 Environmental Site Assessment (ESA) and Phase 2 ESA submitted in support of the applications must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department.
f.	Source Water Protection Area	<ul style="list-style-type: none"> The subject lands are located within the Wellhead Protection Area Water Quantity (WHPA-Q) area. In order to maintain sustainable groundwater management, all land development activities within the WHPA-Q area are to maintain pre-development recharge levels to the satisfaction of the Toronto and Region Conservation Authority and the City.
g.	Servicing	<ul style="list-style-type: none"> The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City. The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol “(H)” will be conditional on servicing being identified and allocated by Vaughan Council.

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h.	Traffic Study	<ul style="list-style-type: none"> The Traffic Study submitted in support of the applications must be reviewed and approved by York Region and the Vaughan DEIP Department, including any road widenings on Weston Road, on-site emergency and service vehicles maneuverability, and visitor parking.
i.	Noise Report	<ul style="list-style-type: none"> The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan DEIP Department.
j.	Parkland Dedication	<ul style="list-style-type: none"> The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required, if approved.
k.	Supporting Reports	<ul style="list-style-type: none"> The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City and public commenting agencies: <ul style="list-style-type: none"> - Planning Justification Report - Archaeological Assessment - Functional Servicing Report - Geotechnical Investigation Report - Tree Inventory and Preservation Report The requirement for additional studies/information may be identified through the development application review process.
l.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including Crime Prevention Through Environmental Design (CEPTD), Leadership in Energy and Environmental Design (LEED), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the subdivision approval process, if approved, and the site plan process.
m.	Future Applications	<ul style="list-style-type: none"> A future Site Development Application will be required and reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, stormwater management, and servicing and grading, if the subject applications are approved. The current subject applications utilize the conceptual site plan provided on Attachment #4. The conceptual site plan will be reviewed for appropriateness in conjunction with the zoning and

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		<p>subdivision applications, and any revisions to the lotting and internal road pattern will be reflected in the implementing zoning by-law, if supported by Council, and in the formal submission of a future Site Plan Application.</p> <ul style="list-style-type: none">▪ A future Draft Plan of Condominium (Common Element) Application will be required to permit a condominium tenure for the common elements including the private road/laneway and visitor parking for the proposed development, if the subject applications are approved.
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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

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

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of these 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. Proposed Zoning and Draft Plan of Subdivision File 19T-16V003
4. Conceptual Site Plan
5. Typical Freehold / Condominium and Back-to-Back Townhome Elevations
6. Conceptual Land Use Plan
7. Approved Block 40 (South) Plan

Report prepared by:

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



VAUGHAN

c <u>10</u>
Communication
COUNCIL: <u>Sept 20/16</u>
PH Rpt. No. <u>32</u> Item <u>2</u>

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

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

DATE: SEPTEMBER 19, 2016

SUBJECT: COMMUNICATION - COUNCIL MEETING - SEPTEMBER 20, 2016

**ITEM #2, COMMITTEE OF THE WHOLE (PUBLIC HEARING) -
SEPTEMBER 7, 2016**

**ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
CELVIN ESTATES INC.
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

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

Development Activity

At the September 7, 2016 Committee of the Whole (Public Hearing) Meeting further information respecting the development activity of the lands surrounding the Calvin Estates Inc. application, shown on Attachment #1, was requested by the Committee.

The following summary provides the pertinent information related to the respective developments that have been approved, as well as the Pre-Application Consultation proposal:

Belmont Properties - (Part of Lot 22, Conc. 6)

The residential Plan of Subdivision File 19T-06V07, containing a total of 786 dwelling units on 13.66 ha, was draft approved on August 30, 2007 (Attachment #3).

The subject Belmont Properties lands shown on Attachment #1 (that are directly abutting the Rock Valley Stone property and Calvin Estates property) are zoned RD3(H) Residential Detached Zone Three and RT1(H) Residential Townhouse Zone both with a Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1291), which permits 9 detached dwelling units and 10 street townhouse dwelling units.

Maplequest (Vaughan) Developments Inc. - 10100 Weston Road (Part of Lot 21, Conc. 6)

The residential Plan of Subdivision File 19T-12V002, containing a total of 372 dwelling units on 9.65 ha, was draft approved on May 14, 2014 (Attachment #4).

The subject Maplequest lands shown on Attachment #1 (that directly about the Calvin Estates property) are zoned RT1 Residential Townhouse Zone and RT1(H) Residential Townhouse Zone with a Holding Symbol "(H)", by Zoning By-law 1-88, subject to Exception 9(1399) which permits 30 street townhouse dwellings, 29 townhouse dwelling units on a private common element road, and 15 part lots for street townhouses.

Cicchino Holding Ltd. - 3812 Major Mackenzie Drive (Part of Lot 21, Conc. 6)

The residential Plan of Subdivision File 19T-14V001 to create 4 Blocks; a park block (0.58 ha), a residential block containing 68 townhouse units and 2 semi-detached dwelling units, a second residential block containing 430 apartment dwelling units, and a fourth block containing commercial uses (0.48 ha) on a total site area of 4.28 ha was received at the April 29, 2014 Committee of the Whole (Public Hearing) (Attachment #5).

The subject Cicchino lands shown on Attachment #1 are zoned RA3(H) Apartment Residential Zone with a Holding Symbol "(H)", and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to Exception 9(1351) which permits 68 townhouse dwelling units, 2 semi-detached dwelling units, 430 apartment dwelling units, commercial uses and a park.

Rock Valley Stone - 10160 Weston Road (Part of Lot 22, Conc. 6)

A Pre-Application Consultation Meeting (File PAC.16.014 and PAC.16.066) was held in March 2016 for a proposal comprised of six, four-storey stacked townhouse buildings for 120 dwelling units, 12 street townhouse dwelling units and underground parking on 0.81 ha (Attachment #6). Rock Valley Stone is required to develop with Belmont Properties, the adjacent landowner to the north and west, including crossing the Belmont Properties land for access from Chatfield Drive.

The proposal presented does not conform to the Official Plan as four-storey stacked townhouses are not permitted within the "Low-Rise Residential" area. Additionally, Rock Valley Stone lands shown on Attachment #1 are zoned RR Rural Residential Zone by Zoning By-law 1-88, which does not permit the proposed residential use or the current garden centre use having outside storage.

No development applications have been submitted for the Rock Valley Stone lands to facilitate the residential proposal or the garden centre use with outside storage.

Official Plan Policies

The Belmont Properties, Maplequest and Cicchino developments conform with VOP 2010, whereas the Rock Valley Stone lands would require an application to amend the VOP 2010.

Conclusion

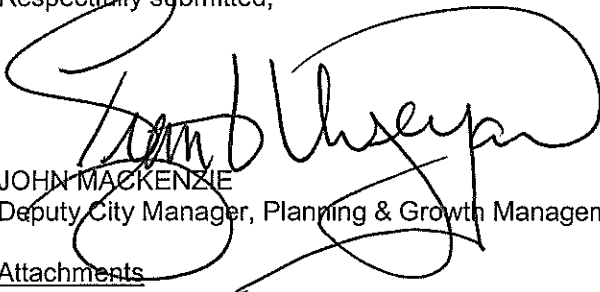
As noted in the staff report at the Committee of the Whole (Public Hearing), Calvin Estates proposes a lotting layout and street pattern that differs from the approved Block 40 South Plan, as shown on Attachment #2. Specifically, the proposed changes to the lotting layout and street pattern will not be consistent with and will impact Draft Approved Plan of Subdivision File 19T-06V07 (Belmont Properties) and Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.). Both Owner's have their zoning in place for uses that are not reflected in the proposed concept submitted by Calvin Estates Inc. These changes would also impact the adjacent

landowner to the north (Rock Valley Stone). The PAC for Rock Valley Stone also shows a different lotting layout and road pattern that is not consistent with the approved draft plan of subdivisions.

The affected landowners will need to work together to discuss and confirm a lotting and road pattern that works comprehensively for this area, to the satisfaction of the City. The discussions between the Owners will also need to ensure any approvals previously granted will not require amendments to VOP 2010 and By-law 1-88.

As part of the application review, staff will also ensure that the park block identified on the Cicchino lands will be accessible to the remaining developments, and ensure sufficient amenity space is being provided through the various draft plan applications.

Respectfully submitted,

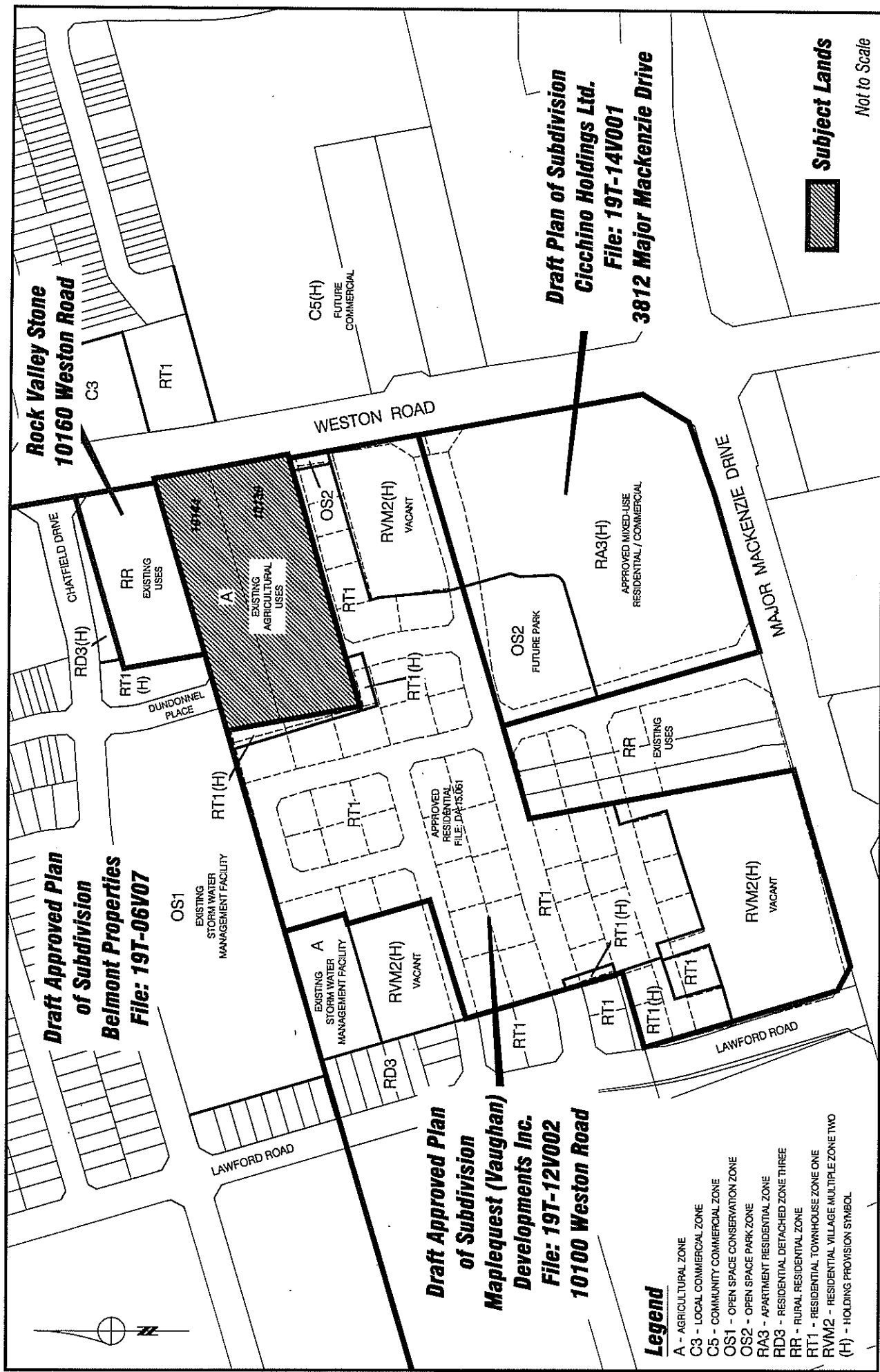

for JOHN MACKENZIE
Deputy City Manager, Planning & Growth Management

Attachments

1. Location Map
2. Conceptual Land Use
3. Belmont Properties – Draft Approved Plan of Subdivision File 19T-06V07
4. Maplequest (Vaughan) Developments Inc. – Draft Plan of Subdivision File 19T-12V002
5. Draft Plan of Subdivision, Cicchino Holding Ltd. File 19T-14V001
6. Rock Valley Stone Proposed Concept Plan (PAC.16.014 and PAC.16.066)

JJ/cm

Copy To: Daniel Kostopoulos, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.

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Attachment

FILE:
19T-16V003, Z.16.018

DATE:
September 16, 2016

1

Belmont Properties
File: 19T-06V07

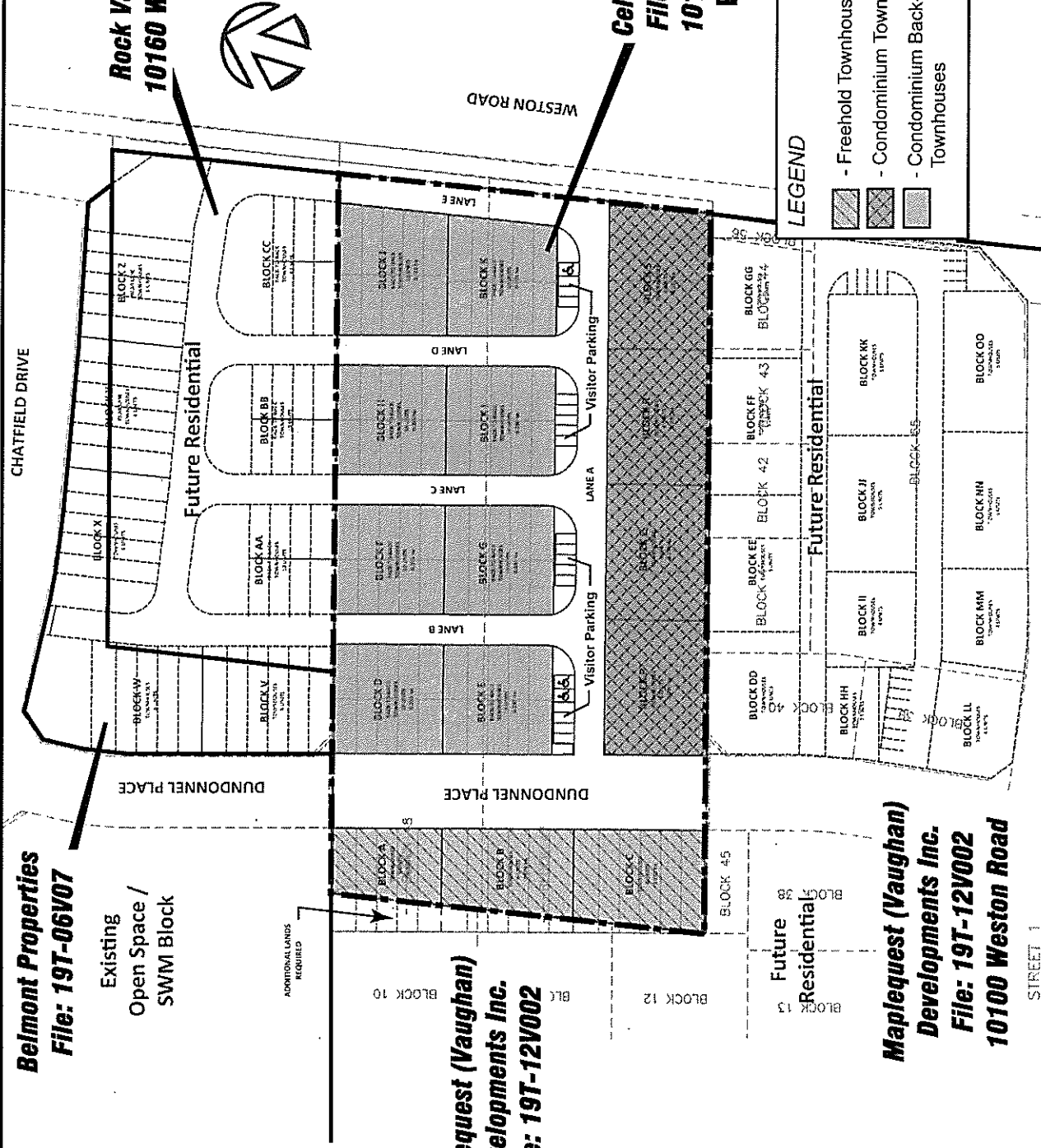
Existing
Open Space /
SWM Block

Maplequest (Vaughan)
Developments Inc.
File: 19T-12V002

Maplequest (Vaughan)
Developments Inc.
File: 19T-12V002
10100 Weston Road

Celvin Estates Inc.
File: 19T-16V003
10130 and 10144
Weston Road

Rock Valley Stone
10160 Weston Road



LEGEND

- Freehold Townhouses
- Condominium Townhouses
- Condominium Back-to-Back Townhouses

Subject Lands

Not to Scale

Conceptual Land Use Plan
Submitted by Celvin Estates Inc.

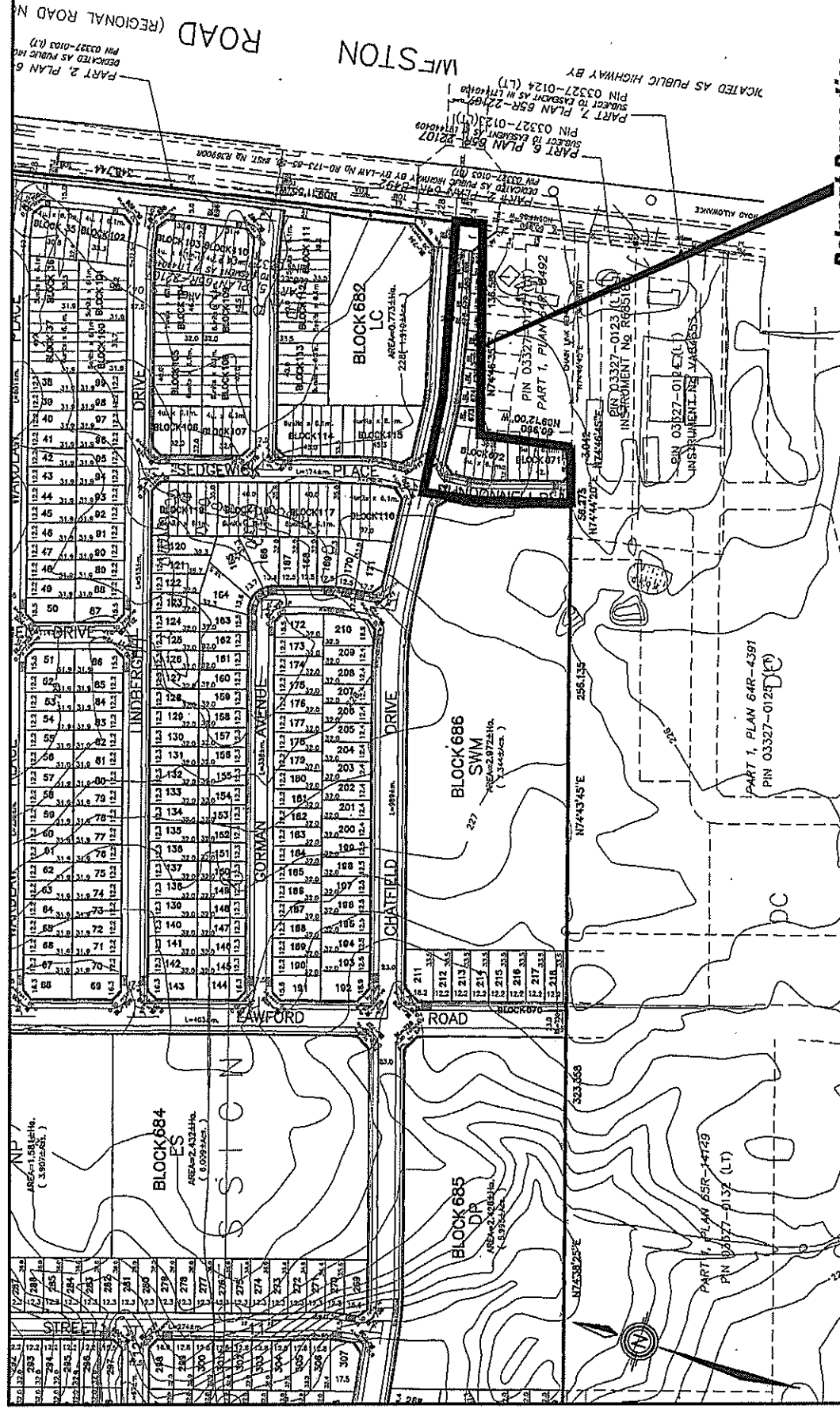


Attachment

FILE: 19T-16V003, Z.16.018
DATE: September 16, 2016

APPLICANT: Celvin Estates Inc.
LOCATION: Part of Lot 21, Concession 6

**Belmont Properties
Adjacent to Calvin
Estates Inc.**



**Maplequest (Vaughan)
Developments Inc. Adjacent
to Celvin Estates Inc.**

Not to Scale

Attachment

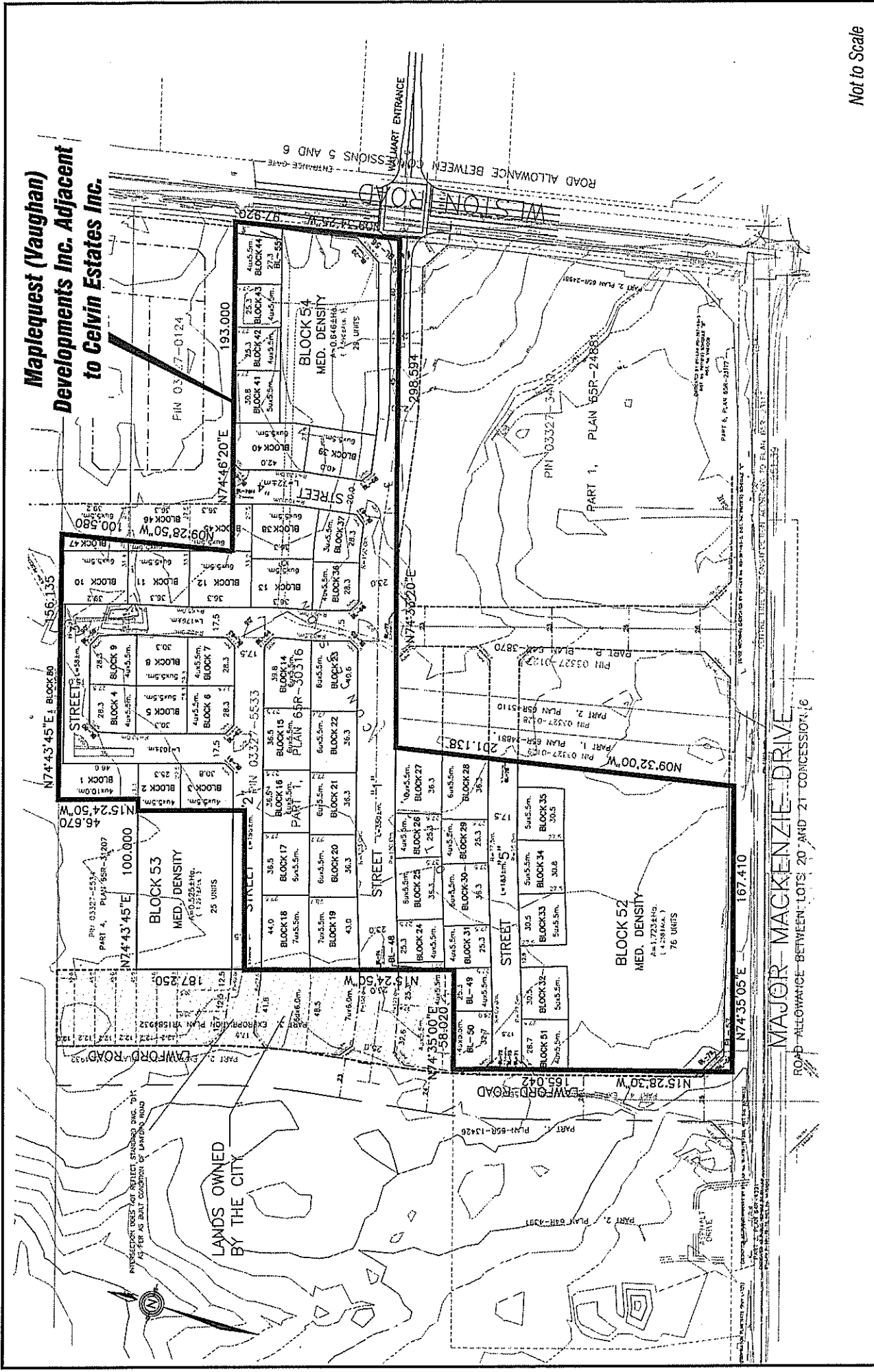
FILE:
19T-16V003, Z.16.018
DATE:
September 16, 2016



**Maplequest (Vaughan) Developments Inc.
Draft Approved Plan of Subdivision File 19T-12V002**

APPLICANT:
Celvin Estates Inc.
LOCATION:
Part of Lot 21, Concession 6

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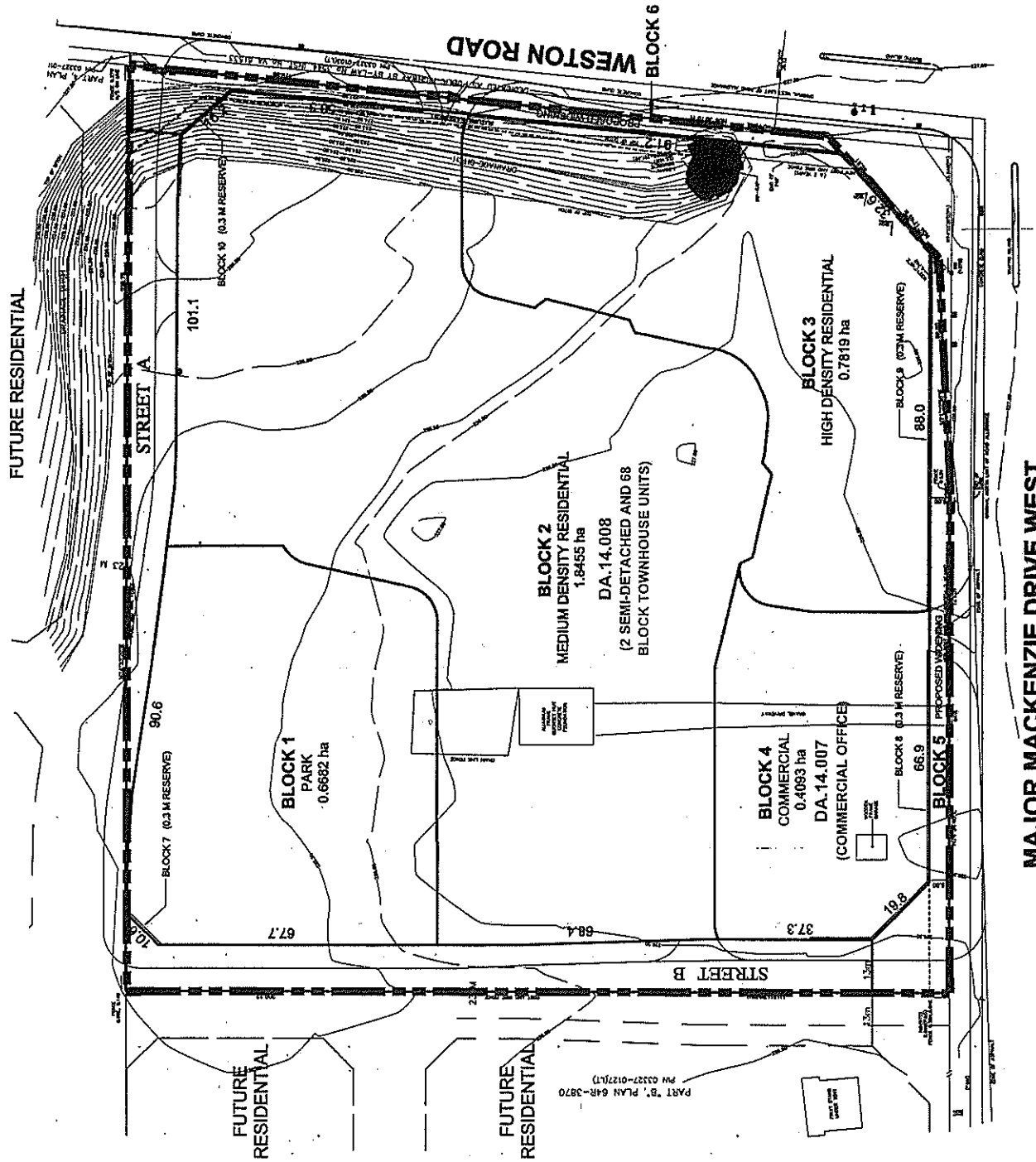


APPLICANT:
Celvin Estates Inc.
LOCATION:
Part of Lot 21, Concession 6

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SUBJECT LANDS

Draft Plan of Subdivision, Cicchino Holding Ltd

File 19T-14V001

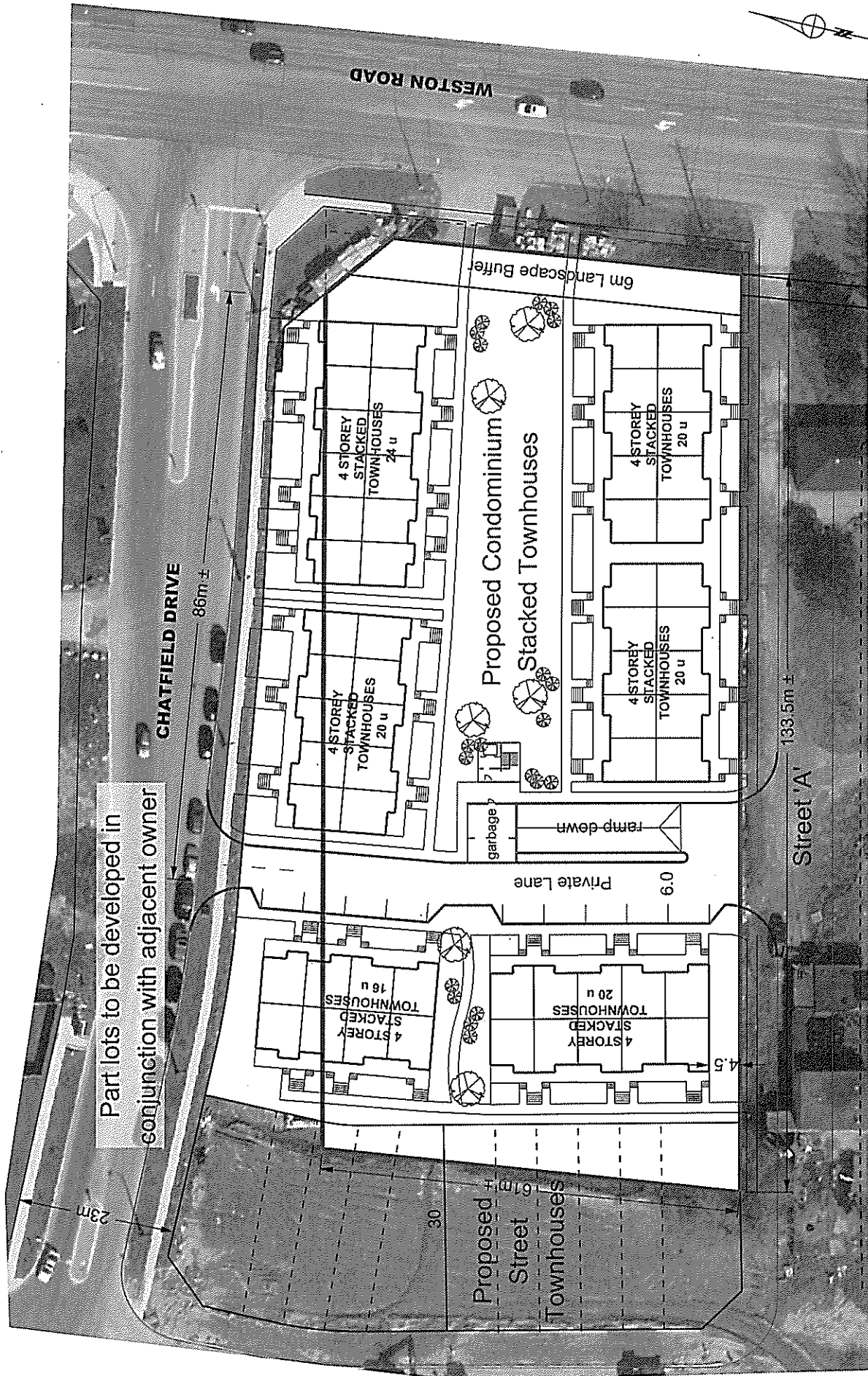
Applicant: Cicchino Holdings Ltd.
Location: Part of Lot 21,
Concession 6

File: 19T-14V001
Related Files: Z.14.004,
DA.14.007, & DA.14.008
Date: April 29, 2014



Attachment

5



Part lots to be developed in conjunction with adjacent owner

Not to Scale

Rock Valley Stone Proposed Concept Plan (PAC 16.014 & PAC 16.066)

APPLICANT: Celvin Estates Inc.
LOCATION: Part of Lot 21, Concession 6



Attachment

FILE: 19T-16V003, Z.16.018
DATE: September 16, 2016

6

From: Jeffers, Judy
Sent: August-19-16 2:11 PM
To: Clerks@vaughan.ca
Subject: Files Z.16.018 + 19T-16V003 (Calvin Estates Inc.)

C /
COMMUNICATION
CW (PH) - <u>September 7/16</u>
ITEM - <u>2</u>

Please process as a Communication for the above noted Files.

Thank-you,

Judy Jeffers, MCIP RPP

Planner

905.832.8585, ext. 8645 | Judy.Jeffers@vaughan.ca

City of Vaughan I Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca



From: Panaro, Doris
Sent: August-18-16 4:23 PM
To: 'Nicolaios Simos'
Cc: Jeffers, Judy
Subject: RE: Development Application: 10130 & 10144 Weston Road

Nicolaios, I have forward your concerns to Judy Jeffers, Planner for her review. Thank you

Doris Panaro

Administrative Clerk

905-832-8585 ext. 8208 | doris.panaro@vaughan.ca

City of Vaughan I Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca



From: Nicolaios Simos [<mailto:nsimos@hotmail.com>]
Sent: August-18-16 10:24 AM
To: DevelopmentPlanning@vaughan.ca; DeFrancesca, Rosanna
Subject: Development Application: 10130 & 10144 Weston Road

Good morning Councillor DeFrancesca and Judy Jeffers,

I am sending this email as a resident of Sedgewick Place as I strongly oppose the development at the subject lands.

This development is an example of a developer looking at their own self interest in maximizing revenue on their development site. The back-to-back townhouse dwelling units offer no backyards, minimal green space at the front of the property where home owners will convert to parking pads because there won't be any street parking, and congested side roads since parking will not be permitted on these private streets. The total of 104 units multiplied by 2 vehicles on average per house is ridiculous on the amount of traffic that will be going through Chatfield Drive. On Sedgewick Place we are experiencing a ridiculous amount of traffic and vehicle parking on the side street creates congestion and irritate drivers. No kids play on the streets anymore, because it is unsafe considering the amount of traffic, and the 1 park in the community is overloaded. Let's build safe communities and not cater to developers maximizing their profits and leaving the issues to residents to figure out.

Thank you,

Nick Simos
416-803-8775



Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
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Toronto, Ontario
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August 31, 2016

By E-Mail Only To Clerks@vaughan.ca

Chair and Members of Committee
Committee of the Whole
City of Vaughan
c/o Mr. Jeffrey A. Abrams, City Clerk
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Chair and Members of Committee of the Whole:

**Re: Applications by Calvin Estates Inc. ("Calvin Estates")
10130 and 10144 Weston Road (the "Subject Lands")
File #: Z.16.018 & 19T-16V003 (the "Applications")
Block 40 South Developers Group**

Our firm is the Trustee pursuant to the Block 40 South Developers Group Cost Sharing Agreement pertaining to the development of lands in the Block 40 South planning area. The Subject Lands are located in Block 40 South.

We are in receipt of the Notice of Public Hearing for the above-noted development Applications by Calvin Estates. We wish to notify the Committee of the Whole that Calvin Estates has yet to join the Block 40 South Developers Group, as is required for all developments in the Block 40 South area.

As such, we wish to confirm that development of the Subject Lands will be subject to a condition of approval requiring Calvin Estates to obtain a clearance letter from our office, as Trustee to the Block 40 South Developers Group, confirming that Calvin Estates is a party in good standing pursuant to the Block 40 South Developers Group Cost Sharing Agreement and may be released for registration.

Kindly provide the undersigned with notice of all Staff reports and/or decisions in relation to the above-noted development Applications.

Please refer to: **Daniel Steinberg**
e-mail: daniels@davieshowe.com
direct line: 416-263-4505
File No. 701596

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COMMUNICATION	
CW (PH) -	SEPT. 7/16
ITEM -	2



Davies
Howe
Partners
LLP

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If you have any questions or concerns, please don't hesitate to contact me.

Yours truly,

DAVIES HOWE PARTNERS LLP

Daniel Steinberg

DS:RL

cc. Ms. Judy Jeffers, City Planner, City of Vaughan (by e-mail)
Block 40 South Developers Group (by e-mail)

2. **ZONING BY-LAW AMENDMENT FILE Z.16.018** **P.2016.29**
 DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
 CELVIN ESTATES INC.
 WARD 3 - VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

Recommendation

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

1. THAT the Public Hearing report for Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 12, 2016. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of 17 street townhouse dwelling units (freehold on a public road), and 24 townhouse dwelling units and 80 back-to-back townhouse dwelling units (freehold on a future private common element condominium road), in the manner shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.16.018, specifically to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone, subject to Exceptions 9(1060) and 9(680), to RT1 Residential Townhouse Zone, together with the following site-specific zoning exceptions to the RT1 Zone standards:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)
a.	Minimum Lot Frontage	6 m/unit	5.5 m/unit
b.	Minimum Lot Area	162 m ² /unit	140 m ² /unit
c.	Maximum Building Height	11 m	12 m (3-storeys)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)
a.	Definition – Dwelling, Back-to-Back Townhouse	Zoning By-law 1-88 does not provide a definition for a Back-to-Back Townhouse	Means a building containing three (3) or more dwelling units, each of which shares three (3) above ground party walls with abutting dwelling units; except for the end unit which shares two (2) above ground party walls with abutting dwelling units.
b.	Minimum Lot Frontage (Standard Lot)	6 m/unit	5.5 m per unit (Townhouse and Back-to- Back Townhouse)
c.	Minimum Lot Area (Standard Lot)	162 m ² /unit	i. 151.25 m ² /unit (Townhouse) ii. 75.62 m ² /unit (Back-to-Back Townhouse)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Road)
d.	Minimum Rear Yard (Standard Lot)	7.5 m	0 m (Back-to-Back Townhouse)
e.	Minimum Lot Depth (Standard Lot)	27 m	13.75 m (Back-to-Back Townhouse)
f.	Maximum Building Height	11 m	12 m (3 Storeys) (Townhouse and Back-to- Back Townhouse)
g.	Visitor Parking (0.25 parking spaces per dwelling unit @104 units)	26 parking spaces (1 barrier free parking space required)	16 parking spaces (2 barrier free parking spaces provided)

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

2. Draft Plan of Subdivision File 19T-16V003, as shown on Attachment #3, consisting of Blocks for technical purposes under the *Planning Act* to facilitate a future Draft Plan of Condominium (Common Elements – private road (Lane 'A') and visitor parking spaces) and a future Site Plan as conceptually shown on Attachment #4, and consisting of the following:

Block Number	Land Use	Area (ha)	Units
A, B + C	Street Townhouses (5.5 m frontage per unit)	0.224	17
P, Q, R, S	Townhouses on a Private Road (5.5 m frontage per unit)	0.397	24
D, E, F, G, H, I, J, K	Back-to-Back Townhouses on a Private Road (5.5 m frontage per unit)	0.707	80
	Road Widening (Weston Road)	0.030	
	Proposed Local Road - 20 m Width (Dundonnell Place)	0.200	
	Private Road/Laneways - 8 m Width	0.330	
L, M +N	Visitor Parking (16 spaces)	0.061	
	0.3 M Reserves	0.001	
	Total	1.95	121

Background - Analysis and Options

Location	<ul style="list-style-type: none">10130 and 10144 Weston Road, located on the west side of Weston Road, north of Major Mackenzie Drive, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands have a dual designation. The westerly half of the site is designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010) and is located within a Community Area. The "Low-Rise" designation permits townhouse uses with a maximum height limit of 3-storeys, and there is no maximum density provision. The easterly half of the site is designated "Low-Rise Mixed-Use" and provides for a maximum building height of 4 storeys and a maximum floor space index of 1.5.The development proposes 3-storey heights for the permitted street townhouse, townhouse and back-to-back townhouse uses. The density of the "Low-Rise Mixed-Use" lands cannot be determined at this time as the specific dwelling unit floor areas cannot be confirmed until the formal Site Development Application is submitted in the future, and any development proposal must conform to the density provisions in the Official Plan. The proposed zoning and subdivision applications conform to the Official Plan.
Zoning	<ul style="list-style-type: none">The lands municipally known as 10130 Weston Road are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(1060). Exception 9(1060) permitted a temporary use (the sale of fruits or vegetables not produced on the subject lands) for a period of three years, which expired on November 8, 2002. The lands municipally known as 10144 Weston Road are zoned A Agricultural Zone by Zoning By-law 1-88, subject to Exception 9(680), which permits fish processing and smoking, a storage facility and accessory wholesaling and retailing of fish products.The proposed street townhouse dwellings, and townhouse and back-to-back townhouse dwellings on a private road/laneway are not permitted in the Agricultural Zone, and therefore, an application to amend Zoning By-law 1-88 has been submitted.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Block 40 South Plan	<ul style="list-style-type: none"> Vaughan Council, at its meeting on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #7, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The lotting layout and street pattern in the approved Block 40 South Plan identified medium density (street townhouse dwellings) for development. The Owner has submitted a proposal which amends the approved lotting layout and street pattern in the approved Block 40 South Plan. Specifically, these proposed changes impact Draft Approved Plan of Subdivision File 19T-06V07 (Belmont Properties) and Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), which both have their zoning in place for uses that are not reflected in the proposed concept land use plan shown on Attachment #6. These changes also impact the adjacent landowner to the north (Rock Valley Stone) at 10160 Weston Road. The affected landowners will need to work together to discuss and confirm a lotting and road pattern that works comprehensively for this area, to the satisfaction of the City.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> The appropriateness of amending the Zoning By-law to permit the back-to-back townhouse building form and the site-specific zoning exceptions identified in Table 1 to support the development proposal for the subject lands will be reviewed in consideration of compatibility with the surrounding and planned land uses.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> The location and design of the proposed streets, private roads/laneways and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivision File 19T-06V07 (Belmont Properties) to the north and Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) to the south and west.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The development proposal is subject to the <i>Block 40 South Architectural Design Guidelines</i>. The Owner has submitted Supplemental Guidelines that must be approved to the satisfaction of the City.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Phase 1 ESA/ Phase 2 ESA	<ul style="list-style-type: none"> ▪ The Phase 1 Environmental Site Assessment (ESA) and Phase 2 ESA submitted in support of the applications must be approved to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department.
f.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The subject lands are located within the Wellhead Protection Area Water Quantity (WHPA-Q) area. In order to maintain sustainable groundwater management, all land development activities within the WHPA-Q area are to maintain pre-development recharge levels to the satisfaction of the Toronto and Region Conservation Authority and the City.
g.	Servicing	<ul style="list-style-type: none"> ▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City. ▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the subject lands. Removal of the Holding Symbol “(H)” will be conditional on servicing being identified and allocated by Vaughan Council.
h.	Traffic Study	<ul style="list-style-type: none"> ▪ The Traffic Study submitted in support of the applications must be reviewed and approved by York Region and the Vaughan DEIP Department, including any road widenings on Weston Road, on-site emergency and service vehicles maneuverability, and visitor parking.
i.	Noise Report	<ul style="list-style-type: none"> ▪ The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan DEIP Department.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required, if approved.
k.	Supporting Reports	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City and public commenting agencies: <ul style="list-style-type: none"> - Planning Justification Report - Archaeological Assessment - Functional Servicing Report - Geotechnical Investigation Report

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Tree Inventory and Preservation Report ▪ The requirement for additional studies/information may be identified through the development application review process.
I.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design (CEPTD), Leadership in Energy and Environmental Design (LEED), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the subdivision approval process, if approved, and the site plan process.
m.	Future Applications	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required and reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, stormwater management, and servicing and grading, if the subject applications are approved. ▪ The current subject applications utilize the conceptual site plan provided on Attachment #4. The conceptual site plan will be reviewed for appropriateness in conjunction with the zoning and subdivision applications, and any revisions to the lotting and internal road pattern will be reflected in the implementing zoning by-law, if supported by Council, and in the formal submission of a future Site Plan Application. ▪ A future Draft Plan of Condominium (Common Element) Application will be required to permit a condominium tenure for the common elements including the private road/laneway and visitor parking for the proposed development, if the subject applications are approved.

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

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

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of these 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. Proposed Zoning and Draft Plan of Subdivision File 19T-16V003
4. Conceptual Site Plan
5. Typical Freehold / Condominium and Back-to-Back Townhome Elevations
6. Conceptual Land Use Plan
7. Approved Block 40 (South) Plan

Report prepared by:

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

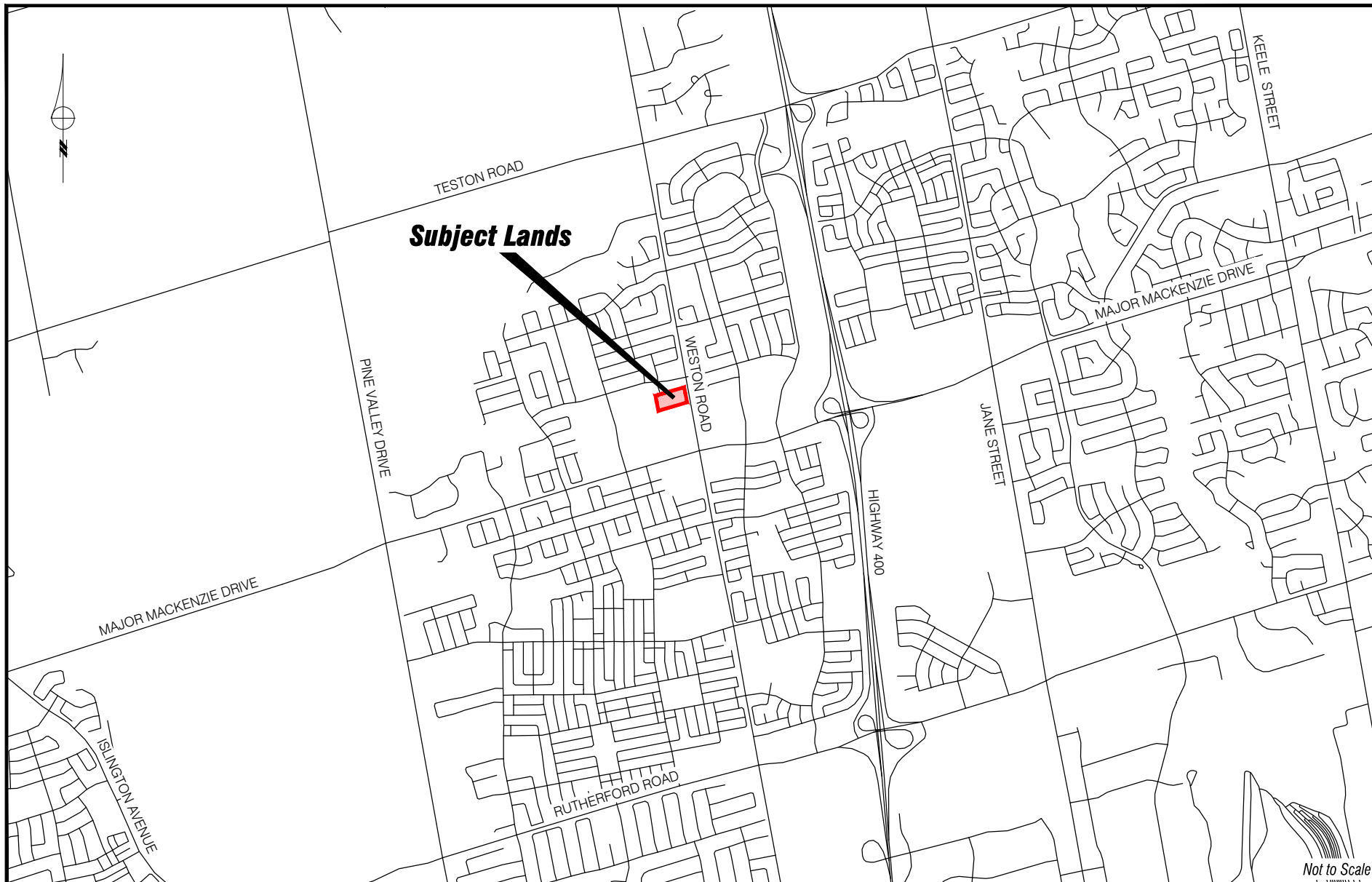
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.

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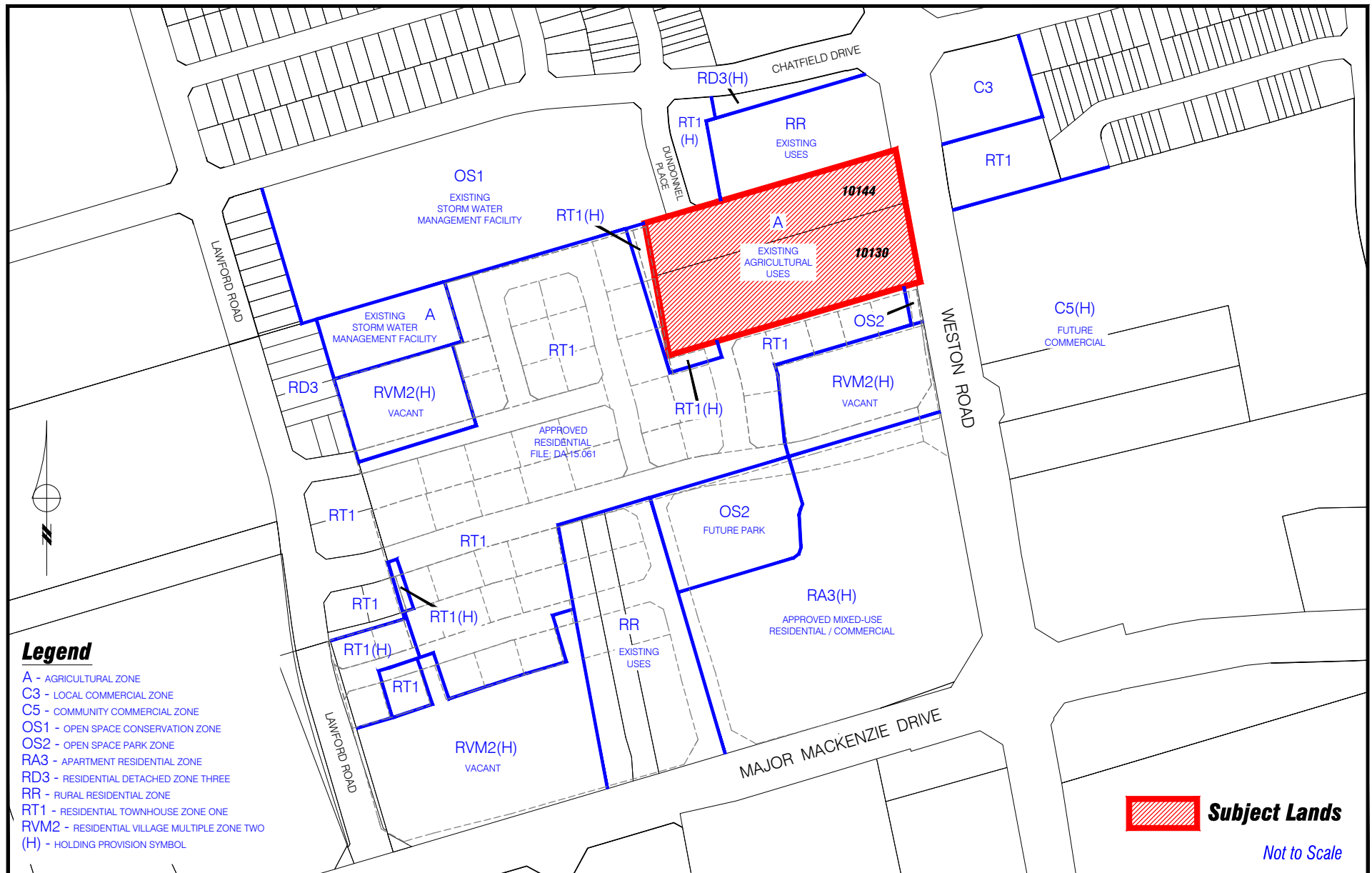


Attachment

FILE:
19T-16V003, Z.16.018

DATE:
June 24, 2016

1



Location Map

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.

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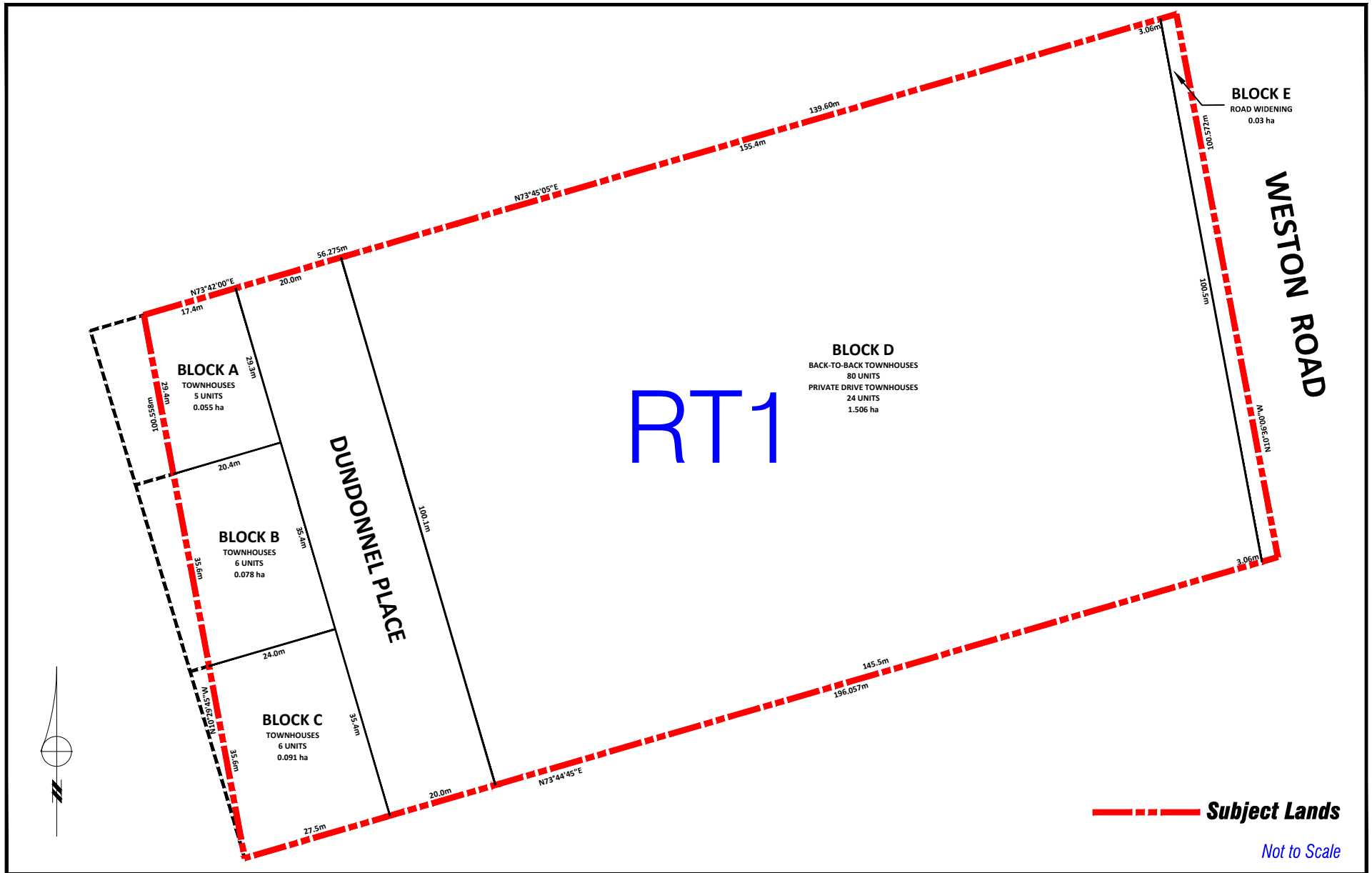


Attachment

FILE:
19T-16V003, Z.16.018

DATE:
June 24, 2016

2



Proposed Zoning and Draft Plan of Subdivision File 19T-16V003

APPLICANT:
Celvin Estates Inc.

LOCATION:
Part of Lot 21, Concession 6



Attachment
FILE:
19T-16V003, Z.16.018

DATE:
June 24, 2016

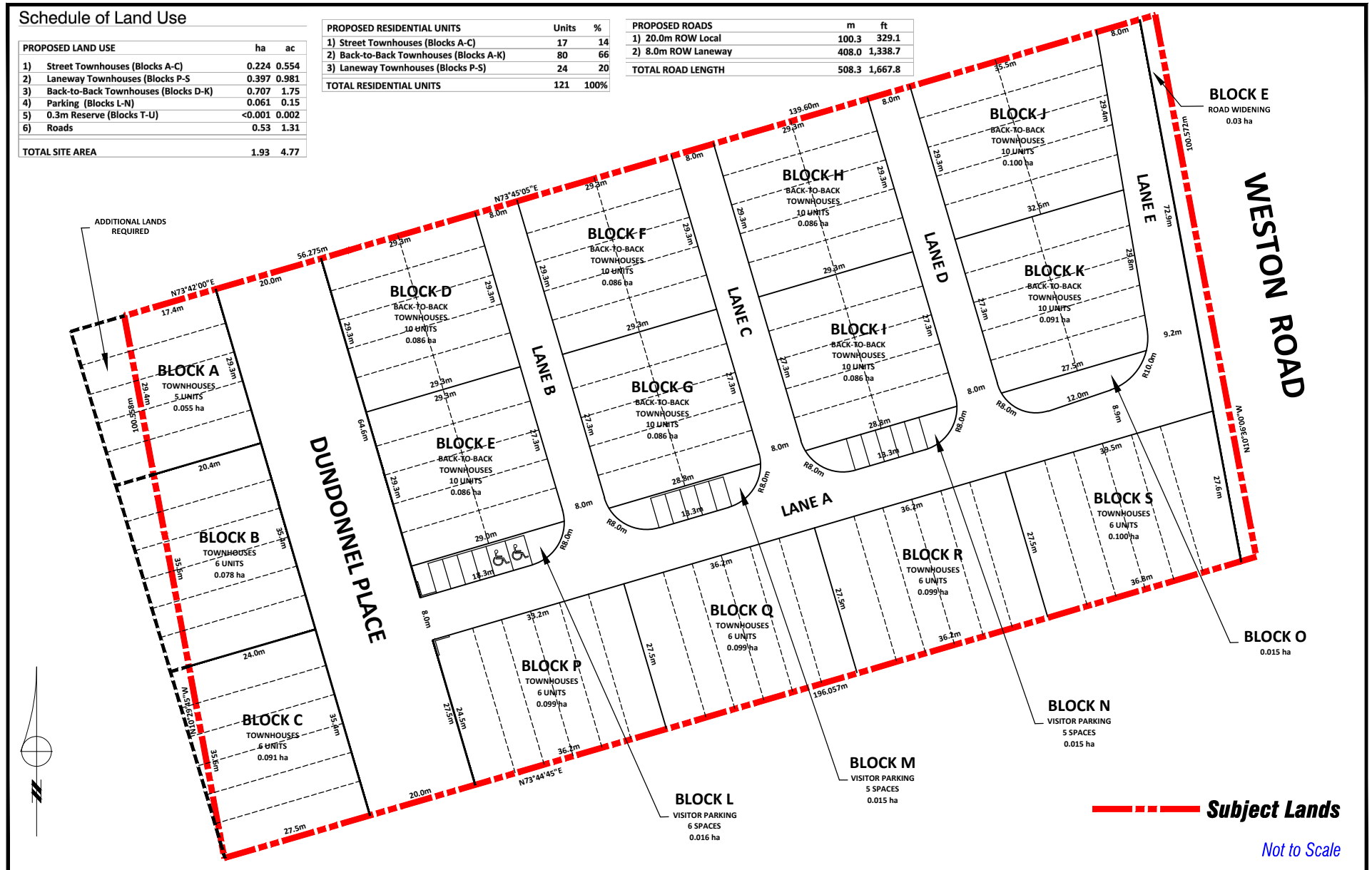
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Schedule of Land Use

PROPOSED LAND USE	ha	ac
1) Street Townhouses (Blocks A-C)	0.224	0.554
2) Laneway Townhouses (Blocks P-S)	0.397	0.981
3) Back-to-Back Townhouses (Blocks D-K)	0.707	1.75
4) Parking (Blocks L-N)	0.061	0.15
5) 0.3m Reserve (Blocks T-U)	<0.001	0.002
6) Roads	0.53	1.31
TOTAL SITE AREA	1.93	4.77

PROPOSED RESIDENTIAL UNITS	Units	%
1) Street Townhouses (Blocks A-C)	17	14
2) Back-to-Back Townhouses (Blocks A-K)	80	66
3) Laneway Townhouses (Blocks P-S)	24	20
TOTAL RESIDENTIAL UNITS	121	100%

PROPOSED ROADS	m	ft
1) 20.0m ROW Local	100.3	329.1
2) 8.0m ROW Laneway	408.0	1,338.7
TOTAL ROAD LENGTH	508.3	1,667.8



Conceptual Site Plan

APPLICANT: Calvin Estates Inc.
LOCATION: Part of Lot 21, Concession 6



Attachment

FILE:
19T-16V003, Z.16.018

DATE:
June 24, 2016

4



Preliminary Freehold & Condominium Townhome Elevations (Front & Corner)



Preliminary Back-to-Back Townhome Elevations (Front & Corner)

Not to Scale

Typical Freehold / Condominium and Back-to-Back Townhome Elevations

APPLICANT:
Celvin Estates Inc.

LOCATION:
Part of Lot 21, Concession 6

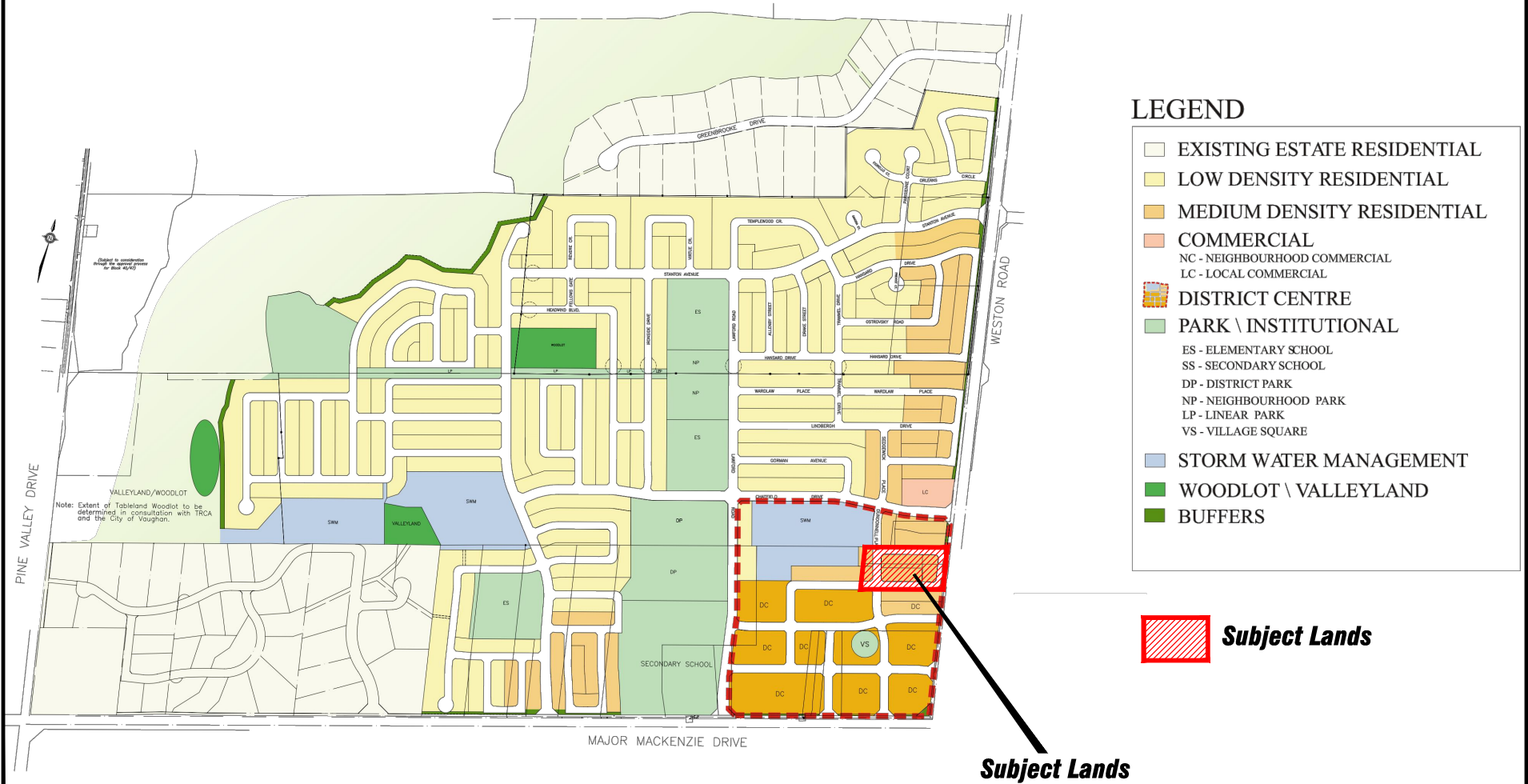


Attachment
FILE:
19T-16V003, Z.16.018

DATE:
June 24, 2016

5

BLOCK 40 (SOUTH) BLOCK PLAN



Approved Block 40 (South) Plan

LOCATION:
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.

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Attachment

FILE:
19T-16V003, Z.16.018

DATE:
June 24, 2016

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