

EXTRACT FROM COUNCIL MEETING MINUTES NOVEMBER 20, 2012

**ZONING BY-LAW AMENDMENT FILE Z.12.020
DRAFT PLAN OF SUBDIVISION FILE 19T-12V002
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 6, 2012, be approved;
- 2) That the deputation of Mr. Jim Kennedy, KLM Planning Partners Inc., on behalf of the applicant, be received; and
- 3) That communication C3 from Mr. Robert A. Dragicevic, Walker, Nott, Dragicevic Associates Limited, Eglinton Avenue East, Toronto, dated November 5, 2012, be received.

THAT the Public Hearing report for Files Z.12.020 and 19T-12V002 (Maplequest (Vaughan) Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

- a) Date the Notice of a Public Meeting was circulated: October 12, 2012
- b) Circulation Area: 150 m, and East Woodbridge Community Association, Millwood Woodend Ratepayers Association, and Vellore Woods Ratepayers Association
- c) Comments Received as of October 23, 2012: None

1. Zoning By-law Amendment File Z.12.020 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two, in the manner shown on Attachment #3, and with the following site-specific zoning exceptions:

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	By-law Standard	Zoning By-law 1-88, RT1 Zone Requirements	Proposed Exceptions to the RT1 Zone
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area	162 m ²	140 m ²
c.	Minimum Exterior Yard	4.5 m	3 m
d.	Maximum Building Height	11 m	12 m
e.	Maximum Width of a Driveway	The By-law does not have a zoning requirement for a lot frontage less than 6.0 m.	For lots with frontages between 5.5 m to 5.99 m - 3.5 m

	By-law Standard	Zoning By-law 1-88, RVM2 Zone Requirements	Proposed Exceptions to the RVM2 Zone
a.	Maximum Building Height	11 m	12

Additional site-specific zoning exceptions may be identified through the detailed review of the applications, and will be discussed in the technical report.

2. Draft Plan of Subdivision File 19T-12V002 consisting of 262 street townhouse dwelling units and 121 apartment, multiple and/or block townhouse dwelling units on the subject lands, as shown on Attachment #4.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">North side of Major Mackenzie Drive, on the west side of Weston Road, 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” and “Stormwater Management Pond” by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan).The “Low-Rise Residential” designation permits detached, semi-detached, street townhouses, block townhouses and other ground related multiple housing forms with a density range between 17 to 40 units per ha, and the average density for the quadrant of not less than 25 units per ha. The proposed development yields a residential density of 40 units per hectare.
	<ul style="list-style-type: none">The subject lands are designated “Low-Rise Residential” and “Low-Rise Mixed-Use” with a maximum building height of 4 storeys and Floor Space Index (FSI) of 1.5, and includes lands for a stormwater management pond that are identified as “Infrastructure and Utilities” by the new City of Vaughan Official Plan 2010, as adopted by Vaughan Council on September 27, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012), and is pending approval from the Ontario Municipal Board.The “Low-Rise Residential” designation permits detached, semi-detached and townhouse units.The “Low-Rise Mixed-Use” designation for the subject lands which is located within a Community Area permits townhouses, stacked townhouses, low-rise buildings, retail uses, and office uses.The applications conform to OPA #600, as amended by OPA #650. The proposed building type conforms to the City of Vaughan Official Plan 2010, however, the FSI cannot be determined until a Site Development application is submitted for the proposed development, should the applications be approved.

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Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88.▪ The subject lands are proposed to be rezoned from A Agricultural Zone in the manner shown on Attachment #3, and as follows, together with site-specific zoning exceptions to Zoning By-law 1-88:<ul style="list-style-type: none">i) RT1 Residential Townhouse Zone to permit 262 street townhouse dwelling units on Blocks 1 to 55 inclusive; and;ii) RVM2 Residential Urban Village Multiple Dwelling Zone Two to permit 121 apartment, multiple and/or block townhouse dwelling units on Blocks 56 to 58 inclusive.▪ The proposal does not comply with the current Agricultural Zone on the subject lands, and therefore, an amendment to Zoning By-law 1-88 is required to implement the proposed plan.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed residential uses (street townhouses and future apartment, multiple and/or block townhouse dwelling units) and site-specific zoning exceptions will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility, environmental sustainability and appropriate development standards.

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c.	City of Vaughan Owned lands and Access to Subdivision	<ul style="list-style-type: none">▪ The Owner has coordinated the development of the draft plan of subdivision with City of Vaughan owned lands, in the manner shown on Attachment #4. The Owner requires the City land to provide access from Lawford Road to the subject lands via Streets “1”, “2” and “5”. Alternatively, the Owner would need to acquire land or develop with the adjacent lands to the east and/or south for road access from Major Mackenzie Drive and/or Weston Road.▪ The Developer’s Group Agreement for the Block 40 South Plan includes provisions respecting the City lands. The Owner is required to be part of the Block 40 South Developer’s Group in order for the City to deal with the Owner respecting the City owned land.
d.	Traffic Impact Study and Traffic Management Plan	<ul style="list-style-type: none">▪ The Traffic Impact Study and Traffic Management Plan submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department, and address issues including: access to the subject lands, as no access currently exists and a minimum of 2 accesses are required; the right-of-way width for Street “4” being modified from 20 m to 17.5 m; and, the driveway locations for Blocks 56 to 58 inclusive.
e.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ The Phase I ESA (Environmental Site Assessment) submitted in support of the applications must be updated and requires that a preliminary Sampling and Analysis Plan (SAP) be provided that will adequately assess all areas of the subject lands where contaminants may be present in land or water on, in or under the property; and, that a Phase II ESA report based on the SAP be submitted for the City’s review and approval that investigates the areas of potential environmental concern (APECs) and associated contaminants of potential concern identified in the updated Phase I ESA to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The Owner is required to submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department.

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f.	Servicing	<ul style="list-style-type: none">▪ The servicing infrastructure requirements, including sanitary, water and stormwater management, must be identified, to the satisfaction of the City, including if there are any cost sharing requirements with the Developers' Group for the Block 40 South Plan.▪ The availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved. If servicing capacity is unavailable, the lands (or portions) thereof may be zoned with the Holding Symbol "(H)", which can be removed upon servicing being identified and allocated to the subject lands by Vaughan Council.
g.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The Owner must prepare Urban Design Guidelines and Architectural Design Guidelines for the subject lands.
h.	Parkland Dedication	<ul style="list-style-type: none">▪ The provision of cash-in-lieu of parkland dedication in accordance with the Planning Act shall be required, if approved.
i.	Future Site Plan Application	<ul style="list-style-type: none">▪ Site Plan approval is required for the proposed street and block townhouse units, and other ground related multiple housing forms. The following matters, but not limited to, will be reviewed: the proposed building elevations, landscaping plan, site plan, environmental sustainability features, engineering and accessibility, should the applications be approved.▪ The appropriate Floor Space Index (FSI) will be reviewed at the site plan stage, if the applications are approved.
j.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

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

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Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Draft Plan of Subdivision 19T-12V002

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(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.)

2. **ZONING BY-LAW AMENDMENT FILE Z.12.020**
DRAFT PLAN OF SUBDIVISION FILE 19T-12V002
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.
WARD 3 – VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE **P.2012.35**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.12.020 and 19T-12V002 (Maplequest (Vaughan) Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 12, 2012
- b) Circulation Area: 150 m, and East Woodbridge Community Association, Millwood Woodend Ratepayers Association, and Vellore Woods Ratepayers Association
- c) Comments Received as of October 23, 2012: None

Purpose

The Owner has submitted the following applications to facilitate the development of a proposed residential plan of subdivision for the subject lands shown on Attachments #1 and #2:

- 1. Zoning By-law Amendment File Z.12.020 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and RVM2 Residential Urban Village Multiple Dwelling Zone Two, in the manner shown on Attachment #3, and with the following site-specific zoning exceptions:

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e.	Maximum Width of a Driveway	The By-law does not have a zoning requirement for a lot frontage less than 6.0 m.	For lots with frontages between 5.5 m to 5.99 m - 3.5 m

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Additional site-specific zoning exceptions may be identified through the detailed review of the applications, and will be discussed in the technical report.

2. Draft Plan of Subdivision File 19T-12V002 consisting of 262 street townhouse dwelling units and 121 apartment, multiple and/or block townhouse dwelling units on the subject lands, as shown on Attachment #4.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North side of Major Mackenzie Drive, on the west side of Weston Road, 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" and "Stormwater Management Pond" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). ▪ The "Low-Rise Residential" designation permits detached, semi-detached, street townhouses, block townhouses and other ground related multiple housing forms with a density range between 17 to 40 units per ha, and the average density for the quadrant of not less than 25 units per ha. The proposed development yields a residential density of 40 units per hectare.

	<ul style="list-style-type: none"> ▪ The subject lands are designated "Low-Rise Residential" and "Low-Rise Mixed-Use" with a maximum building height of 4 storeys and Floor Space Index (FSI) of 1.5, and includes lands for a stormwater management pond that are identified as "Infrastructure and Utilities" by the new City of Vaughan Official Plan 2010, as adopted by Vaughan Council on September 27, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012), and is pending approval from the Ontario Municipal Board. ▪ The "Low-Rise Residential" designation permits detached, semi-detached and townhouse units. ▪ The "Low-Rise Mixed-Use" designation for the subject lands which is located within a Community Area permits townhouses, stacked townhouses, low-rise buildings, retail uses, and office uses. ▪ The applications conform to OPA #600, as amended by OPA #650. The proposed building type conforms to the City of Vaughan Official Plan 2010, however, the FSI cannot be determined until a Site Development application is submitted for the proposed development, should the applications be approved.
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	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase I ESA (Environmental Site Assessment) submitted in support of the applications must be updated and requires that a preliminary Sampling and Analysis Plan (SAP) be provided that will adequately assess all areas of the subject lands where contaminants may be present in land or water on, in or under the property; and, that a Phase II ESA report based on the SAP be submitted for the City's review and approval that investigates the areas of potential environmental concern (APECs) and associated contaminants of potential concern identified in the updated Phase I ESA to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ The Owner is required to submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
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	MATTERS TO BE REVIEWED	COMMENT(S)
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Conclusion

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Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Draft Plan of Subdivision 19T-12V002

Report prepared by:

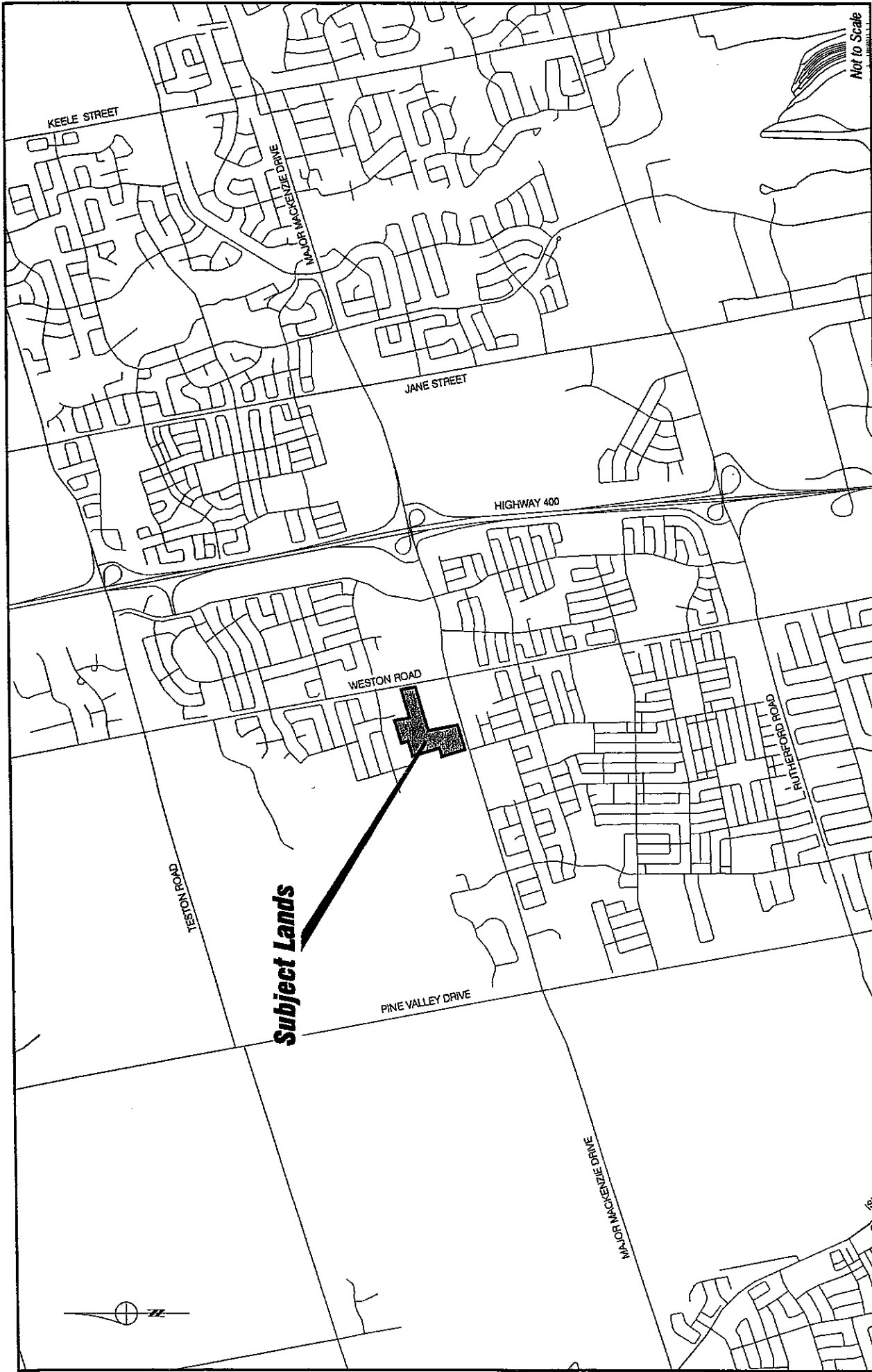
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 21, Concession 6

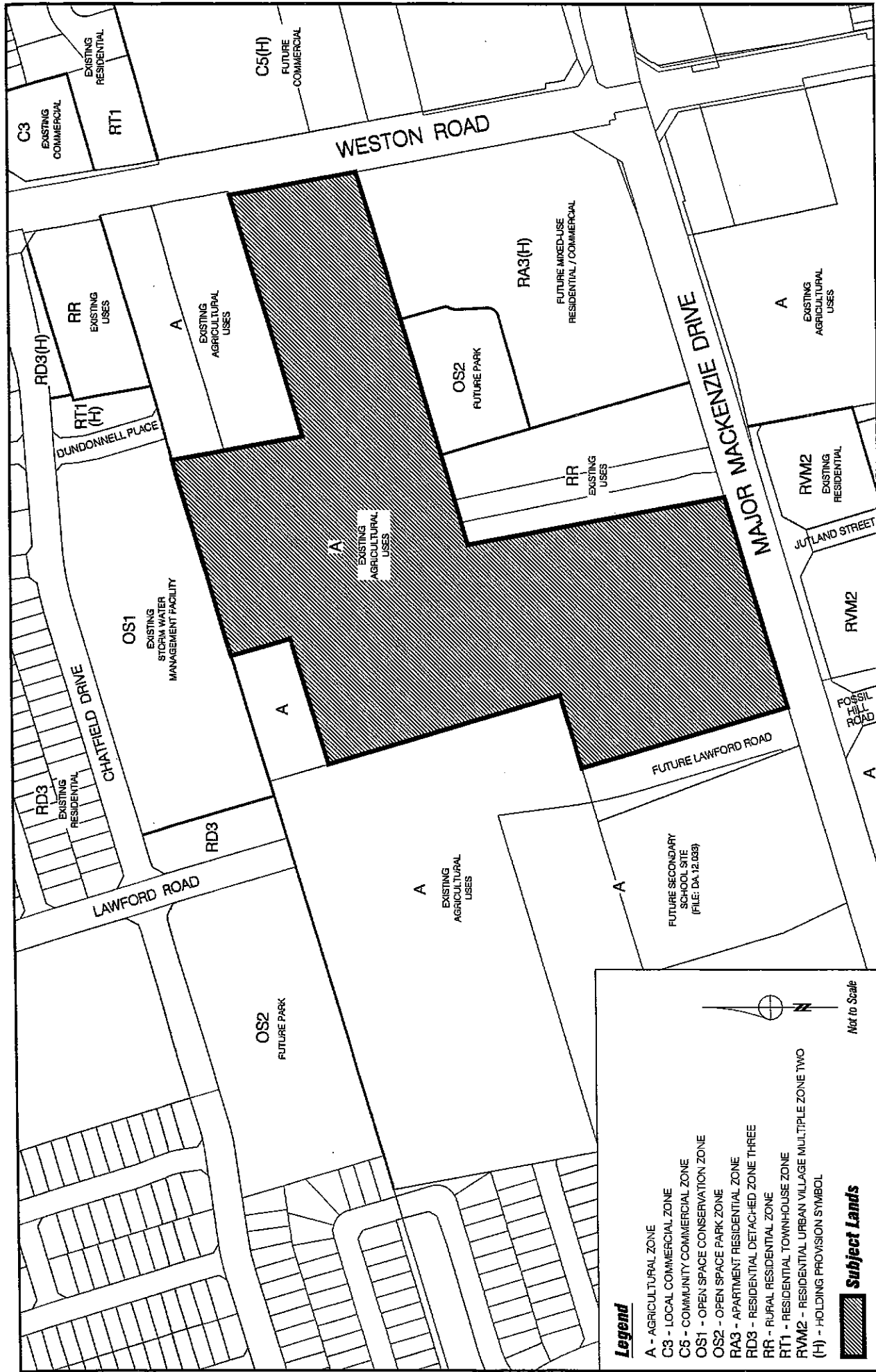
APPLICANT:
Maplequest (Vaughan) Developments Inc.

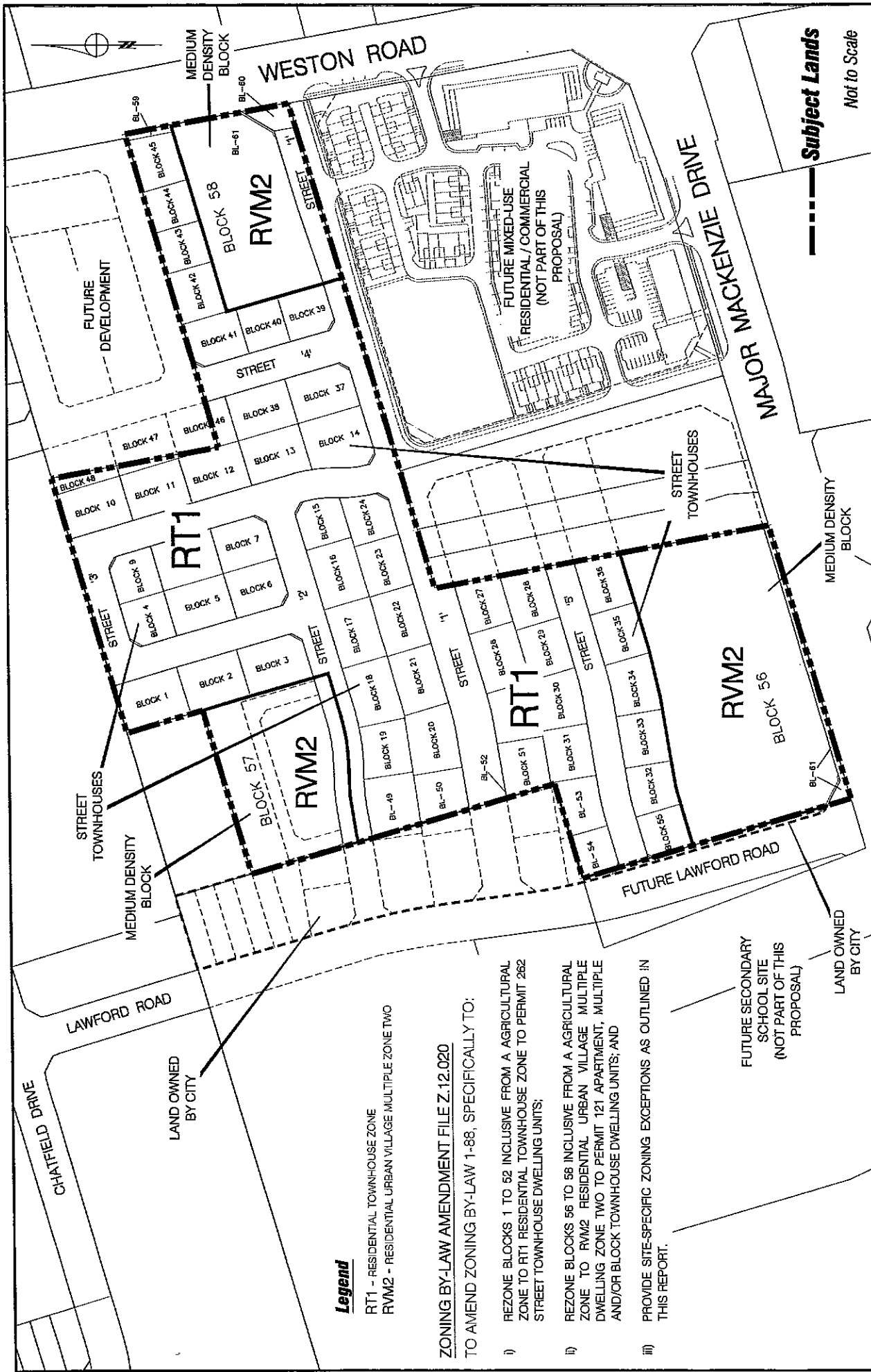
FILES:
19T-12V002, Z.12.020

DATE:
July 17, 2012



Attachment 1





Legend

- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- RVM2 - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE TWO

ZONING BY-LAW AMENDMENT FILE Z.12.020
 TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO:

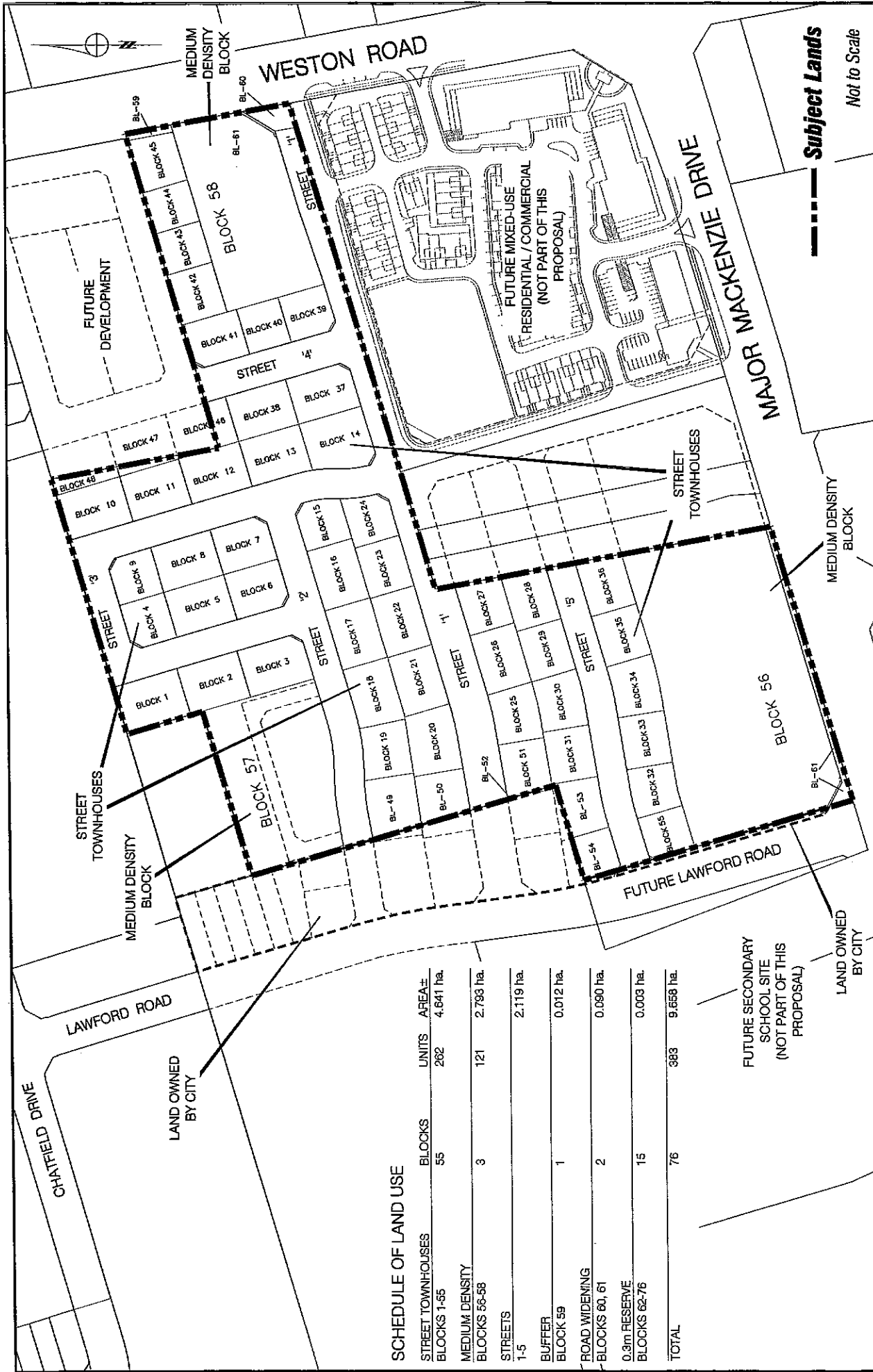
- i) REZONE BLOCKS 1 TO 52 INCLUSIVE FROM A AGRICULTURAL ZONE TO RT1 RESIDENTIAL TOWNHOUSE ZONE TO PERMIT 262 STREET TOWNHOUSE DWELLING UNITS;
- ii) REZONE BLOCKS 56 TO 58 INCLUSIVE FROM A AGRICULTURAL ZONE TO RVM2 RESIDENTIAL URBAN VILLAGE MULTIPLE DWELLING ZONE TWO TO PERMIT 121 APARTMENT, MULTIPLE AND/OR BLOCK TOWNHOUSE DWELLING UNITS; AND
- iii) PROVIDE SITE-SPECIFIC ZONING EXCEPTIONS AS OUTLINED IN THIS REPORT.



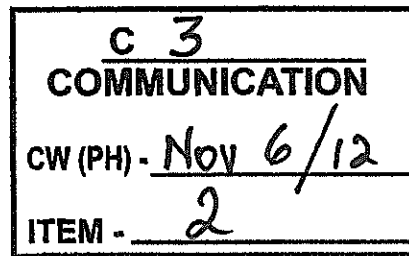
**Proposed Zoning of
 Subdivision File 19T-12V002**

APPLICANT: Maplequest (Vaughan) Developments Inc.
LOCATION: Part of Lot 21, Concession 6
 N:\DFT\1 ATTACHMENTS\19\19T-12V002Z.12.020.dwg

Subject Lands
 Not to Scale



SCHEDULE OF LAND USE			
STREET TOWNHOUSES	BLOCKS	UNITS	AREA±
BLOCKS 1-55	55	202	4.641 ha.
MEDIUM DENSITY BLOCKS 56-58	3	121	2.793 ha.
STREETS 1-5			2.119 ha.
BUFFER BLOCK 59	1		0.012 ha.
ROAD WIDENING BLOCKS 60, 61	2		0.080 ha.
0.3m RESERVE BLOCKS 62-76	15		0.003 ha.
TOTAL	76	383	9.558 ha.



Walker, Nott, Dragicevic
Associates Limited
Planning
Urban Design

November 5, 2012

Clerks Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: The City Clerk

Dear Sir

**Re: Zoning By-law Amendment File Z.12.020
Draft Plan of Subdivision File 19T-12V002
Maplequest (Vaughan) Developments Inc.
Ward 3-Vicinity of Weston Road and Major Mackenzie Drive
Belmont Properties (Weston) Inc.
Our File: 12649**

We have been retained by Belmont Properties (Weston) Inc. ("Belmont") with respect to the above referenced applications for bylaw amendment and draft plan of subdivision approval. These applications will be considered at a formal public hearing of Committee of the Whole scheduled for November 6, 2012.

Belmont is the owner of lands in the northwest quadrant of Weston Road and Major Mackenzie Drive and are in the process of developing their lands for residential purposes in accordance with an approved 800 unit development draft plan of subdivision and implementing zoning. The development of the subdivision is well advanced and Belmont is obviously interested in the nature and design of development on lands adjoining their ownership.

As indicated in the staff report there are a number of matters which will need to be addressed by the City and the Owner including stormwater management and road connections through adjacent lands to allow for access to either or both Major Mackenzie Drive and Weston Road. Belmont is interested in the determinations related to both matters as they may affect the development of their lands.

We would look forward to meeting with city staff and the Owners' advisors to review the plans in more detail and in the context of the potential to Belmont's lands as an adjoining landowner and participant in the Block 40 South Landowners Group.

On behalf of Belmont we would respectfully request notice of any further meetings when these applications will be brought forward to either Committee or Council and we would request formal notification pursuant to the Planning Act

90 Eglinton Avenue East
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Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Colley
Controller

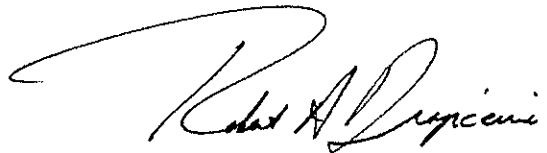
should either or both the zoning by-law amendment and draft plan of subdivision be approved by Council.

Should anything further be required in respect to this letter please advise and we will cooperate in providing additional information and/or making ourselves available to meet with staff at a mutually convenient time.

Your cooperation is most appreciated.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

A handwritten signature in black ink, reading "Robert A. Dragicevic". The signature is fluid and cursive, with a large, sweeping initial "R".

Robert A. Dragicevic, MCIP, RPP
Senior Principal and Executive Vice-President

cc. Mr. S. Crimi, SC Land Management

