

Subject:
Attachments:

FW: Committee of the Whole Public Hearing (May 3rd) - Presentation for Item #4
2016 05 03 FINAL Woodend Place Inc Public Hearing Presentation.pptx

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Communication
CW (PH)
May 3, 2016

From: Emily Grant [mailto:egrant@mgp.ca]

Sent: May-03-16 3:45 PM

To: DiGirolamo, Diana; Clerks@vaughan.ca

Cc: Sam Balsamo

Subject: Committee of the Whole Public Hearing (May 3rd) - Presentation for Item #4

Item - 4

Diana,

Please find attached the presentation for tonight's CoW Public Hearing, Item #4: *OFFICIAL PLAN AMENDMENT FILE OP.16.003 ZONING BY-LAW AMENDMENT FILE Z.15.032 DRAFT PLAN OF SUBDIVISION FILE 19T-15V011 COUNTRYWIDE HOMES WOODEND PLACE INC. WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE*

Regards,
Emily

Emily Grant
Associate

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11, 31 & 51 WOODEND PLACE

PUBLIC MEETING: May 3, 2016

Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision Applications



CONTEXT



Woodend Place Inc.
acquired property:
Mid-2015

Application Date:
November 2015

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision

REGIONAL OFFICIAL PLAN - TRANSIT

Regional Road Construction

Pine Valley Drive to Weston Road:

Under Construction with Completion by 2018

Spending approximately \$14 million

Regional Transit Priority Network “Frequent Transit”

“Frequent Transit Network” along major corridors where transit is frequent enough that users do not need to check schedules:

10-15 minute service

Regional Rapid Transit Corridor

MAP 11

TRANSIT NETWORK

- Urban Transit Service
- Towns and Villages
- Regional Centre
- Potential Commuter Rail Line
- Existing Commuter Rail Line
- Proposed GO Station
- Existing GO Station
- Railyards
- Regional Rapid Transit Corridors
- Special Study Areas**
- Rural Transit Links
- Subway Extension
- Highway 407 Transit Way
- Regional Transit Priority Network**
- Regional Transit Priority Network Proposed
- Highway Bus Service
- Highway Bus Service Proposed
- Railway
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Planned Corridors - Transportation
- Proposed - EA Approved*
- Conceptual - Alignment Not Defined**

* Warden Avenue / McCowan Road N/S Rapid Transit Corridor and Bathurst Street / Dufferin Street N/S Rapid Transit Corridor.

* Highway 404 extension past Ravenshoe and Highway 400-404 link - route approved
Highway 427 extension to Major Mackenzie Drive West EA approved

**Conceptual only. Environmental Assessment of the broad study area required to determine alignment.

The proposed alignment and location of specific projects remain conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.

York Region yorkmaps

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TRANSIT-SUPPORTIVE POLICIES

- Planning for Health, Prosperity and Growth in the Greater Golden Horseshoe: 2015 - 2041

Transit Service Type	Suggested Minimum Density
Basic Transit Service (one bus every 20-30 minutes)	22 units per ha / 50 residents & jobs combined per ha
Frequent Transit Service (one bus every 10-15 minutes)	37 units per ha / 80 residents & jobs combined per ha
Very Frequent Bus Service (one bus every five minutes with potential for Light Rail Transit or Bus Rapid Transit)	45 units per ha / 100 residents & jobs combined per ha
Dedicated Rapid Transit (Light Rail Transit / Bus Rapid Transit)	72 units per ha / 160 residents & jobs combined per ha
Subway	90 units per ha / 200 residents & jobs combined per ha

The table above illustrates suggested minimum density thresholds for areas within a 5-10 minute walk of transit capable of supporting different types and levels of transit service. The thresholds presented are a guide and not to be applied as standards. Other factors such as the design of streets and open spaces, building characteristics, levels of feeder service, travel time, range of densities across the network and mix of uses can also have a significant impact on transit ridership. Mobility hubs and major transit station areas may require higher minimum densities.

“Minimum density thresholds for areas within a 5 – 10 minute walk of transit...”

Source: Ministry of Transportation's
Transit Supported Guidelines.

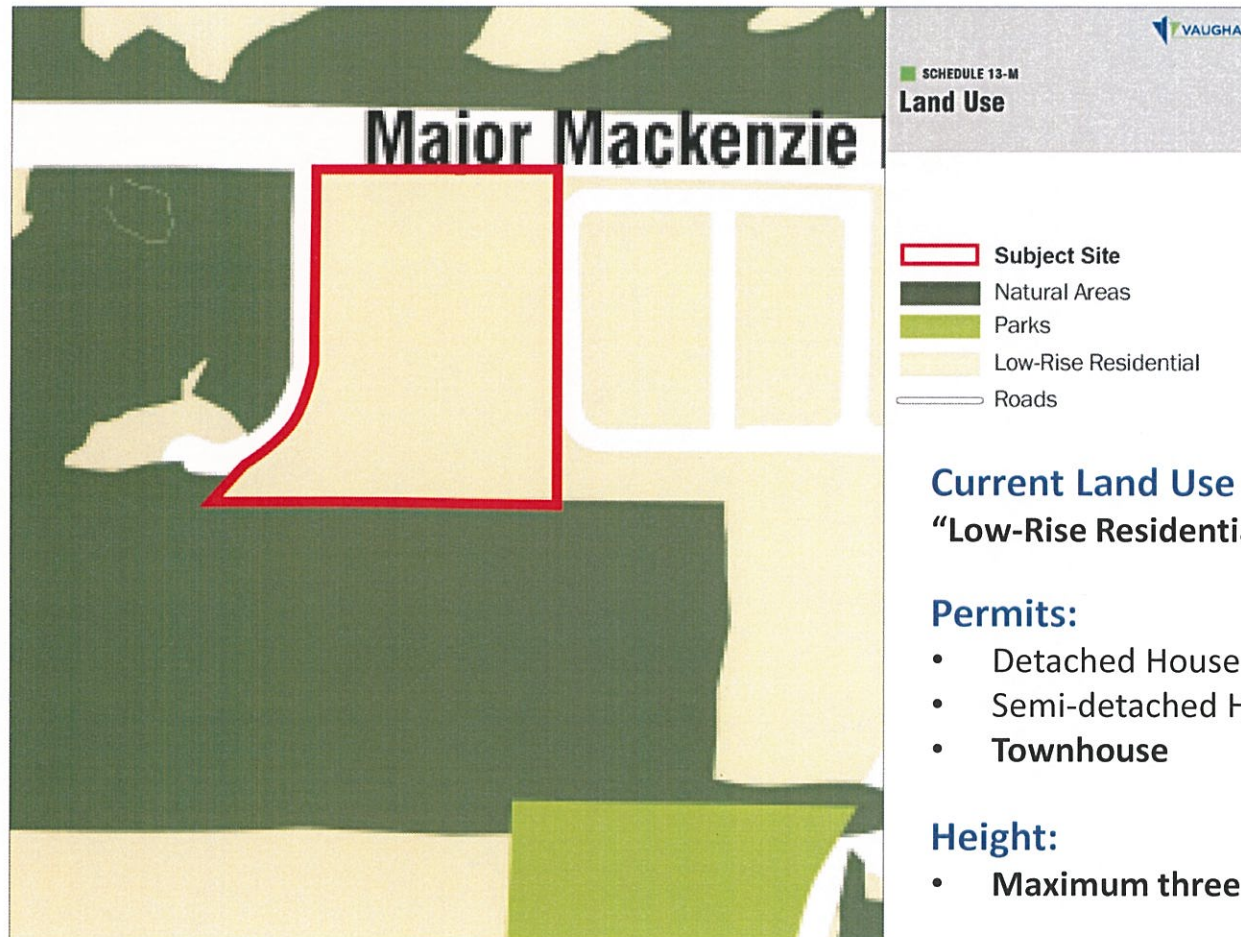


SCHEDULE 13-M - Land Use

Vaughan Official Plan 2010

Adopted by Council on September 7, 2010.

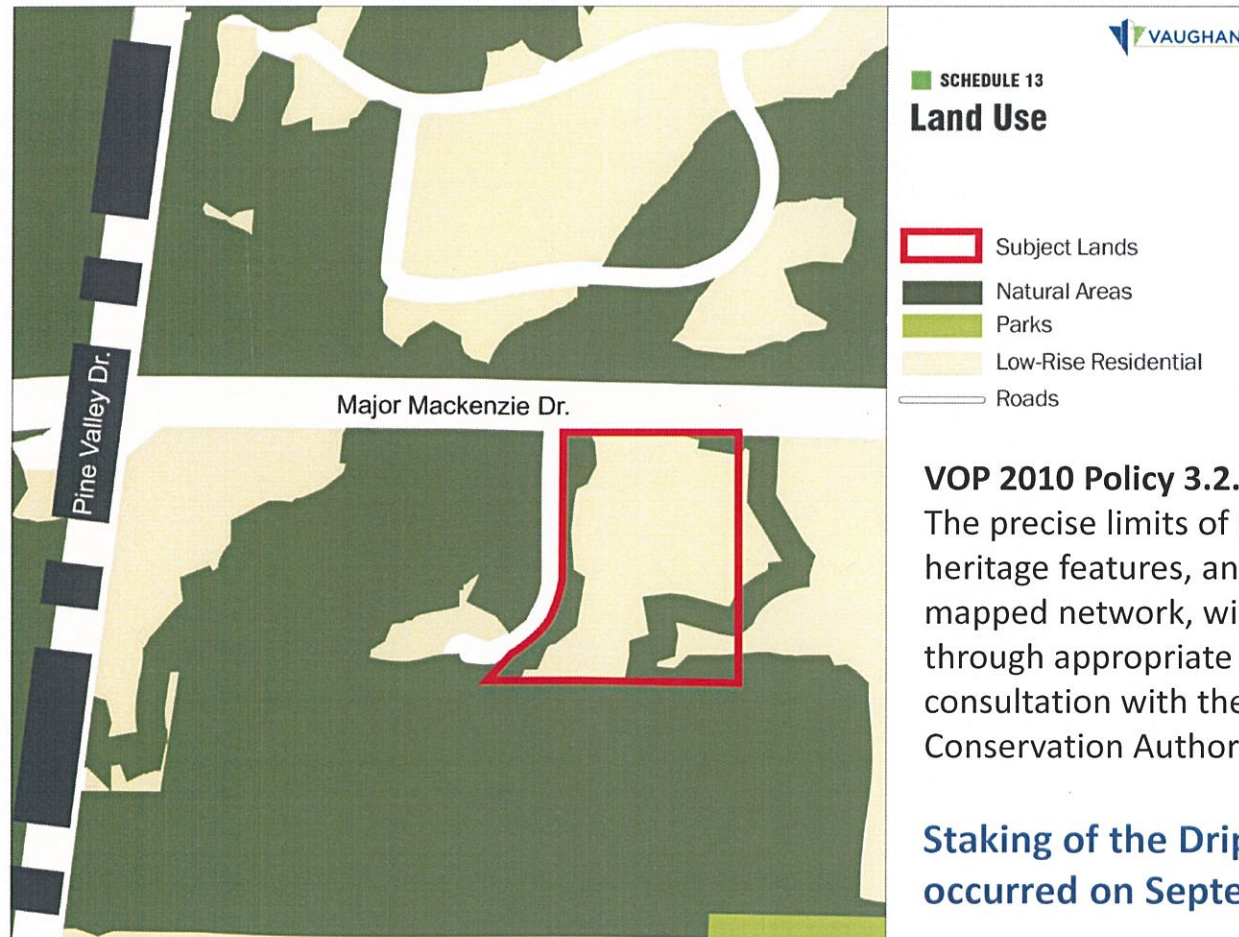
Modified and endorsed by Regional Council on June 28, 2012.



SCHEDULE 13 - Land Use

July 2015 Office Consolidation

Where there is an outstanding appeal in an area, VOP 2010 schedules may not be in effect in respect of those lands.



VOP 2010 Policy 3.2.3.2

The precise limits of mapped natural heritage features, and any additions to the mapped network, will be determined through appropriate study undertaken in consultation with the Toronto and Region Conservation Authority and the Province.

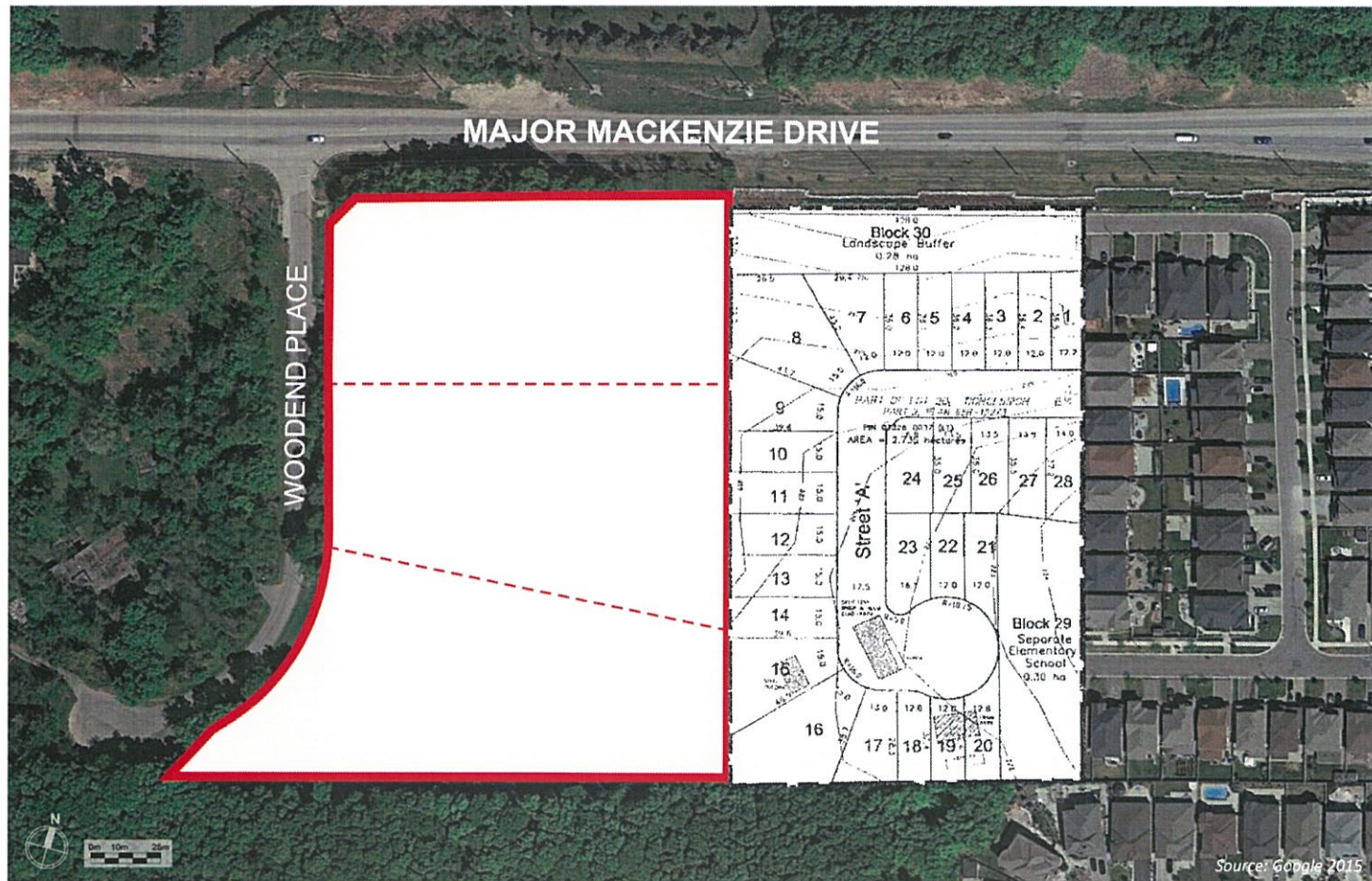
Staking of the Drip Line with TRCA occurred on September 30, 2015.

VAUGHAN OFFICIAL PLAN POLICIES

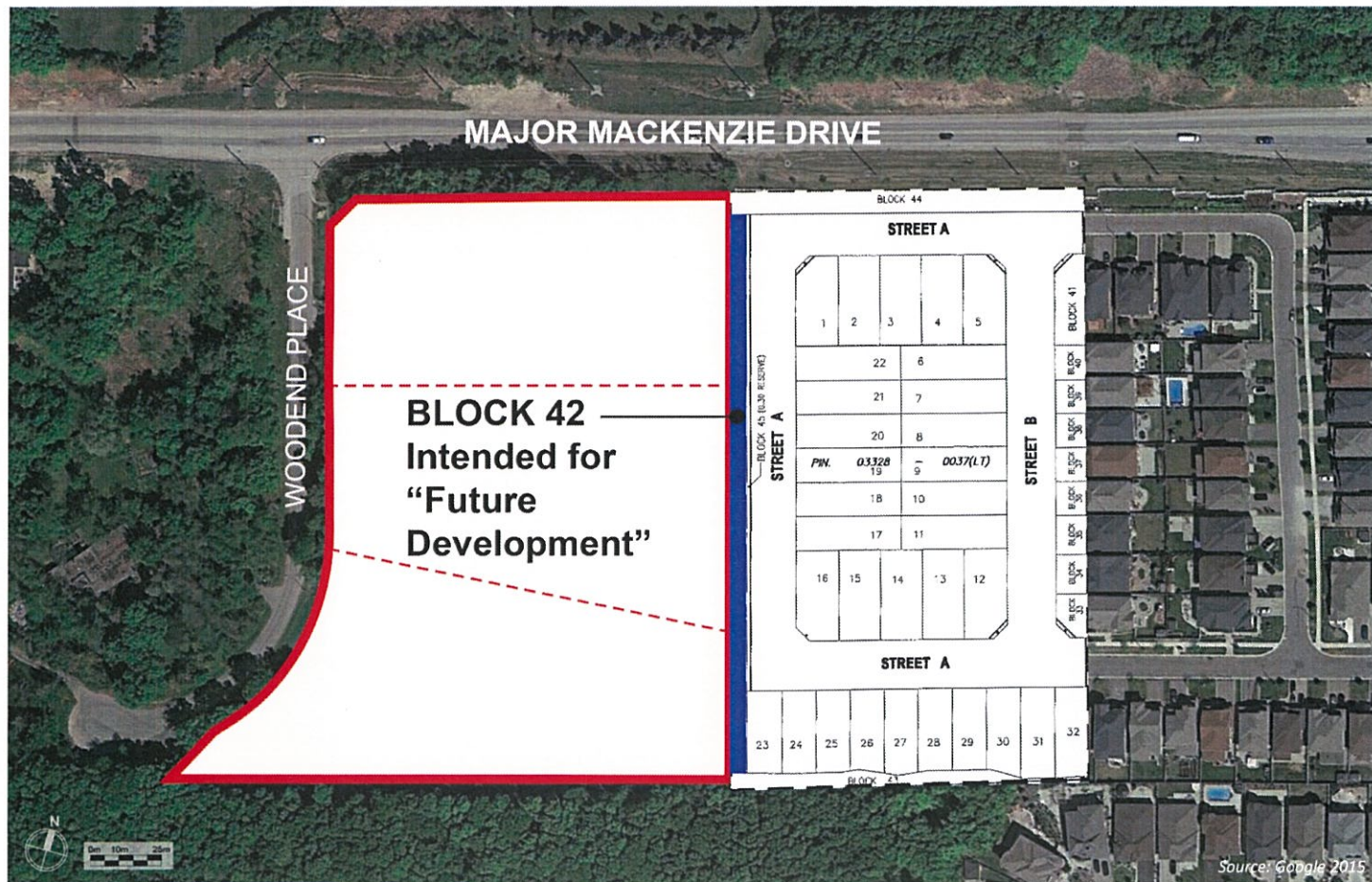
- Policy 2.2.3.2 - New development to respect and reinforce the existing scale, height, massing, lot pattern, building type, character, form and planned function.
- Policy 9.1.2.2 – New development be designed to respect and reinforce the existing physical character and uses of the surrounding area with the following elements:
 - Pattern of lots, streets and blocks;
 - Size and configuration of lots;
 - Building type of nearby residential properties;
 - Heights and scale of nearby residential;
 - Setback of buildings from the streets;
 - Pattern of road and side yard setbacks.
- Policy 9.2.3.2 - Townhouses shall follow the following development criteria:
 - Situated on a single parcel and part of a row of at least three but not more than six attached residential units;
 - Compatible with scale, massing, setbacks and orientation of other Townhouses in the immediate area;
 - Front onto a public street.



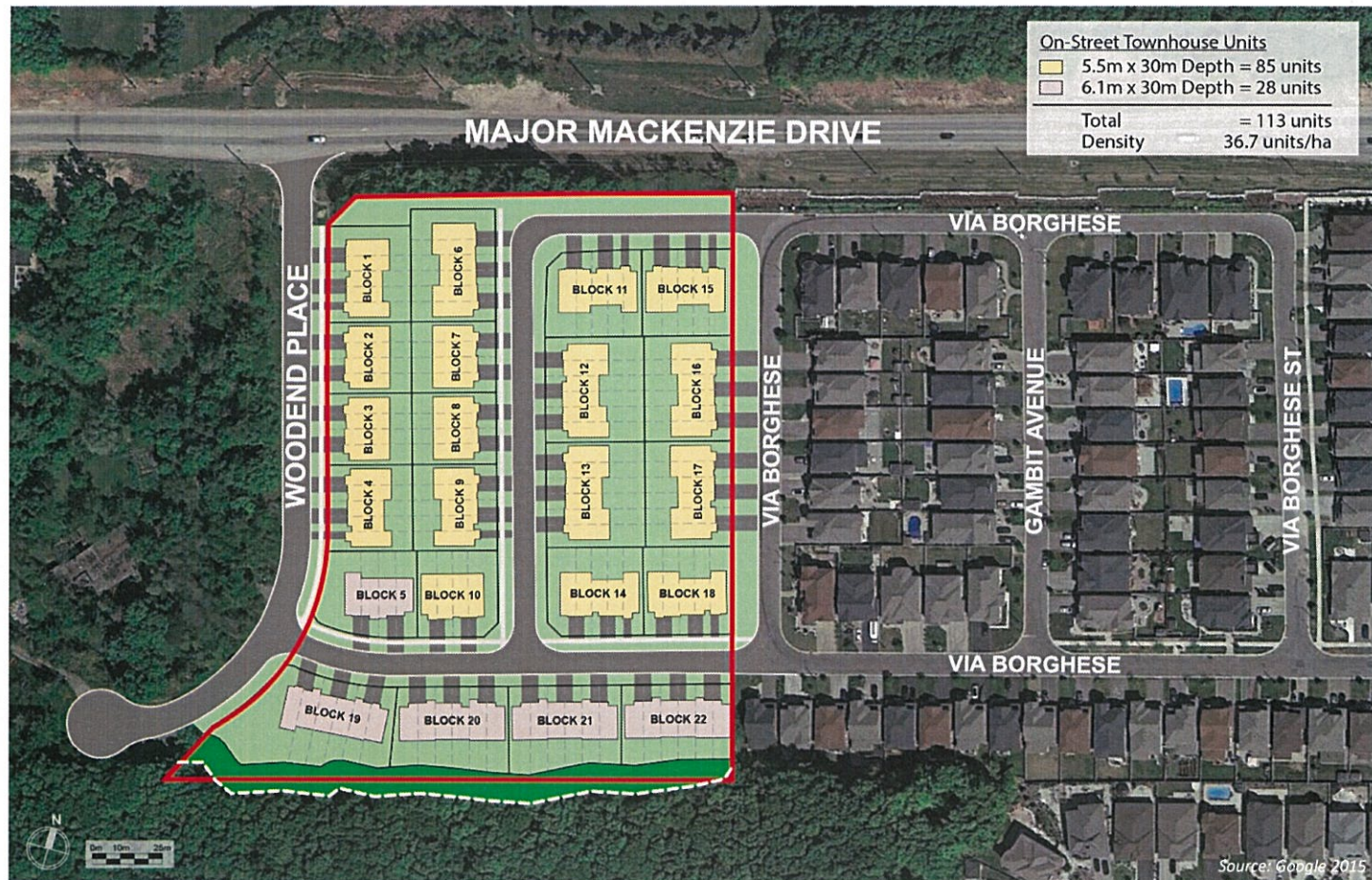
PLANNING HISTORY – PROPOSED 2004



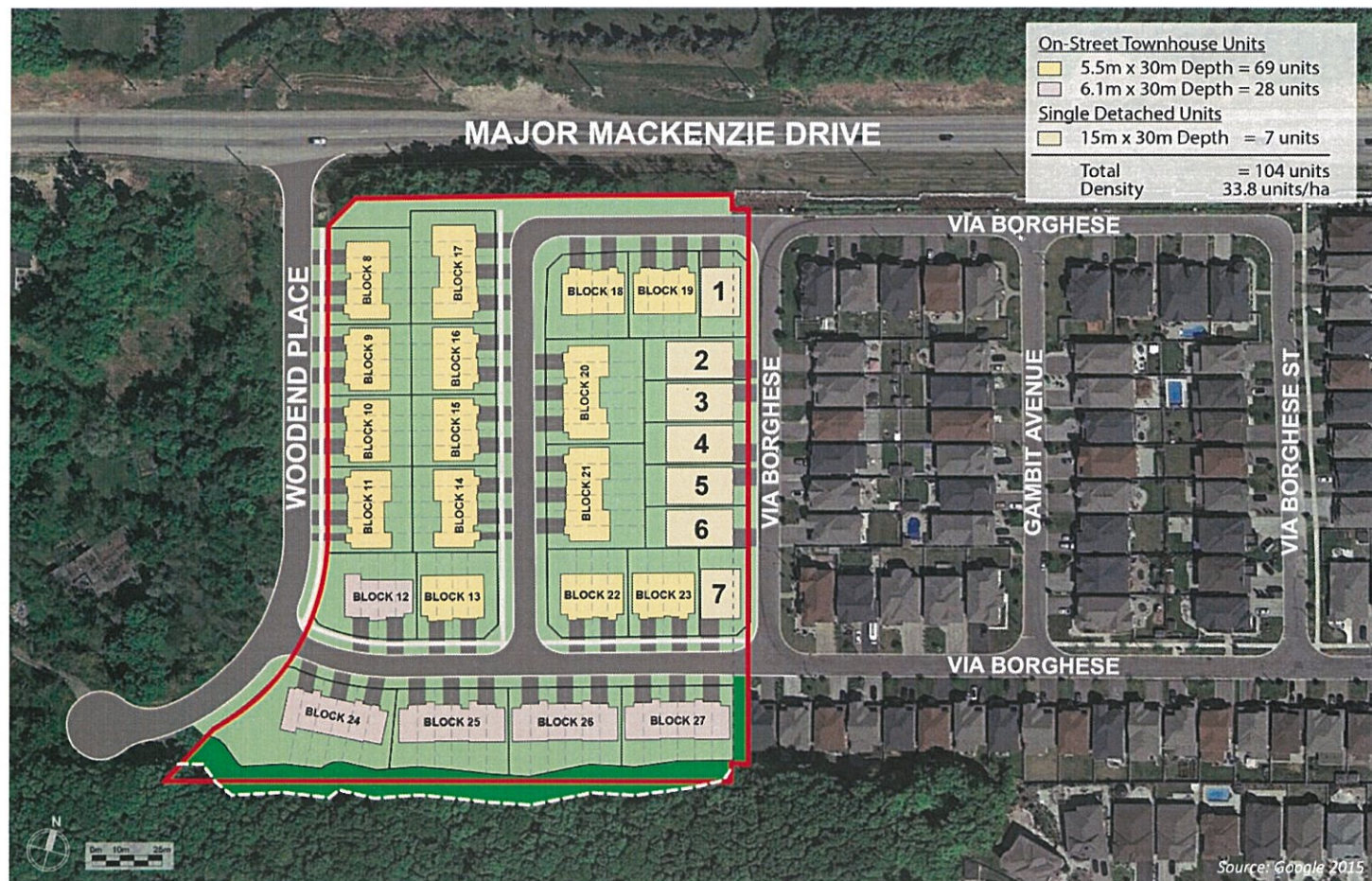
PLANNING HISTORY – APPROVED 2006



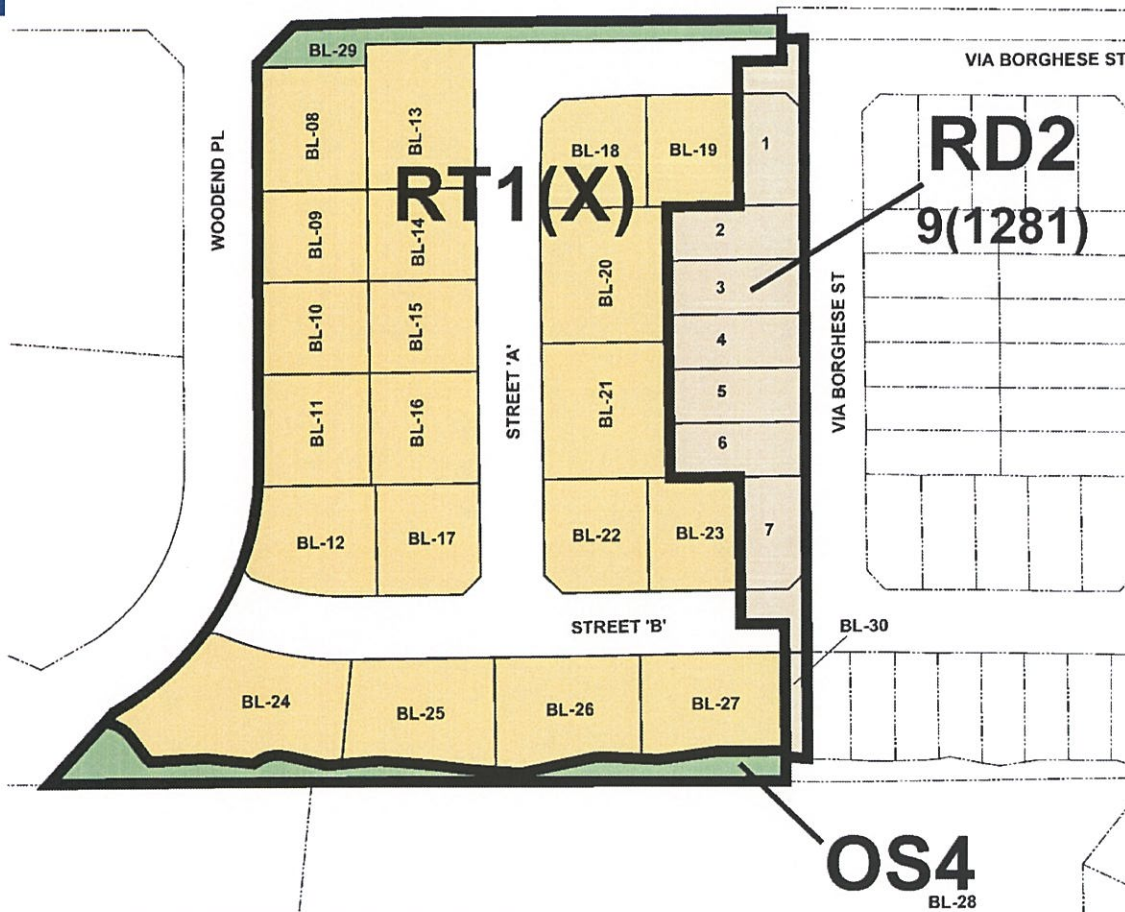
ORIGINAL PLAN - NOVEMBER 2015



REVISED PLAN - APRIL 2016



PROPOSED ZONING FOR REVISED PLAN



Current Zoning for Block 42 RD2 (H)(1281):

- 15m minimum frontage
- 4.5m front yard setback
- 7.5m rear yard setback
- 3.5m exterior side yard setback

Proposed Zoning RT1 (X) for Blocks 8 to 27: for lots backing onto Woodlot

- Reduced rear yard setback
- 4.5m front yard setback
- 7.5m rear yard setback
- 5.5m minimum frontage

OS4

- Open Space Woodlot Zone
- 10m buffer



DRAFT PLAN OF SUBDIVISION



PRELIMINARY ELEVATIONS



TOWNHOUSE BLOCK 'A' ELEVATIONS



PRELIMINARY PERSPECTIVE VIEW



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QUESTIONS/COMMENTS?



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