

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

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 16, 2015, as follows:

By receiving Communication C8 from Legal Counsel and the Interim Commissioner of Legal & Administrative Services/City Solicitor, dated September 14, 2015.

Regional Councillor Ferri declared an interest with respect to the foregoing matter as his son is employed by the law firm that represents the applicant, and did not take part in the discussion or vote on the matter.

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**OFFICIAL PLAN AMENDMENT FILE OP.14.008
ZONING BY-LAW AMENDMENT FILE Z.14.029
CENTREVILLE HOMES (MERINO) INC.
WARD 1 - VICINITY OF KEELE STREET AND MERINO ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated September 9, 2015, be approved;**
- 2) That the following deputations be received:**
 - 1. Mr. Murray Evans, Evans Planning Inc., Keele Street, Vaughan, on behalf of the applicant;**
 - 2. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 - 3. Mr. Bill Manolakos, Keele Street, Maple;**
 - 4. Ms. Jana Manolakos, Keele Street, Maple;**
 - 5. Ms. Maria Donato, Weller Crescent, Maple;**
 - 6. Mr. Gino Barbieri, Campania Court, Vaughan;**
 - 7. Ms. Lesley Knight, Keele Street, Maple;**
 - 8. Ms. Angela Orsini, Empress Road, Maple;**
 - 9. Ms. Sandra Ortino, Fifefield Drive, Maple; and**
 - 10. Ms. Elvira Caria, Chair, Vellore Woods Ratepayers Association, Bunting Drive, Woodbridge; and**
- 3) That the following communications be received:**

C47 Mr. Frank Polera, Kelly Place, Maple, dated September 9, 2015; and
C49 Petition, dated September 3, 2015.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.14.008 and Z.14.029 (Centreville Homes (Merino) Inc.), BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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.

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Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: August 14, 2015. Circulation Area 150 m. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Comments received as of August 25, 2015: None.

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 Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 6, 3-storey street townhouse dwelling units (freehold) within a single block fronting onto Merino Road, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.14.008 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria for new development within lands identified by VOP 2010 as "Community Area" including lot configuration and size, built form and physical character of the surrounding developments.
2. Zoning By-law Amendment File Z.14.029 to rezone the subject lands from R1V Old Village Residential Zone (single detached dwellings on lots with a minimum lot frontage of 30 m and lot area of 845 m²) to RM1 Multiple Residential Zone (street townhouses) together with the following site-specific zoning exceptions to the RM1 Zone standards of Zoning By-law 1-88:

	Zoning By-law 1-88 Standard	RM1 Multiple Residential Zone Requirements	Proposed Exceptions to the RM1 Multiple Residential Zone Requirements
a.	Minimum Lot Area	180 m ²	Unit 1 - 164.9 m ² Units 2, 3, 4 and 5 - 121.3 m ²
b.	Minimum Lot Frontage (Units 2, 3, 4 and 5)	6 m	5.35 m

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c.	Minimum Front Yard Setback (Merino Road)	4.5 m	Unit 1 - 3.68 m Units 2, 3, 4 and 5 - 3 m Unit 6 - 3.88 m
d.	Minimum Rear Yard Setback (South)	7.5 m	4.5 m
e.	Minimum Interior Side Yard Setback (Unit 1)	1.5 m	1.24 m
f.	Minimum Exterior Side Yard Setback (Unit 6)	4.5 m	2.64 m
g.	Maximum Lot Coverage	50%	Units 2 and 5 - 60% Units 3 and 4 - 62%

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.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Southwest corner of Keele Street and Merino Road, known municipally as 9770 Keele Street, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified in Schedule 1, the "Urban Structure" of VOP 2010. The designation permits townhouse dwelling units and there is no associated density requirement. The subject lands are within the "Village of Maple Heritage Conservation District Plan", and are subject to Section 12.2.1.1c "Heritage Conservation District" of VOP 2010. VOP 2010 identifies compatibility criteria for new developments in a "Community Area". The compatibility criteria directs that new development is designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, proposed new development in a "Community Area" with established development shall pay particular attention to but not limited to local lot patterns, size and configuration, and existing building

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	<p>types with similar setbacks. A “Community Area” is generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes.</p> <ul style="list-style-type: none">▪ As the proposed townhouse development is located on Keele Street, being an arterial road, within an existing single detached subdivision surrounded by larger lots, the proposal does not address the compatibility criteria for new development within existing “Community Areas” designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development. Therefore, the proposal does not conform to the Official Plan and an amendment to VOP 2010 is required.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which permits only single detached dwellings on lots with a minimum frontage of 30 m and a lot area of 845 m².▪ In order to facilitate the rezoning of the site to RM1 Multiple Residential Zone to allow the street townhouse development with the proposed site-specific zoning exceptions, an amendment to Zoning By-law 1-88 is required.▪ The applicant is currently proposing to rezone the entire property to RM1 Zone including the portion identified as “Regional Storm Floodplain” (includes a watercourse) and “10m buffer” on Attachments #3 and #4. The Toronto and Region Conservation Authority (TRCA) has indicated in their comments to the City that the lands located in between the current west property line and the proposed west lot line of the westerly-most townhouse unit be zoned OS1 Open Space Conservation Zone and conveyed to either the TRCA or the City, should the subject applications be approved. The applicant’s planning consultant has been informed of this and concurs with this approach.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a “Community Area”.
b.	Appropriateness of Proposed Zoning and Site Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to RM1 Zone to facilitate the development of 6, 3-storey street townhouse dwelling units (freehold) on the subject lands as shown on Attachment #3, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, and built form compatibility. As identified earlier, the TRCA requires the Regional Storm Floodplain and 10 m buffer lands (west of the western-most townhouse lot) to be zoned to OS1 Open Space Conservation Zone and conveyed to public ownership (TRCA or City), should the subject applications be approved.
c.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> The subject lands are located within the Village of Maple Heritage Conservation District Plan (HCDP). The proposal must be reviewed by the Vaughan Development Planning Department, Cultural Heritage Division and the Heritage Vaughan Committee, and must comply with the HCDP.
d.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> The subject lands are located within the Maple Streetscape designated area. If the subject applications are approved, the proposed development through the related Site Development File DA.14.055 must comply with the requirements of the Maple Streetscape and Urban Design Guidelines, along the Keele Street frontage, which includes prescribed streetscape materials, street furniture and lighting.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Stormwater Management Report - Functional Servicing Report - Noise and Vibration Report - Floodplain Assessment - Phase One ESA - Tree Inventory/Preservation Plan - Urban Design Brief

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d.	Driveway Access(es)	<ul style="list-style-type: none"> The Vaughan Development Engineering and Infrastructure Planning Services Department must review and approve the proposed driveway access locations and design onto Merino Road.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The subject lands are located within the TRCA Regulated Area, as established by Ontario Regulation 166/06. The Owner must obtain all necessary Permits from the TRCA, and the TRCA must review and approve all reports submitted in support of the applications. The Regional Storm Floodline and 10 m buffer shown on Attachments #3 and #4, must be approved by the TRCA, and be conveyed to public ownership (TRCA or City), if the applications are approved.
f.	Water and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
g.	Future Lot Creation	<ul style="list-style-type: none"> Should the subject applications be approved, the Owners will be required to submit a Part Lot Control Application to create 6 freehold lots for the street townhouse dwelling units, and an open space block to be conveyed to public ownership.
h.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.
i.	Site Development Application	<ul style="list-style-type: none"> The related Site Development File DA.14.055 will be reviewed in consideration of, but not limited to, appropriate building design and materials, site design and building/unit orientation, upgraded flankage elevations, pedestrian and barrier free accessibility, building setbacks, appropriate driveway and vehicular access, landscaping, environmental sustainability, servicing and grading, stormwater management, and the appropriateness and design of the proposed retaining wall (at the rear of Units 1 and 2 as shown on Attachment #4).

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		<ul style="list-style-type: none">All issues identified through the review of Site Development File DA.14.055 will be addressed together with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting.
j.	Road Widening	<ul style="list-style-type: none">York Region must confirm the final planned road right-of-way width for Keele Street. Should additional land for a road widening be required, the proposal must be revised, accordingly.

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 York Region Transportation and Community Planning 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 the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Elevations

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215
Christina Napoli, Senior Planner, ext. 8483

(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.)

Regional Councillor Ferri declared an interest with respect to the foregoing matter as his son is employed by the law firm that represents the applicant, and did not take part in the discussion or vote on the matter.



C	8
Item #	2
Report No.	32
Council - September 16/15	

memorandum

DATE: SEPTEMBER 14, 2015

TO: HONOURABLE MAYOR BEVILACQUA AND MEMBERS OF COUNCIL

FROM: DAWNE JUBB, LEGAL COUNSEL
HEATHER WILSON, INTERIM COMMISSIONER OF LEGAL & ADMINISTRATIVE SERVICES/CITY SOLICITOR

RE: ITEM 2, REPORT 32
ITEM – COMMITTEE OF THE WHOLE (PUBLIC HEARING) - SEPTEMBER 16, 2015

OFFICIAL PLAN AMENDMENT FILE OP.14.008
ZONING BY-LAW AMENDMENT FILE Z.14.029
CENTREVILLE HOMES (MERINO) INC.
WARD 1 – VICINITY OF KEELE STREET AND MERINO ROAD

On September 3, 2014 Council adopted an interim control by-law (ICBL being By-law 120-2014) to prohibit, for a period of one year, any use of any property abutting Keele Street from Church Street to Fieldgate Drive, other than those uses existing on the property on September 3, 2014. This ICBL expired on September 3, 2015 and is no longer in effect.

During the discussion of the above-noted development application the question was asked whether this interim control by-law could be reinstated or a new interim control by-law passed.

The *Planning Act R.S.O.1990 c. P.13* states in Sec. 38 (7):

Prohibition

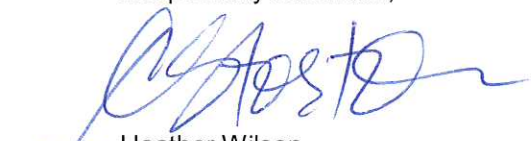
- (7) Where an interim control by-law ceases to be in effect, the council of the municipality may not for a period of three years pass a further interim control by-law that applies to any lands to which the original interim control by-law applied.

It is therefore not possible to enact an interim control by-law which restricts uses on any property abutting Keele Street from Church Street to Fieldgate Drive until after September 2, 2018.

Report prepared by:

Dawne Jubb, Legal Counsel

Respectfully submitted,

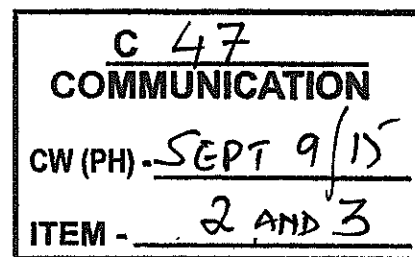

for Heather Wilson
Interim Commissioner of Legal & Administrative Services/City Solicitor

cc Steve Kanellakos, City Manager
John MacKenzie, Commissioner of Planning
Jeffrey Abrams, City Clerk

Britto, John

From: Iafrate, Marilyn
Sent: Wednesday, September 09, 2015 10:45 AM
To: 'Frank Polera'; Min, Emmy; Clerks@vaughan.ca
Cc: Ciampa, Gina; Abrams, Jeffrey
Subject: RE: Keele Street Development Coming Forward

Follow Up Flag: Follow up
Flag Status: Completed



Thank you for your email – greatly appreciated. We will forward your comments so that they can be incorporated into tonight's meeting documents.

With thanks,

Marilyn Iafrate
Councillor
Ward 1
905.832.8585 x 8344
marilyn.iafrate@vaughan.ca

To subscribe to my E-Newsletter, click [here](#)

From: Frank Polera [<mailto:frank.polera@sympatico.ca>]
Sent: Wednesday, September 09, 2015 9:56 AM
To: Min, Emmy; Iafrate, Marilyn
Cc: Ciampa, Gina
Subject: RE: Keele Street Development Coming Forward

Dear Marilyn;

First off thank you for the notifications, however due to an unexpected funeral viewing I am unable to attend the meeting in person this evening.

I would however like to voice my concerns via this brief email. While I understand the applicants pursuit of free enterprise opportunities, as a resident of 28 years in the same location, I am concerned with the deteriorating quality of life caused by the traffic, noise and gridlock that occurs daily on Keele Street. These applications will simply add to the existing issues, and while the applicants may state that these items are outside the scope of their application, then I ask who is representing the residents of the community?

I also urge Council to consider and adopt the recommendations by Urban Strategies, presented at the June 16, 2015 Public Hearing as they were very well received by the local residents who attended that session.

Regards,

Frank Polera
60 Kelly Place
Maple, ON



C 49
COMMUNICATION
CW (PH) - SEPT 9/15
ITEM - 2

Communication C49
Committee of the Whole (Public Hearing) – September 9, 2015
Item - 2

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 31

Exceeds height and floor square area permitted;
Proposed project does not meet the front and rear set back requirements;
Proposed project will generate high level of traffic;
Multiple units will also generate more waste, more services maintenance and more traffic with more noise;
Demographic change will have a negative impact on the real estate value of properties

A copy of the entire petition document containing a total of 3 pages is on file in the City Clerk's Office.

2. **OFFICIAL PLAN AMENDMENT FILE OP.14.008 P.2015.24**
ZONING BY-LAW AMENDMENT FILE Z.14.029
CENTREVILLE HOMES (MERINO) INC.
WARD 1 - VICINITY OF KEELE STREET AND MERINO ROAD

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.14.008 and Z.14.029 (Centreville Homes (Merino) Inc.), BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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 14, 2015. Circulation Area:150 m. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Comments received as of August 25, 2015: None.

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 Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 6, 3-storey street townhouse dwelling units (freehold) within a single block fronting onto Merino Road, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.14.008 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) respecting the design and compatibility criteria for new development within lands identified by VOP 2010 as "Community Area" including lot configuration and size, built form and physical character of the surrounding developments.
2. Zoning By-law Amendment File Z.14.029 to rezone the subject lands from R1V Old Village Residential Zone (single detached dwellings on lots with a minimum lot frontage of 30 m and lot area of 845 m²) to RM1 Multiple Residential Zone (street townhouses)

together with the following site-specific zoning exceptions to the RM1 Zone standards of Zoning By-law 1-88:

	Zoning By-law 1-88 Standard	RM1 Multiple Residential Zone Requirements	Proposed Exceptions to the RM1 Multiple Residential Zone Requirements
a.	Minimum Lot Area	180 m ²	Unit 1 - 164.9 m ² Units 2, 3, 4 and 5 - 121.3 m ²
b.	Minimum Lot Frontage (Units 2, 3, 4 and 5)	6 m	5.35 m
c.	Minimum Front Yard Setback (Merino Road)	4.5 m	Unit 1 - 3.68 m Units 2, 3, 4 and 5 - 3 m Unit 6 - 3.88 m
d.	Minimum Rear Yard Setback (South)	7.5 m	4.5 m
e.	Minimum Interior Side Yard Setback (Unit 1)	1.5 m	1.24 m
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g.	Maximum Lot Coverage	50%	Units 2 and 5 - 60% Units 3 and 4 - 62%

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.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> Southwest corner of Keele Street and Merino Road, known municipally as 9770 Keele Street, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified in Schedule 1, the “Urban Structure” of VOP 2010. The designation permits townhouse dwelling units and there is no associated density requirement. ▪ The subject lands are within the “Village of Maple Heritage Conservation District Plan”, and are subject to Section 12.2.1.1c “Heritage Conservation District” of VOP 2010. ▪ VOP 2010 identifies compatibility criteria for new developments in a “Community Area”. The compatibility criteria directs that new development is designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, proposed new development in a “Community Area” with established development shall pay particular attention to but not limited to local lot patterns, size and configuration, and existing building types with similar setbacks. A “Community Area” is generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. ▪ As the proposed townhouse development is located on Keele Street, being an arterial road, within an existing single detached subdivision surrounded by larger lots, the proposal does not address the compatibility criteria for new development within existing “Community Areas” designed to respect and reinforce the existing physical character and uses of the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development. Therefore, the proposal does not conform to the Official Plan and an amendment to VOP 2010 is required.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1V Old Village Residential Zone by Zoning By-law 1-88, which permits only single detached dwellings on lots with a minimum frontage of 30 m and a lot area of 845 m². ▪ In order to facilitate the rezoning of the site to RM1 Multiple Residential Zone to allow the street townhouse development with the proposed site-specific zoning exceptions, an amendment to Zoning By-law 1-88 is required. ▪ The applicant is currently proposing to rezone the entire property to RM1 Zone including the portion identified as “Regional Storm Floodplain” (includes a watercourse) and “10m buffer” on Attachments #3 and #4. The Toronto and Region Conservation Authority (TRCA) has indicated in their

	<p>comments to the City that the lands located in between the current west property line and the proposed west lot line of the westerly-most townhouse unit be zoned OS1 Open Space Conservation Zone and conveyed to either the TRCA or the City, should the subject applications be approved. The applicant's planning consultant has been informed of this and concurs with this approach.</p>
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a "Community Area".
b.	Appropriateness of Proposed Zoning and Site Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to RM1 Zone to facilitate the development of 6, 3-storey street townhouse dwelling units (freehold) on the subject lands as shown on Attachment #3, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, lot size and configuration, transition, and built form compatibility. As identified earlier, the TRCA requires the Regional Storm Floodplain and 10 m buffer lands (west of the western-most townhouse lot) to be zoned to OS1 Open Space Conservation Zone and conveyed to public ownership (TRCA or City), should the subject applications be approved.
c.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> The subject lands are located within the Village of Maple Heritage Conservation District Plan (HCDP). The proposal must be reviewed by the Vaughan Development Planning Department, Cultural Heritage Division and the Heritage Vaughan Committee, and must comply with the HCDP.
d.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> The subject lands are located within the Maple Streetscape designated area. If the subject applications are approved, the proposed development through the related Site Development File DA.14.055 must comply with the requirements of the Maple Streetscape and Urban Design Guidelines, along the Keele

	MATTERS TO BE REVIEWED	COMMENT(S)
		Street frontage, which includes prescribed streetscape materials, street furniture and lighting.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Stormwater Management Report - Functional Servicing Report - Noise and Vibration Report - Floodplain Assessment - Phase One ESA - Tree Inventory/Preservation Plan - Urban Design Brief
d.	Driveway Access(es)	<ul style="list-style-type: none"> ▪ The Vaughan Development Engineering and Infrastructure Planning Services Department must review and approve the proposed driveway access locations and design onto Merino Road.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within the TRCA Regulated Area, as established by Ontario Regulation 166/06. The Owner must obtain all necessary Permits from the TRCA, and the TRCA must review and approve all reports submitted in support of the applications. ▪ The Regional Storm Floodline and 10 m buffer shown on Attachments #3 and #4, must be approved by the TRCA, and be conveyed to public ownership (TRCA or City), if the applications are approved.
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g.	Future Lot Creation	<ul style="list-style-type: none"> ▪ Should the subject applications be approved, the Owners will be required to submit a Part Lot Control Application to create 6 freehold lots for the street townhouse dwelling units, and an open space block to be conveyed to public ownership.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.
i.	Site Development Application	<ul style="list-style-type: none"> The related Site Development File DA.14.055 will be reviewed in consideration of, but not limited to, appropriate building design and materials, site design and building/unit orientation, upgraded flankage elevations, pedestrian and barrier free accessibility, building setbacks, appropriate driveway and vehicular access, landscaping, environmental sustainability, servicing and grading, stormwater management, and the appropriateness and design of the proposed retaining wall (at the rear of Units 1 and 2 as shown on Attachment #4). All issues identified through the review of Site Development File DA.14.055 will be addressed together with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting.
J .	Road Widening	<ul style="list-style-type: none"> York Region must confirm the final planned road right-of-way width for Keele Street. Should additional land for a road widening be required, the proposal must be revised, accordingly.

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 York Region Transportation and Community Planning 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 the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Elevations

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215
Christina Napoli, Senior Planner, ext. 8483

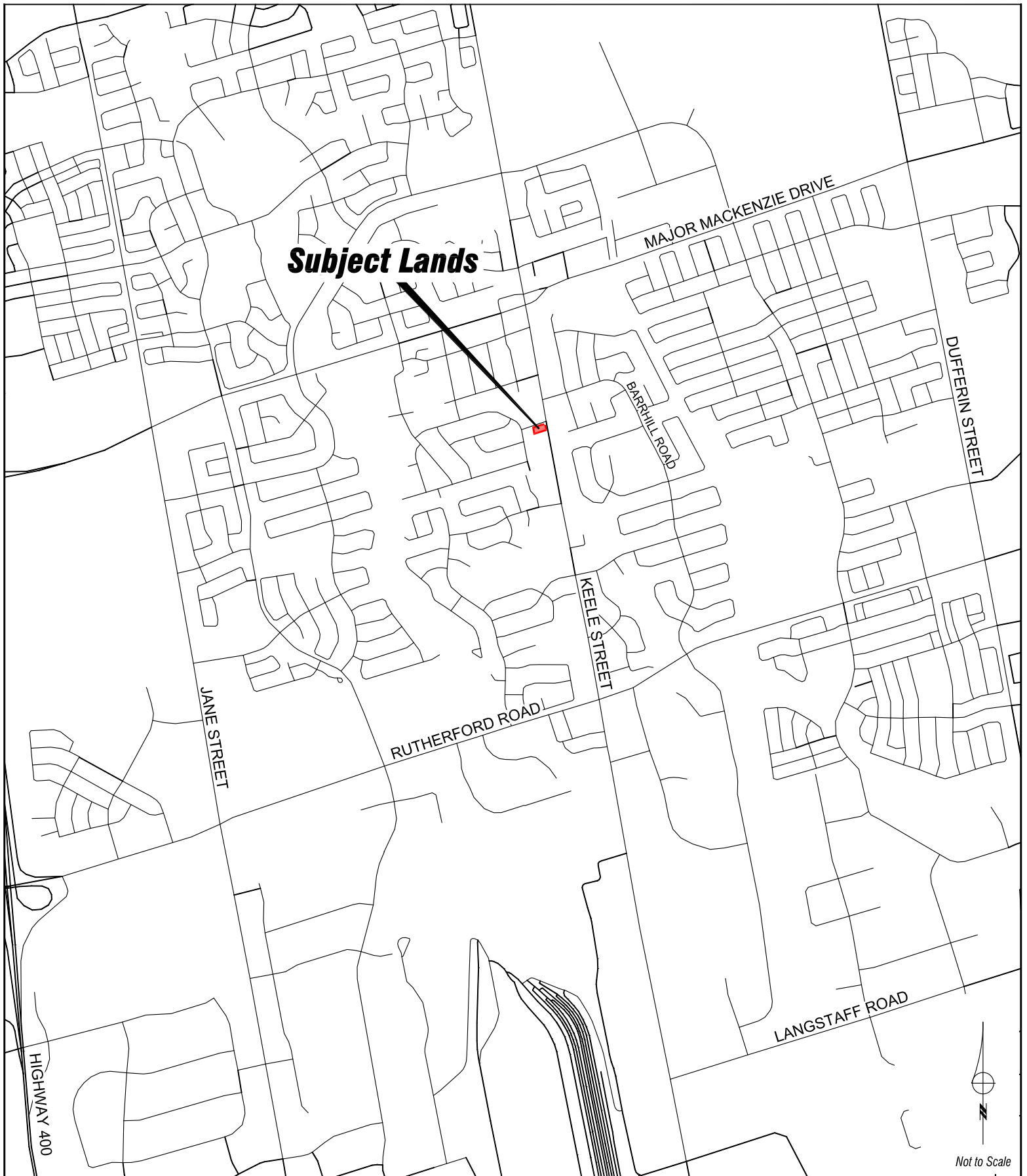
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

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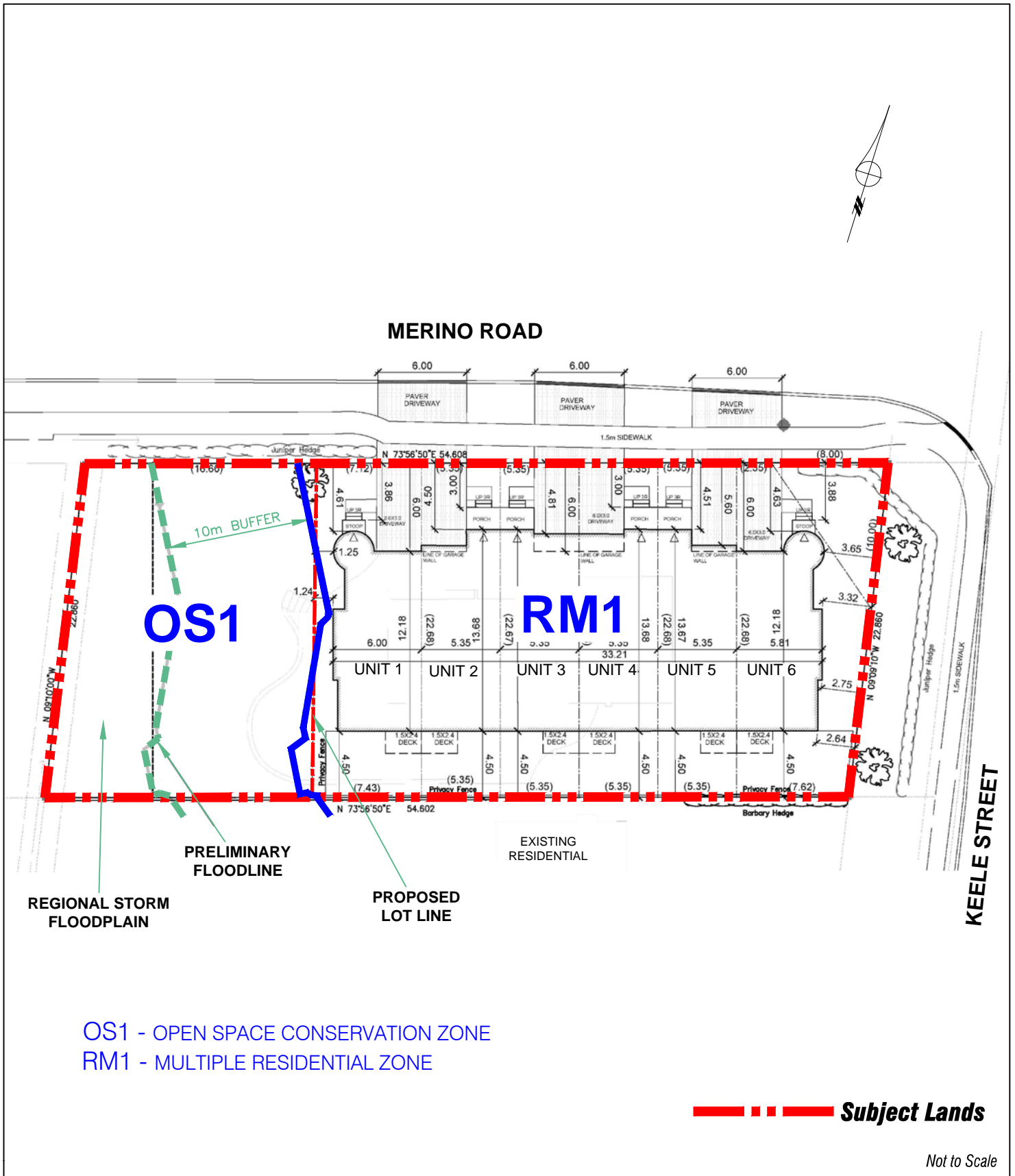


Attachment

FILES: OP.14.008 & Z.14.029
RELATED FILE: DA.14.055

DATE:
September 9, 2015

1



Site Plan and Proposed Zoning

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.



Attachment
FILES: OP.14.008 & Z.14.029
RELATED FILE: DA.14.055
DATE:
September 9, 2015

3

NORTH ELEVATION (FACING MERINO ROAD)

Not to Scale



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION (FACING KEELE STREET)



Elevation Plan

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

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Attachment
FILES: OP.14.008 & Z.14.029
RELATED FILE: DA.14.055
DATE:
September 9, 2015

5



NORTH ELEVATION (FACING MERINO ROAD)

Not to Scale

Rendered Elevations

LOCATION:
Part of Lot 19, Concession 4

APPLICANT:
Centreville Homes (Merino) Inc.

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Attachment
FILES: OP.14.008 & Z.14.029
RELATED FILE: DA.14.055
DATE:
September 9, 2015

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