

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, Report No. 37, of the Committee of the Whole (Public Hearing) which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2015, as follows:

By receiving the following Communications:

- C1. Hassan & Janna Ziba, Dewpoint Road, Vaughan, dated October 8, 2015; and**
C3. Mr. Mitchell Miller, Dewpoint Road, Vaughan, dated October 7, 2015.

1

**ZONING BY-LAW AMENDMENT FILE Z.15.018
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004
TORONTO WALDORF SCHOOL
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

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 Senior Manager of Development Planning, dated October 7, 2015, be approved; and**
- 2) That the following deputations and Communication be received:**
 - 1. Mr. Mark Yarranton, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;**
 - 2. Ms. Bella Katznelson, representing Preserve Thornhill Woods Association, Auburndale Drive, Thornhill;**
 - 3. Mr. Jordan Kalpin, Vice-Chairman, Preserve Thornhill Woods Association, Serene Way, Thornhill;**
 - 4. Mr. Rom Koubi, Chairman, Preserve Thornhill Woods Association, Ner Israel Drive, Thornhill;**
 - 5. Mr. Jason Cheskes, Starwood Road, Thornhill;**
 - 6. Mr. Warren Lee, Fraserwood Road, Vaughan, and Communication C6, dated October 6, 2015;**
 - 7. Mr. Joshua Packer, Serene Way, Thornhill;**
 - 8. Mr. Mark MacAllister, Hesperus Road, Vaughan;**
 - 9. Dr. Mitchell Miller, Dewpoint Road, Thornhill;**
 - 10. Mr. Hamid Mortazavi, Dewpoint Road, Thornhill; and**
 - 11. Mr. Hassan Ziba, Dewpoint Road, Thornhill.**

Recommendation

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

- 1. THAT the Public Hearing report for Files Z.15.018 and 19T-15V004 (Toronto Waldorf School), 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 will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, CW(PH) Report No. 37 – Page 2

Communications Plan

- a) Date the Notice of Public Hearing was circulated: September 11, 2015
- b) Circulation Area: 150 m plus an expanded polling area, as shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of 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.
- c) Comments Received as of September 22, 2015: None

Any additional 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 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:

1. Zoning By-law Amendment File Z.15.018, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Zone Four Requirements	Proposed Exceptions to the RV4 Residential Urban Village Zone Four Requirements
a.	Maximum Encroachments of Architectural Features and Balconies	Interior side yard 0.0 m, except for eaves and gutters which may project a maximum of 0.5 m into the required interior side yard 1.8 m front yard, rear yard, and exterior side yard	Permit a fireplace or chimney as an additional encroachment, up to a maximum of 0.5 m in any yard, provided the yard is a minimum of 1.2 m
b.	Minimum Lot Frontage	9.75 m	7.5 m (7.75 m shown on Plan)
c.	Minimum Lot Area	292 m ²	220 m ²
d.	Minimum Interior Side Yard	1.2 m	0.45 m, where it abuts a minimum yard of 1.2 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, CW(PH) Report No. 37 – Page 3

e.	Minimum Lot Depth	30 m	29 m
f.	Maximum Building Height	9.5 m	11 m

Note: Additional zoning exceptions may be identified through the review of the applications.

2. Draft Plan of Subdivision File 19T-15V004 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

Lots 1- 45 inclusive for detached dwellings units	1.560 ha
Blocks 46 - 48 for 0.3 m reserves	0.001 ha
<u>Future Public Road (Street '1', 17.5 m width)</u>	<u>0.392 ha</u>
Total Area	1.953 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The subject lands are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, as shown 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 on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 45 lot residential subdivision.▪ The Owner is proposing to rezone the subject lands to RV4 Residential Urban Village Zone Four, together with site-specific zoning exceptions, 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 Planning Department has identified the following matters to be reviewed in greater detail:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, CW(PH) Report No. 37 – Page 4

	MATTERS TO BE REVIEWED	COMMENTS
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.
b.	Appropriateness of Proposed Rezoning and Land Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RV4 Residential Urban Village Zone Four, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and lot sizes, including the proposed Draft Plan of Subdivision File 19T-15V003 located adjacent to the subject lands to the north. Should the applications be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental matters, and other municipal, regional and community agency requirements.
d.	Street Naming	<ul style="list-style-type: none"> ▪ Should Draft Plan of Subdivision Files 19T-15V004 and 19T-15V003 be approved, the street name of the new public road should be Hesperus Road in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 Hesperus Road and along Bathurst Glen Drive. As a result, signage would be required to indicate that Hesperus Road changes to Bathurst Glen Drive at the southeast corner of the subject lands.
e.	Block 10 Plan	<ul style="list-style-type: none"> ▪ The approved Block 10 Plan identifies the subject lands as an institutional use and part of the Toronto Waldorf School lands. The development proposal will be reviewed in consideration of the Block 10 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 10 Plan to the satisfaction of the City, should the applications be approved. ▪ The Owner must satisfy all obligations, financial or otherwise of the Block 10 Developers Group Agreement, to the satisfaction of the Block 10 Trustee and the City of Vaughan.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The future detached dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 10, if the applications are approved. ▪ Opportunities for the incorporation of sustainable design features, including drought tolerant landscaping, and energy efficient lighting will be reviewed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, CW(PH) Report No. 37 – Page 5

g.	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 Vaughan Development Engineering and Infrastructure Services Department and/or the Vaughan Planning Department:<ul style="list-style-type: none">- Functional Servicing Report- Geotechnical Investigation- Phase I Environmental Site Assessment- Urban Transportation Considerations- Environmental Noise Feasibility Study- Arborist Report and Tree Preservation Plan- Stage 1 Archaeological Assessment- Planning Justification Report
h.	Existing Trees	<ul style="list-style-type: none">▪ There are a number of existing trees along the south and west limits of the subject lands. The Owner has submitted an Arborist Report and Tree Preservation Plan, which must be reviewed to the satisfaction of the City.
i.	Servicing Allocation	<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 Draft Plan of Subdivision is 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.
j.	Parkland Dedication	<ul style="list-style-type: none">▪ Should the development proposal be approved, the Owner will be required to pay Cash-in-Lieu of Parkland Dedication to the City of Vaughan, in accordance with the Planning Act and the City's Cash-in-Lieu Policy.
k.	Proposed Driveway	<ul style="list-style-type: none">▪ The Owner is proposing a driveway from the Toronto Waldorf School lands connecting to Street "1" of the Draft Plan of Subdivision as shown on Attachment #3. The appropriateness of locating this driveway between two residential lots and its design and configuration must be reviewed by the Vaughan Planning Department and the Development Engineering and Infrastructure Planning Services Department.

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 York Region for review and comment. Any issues will be addressed when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 1, CW(PH) Report No. 37 – Page 6

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. Draft Plan of Subdivision File 19T-15V004 and Proposed Zoning

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

(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.)

C	<u>1</u>
Item #	<u>142</u>
Report No.	<u>37 (PH)</u>
<u>Council - October 20/15</u>	

Subject:

FW: Zoning by-law amendment file Z.15.018 , draft plan of subdivision 19T-15V004 ;
19t-15V003

-----Original Message-----

From: SEAN ZIBA [mailto:seanziba@gmail.com]

Sent: Thursday, October 08, 2015 10:50 AM

To: Britto, John

Subject: Zoning by-law amendment file Z.15.018 , draft plan of subdivision 19T-15V004 and file
Z.15.016 draft plan of subdivision 19t-15V003

Dear Councillors,

We are Hassan & Janna Ziba, residents of 47 Dewpoint Rd. Our house is backing to the area being re-zoned for future development. We oppose ALL of the proposed exceptions to the RV4 Residential Urban Village Zone Four Requirements as per developers request. Further, we would like to preserve the existing trees and shrubs on the West and South sides of the proposed development. We suggest a 10-15 ft green belt along the existing residential lots. This way the existing green area would be preserved and privacy of the current and future owners would be guaranteed. We support the ideas of two cul de sac street instead of a thru street for the new development. We request to be informed and involved in any discussion pertaining to the matter where possible.

Sincerely,

Hassan & Janna Ziba

Subject: FW: Waldorf

From: Mitchell Miller [<mailto:mitch@davisortho.ca>]

Sent: Wednesday, October 07, 2015 8:16 PM

To: Britto, John

Subject: Waldorf

C	<u>3</u>
Item #	<u>1</u>
Report No.	<u>37 (P H)</u>
Council -	<u>October 20/15</u>

The winter view from my master bedroom at 51 Dewpoint Road

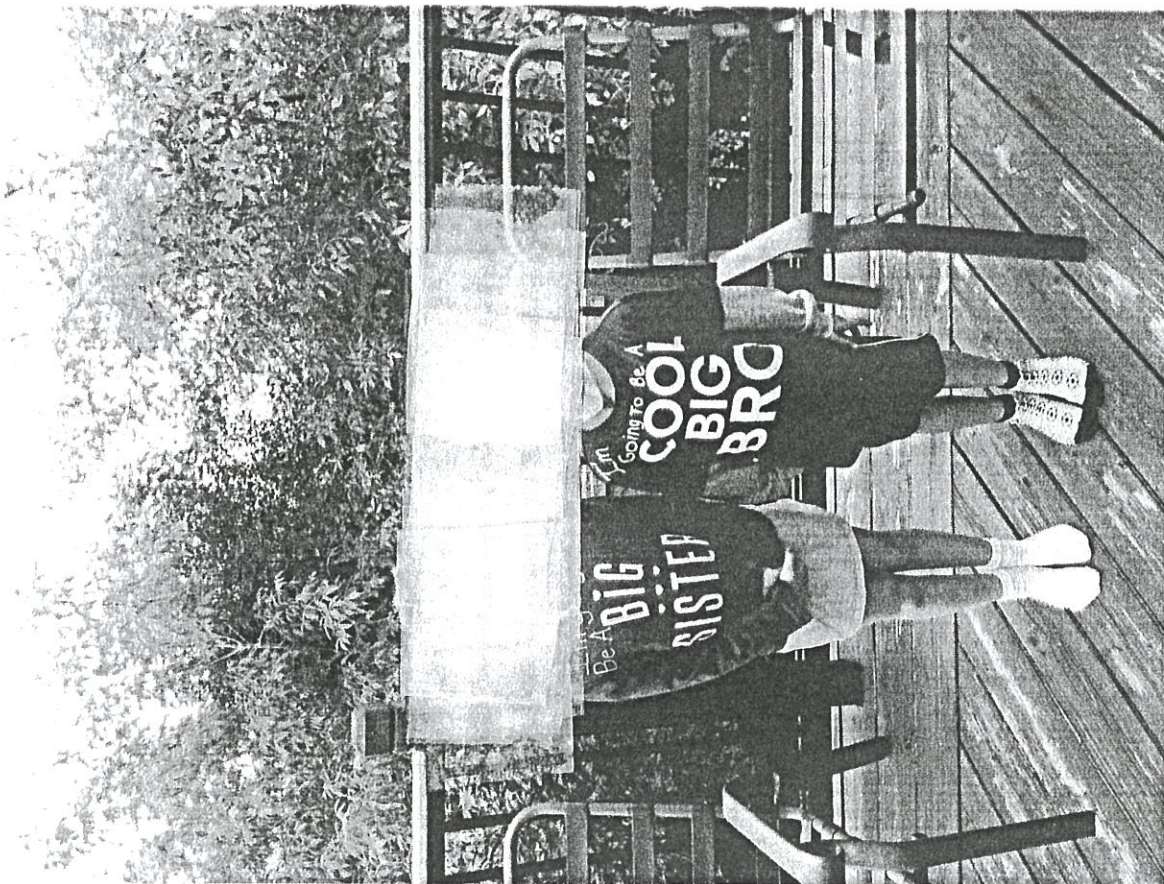


Mitchell Miller BSc, DDS, MCID, FRCD(C)
Secretary-Treasurer, Ontario Association of Orthodontists
Davis Orthodontics

Subject: FW: Waldorf Western Border

From: Mitchell Miller [<mailto:mitch@davisortho.ca>]
Sent: Wednesday, October 07, 2015 8:19 PM
To: Britto, John
Subject: Waldorf Western Border

51 Dewpoint Road. This is the current view and privacy from my backyard deck in the summer facing East towards the Waldorf property.



Mitchell Miller BSc, DDS, MCID, FRCD(C)
Secretary-Treasurer, Ontario Association of Orthodontists
Davis Orthodontics
16635 Yonge Street, Suite 24A
Newmarket, ON
L3X 1V6
www.davisortho.ca

Subject: FW: Waldorf Site

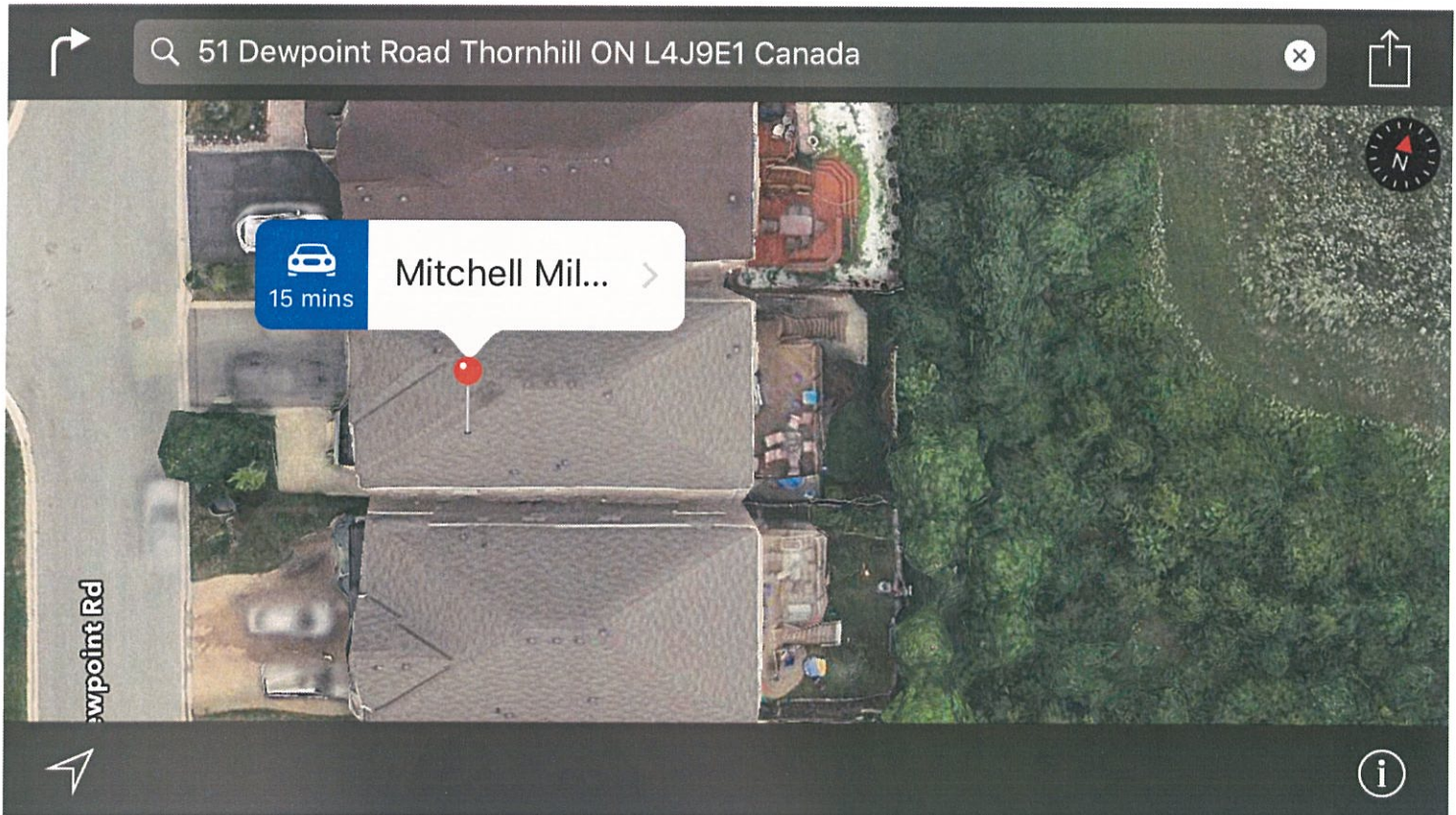
From: Mitchell Miller [<mailto:mitch@davisortho.ca>]

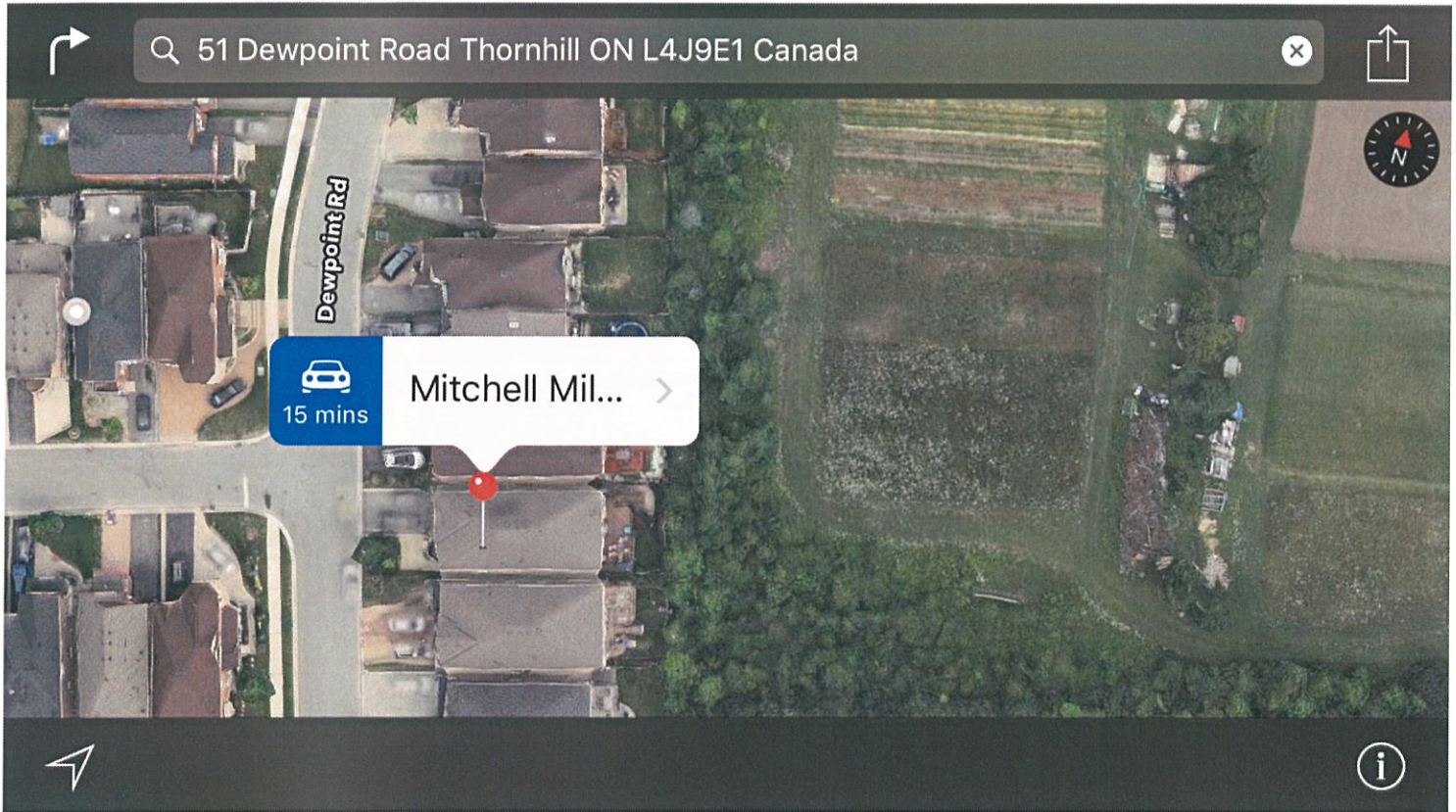
Sent: Wednesday, October 07, 2015 8:32 PM

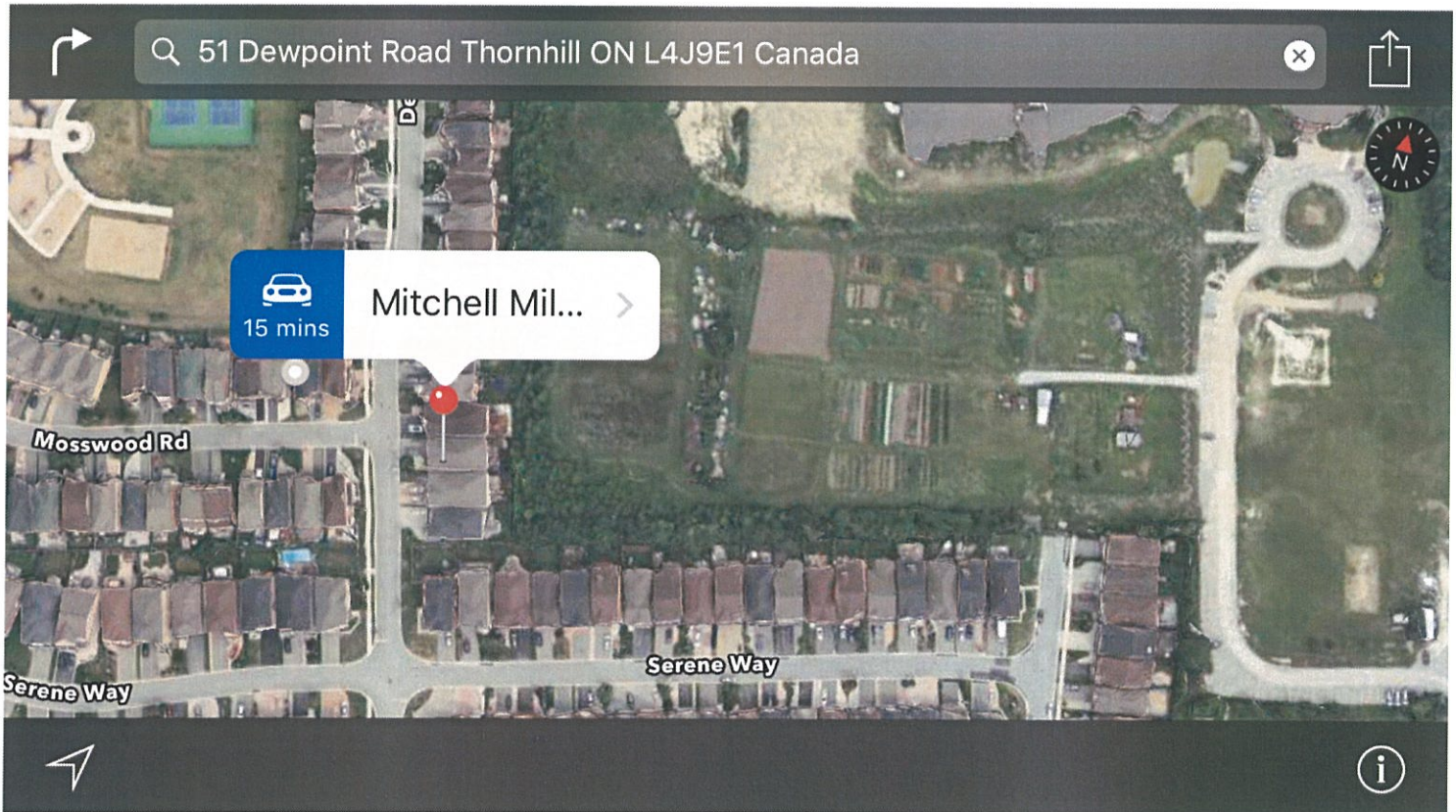
To: Britto, John

Subject: Waldorf Site

These are overhead satellite views showing the depth and density of trees to the East of my property at 51 Dewpoint Road in my backyard. They currently serve as a tremendous privacy barrier around an otherwise boxed-in property. Any alteration of either the depth, height or density of these trees would strip away all privacy, and significantly impact both the value and enjoyment of my family's home.







Mitchell Miller BSc, DDS, MCID, FRCD(C)
Secretary-Treasurer, Ontario Association of Orthodontists
Davis Orthodontics
16635 Yonge Street, Suite 24A
Newmarket, ON
L3X 1V6
www.davisortho.ca

From: Racco, Sandra <Sandra.Racco@vaughan.ca>

Sent: Wednesday, October 7, 2015 12:23 AM

To: 'Warren Lee'

Cc: Furfaro, Cindy; Abrams, Jeffrey; Holyday, Margaret; Birch, Carol

Subject: RE: Traffic impact of rezoning applications by Toronto Waldorf School and Cachet Summerhill Developments

c 6
COMMUNICATION
CW (PH) - OCT 7/15
ITEM - 1

Dear Mr. Lee,

Thank you for your e-mail and I do appreciate and share some of the concerns that you have raised here with regards to the increase traffic impact with the two proposed rezoning applications.

Please rest assured that all comments received, either through e-mails or in person at the public hearing meeting that will take place this evening (Wed., Oct. 7th), will be taken into consideration by staff. Applicants will be required to address all of the concerns to the satisfaction of City's standard prior to staff preparing any technical report coming forward to Council.

By way of this e-mail, I have copied our City Clerk so to ensure your comments are included as part of communication for tonight's applications. If you are able to, I encourage you come out to the public hearing meeting and make an oral deputation in front of committee.

Thank you for your interest in the community.

Have a good evening!!!

Sandra Yeung Racco

Councillor, Concord/North Thornhill
City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

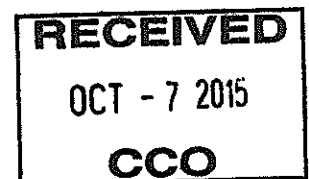
From: Warren Lee [<mailto:warren.lee@rogers.com>]

Sent: Tuesday, October 06, 2015 10:18 PM

To: Racco, Sandra

Cc: Furfaro, Cindy

Subject: Traffic impact of rezoning applications by Toronto Waldorf School and Cachet Summerhill Developments



To Councillor Yeung Racco,

I would like to give you a brief note about the two rezoning applications by Hesperus Village and Toronto Waldorf School prior to tomorrow's public meeting (October 7). My concern is about the new road between Bathurst Glen Drive and Fraserwood Road as proposed at the above applications, and the impact on my kid's school.

After the development of Phase II for Hesperus Village Seniors Residence two years ago, the traffic volume along Fraserwood Road has increased tremendously. Fraserwood Road and Hesperus Road are both local street setting without sidewalks for pedestrians. Many seniors and their staff from the Hesperus Village Seniors Residence have been forced to walk on the road, or walk around those parked vehicles on both sides of the street; many kids walk to school everyday along the streets. The traffic condition will certainly be worsened after these developments.

If staged development for the first 25 houses under the Plan of Cachet Summerhill Development is adopted (as indicated by a temporary turning circle on the draft plan), the construction activities will rely on Fraserwood Road as the only route to bring in the building equipment, materials, and construction crews. If traffic continues to grow, the safety for those Seniors and Kids walking along Fraserwood Road and Hesperus Road will be a great concern during the construction period, as well as after the residents moving in.

If the new road between Bathurst Glen and Fraserwood Road is connected, it will bring unforeseen traffic volume to the neighbourhood of Thornhill Wood Blocks. Besides the local traffic brought by the 65 new houses, many drivers not living in this block may use this route to by-pass the current congested Rutherford and Bathurst intersection or many local residents will use this as a short-cut to Bathurst Street or Rutherford Road.

Finally, some notes about the impact on school. My kid studying at Carrville Mills P.S. was put at the gym as the classroom (four classes at the gym!) and move to portable in this term. It has been an overloaded school for years. How can the school accommodate another 100 kids from this new subdivision? Another new subdivision that is now under constructed on Bathurst is also under the same boundary of this school. Can the school handle all these new kids?

Although we are all under busy schedule, I will still find time to attend tomorrow's meeting to express my view.

Regards,
Warren Lee
78 Fraserwood Road
905-326-3068

1. **ZONING BY-LAW AMENDMENT FILE Z.15.018 P.2015.28**
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004
TORONTO WALDORF SCHOOL
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

Recommendation

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

1. THAT the Public Hearing report for Files Z.15.018 and 19T-15V004 (Toronto Waldorf School), 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 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 11, 2015
- b) Circulation Area: 150 m plus an expanded polling area, as shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of 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.
- c) Comments Received as of September 22, 2015: None

Any additional 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 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:

1. Zoning By-law Amendment File Z.15.018, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Zone Four Requirements	Proposed Exceptions to the RV4 Residential Urban Village Zone Four Requirements
a.	Maximum Encroachments of Architectural Features and Balconies	Interior side yard 0.0 m, except for eaves and gutters which may project a maximum of 0.5 m into the required interior side yard 1.8 m front yard, rear yard, and exterior side yard	Permit a fireplace or chimney as an additional encroachment, up to a maximum of 0.5 m in any yard, provided the yard is a minimum of 1.2 m
b.	Minimum Lot Frontage	9.75 m	7.5 m (7.75 m shown on Plan)
c.	Minimum Lot Area	292 m ²	220 m ²
d.	Minimum Interior Side Yard	1.2 m	0.45 m, where it abuts a minimum yard of 1.2 m
e.	Minimum Lot Depth	30 m	29 m
f.	Maximum Building Height	9.5 m	11 m

Note: Additional zoning exceptions may be identified through the review of the applications.

- Draft Plan of Subdivision File 19T-15V004 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #3, consisting of the following:

Lots 1- 45 inclusive for detached dwellings units	1.560 ha
Blocks 46 - 48 for 0.3 m reserves	0.001 ha
Future Public Road (Street '1', 17.5 m width)	0.392 ha
Total Area	1.953 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> The subject lands are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, as shown 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 on Schedule "1" -

	Urban Structure of VOP 2010, which permits detached dwellings. The proposed Draft Plan of Subdivision conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 45 lot residential subdivision. The Owner is proposing to rezone the subject lands to RV4 Residential Urban Village Zone Four, together with site-specific zoning exceptions, 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 Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Vaughan Official Plan 2010	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.
b.	Appropriateness of Proposed Rezoning and Land Uses	<ul style="list-style-type: none"> The appropriateness of the proposed RV4 Residential Urban Village Zone Four, together with the site-specific zoning exceptions, will be reviewed in consideration of the surrounding existing and proposed land uses.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and lot sizes, including the proposed Draft Plan of Subdivision File 19T-15V003 located adjacent to the subject lands to the north. Should the applications be approved, the required Draft Plan of Subdivision conditions will be reviewed to ensure the appropriate road alignment and connections, servicing and grading, environmental matters, and other municipal, regional and community agency requirements.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Street Naming	<ul style="list-style-type: none"> Should Draft Plan of Subdivision Files 19T-15V004 and 19T-15V003 be approved, the street name of the new public road should be Hesperus Road in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 Hesperus Road and along Bathurst Glen Drive. As a result, signage would be required to indicate that Hesperus Road changes to Bathurst Glen Drive at the southeast corner of the subject lands.
e.	Block 10 Plan	<ul style="list-style-type: none"> The approved Block 10 Plan identifies the subject lands as an institutional use and part of the Toronto Waldorf School lands. The development proposal will be reviewed in consideration of the Block 10 Plan and the existing and planned surrounding land uses. The Owner will be required to submit a revised Block 10 Plan to the satisfaction of the City, should the applications be approved. The Owner must satisfy all obligations, financial or otherwise of the Block 10 Developers Group Agreement, to the satisfaction of the Block 10 Trustee and the City of Vaughan.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The future detached dwellings on the subject lands must conform to the Urban Design and Architectural Design Guidelines approved for Block 10, if the applications are approved. Opportunities for the incorporation of sustainable design features, including drought tolerant landscaping, and energy efficient lighting will be reviewed.
g.	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 Vaughan Development Engineering and Infrastructure Services Department and/or the Vaughan Planning Department: <ul style="list-style-type: none"> - Functional Servicing Report - Geotechnical Investigation - Phase I Environmental Site Assessment - Urban Transportation Considerations - Environmental Noise Feasibility Study - Arborist Report and Tree Preservation Plan - Stage 1 Archaeological Assessment - Planning Justification Report

	MATTERS TO BE REVIEWED	COMMENTS
h.	Existing Trees	<ul style="list-style-type: none"> There are a number of existing trees along the south and west limits of the subject lands. The Owner has submitted an Arborist Report and Tree Preservation Plan, which must be reviewed to the satisfaction of the City.
i.	Servicing Allocation	<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 Draft Plan of Subdivision is 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.
j.	Parkland Dedication	<ul style="list-style-type: none"> Should the development proposal be approved, the Owner will be required to pay Cash-in-Lieu of Parkland Dedication to the City of Vaughan, in accordance with the Planning Act and the City's Cash-in-Lieu Policy.
k.	Proposed Driveway	<ul style="list-style-type: none"> The Owner is proposing a driveway from the Toronto Waldorf School lands connecting to Street "1" of the Draft Plan of Subdivision as shown on Attachment #3. The appropriateness of locating this driveway between two residential lots and its design and configuration must be reviewed by the Vaughan Planning Department and the Development Engineering and Infrastructure Planning Services Department.

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 York Region 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. Draft Plan of Subdivision File 19T-15V004 and Proposed Zoning

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

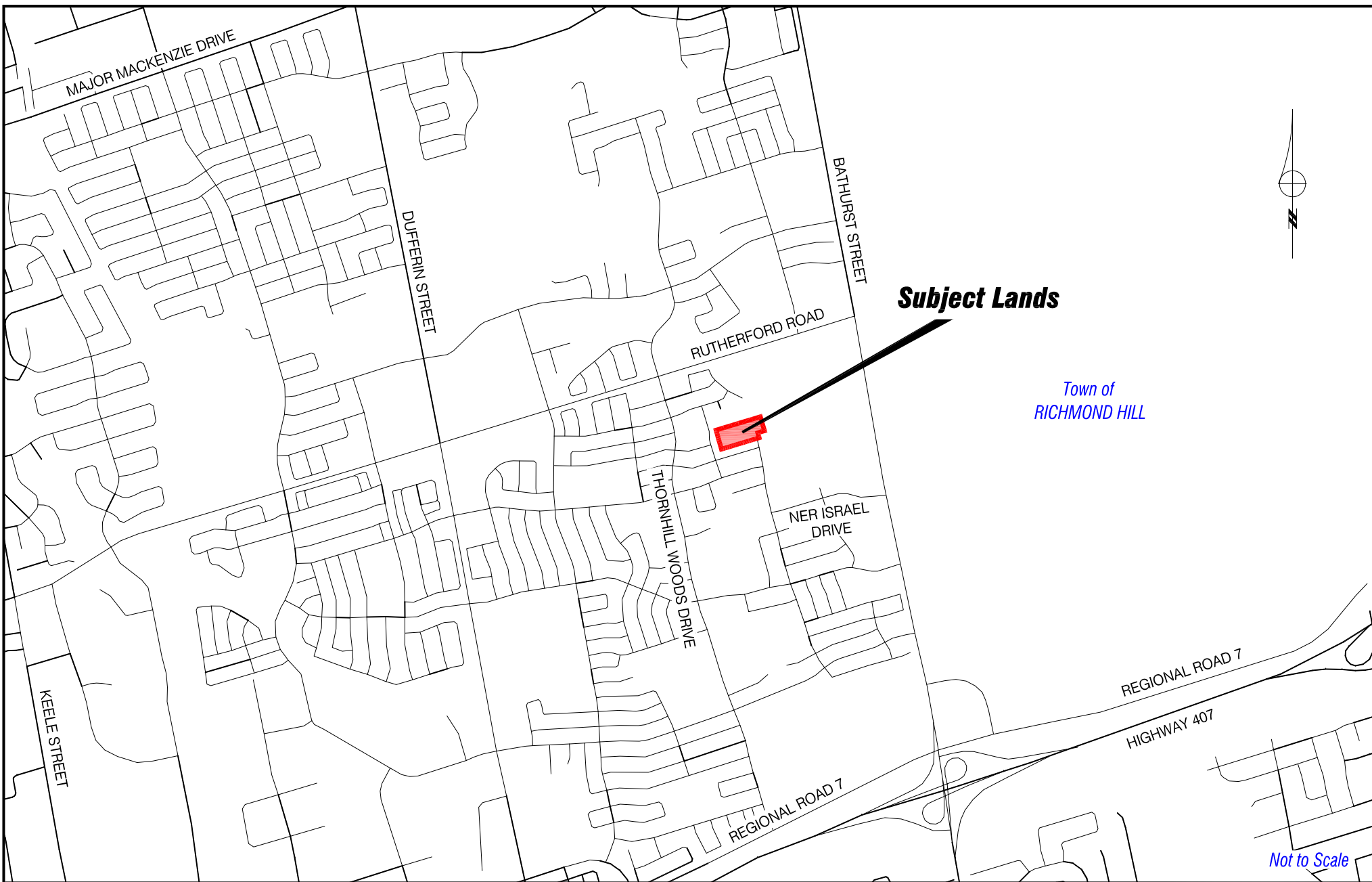
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Toronto Waldorf School

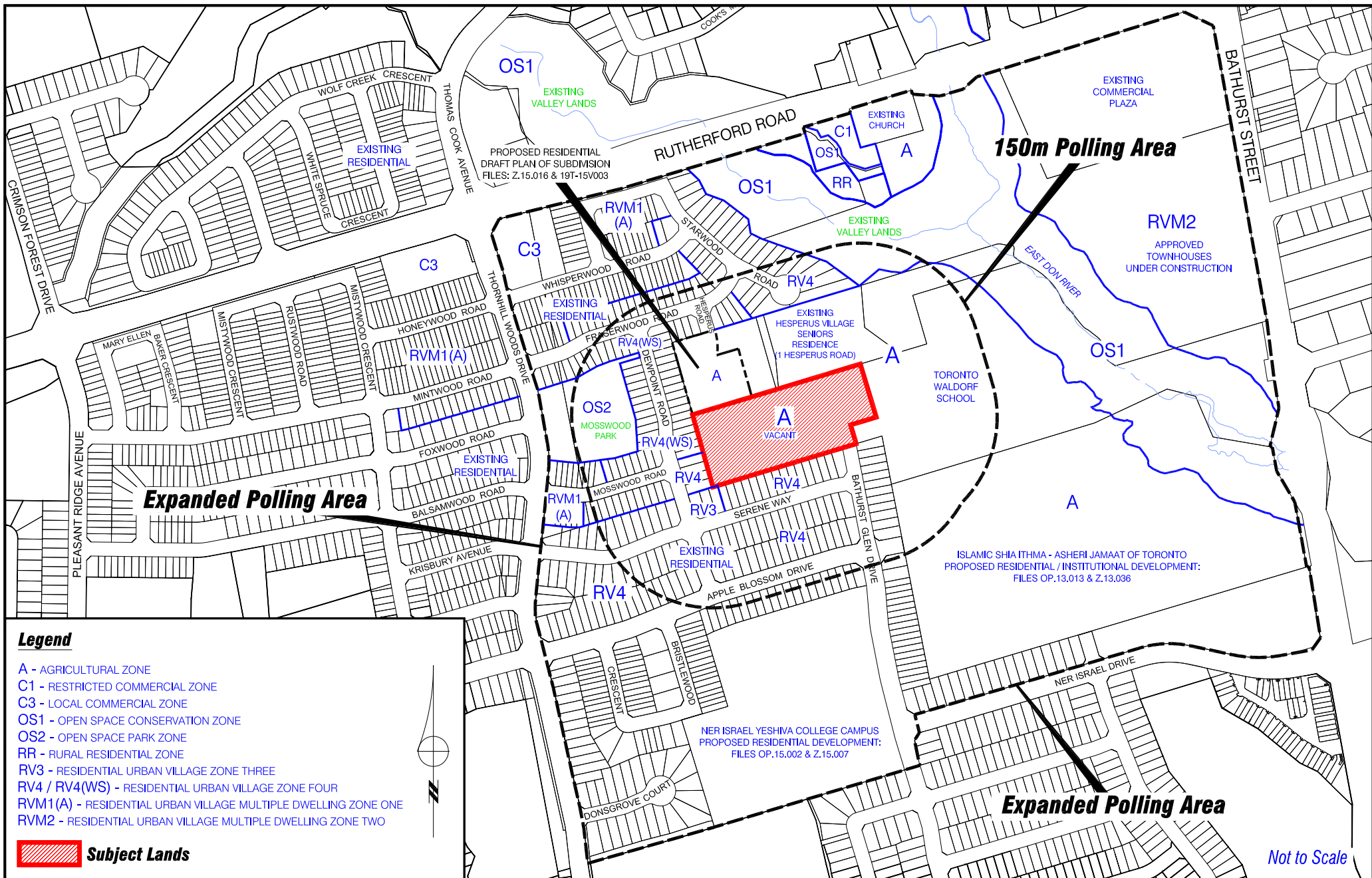
N:\GIS_Archive\Attachments\19T\19t-15v004etal.dwg



Attachment

FILES:
Z.15.018 & 19T-15V004 &

DATE:
October 7, 2015



Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Toronto Waldorf School

N:\GIS_Archive\Attachments\19T\19T-15v004etal.dwg

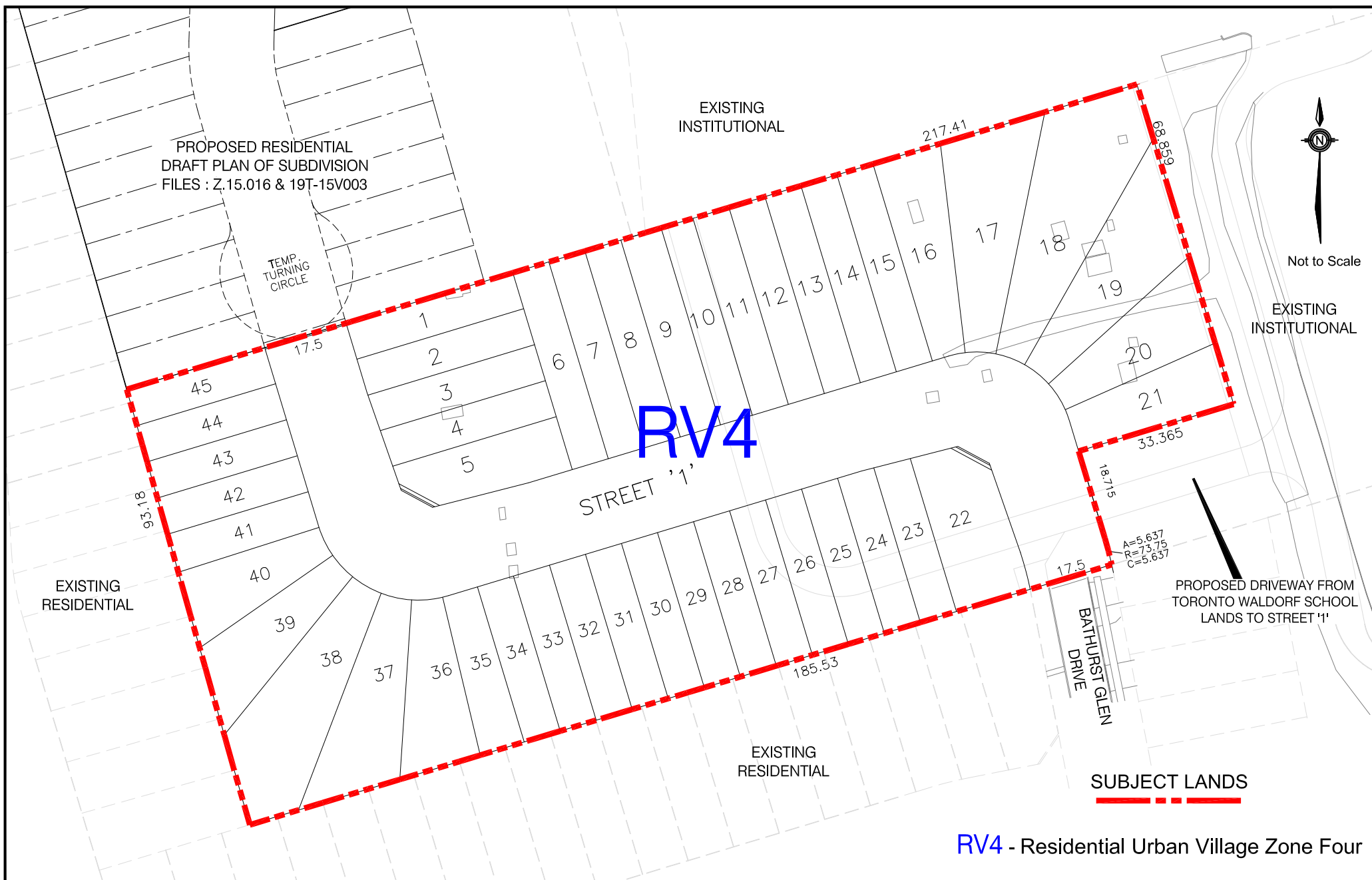


Attachment

FILES:
Z.15.018 & 19T-15V004

DATE:
October 7, 2015

2



Draft Plan of Subdivision File 19T-15V004 and Proposed Zoning

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Toronto Waldorf School

N:\GIS_Archive\Attachments\19T\19t-15v004etal.dwg



Attachment
FILES:
Z.15.018 & 19T-15V004
DATE:
October 7, 2015
3