

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 3, Report No. 36, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 19, 2016.

3

**ZONING BY-LAW AMENDMENT FILE Z.16.031
DRAFT PLAN OF SUBDIVISION FILE 19T-16V006
ST. MAGNUS DEVELOPMENTS
WARD 3 - VICINITY OF WESTON ROAD AND DAVOS ROAD**

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 October 5, 2016, be approved;**
- 2) That the following deputations and Communication, be received:**
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Vaughan, on behalf of the applicant; and**
 - 2. Ms. Giovanna De Bona, and Communication C1, dated September 13, 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.16.031 and 19T-16V006 (St. Magnus Developments) 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: September 9, 2016. 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) Circulation Area: 150 m and to the Vellore Woods 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.

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Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision consisting of 19 townhouse units, 4 semi-detached units, and minor modifications to the approved road pattern, as shown on Attachments #3 to #8:

1. Zoning By-law Amendment File Z.16.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, RVM1(A) Residential Urban Village Multiple Dwelling Zone One and RV4 Residential Urban Village Zone Four, subject to site-specific Exception 9(1024) to RVM1(A) Residential Urban Village Multiple Dwelling Zone One (street townhouse) and RVM1(B) Residential Urban Village Multiple Dwelling Zone One (semi-detached dwelling), in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RVM1(A) and RVM1(B) Zone Requirements	Proposed Exceptions to RVM1(A) and RVM1(B) Zone Requirements
a.	Maximum Building Height in RVM1(B) Zone	9.5 m	11.5 m
b.	Definition – Porch, Unenclosed (Covered or Uncovered) in RVM1(A) and (B) Zones	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.	Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.
c.	Maximum Dimensions of Driveway width at the street curb, and curb cut in RVM1(A) Zone	6 m at the street curb and curb cut	6.1 m width at the street curb and for curb cut for the RVM1(A) Zone (Townhomes) having lot widths of 6.1 m and with access to a public lane. The maximum width of the driveway at the street curb and a curb cut shall be 9 m for Units 1 and 15, which are corner units.

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d.	Minimum Rear Yard, Minimum Exterior Side Yard, and Minimum Setback to a garage facing a lot line without side walk in RVM1(A) Zone	13 m	6 m rear yard (Townhouse Units 1-14). 7.6 m rear yard (Townhouse Units 16 to 19). 5.6 m rear yard, 1 m exterior side yard, and 1 m setback to a garage (Townhouse Unit 15).
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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-16V006, as shown on Attachment #3, consisting of the following:

19 Townhouse dwellings (Blocks 3, 4 and 5)	0.264 ha
4 Semi-detached dwellings (Lot 1, Block 2)	0.084 ha
<u>Streets and Laneways</u>	<u>0.095 ha</u>
Total	0.443 ha

The total area identified above does not include any of the City of Vaughan owned lands (the undeveloped portion of Laval Street), as shown on Attachment #3, which the Owner is seeking to purchase from the City.

The Owner has also submitted a related Site Development Application (File DA.16.064) to facilitate the construction and design of the proposed residential development, which will be discussed and considered in a future technical report to the Committee of the Whole.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ West side of Weston Road, south of Davos Road, known municipally as 9554 Weston Road, and being Blocks 15, 21, and 22 on Registered Plan 65M-3950 and Blocks 5 and 6 on Registered Plan 65M-3952, City of Vaughan, as shown on Attachments #1 and #2. ▪ The subject lands represent an assembly of several residential whole and part lots, and a remnant parcel of publically owned lands (unbuilt portion of Laval Street).
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designed “Low Rise Residential” by City of Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010. This designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, and subject to the review of Sections 9.2.1.9, 9.2.2.1, 9.2.3.1 and 9.2.3.2.

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	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in particular consideration with Sections 9.1.2.1, 9.1.2.2 and 10.2.1.7 of VOP 2010 respecting design and built-form, as it relates to the physical character and uses within the community. ▪ The proposed development conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone (9554 Weston Road), RV4 Urban Village Zone Four and RVM1(A) Residential Urban Village Multiple Zone One, subject to Exception 9(1024), by Zoning By-law 1-88. Exception 9(1024) provides for exceptions to Zoning regulations on a broader geographic basis in the surrounding zones. ▪ The Owner is proposing to rezone the subject lands to RVM1(A) (townhouses) and RVM1(B) (semi-detached dwellings), together with the site-specific zoning exceptions identified in the Purpose section of this report to permit the proposed residential development.
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.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City of Vaughan Official Plan (VOP 2010) policies.
b.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RVM1(A) and RVM1(B) Residential Urban Village Multiple Dwelling Zones together with the proposed site-specific zoning exceptions, will be reviewed in consideration of, but not limited to, compatibility with the existing uses in the surrounding area, including the proposed semi-detached dwellings.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the proposed modification to the approved road pattern for this residential block, the existing surrounding land uses, lot sizes and lotting pattern with the existing residential subdivision to the north, south and west.

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		<ul style="list-style-type: none"> ▪ The proposed lot configurations and frontages, and driveway configurations will be reviewed for appropriateness and to ensure compatibility and functionality. ▪ Opportunities for appropriate signage and utilities, etc. will be explored to ensure the appropriate function of the road network as it relates to response time and safety. ▪ The proposed lotting, grading and associated drainage considerations and construction requirements will be considered with respect to any potential impacts to the existing and adjacent properties. ▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will be applied to ensure the appropriate road alignment and connections are secured, as well as, the servicing and grading.
d.	Approved Block 39 Plan	<ul style="list-style-type: none"> ▪ The approved Block 39 Plan and road networks system is shown on Attachment #8. The applications propose an amendment to the approved underlying road pattern for Block 39. The current approved design has Laval Street extending east and then running parallel with Weston Road and forming an intersection at Neuchatel Avenue and Fiorentina Avenue as shown on Attachment #8. ▪ The proposed amendment does not connect the two existing portions of Laval Street, and instead a public laneway will extend from Davos Road to Neuchatel Avenue behind two rows of new townhouses directly fronting onto Weston Road. The proposed road network amendment will be reviewed as it relates to response time and safety.
e.	Urban Design and Architectural Guidelines and Master Landscape Plan	<ul style="list-style-type: none"> ▪ The Owner has submitted a Planning Justification Letter and an addendum to the Vellore Village Architectural Design Guidelines in support of the proposed development. ▪ Elevations, Colour Renderings and a Master Landscape Plan have also been submitted for review and approval.
f.	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:

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EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

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		<ul style="list-style-type: none"> - Environmental Site Assessment (ESA) Phase 1 and Phase 2 - Urban Design and Architectural Guidelines - Sustainability Brief - Functional Servicing Report - Stormwater Management Report - Noise and Vibration Report - Geotechnical/Soils Report <p>Additional reports may be requested as part of the development review process. An Arborist Report and Tree Inventory and Preservation Plan will be required to assess the existing trees and vegetation on the property.</p>
g.	Servicing Capacity	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The applications were circulated to the TRCA for review and comment, as these lands are located within a vulnerable source water protection area.
i.	Parkland Dedication	<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 in accordance with the <i>Planning Act</i> and City's Cash-in-Lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
j.	Related Site Development File (DA.16.064)	<ul style="list-style-type: none"> ▪ Site Development File DA.16.064 has been submitted to permit the proposed development, as shown on Attachments #4 to #7. The following matters, but not limited to, will be considered through the review of the Site Development Application: <ul style="list-style-type: none"> - appropriate site design, and building elevations and materials - the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood - landscaping

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k.	City-Owned Lands	<ul style="list-style-type: none">▪ As part of the development proposal, the Owner has applied to purchase lands from the City, specifically the unbuilt portion of Laval Street to be added to their townhouse development as identified on Attachment #3. The Office of the City Solicitor, Real Estate Department is reviewing and processing the potential sale of the City owned lands.
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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 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 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. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-16V006
4. Site Plan
5. Landscape Plan
6. Typical Townhouse Elevation (Building 1)
7. Typical Semi - Detached Elevation
8. Approved Block 39 Plan and Road Network

Report prepared by:

Eugene Fera, Planner, ext. 8003
Clement Messere, Senior Planner, ext. 8483

Subject: FW: LAVAL STREET NEW DEVELOPMENT
Attachments: FullSizeRender (1).jpg

From: Fera, Eugene
Sent: Tuesday, September 13, 2016 11:15 AM
To: Clerks@vaughan.ca
Subject: FW: LAVAL STREET NEW DEVELOPMENT

Please find enclosed comments below and attached petition from residents regarding files Z.16.031, 19T-16V006 and DA.16.064- St Magnus Developments- Scheduled for the October 5, 2016 PH meeting.

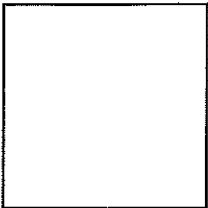
From: Giovanna De Bona [<mailto:giovannadebona@gmail.com>]
Sent: September-13-16 9:54 AM
To: Fera, Eugene
Cc: Bevilacqua, Maurizio; DeFrancesca, Rosanna; francesco.sorbara.C1@parl.qc.ca
Subject: LAVAL STREET NEW DEVELOPMENT

Us residents on Laval Street in Vaughan received the notice of the impending construction at the end of our street and we are very concerned about how our street will change as ambiance and traffic. We are very concerned that the ravine type area that is currently at the end of the street that includes some very mature trees will be removed completely and that we will be left with a view of garages at the end of our street.

The residents of Laval Street are against not this new development, but the idea we will have to see all these trees cut down especially in an area known as the green belt of Vaughan. Laval Street will become the less green street in the area compare to Montcalm and Neuchatal.

We are waiting for additional information and please, in the meanwhile keep in consideration the opinion of many of the residents of Laval Street (see attached petition).

Thanks for your attention



--
Giovanna
tel.6479928487



C1
COMMUNICATION (Petition)
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
OCTOBER 5, 2016
Item # 3

RE: ZONING BY-LAW AMENDMENT FILE Z.16.031
DRAFT PLAN OF SUBDIVISION FILE 19T-16V006
ST. MAGNUS DEVELOPMENTS
WARD 3 - VICINITY OF WESTON ROAD AND DAVOS ROAD

The City Clerk's Office has received a petition from area residents regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 17.

Wording:

"We, the undersigned would like to bring to your attention to the following issues as outlined above with our recommendation:

Us residents on Laval Street in Vaughan received the notice of the impending construction at the end of our street and we are very concerned about how our street will change as ambiance and traffic. We are very concerned that the ravine type area that is currently at the end of the street that includes some very mature trees will be removed completely and that we will be left with a view of garages at the end of our street.

The residents of Laval Street are against not this new development, but the idea we will have to see all these trees cut down especially in an area known as the green belt of Vaughan. Laval Street will become the less green street in the area compare to Montcalm and Neuchatal.

We are waiting for additional information and please, in the meanwhile keep in consideration the opinion of many of the residents of Laval Street (see attached petition)."

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

3. **ZONING BY-LAW AMENDMENT FILE Z.16.031 P.2016.32**
DRAFT PLAN OF SUBDIVISION FILE 19T-16V006
ST. MAGNUS DEVELOPMENTS
WARD 3 - VICINITY OF WESTON ROAD AND DAVOS ROAD

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.16.031 and 19T-16V006 (St. Magnus Developments) 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: September 9, 2016. 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) Circulation Area: 150 m and to the Vellore Woods 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 the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a residential plan of subdivision consisting of 19 townhouse units, 4 semi-detached units, and minor modifications to the approved road pattern, as shown on Attachments #3 to #8:

1. Zoning By-law Amendment File Z.16.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, RVM1(A) Residential Urban Village Multiple Dwelling Zone One and RV4 Residential Urban Village Zone Four, subject to site-specific Exception 9(1024) to RVM1(A) Residential Urban Village Multiple Dwelling Zone One (street townhouse) and RVM1(B) Residential Urban Village Multiple Dwelling

Zone One (semi-detached dwelling), in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RVM1(A) and RVM1(B) Zone Requirements	Proposed Exceptions to RVM1(A) and RVM1(B) Zone Requirements
a.	Maximum Building Height in RVM1(B) Zone	9.5 m	11.5 m
b.	Definition – Porch, Unenclosed (Covered or Uncovered) in RVM1(A) and (B) Zones	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.	Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.
c.	Maximum Dimensions of Driveway width at the street curb, and curb cut in RVM1(A) Zone	6 m at the street curb and curb cut	6.1 m width at the street curb and for curb cut for the RVM1(A) Zone (Townhomes) having lot widths of 6.1 m and with access to a public lane. The maximum width of the driveway at the street curb and a curb cut shall be 9 m for Units 1 and 15, which are corner units.
d.	Minimum Rear Yard, Minimum Exterior Side Yard, and Minimum Setback to a garage facing a lot line without side walk in RVM1(A) Zone	13 m	6 m rear yard (Townhouse Units 1-14). 7.6 m rear yard (Townhouse Units 16 to 19). 5.6 m rear yard, 1 m exterior side yard, and 1 m setback to a garage (Townhouse Unit 15).

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-16V006, as shown on Attachment #3, consisting of the following:

19 Townhouse dwellings (Blocks 3, 4 and 5)	0.264 ha
4 Semi-detached dwellings (Lot 1, Block 2)	0.084 ha
<u>Streets and Laneways</u>	<u>0.095 ha</u>
Total	0.443 ha

The total area identified above does not include any of the City of Vaughan owned lands (the undeveloped portion of Laval Street), as shown on Attachment #3, which the Owner is seeking to purchase from the City.

The Owner has also submitted a related Site Development Application (File DA.16.064) to facilitate the construction and design of the proposed residential development, which will be discussed and considered in a future technical report to the Committee of the Whole.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> West side of Weston Road, south of Davos Road, known municipally as 9554 Weston Road, and being Blocks 15, 21, and 22 on Registered Plan 65M-3950 and Blocks 5 and 6 on Registered Plan 65M-3952, City of Vaughan, as shown on Attachments #1 and #2. The subject lands represent an assembly of several residential whole and part lots, and a remnant parcel of publically owned lands (unbuilt portion of Laval Street).
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designed "Low Rise Residential" by City of Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010. This designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density, and subject to the review of Sections 9.2.1.9, 9.2.2.1, 9.2.3.1 and 9.2.3.2. The proposed development will be reviewed in particular consideration with Sections 9.1.2.1, 9.1.2.2 and 10.2.1.7 of VOP 2010 respecting design and built-form, as it relates to the physical character and uses within the community. The proposed development conforms to the Official Plan.

Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone (9554 Weston Road), RV4 Urban Village Zone Four and RVM1(A) Residential Urban Village Multiple Zone One, subject to Exception 9(1024), by Zoning By-law 1-88. Exception 9(1024) provides for exceptions to Zoning regulations on a broader geographic basis in the surrounding zones. ▪ The Owner is proposing to rezone the subject lands to RVM1(A) (townhouses) and RVM1(B) (semi-detached dwellings), together with the site-specific zoning exceptions identified in the Purpose section of this report to permit the proposed residential development.
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.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City of Vaughan Official Plan (VOP 2010) policies.
b.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RVM1(A) and RVM1(B) Residential Urban Village Multiple Dwelling Zones together with the proposed site-specific zoning exceptions, will be reviewed in consideration of, but not limited to, compatibility with the existing uses in the surrounding area, including the proposed semi-detached dwellings.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the proposed modification to the approved road pattern for this residential block, the existing surrounding land uses, lot sizes and lotting pattern with the existing residential subdivision to the north, south and west. ▪ The proposed lot configurations and frontages, and driveway configurations will be reviewed for appropriateness and to ensure compatibility and functionality. ▪ Opportunities for appropriate signage and utilities, etc. will be explored to ensure the appropriate function of the road network as it relates to response time and safety.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed lotting, grading and associated drainage considerations and construction requirements will be considered with respect to any potential impacts to the existing and adjacent properties. ▪ Should the applications be approved, the required Draft Plan of Subdivision conditions will be applied to ensure the appropriate road alignment and connections are secured, as well as, the servicing and grading.
d.	Approved Block 39 Plan	<ul style="list-style-type: none"> ▪ The approved Block 39 Plan and road networks system is shown on Attachment #8. The applications propose an amendment to the approved underlying road pattern for Block 39. The current approved design has Laval Street extending east and then running parallel with Weston Road and forming an intersection at Neuchatel Avenue and Fiorentina Avenue as shown on Attachment #8. ▪ The proposed amendment does not connect the two existing portions of Laval Street, and instead a public laneway will extend from Davos Road to Neuchatel Avenue behind two rows of new townhouses directly fronting onto Weston Road. The proposed road network amendment will be reviewed as it relates to response time and safety.
e.	Urban Design and Architectural Guidelines and Master Landscape Plan	<ul style="list-style-type: none"> ▪ The Owner has submitted a Planning Justification Letter and an addendum to the Vellore Village Architectural Design Guidelines in support of the proposed development. ▪ Elevations, Colour Renderings and a Master Landscape Plan have also been submitted for review and approval.
f.	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"> - Environmental Site Assessment (ESA) Phase 1 and Phase 2 - Urban Design and Architectural Guidelines - Sustainability Brief - Functional Servicing Report - Stormwater Management Report - Noise and Vibration Report - Geotechnical/Soils Report <p>Additional reports may be requested as part of the development review process. An Arborist Report and Tree Inventory and Preservation Plan will be required to assess the existing trees and</p>

	MATTERS TO BE REVIEWED	COMMENT(S)
		vegetation on the property.
g.	Servicing Capacity	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, a Holding Symbol "(H)" will be placed on the subject lands, which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The applications were circulated to the TRCA for review and comment, as these lands are located within a vulnerable source water protection area.
i.	Parkland Dedication	<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 in accordance with the <i>Planning Act</i> and City's Cash-in-Lieu of Parkland Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
j.	Related Site Development File (DA.16.064)	<ul style="list-style-type: none"> Site Development File DA.16.064 has been submitted to permit the proposed development, as shown on Attachments #4 to #7. The following matters, but not limited to, will be considered through the review of the Site Development Application: <ul style="list-style-type: none"> - appropriate site design, and building elevations and materials - the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood - landscaping
k.	City-Owned Lands	<ul style="list-style-type: none"> As part of the development proposal, the Owner has applied to purchase lands from the City, specifically the unbuilt portion of Laval Street to be added to their townhouse development as identified on Attachment #3. The Office of the City Solicitor, Real Estate Department is reviewing and processing the potential sale of the City owned lands.

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 will be determined when the technical report is considered.

Regional Implications

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Attachments

1. Concept Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-16V006
4. Site Plan
5. Landscape Plan
6. Typical Townhouse Elevation (Building 1)
7. Typical Semi - Detached Elevation
8. Approved Block 39 Plan and Road Network

Report prepared by:

Eugene Fera, Planner, ext. 8003
Clement Messere, Senior Planner, ext. 8483

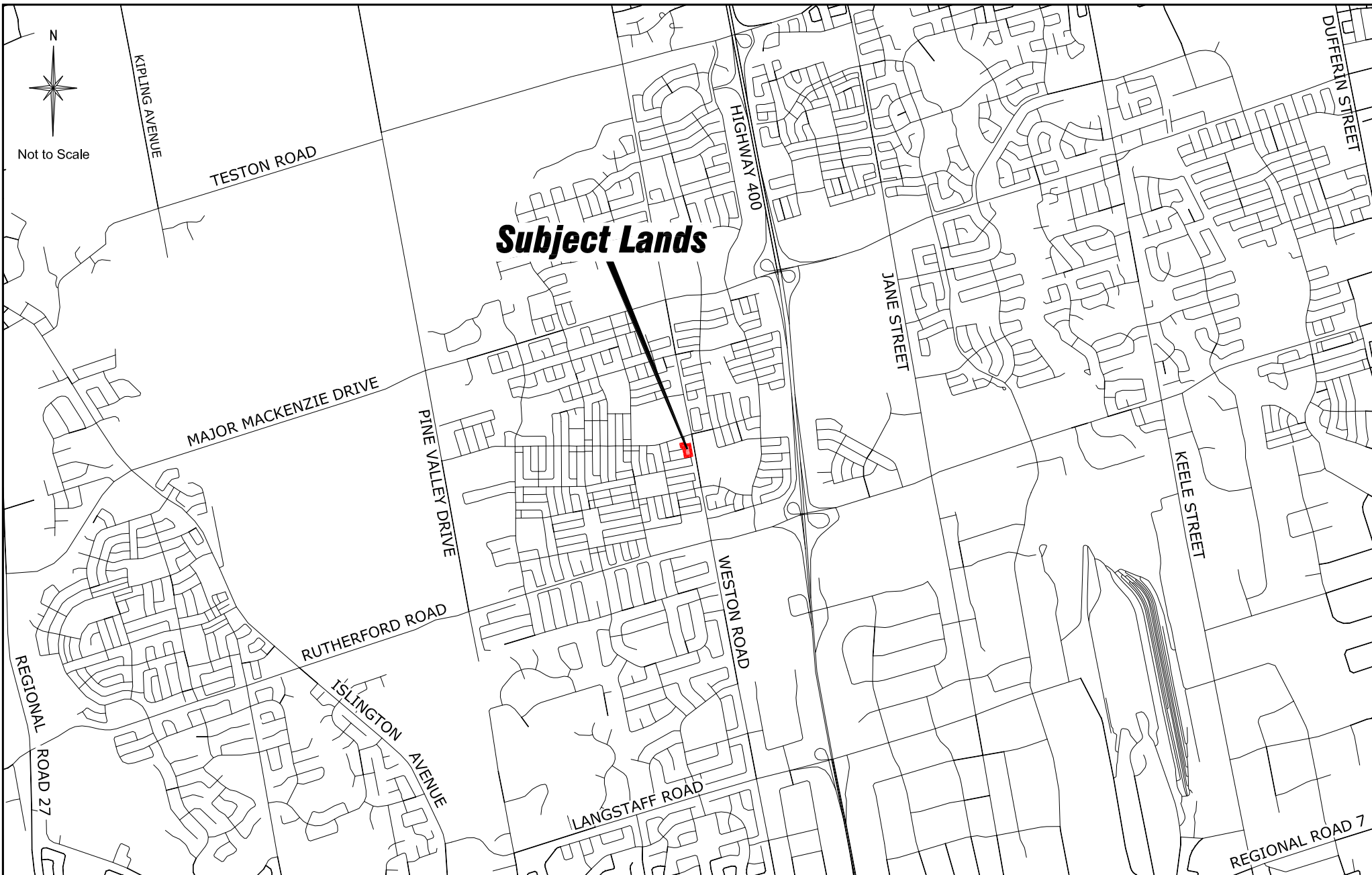
Respectfully submitted,

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 Lots 17 & 18, Concession 6

APPLICANT:

St. Magnus Developments Inc.



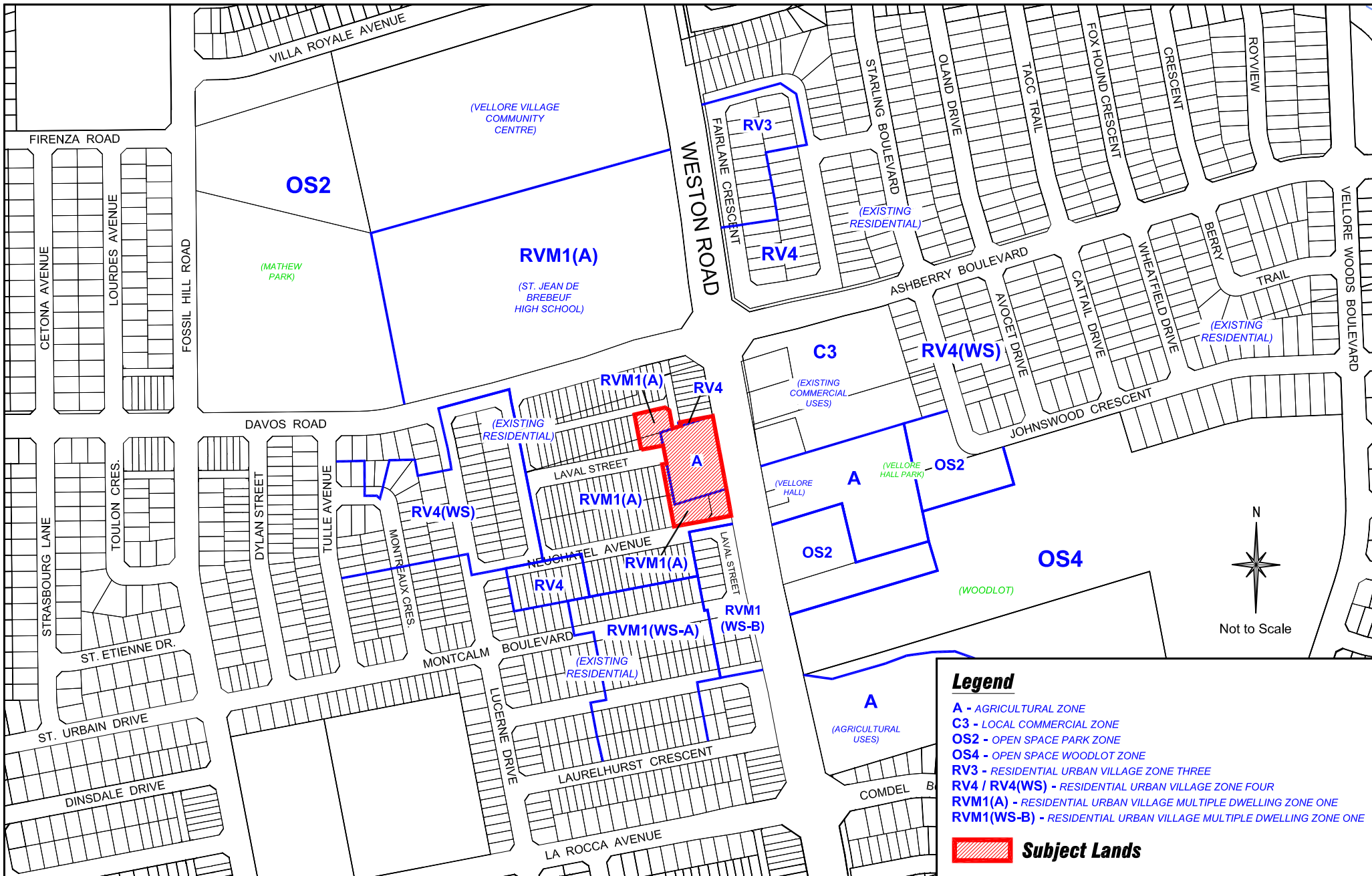
Attachment

FILES: Z.16.031 & 19T-16V006

RELATED FILE: DA.16.064

DATE: August 5, 2016

1



Location Map

LOCATION:
Part of Lots 17 & 18, Concession 6

APPLICANT:
St. Magnus Developments Inc.

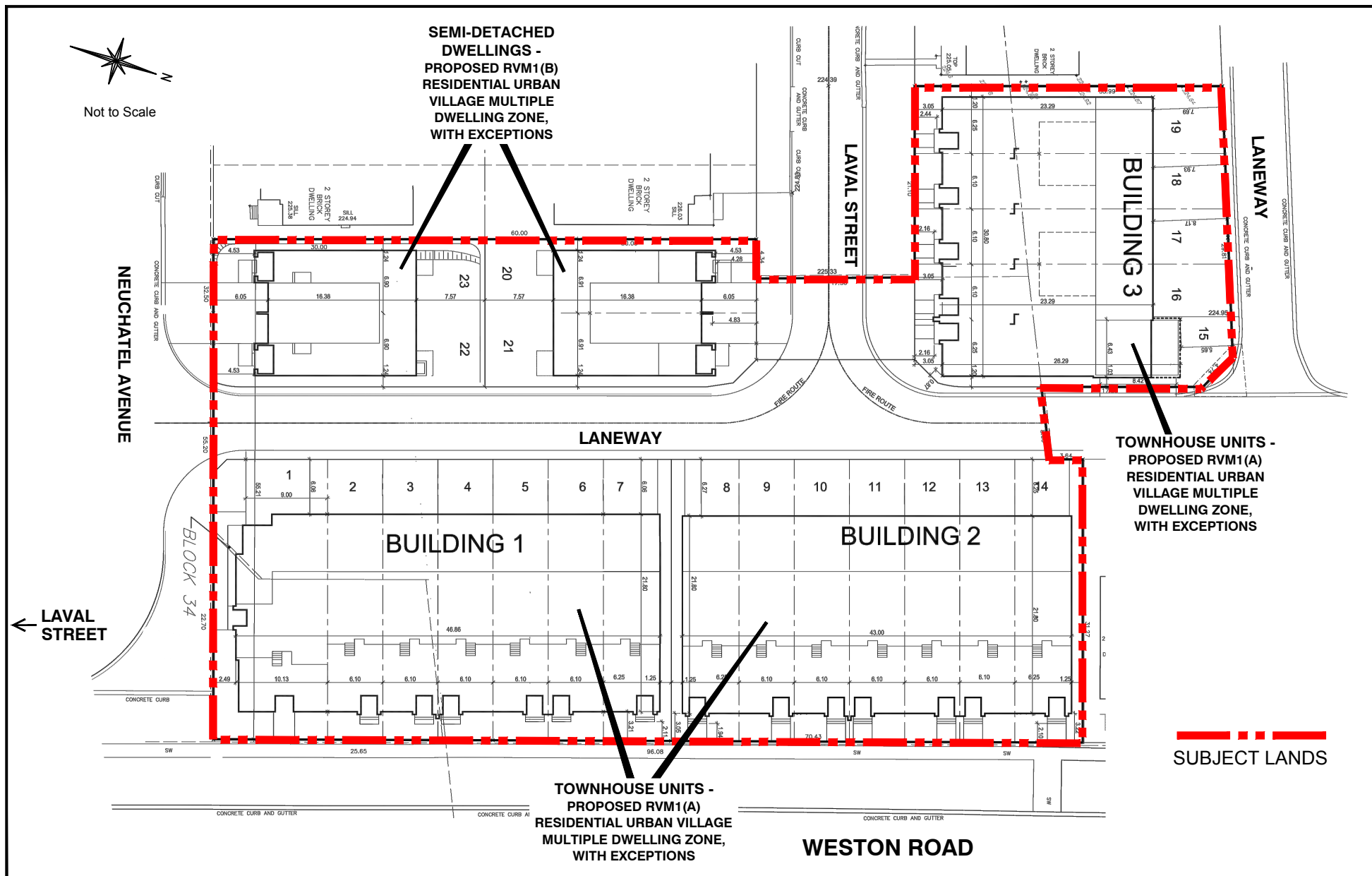


Attachment

FILES: Z.16.031 & 19T-16V006
RELATED FILE: DA.16.064

DATE: August 5, 2016

2



Site Plan

LOCATION:
Part of Lots 17 & 18, Concession 6

APPLICANT:
St. Magnus Developments Inc.

N:\GIS_Archive\Attachments\DA\da.16.064etal.dwg

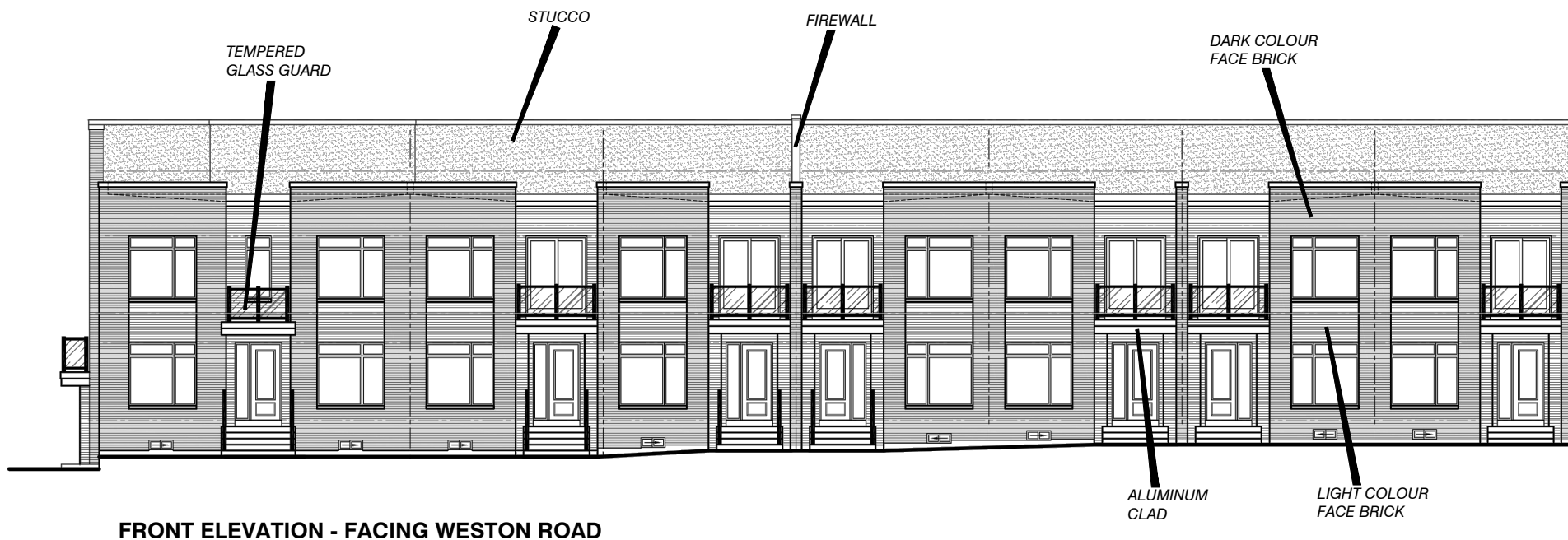


Attachment

FILES: Z.16.031 & 19T-16V006
RELATED FILE: DA.16.064

DATE: August 5, 2016

4



Not to Scale

Typical Townhouse Elevation (Building 1)

APPLICANT: St. Magnus Developments Inc.
LOCATION: Part of Lots 17 & 18, Concession 6



Attachment

FILES: Z.16.031 & 19T-16V006
RELATED FILE: DA.16.064

DATE: August 5, 2016

6



FRONT ELEVATION

Not to Scale

Typical Semi-Detached Elevation

APPLICANT:
St. Magnus Developments Inc.

LOCATION:
Part of Lots 17 & 18, Concession 6

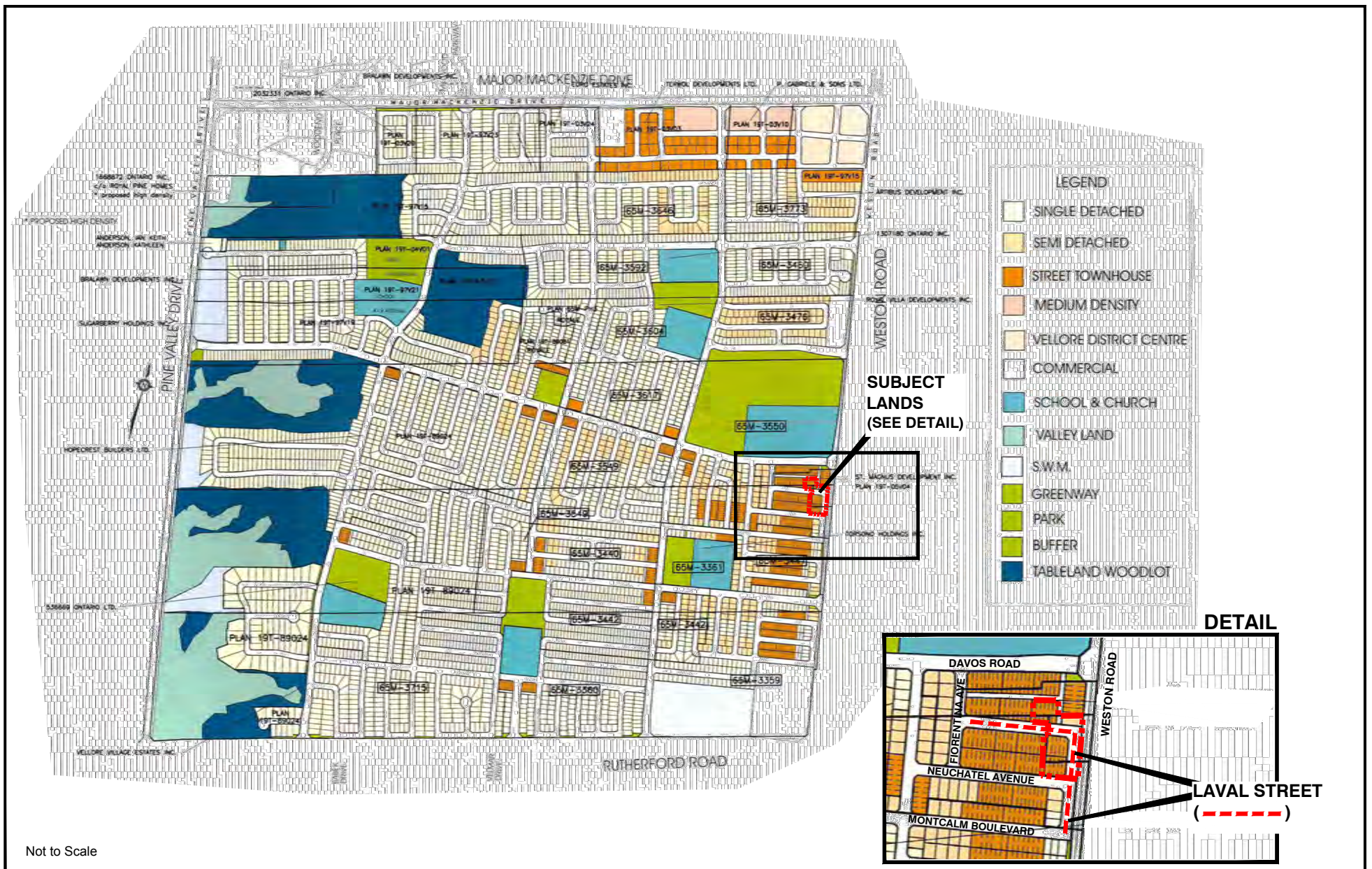


Attachment

FILES: Z.16.031 & 19T-16V006
RELATED FILE: DA.16.064

DATE: August 5, 2016

7



Approved Block 39 Plan and Road Network

APPLICANT: St. Magnus Developments Inc.
LOCATION: Part of Lots 17 & 18, Concession 6



Attachment

FILES: Z.16.031 & 19T-16V006
RELATED FILE: DA.16.064

DATE: August 5, 2016

8