

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 2, Report No. 43, of the Committee the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on December 9, 2014, as follows:

By receiving Communication C4 from Ryan and Lesley McNerney, Hatton Garden Road, Woodbridge, dated December 2, 2014.

2

**ZONING BY-LAW AMENDMENT FILE Z.14.040
DRAFT PLAN OF SUBDIVISION FILE 19T-14V009
BELMONT PROPERTIES (WESTON) INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY DRIVE**

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 December 2, 2014, be approved;
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, the residents and appropriate City staff to address issues raised;
- 3) That the following deputations and Communications be received:
 1. Mr. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;
 2. Mr. Michael Rotolo, Flourish Street, Woodbridge;
 3. Mr. Daniel Biafora, Hatton Garden Road, Vaughan, and C20, petition submitted at the meeting; and
 4. Mr. Raymond Bartolo, Hatton Garden Road, Woodbridge; and
- 4) That communication C1 from Ms. Jenny Do, Chatfield Drive, dated November 26, 2014, be received.

Recommendation

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

1. THAT the Public Hearing report for Files Z.14.040 and 19T-14V009 (Belmont Properties (Weston) 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 a Public Hearing was circulated: November 7, 2014
- b) Circulation Area: 150 m and to the Millwood Woodend Ratepayers' Association

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- c) A 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 Sign Notification Protocol.
- d) Comments Received as of November 18, 2014: None

Purpose

To receive comments from the public and the Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.14.040 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(1172) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four and RT1 Residential Townhouse Zone, together with the following site-specific zoning exceptions to facilitate a proposed residential Draft Plan of Subdivision for 20 detached dwellings and 21 street townhouse dwelling units, in the manner shown on Attachment #3:

Table 1:

	By-law Standard	Zoning By-law 1-88, RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Requirements
a.	Minimum Rear Yard	7.5 m	7 m
b.	Minimum Exterior Side Yard	4.5 m	4 m
c.	Minimum Exterior Side Yard abutting a Sight Triangle	3 m	1.5 m
d.	Permitted Yard Encroachments and Restrictions	No By-law standard for a fireplace encroachment	Permit a fireplace as an additional encroachment
e.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), Cold Cellars, and Architectural Features and Balconies	No By-law Standard for a covered and unenclosed porch or balcony	Permit a covered and unenclosed porch and/or balcony as a permitted encroachment

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f.	Permitted Yard Encroachments and Restrictions	No By-law standard for the encroachment of a bay or box windows with footings	Bay or box windows, or similar window projections constructed with or without footings shall be permitted and may extend into a required Front, Exterior Side or Rear Yard to a maximum distance of 0.6 m
	By-law Standard	Zoning By-law 1-88, RD4 Residential Detached Zone Requirements	Proposed Exceptions to the RD4 Residential Detached Zone Requirements
a.	Minimum Lot Frontage	9 m	7.5 m
b.	Minimum Lot Area	243 m ²	225 m ²
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c.	Minimum Front Yard for an Attached Garage	6 m	5.8 m
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e.	Minimum Interior Side Yard	1.2 m	Minimum interior side yard may be reduced to 0.45 m on one side where it abuts a minimum yard of 1.2 m.
f.	Minimum Exterior Side Yard	4.5 m	4 m
g.	Maximum Interior Garage Width (On a Lot Frontage Less than 11 m)	3.048 m	Maximum interior garage width of 3.05 m, which may be increased provided that the increased width shall: <ul style="list-style-type: none"> iv. Only occur on an interior wall; v. Be a maximum of 1.8 m in width; and, vi. Not occur within the first 1.2 m immediately behind the garage face or door.

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	By-law Standard	Zoning By-law 1-88, RT1 Residential Detached Zone Requirements	Proposed Exceptions to the RT1 Residential Detached Zone Requirements
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c.	Minimum Rear Yard	7.5 m	7 m
d.	Maximum Number of Street Townhouses in a Row	6	7
	By-law Standard	Zoning By-law 1-88, RT1 Residential Detached Zone Requirements	Proposed Exceptions to the RT1 Residential Detached Zone Requirements
e.	Minimum Distance Between the Nearest Driveway and Intersection of Streetlines	15 m	The driveway shall be outside of the sight triangle return, where there is both a sight triangle and a sight triangle return, and where there is no sight triangle return, the driveway shall be outside of the sight triangle.
f.	Maximum Width of Driveway	The By-law does not include a maximum zoning requirement for a lot with a frontage less than 6 m	<p><u>Lot Frontage - Maximum Width of Driveway</u></p> <p>5.5 m 3.5 m</p> <p>The driveway shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum 60% of the minimum landscaped front or exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.</p>

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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-14V009 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots 17 & 18	Detached Residential Units (12.8 m frontage)	0.090	2
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Block 24		0.045	0.5
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Blocks 26 - 29	0.3 m Reserves	0.002	
	Total	1.177	41

Background - Analysis and Options

Expropriation - Block 40 South District Park, Extension of Lawford Road and Secondary School

The Block 40 South Plan requires a district park and the extension of Lawford Road, for the City of Vaughan, and a secondary school for the York Region District School Board (as shown on Attachment #2), which total 13.359 ha of the land that were not included within the land holdings of the participating Block 40 South Developers' Group. On April 13, 2010, Vaughan Council, directed staff to commence expropriation proceedings for the municipal district park and to work with the Block 40 South Developers' Group (extension of Lawford Road) and the York Region District School Board.

The expropriation process for the secondary school site was completed and the school is under construction, having received site plan approval (File DA.12.033) on February 19, 2013, from Vaughan Council. The expropriation process is nearing completion and the conveyances of the required lands are in process for the district park and the extension of Lawford Road. Remnant lands from the expropriation process, including the subject lands, were conveyed to developers to complete development in accordance with the approved Block 40 South Plan.

Location	<ul style="list-style-type: none"> ▪ North side of Major Mackenzie Drive, west of Weston Road, known municipally as 4020 Major Mackenzie Drive, 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" and "Low-Rise Mixed-Use" by Vaughan Official Plan (VOP) 2010, and are located within a "Community Area". ▪ The Community Area policies in VOP 2010, require new development to respect and reinforce the existing character and uses in the neighbourhood with respect to elements such as:

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	<ul style="list-style-type: none">i. the local pattern of lots, streets and blocks;ii. the size and configuration of lots; andiii. the building type of nearby residential properties. <p>The proposal includes seven street townhouse dwelling units within the “Low-Rise Residential” designation, whereas the Official Plan limits the number of units in a row to a maximum of six. This increase of one unit is considered to be a minor variation from the requirement of VOP 2010.</p> <ul style="list-style-type: none">▪ The portion of the subject lands located on Hatton Garden Road were previously designated “Medium Density Residential/Commercial”, with a “Neighbourhood Commercial Centre” overlay designation by OPA #600, which permitted detached, semi-detached and street townhouse dwelling units, in addition to a neighbourhood commercial centre. The revised Block 40 South Plan, approved by Vaughan Council on June 8, 2010, implemented the Official Plan. Development surrounding the subject lands built out in accordance with the OPA #600 policies in place at the time. <p>This portion of the subject lands is designated “Low-Rise Mixed-Use” by VOP 2010. The Owner proposes to develop these lands with detached dwellings compatible with the existing building types in the community. The “Low-Rise Mixed-Use” areas are generally located on arterial or collector streets to allow for the integrated mix of residential, community and small scale retail uses, townhouses and stacked townhouses, to serve the local population.</p> <p>As these lands are located on a local road, the provision of detached dwelling units is a minor deviation from the policies of VOP 2010 as the proposed development would complete the build-out of an existing community along an existing road.</p> <ul style="list-style-type: none">▪ In consideration of the Community Area policies, the applications conform 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, subject to Exception 9(1172).▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 for the Draft Plan of Subdivision shown on Attachment #3, an amendment to Zoning By-law 1-88 is required.
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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Item 2, CW Report No. 43 – Page 7

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> The location and design of the proposed streets and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivisions (File 19T-14V007 along Hatton Garden Road and File 19T-06V07 along Lawford Road) to the north and (File 19T-12V002) to the east.
b.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency of these zoning exceptions with adjacent blocks/lots will be reviewed.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands.
d.	Servicing	<ul style="list-style-type: none"> Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). 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, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof. The Owner will be required to dedicate to the City of Vaughan the necessary road allowance, as shown on Attachment #3, to complete the Hatton Garden Road adjacent to the lands proposed to be zoned RD4 Zone.
e.	Noise Report	<ul style="list-style-type: none"> The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.
f.	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 to address the "heat island" effect, etc., will be reviewed and implemented through the site plan approval process, for the future townhouse dwellings, if approved.

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Item 2, CW Report No. 43 – Page 8

g.	Phase 1 Environmental Report	▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
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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-14V009 and Proposed Zoning

Report prepared by:

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

(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.)

Ryan & Lesley McNerney
67 Hatton Garden Rd
Woodbridge, ON L4H 3P8

C	4
Item #	1 & 2
Report No.	43 (PH)
Council - December 9/14	

December 2, 2014

John McKenzie, Commissioner of Planning and/or Jeffrey Abrams, City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear John and Jeffrey:

Re: File Numbers: Z.14.040 & 19T-14V009 and Z.14.031 & 19T-14V007

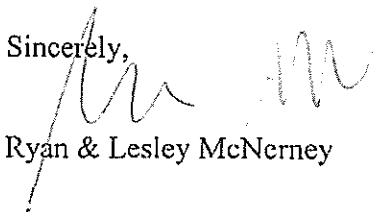
Please accept this letter on our behalf as we cannot attend the public meeting schedule for December 2, 2014 at 7pm. Please include this letter in combination with the petition signed by fellow community members and the comments that echo our sentiments described below.

This notice relates to the re-zoning of residential units and specifically, to build approximately 20 residential dwellings on Hatton Garden Rd. When we purchased our home the plan was to build residential units with a greater lot size width than those being proposed. This increase in dwellings will significantly increase the traffic on our street and provide for a very dangerous environment for our children. Further, the street is already very busy with many residents parking their cars on the road due to the small size of existing lots which creates a very dangerous setting of the community not to mention the car traffic it causes.

As a resident on Hatton Garden Rd we are against this proposal and would like to see wider and therefore fewer dwellings built on the said area to maintain a safe environment as well as a more welcoming and less busy street.

Builders looking to squeeze as many dwellings on the street to increase their profit margins will not benefit the people of the street of the community, not to mention the kids that will be attending the high school directly behind the said site. Happy to further discuss or answer any questions.

Sincerely,


Ryan & Lesley McNerney

Subject: FW: Dec. 2, 2014 Public Hearing: File Numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009
Attachments: [Untitled].pdf

From: Jeffers, Judy
Sent: Tuesday, December 02, 2014 3:57 PM
To: Committee of the Whole Public Hearing
Subject: Dec. 2, 2014 Public Hearing: File Numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009

The below and attached are respecting the Dec. 2, 2014 Public Hearing.

JUDY JEFFERS, MCIP RPP
PLANNER, PLANNING DEPARTMENT
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T.: 905.832.8585 | E.: Judy.Jeffers@vaughan.ca

From: Panaro, Doris
Sent: Tuesday, December 02, 2014 3:51 PM
To: Jeffers, Judy
Subject: FW: File numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009

Doris Panaro
Development Planning Dept.



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1
F: 905.832.6080 | doris.panaro@vaughan.ca | www.cityofvaughan.ca

From: McNerney, Ryan (RBC PH&N Investment Counsel) [<mailto:ryan.mcnerney@rbc.com>]
Sent: Tuesday, December 02, 2014 12:40 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009

Hello,

There is a public meeting tonight at 7 pm to discuss File numbers: Z.14.031 & 19T-14V007 and Z.14.040 & 19T-14V009.

We are unable to attend please submit the attached letter as residents of Hatton Garden Rd against the aforementioned file numbers/application.

Please accept our letter in combination with the petition we signed with other community members and any other comments provided by community members during the meeting.

Thank you.

Ryan & Lesley McNerney
67 Hatton Garden Rd

If you received this email in error, please advise the sender (by return email or otherwise) immediately. You have consented to receive the attached electronically at the above-noted email address; please retain a copy of this confirmation for future reference.

Si vous recevez ce courriel par erreur, veuillez en aviser l'expéditeur immédiatement, par retour de courriel ou par un autre moyen. Vous avez accepté de recevoir le(s) document(s) ci-joint(s) par voie électronique à l'adresse courriel indiquée ci-dessus; veuillez conserver une copie de cette confirmation pour les fins de référence future.



C 20	
COMMUNICATION	
CW (PH) -	DEC 2/14
ITEM -	2

Communication C20
Committee of the Whole (Public Hearing) – December 2, 2014
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: 37

We, the residents of Hatton Garden Rd., and other concerned residents of the community are petitioning the City of Vaughan to deny application for Amendment & Draft Plan of Subdivision, Files Z.14.031 and 19T-14V007 (Poetry Living) and Files Z.14.040 and 19T-14V009 (Belmont Properties). These small lot detached homes would increase the number of homes by 40% along the street vs. comparable homes directly adjacent. This housing development is unfavourable and will dangerously increase car traffic and parking congestion on this quiet road. Such housing development will also negatively impact the property values of the larger homes on the west side of Hatton Garden Rd./south side of Flourish St. The proposal indicates larger lot homes north of Flourish St. and the residents of Hatton Garden Rd. and the south side of Flourish St. deserve the same level of development.

A copy of the entire petition document containing a total of 9 pages is on file in the City Clerk's Office.

Britto, John

C 1
COMMUNICATION
CW (PH) - DEC 2/14
ITEM - 2

From: Jeffers, Judy
Sent: Wednesday, November 26, 2014 9:29 AM
To: Committee of the Whole Public Hearing; Clerks@vaughan.ca
Subject: December 2, 2014 Public Hearing - Files Z.14.040 & 19T-14V009 (Belmont Properties (Weston) Inc.)

CORRECTED NAME

Please see the below respecting Files Z.14.040 & 19T-14V009 (Belmont Properties (Weston) Inc.) on the December 2, 2014 Public Hearing agenda.

Thanks,

JUDY JEFFERS, MCIP RPP
PLANNER, PLANNING DEPARTMENT
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
T.: 905.832.8585 | E.: Judy.Jeffers@vaughan.ca

From: H D [<mailto:huado@hotmail.com>]
Sent: Wednesday, November 19, 2014 11:53 PM
To: DevelopmentPlanning@vaughan.ca
Subject: File numbers Z14.040 & 19T-14V009 Not good

Hello

We live at 160 Chatfield Dr, woodbridge.

We do not like the townhouse will be built at that location. It will reduce value of our houses and make for location more noise and mess up anything. At Chatfield and Lawford rd, we endure a lot of townhouse dwelling already. It is enough and please do not permit to build anymore.

Thanks

|Jenny Do

2. **ZONING BY-LAW AMENDMENT FILE Z.14.040** **P.2014.41**
DRAFT PLAN OF SUBDIVISION FILE 19T-14V009
BELMONT PROPERTIES (WESTON) INC.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND POETRY DRIVE

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Expropriation - Block 40 South District Park, Extension of Lawford Road and Secondary School

The Block 40 South Plan requires a district park and the extension of Lawford Road, for the City of Vaughan, and a secondary school for the York Region District School Board (as shown on Attachment #2), which total 13.359 ha of the land that were not included within the land holdings of the participating Block 40 South Developers' Group. On April 13, 2010, Vaughan Council, directed staff to commence expropriation proceedings for the municipal district park and to work with the Block 40 South Developers' Group (extension of Lawford Road) and the York Region District School Board.

The expropriation process for the secondary school site was completed and the school is under construction, having received site plan approval (File DA.12.033) on February 19, 2013, from Vaughan Council. The expropriation process is nearing completion and the conveyances of the required lands are in process for the district park and the extension of Lawford Road. Remnant lands from the expropriation process, including the subject lands, were conveyed to developers to complete development in accordance with the approved Block 40 South Plan.

Location	<ul style="list-style-type: none">North side of Major Mackenzie Drive, west of Weston Road, known municipally as 4020 Major Mackenzie Drive, 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" and "Low-Rise Mixed-Use" by Vaughan Official Plan (VOP) 2010, and are located within a "Community Area".The Community Area policies in VOP 2010, require new development to respect and reinforce the existing character and uses in the neighbourhood with respect to elements such as:<ul style="list-style-type: none">i. the local pattern of lots, streets and blocks;ii. the size and configuration of lots; andiii. the building type of nearby residential properties. <p>The proposal includes seven street townhouse dwelling units within the "Low-Rise Residential" designation, whereas the Official Plan limits the number of units in a row to a maximum of six. This increase of one unit is considered to be a minor variation from the requirement of VOP 2010.</p> <ul style="list-style-type: none">The portion of the subject lands located on Hatton Garden Road were previously designated "Medium Density Residential/Commercial", with a "Neighbourhood Commercial Centre" overlay designation by OPA #600, which permitted detached, semi-detached and street townhouse dwelling units, in addition to a neighbourhood commercial centre. The revised Block 40 South Plan, approved by Vaughan Council on June 8, 2010, implemented the Official Plan. Development surrounding the subject lands built out in accordance with the OPA #600 policies in place at the time.

	<p>This portion of the subject lands is designated “Low-Rise Mixed-Use” by VOP 2010. The Owner proposes to develop these lands with detached dwellings compatible with the existing building types in the community. The “Low-Rise Mixed-Use” areas are generally located on arterial or collector streets to allow for the integrated mix of residential, community and small scale retail uses, townhouses and stacked townhouses, to serve the local population.</p> <p>As these lands are located on a local road, the provision of detached dwelling units is a minor deviation from the policies of VOP 2010 as the proposed development would complete the build-out of an existing community along an existing road.</p> <ul style="list-style-type: none"> ▪ In consideration of the Community Area policies, the applications conform 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, subject to Exception 9(1172). ▪ In order to implement the proposed zoning and site-specific zoning exceptions identified in Table 1 for the Draft Plan of Subdivision shown on Attachment #3, an amendment to Zoning By-law 1-88 is required.
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.	Proposed Draft Plan of Subdivision (Attachment #3)	<ul style="list-style-type: none"> ▪ The location and design of the proposed streets and all of the residential part blocks must be coordinated with the adjacent Draft Plan of Subdivisions (File 19T-14V007 along Hatton Garden Road and File 19T-06V07 along Lawford Road) to the north and (File 19T-12V002) to the east.
b.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed zoning categories and site-specific zoning exceptions will be reviewed. Consistency of these zoning exceptions with adjacent blocks/lots will be reviewed.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Servicing	<ul style="list-style-type: none"> ▪ Municipal water, sanitary sewers, stormwater management, and erosion and siltation control measures must be provided in accordance with approved Block 40 South Plan and Master Environmental Servicing Plan (MESP). ▪ 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, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof. ▪ The Owner will be required to dedicate to the City of Vaughan the necessary road allowance, as shown on Attachment #3, to complete the Hatton Garden Road adjacent to the lands proposed to be zoned RD4 Zone.
e.	Noise Report	<ul style="list-style-type: none"> ▪ The Noise Report submitted in support of the applications must be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.
f.	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 to address the "heat island" effect, etc., will be reviewed and implemented through the site plan approval process, for the future townhouse dwellings, if approved.
g.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering 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-14V009 and Proposed Zoning

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

LOCATION: Part of Lot 21,
Concession 6

APPLICANT:
Belmont Properties (Weston) Inc.

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Development Planning Department

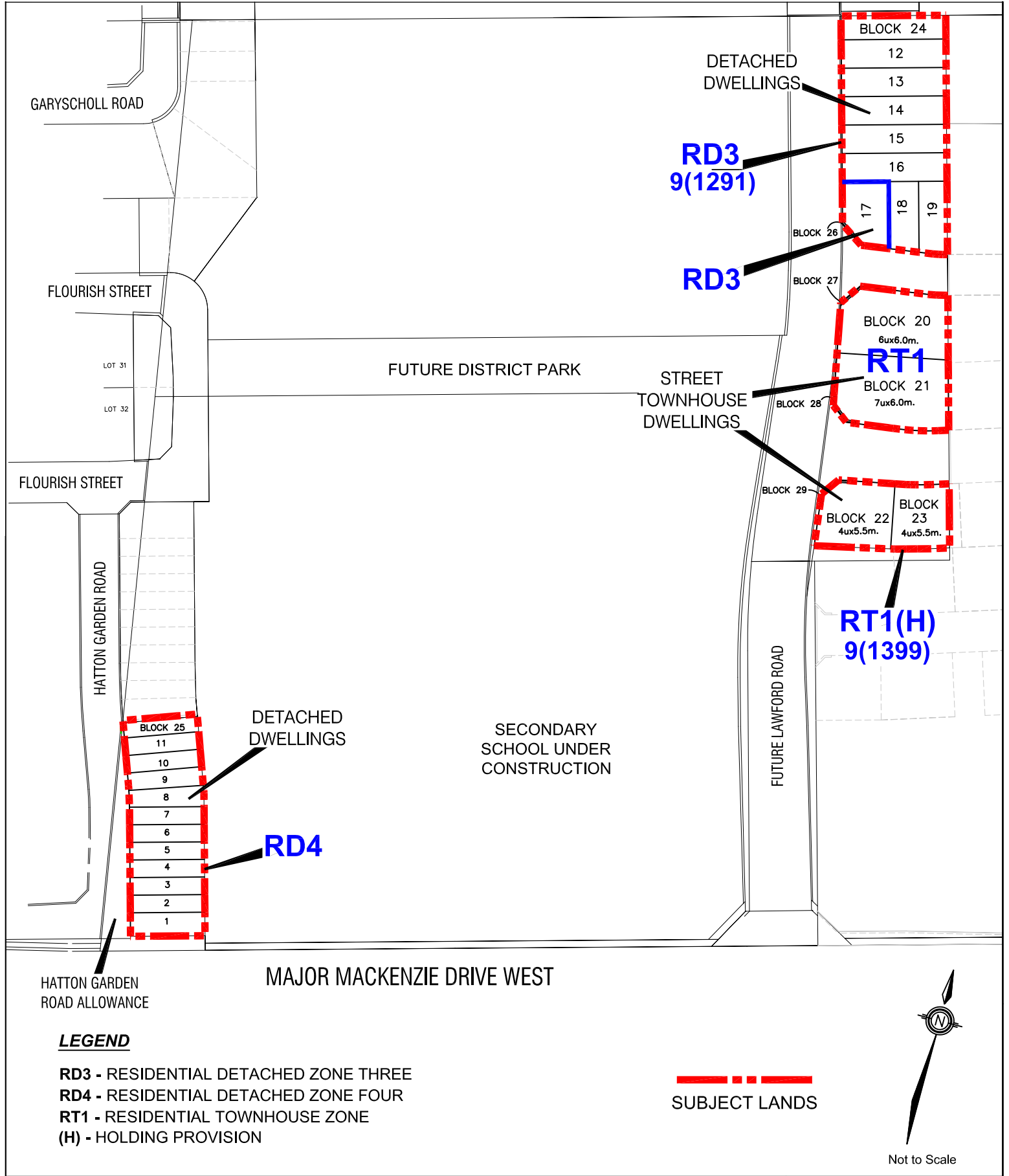
Attachment

FILES:
Z.14.040 &
19T-14V009

DATE:
December 2, 2014

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2



Draft Plan of Subdivision File 19T-14V009 and Proposed Zoning

APPLICANT: Belmont
Properties (Weston) Inc.

LOCATION: Part of Lot 21,
Concession 6

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Development Planning Department

Attachment

FILES:
Z.14.040 &
19T-14V009

DATE:
December 2, 2014

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