

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC MEETING)
AGENDA**

This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca. If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca by noon on the last business day before the meeting.

**Tuesday, December 1, 2020
7:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario**

Pages

- 1. DISCLOSURE OF INTEREST**
- 2. COMMUNICATIONS**
- 3. CONSIDERATION OF PUBLIC MEETING ITEMS**

1. OFFICIAL PLAN AMENDMENT FILE OP.20.009 ZONING BY-LAW
AMENDMENT FILE Z.20.022 - 2485097 ONTARIO INC. 7896
HUNTINGTON ROAD VICINITY OF HIGHWAY 7 AND HUNTINGTON
ROAD
Information item from the Deputy City Manager, Infrastructure
Development with respect to the above.

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2. G. FARRUGGIO ET AL. ZONING BY-LAW AMENDMENT FILE Z.17.007
DRAFT PLAN OF SUBDIVISION FILE 19T-17V002 - 5315 KIRBY ROAD
VICINITY OF KIRBY ROAD & KIPLING AVENUE
Information item from the Deputy City Manager, Infrastructure
Development with respect to the above.

4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 01, 2020

WARD(S): 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.20.009
ZONING BY-LAW AMENDMENT FILE Z.20.022
2485097 ONTARIO INC.
7896 HUNTINGTON ROAD
VICINITY OF HIGHWAY 7 AND HUNTINGTON ROAD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.20.009 and Z.20.022 for the Subject Lands shown on Attachment 1. The Owner seeks approval to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to redesignate the Subject Lands from “Prestige Employment” to “General Employment” and to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” to “EM2 General Employment Area Zone” together with the site-specific exception identified in Table 1 of this report. The proposed amendments would permit a 3,154 m² accessory outside storage area (30% of the lot area) as shown on Attachment 3 used for the storage of equipment, trucks, trailers and materials (lumber and steel).

Report Highlights

To receive input from the public and the Committee of the Whole on applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to redesignate and rezone the Subject Lands. The applications would permit a 3,154 m² accessory outside storage area (30% of the lot area)

A technical report will be prepared by the Development Planning Department and considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.009 and Z.20.022 (2485097 Ontario 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.

Background

The Subject Lands (the 'Subject Lands') are located at 7896 Huntington Road, on the west side of Huntington Road, north of Highway 7, as shown on Attachment 1. The surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment Applications have been submitted to redesignate and rezone the Subject Lands and to permit accessory outside storage

2485097 Ontario Inc. (the 'Owner') has submitted the following Applications (the 'Applications') to permit the following uses (the 'Proposal') on the Subject Lands:

1. Official Plan Amendment File OP.20.009 to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Policy 12.12 Huntington Business Park, to redesignate the Subject Lands from "Prestige Employment" to "General Employment" and to permit a 3,154 m² (30% of the lot area) accessory outside storage area used to store equipment, trucks, trailers and materials (lumber and steel).
2. Zoning By-law Amendment File Z.20.022 to amend Zoning By-law 1-88, to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" to "EM2 General Employment Area Zone" in Zoning By-law 1-88 together with the site-specific zoning exception identified in Table 1 of this report. The amendment would permit accessory outside storage on the Subject lands.

Additional amendments to VOP 2010 and Zoning By-law 1-88 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.

The Owner has submitted a Building Permit Application for the Employment Building

The Owner in April 2020 submitted a Building Permit Application (File 20.611) to the City to construct a 3,203 m² warehouse and office building with 40 parking spaces on the Subject Lands as shown on Attachments 3 to 5. The Applications are consistent with the proposed warehouse and office building in the Building Permit Application.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol

- a) Date the Notice of Public Meeting was circulated: November 6, 2020.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands.
- c) Comments received: None

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

An amendment to VOP 2010 is required to permit the Proposal

The Subject Lands are located within an "Employment Area" in Schedule 1 - Urban Structure of VOP 2010 and are not located within an "Intensification Area". Huntington Road, where the Subject Lands are located, are identified as a "Local Road" on Schedule 9 - Future Transportation Network of VOP 2010.

The Subject Lands are designated "Prestige Employment" by VOP 2010, Volume 2, Map 12.12.A Huntington Business Park - Land Use, as shown on Attachment 2. Section 9.2.2.11 c) of VOP 2010 permits the following uses in the "Prestige Employment" designation (in part):

- "i) Industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted."

The warehouse and office building proposed for the Subject Lands under Building Permit File 20.611 is permitted in both the "Prestige Employment" and "General Employment" designations in VOP 2010. However, the "Prestige Employment" designation of VOP 2010 does not permit the proposed outside storage use. Accordingly, an Official Plan Amendment application has been submitted to redesignate the Subject Lands from "Prestige Employment" to "General Employment".

Section 9.1.2.10 f) of VOP 2010 requires outside storage areas for new development in the “Employment Area” be buffered and screened through the use of setbacks, landscaping and fencing. The outside storage area is proposed to be screened as shown on Attachment 4, as follows:

- Huntington Road (east) - a 2.1 m concrete wall with screen panels and a mix of deciduous trees and deciduous and coniferous shrubs
- North property line - a proposed 2.1 m high concrete retaining wall
- West property line - an existing 2.1 m high concrete retaining wall along a portion and a proposed 2.1m high chain link fence with nylon fabric screening along a portion
- South property line - a proposed 2.1 m high chain link fence with nylon fabric screening and the proposed warehouse and office building

Section 9.2.2.10 of VOP 2010 states no lot designated “General Employment” shall be used for the sole purpose of outside storage and where outside storage is proposed on a lot, a building must be provided in accordance with the provisions of the City’s Zoning By-law. The proposed warehouse and office building shown on Attachment 3 is not part of the Proposal and not subject to a Site Development Application in accordance with Site Plan Control By-law 123-2013. Should the Application to amend VOP 2010 be approved to redesignate the Subject Lands to “General Employment”, the Proposal would conform to Section 9.2.2.10 of VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Proposal

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” (‘EM1 Zone’) by Zoning By-law 1-88, as shown on Attachment 1. The Owner is proposing to rezone the Subject Lands to “EM2 General Employment Area Zone” to permit the Proposal, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	“EM2 General Employment Area Zone” Requirements	Proposed Exceptions to the “EM2 General Employment Area Zone” Requirements
a.	Minimum Setback to a Street Line for Accessory Outside Storage	20 m	16 m (Huntington Road)

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.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Development will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement, 2020 ('PPS'), A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') as amended, and the policies of the York Region Official Plan 2010 and VOP 2010
b.	Appropriateness of the Proposed Official Plan Designation, Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The redesignation of the Subject Lands from "Prestige Employment" to "General Employment" and rezoning from "EM1 Prestige Employment Area Zone" to "EM2 General Employment Area Zone" will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use compatibility and appropriate Official Plan designation and zone category The Subject Lands abut properties designated "Prestige Employment" and "Employment Commercial Mixed-Use" by VOP 2010, Volume 2 "Huntington Business Park", as shown on Attachment 2. The appropriateness of redesignating the Subject Lands to "General Employment" and to permit open storage as a permitted use will be reviewed in consideration of the land use designations identified in VOP 2010 in proximity to the Subject Lands
c.	Block 57/58 Plan (Huntington Business Park)	<ul style="list-style-type: none"> Vaughan Council on June 25, 2013, approved the Block 57/58 Plan - Huntington Business Park ('Block 57/58 Plan'). The Block 57/58 Plan provides the basis for the land uses, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 57/58 in order to manage growth The Owner is required to amend the Block 57/58 Plan to reflect the new land use designation on the Subject Lands, should the Applications be approved

d.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-Lieu of Parkland and Policy and the <i>Planning Act</i> is not required, if the Applications are approved
e.	Studies and Reports	<ul style="list-style-type: none"> The following studies and reports submitted in support of the Applications must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Draft Official Plan Amendment - Draft Zoning By-law - Tree Declaration Letter - Landscape Cost Estimate These reports and studies are available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) Additional studies/information may be identified through the development application review process
f.	Location and Delineation of Outside Storage and Site Improvements	<ul style="list-style-type: none"> A Site Development Application is not required to develop the Subject Lands as the property is an internal lot within the Employment Area and therefore, is exempt from the provisions of Site Plan Control in accordance with Section 6 a) i) of the City's Site Plan Control By-law 123-2013 The Owner is proposing 30% accessory outside storage as a permitted use on the Subject Lands, in accordance with the outside storage provisions of the "EM2 General Employment Area Zone" The proposed 3,154 m² outside storage area would occupy 30% of the area of the Subject Lands and is proposed to be delineated within an enclosed fenced-in area, as shown on Attachment 3. The fenced in area encompasses 53% of the Subject Lands (5,611 m² / the total lot area of 10,514 m² = 53%), and includes areas proposed for parking, driveway aisles and loading, in addition to the proposed outside storage. The Owner

		<p>has advised the location and extent of the fenced-in area is required to eliminate conflict with truck turning movements internal to the site</p> <ul style="list-style-type: none"> • The location of the open storage area will be reviewed including opportunities to enclose the outside storage area to a maximum area of 30% to avoid potential impacts on the abutting “EM1 Prestige Employment Area Zone” lands • The proximity and screening of the outside storage area to Huntington Road will be reviewed in consideration of any impacts on the abutting “EM1 Prestige Employment Area Zone” uses where outside storage is not permitted, the Huntington Road streetscape and appropriate urban design standards • Review of the Applications will consider, but not be limited to, the following matters, as it relates to the outside storage use: <ul style="list-style-type: none"> - internal site and traffic circulation - impact to existing parking and driveway aisles - appropriate and sufficient landscape screening and/or buffers abutting Huntington Road and abutting properties - the location of the proposed snow storage area
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Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has advised Official Plan Amendment File OP.20.022 can be considered for exemption from York Region approval and are currently reviewing the Owner’s exemption request. 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 Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Vaughan Official Plan 2010 – Huntington Business Park Map 12.12A Land Use
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Building Elevations (Building Permit No. 20.611)

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

Approved by

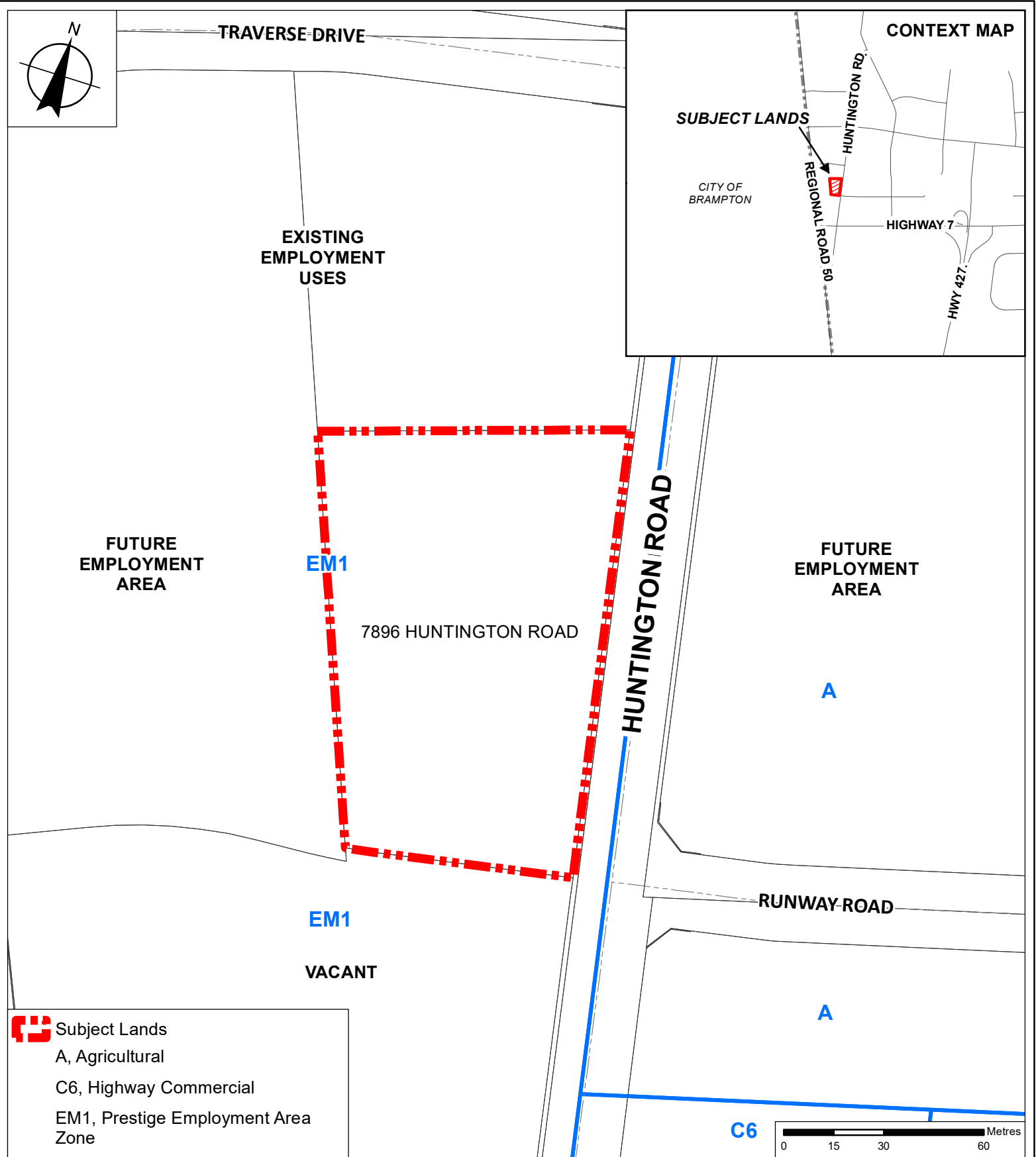
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Nick Spensieri, Deputy City
Manager, Infrastructure
Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



Context and Location Map

LOCATION: Part of Lot 6, Concession 10;
7896 Huntington Road

APPLICANT:
2485097 Ontario Inc.



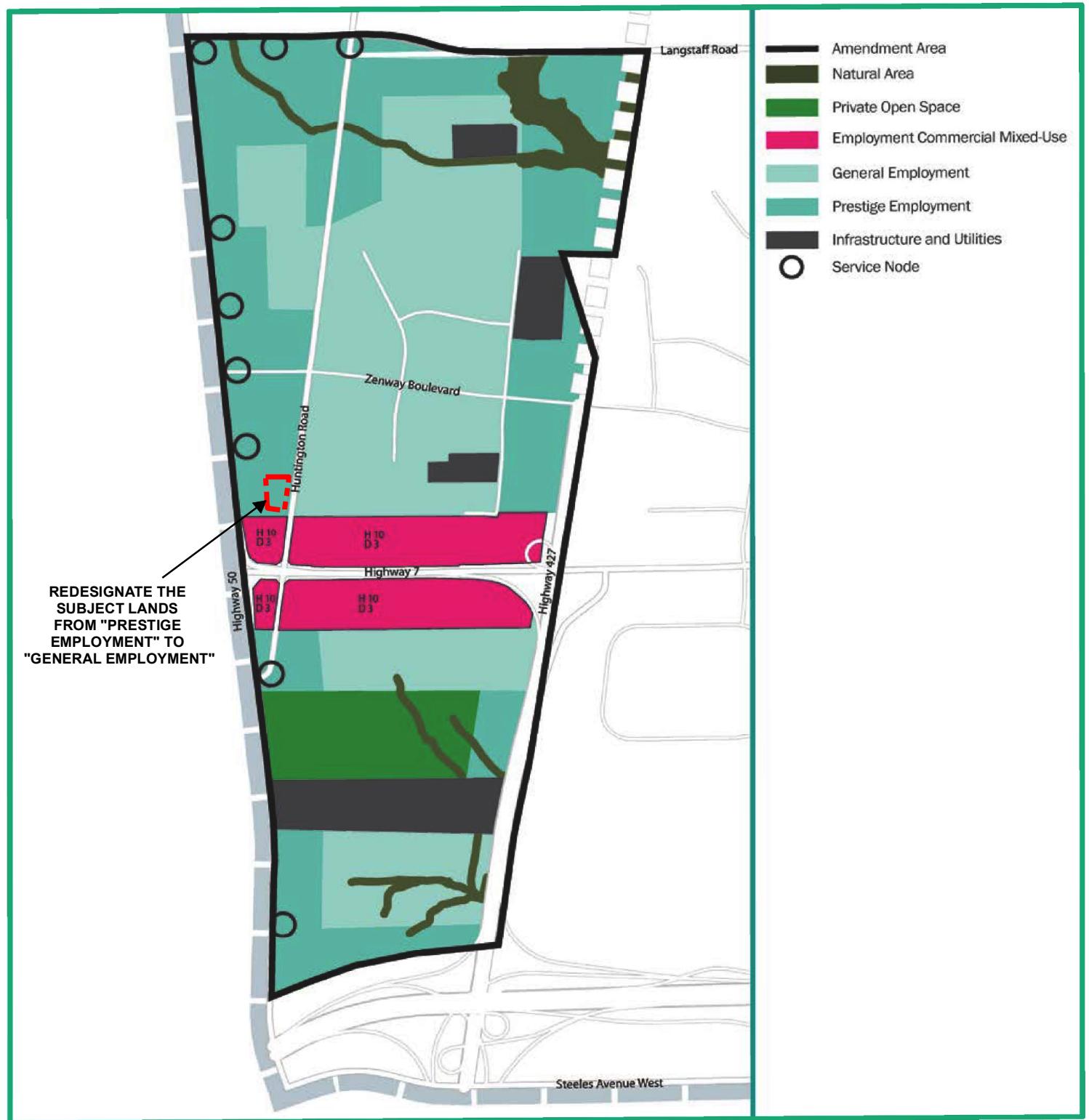
Attachment

FILES:
OP.20.009 and Z.20.022

DATE:
December 1, 2020

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Map 12.12.A: Huntington Business Park – Land Use



 Subject Lands

Vaughan Official Plan 2010 - Huntington Business Park Map 12.12 A Land Use

LOCATION: Part of Lot 6, Concession 10;
7896 Huntington Road

APPLICANT: 2485097 Ontario Inc.

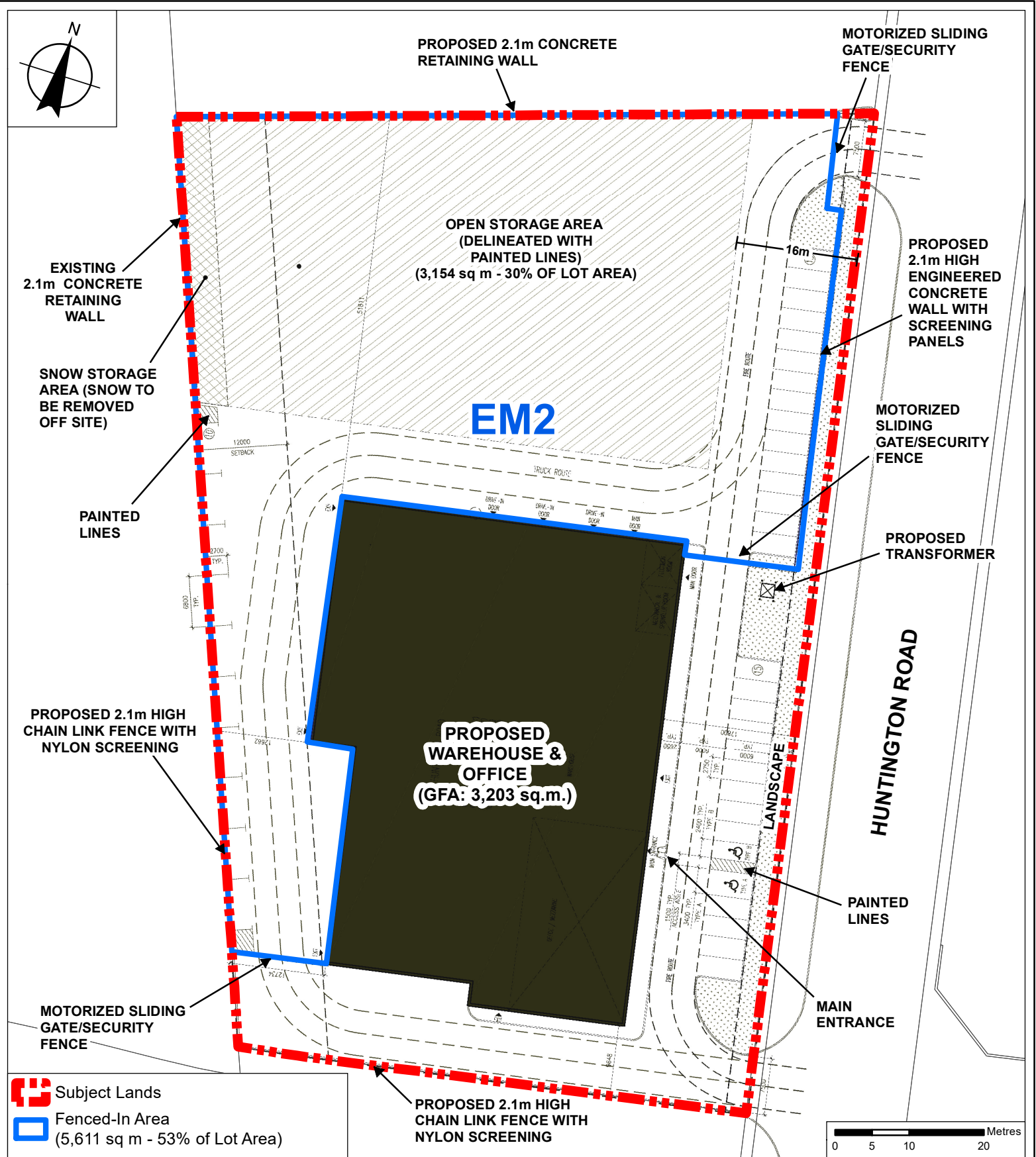


Attachment

FILES:
OP.20.009 and Z.20.022

DATE:
December 1, 2020

2



Proposed Zoning and Site Plan

LOCATION: Part of Lot 6, Concession 10;
7896 Huntington Road

APPLICANT: 2485097 Ontario Inc.



Attachment

FILES:
OP.20.009 and Z.20.022

DATE:
December 1, 2020

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EXPOSED AGGREGATE
ARCHITECTURAL PRECAST - WHITE

SPANDREL GLASS

SMOOTH ARCHITECTURAL
PRECAST - BLACK

United Floor

VISION GLASS

EAST (FRONT) ELEVATION - FACING HUNTINGTON ROAD

EXPOSED AGGREGATE
ARCHITECTURAL PRECAST - WHITE

United Floor

SMOOTH ARCHITECTURAL
PRECAST - BLACK

SOUTH ELEVATION

SMOOTH ARCHITECTURAL
PRECAST - WHITE

NORTH ELEVATION

WEST (REAR) ELEVATION

Not to Scale

Building Elevations (Building Permit No. 20.611)

LOCATION: Part of Lot 6, Concession 10; 7896 Huntington Road

APPLICANT: 2485097 Ontario Inc.



Attachment

FILES:
OP.20.009 and Z.20.022

DATE:
December 1, 2020

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Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 01, 2020

WARD(S): 1

TITLE: G. FARRUGGIO ET AL.

ZONING BY-LAW AMENDMENT FILE Z.17.007

DRAFT PLAN OF SUBDIVISION FILE 19T-17V002

5315 KIRBY ROAD

VICINITY OF KIRBY ROAD & KIPLING AVENUE

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.007 and 19T-17V002 (G. Farruggio et al.) for the subject lands shown on Attachment 1. The Owner seeks to rezone the subject lands from “A Agricultural Zone” subject to site-specific Exception 9(702) to “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four” and “OS1 Open Space Conservation Zone” to permit a development consisting of 21 residential lots within a Plan of Subdivision as shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on applications to rezone the subject lands and for Draft Plan of Subdivision approval to permit a development consisting of 21 residential lots within a Plan of Subdivision
- Amendments to Zoning By-law 1-88 and a Draft Plan of Subdivision application are required to permit the Development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.17.007 and Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole meeting.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1, are located south of Kirby Road and west of Kipling Avenue, being the south portion of the property known municipally as 5315 Kirby Road. The surrounding land uses are shown in Attachment 1.

The Committee of the Whole at a Public Meeting held on September 19, 2017, considered the subject Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.007 and 19T-17V002 for 20 residential dwellings. The Owner has since revised the applications to permit 21 residential dwellings and a second Public Meeting is required by Vaughan Official Plan 2010 ('VOP 2010') as more than two years have passed since Council received the Public Meeting report on September 26, 2017.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposal

G. Farruggio et al. (the 'Owner') submitted the following applications (the 'Applications') on the Subject Lands to permit a development consisting of 21 residential lots, open space, landscape and stormwater pond blocks and public roads within a Plan of Subdivision (the 'Development') as shown on Attachment 2:

1. Zoning By-law Amendment File Z.17.007 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" subject to site-specific Exception 9(702) to "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "RD4 Residential Detached Zone Four" and "OS1 Open Space Conservation Zone", together with site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-17V002, as shown on Attachment 2, for a residential Plan of Subdivision consisting of the following:

Blocks/Roads	Land Use	Area (ha)	Number of Units
1 to 21	Residential Lots	1.126	21
22	Landscaped Area	0.051	N/A
23	Stormwater Management	0.571	N/A

Blocks/Roads	Land Use	Area (ha)	Number of Units
24	Open Space Buffer	0.289	N/A
25	Open Space	0.023	N/A
26-29	0.3m Reserves	0.001	N/A
Public Roads	Streets "Silver Morning Court" and "October Gold Court" (18.5m Right-of-Way)	0.442	N/A
TOTAL		2.503	21

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Meeting was circulated: November 6, 2020

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca. Notice Signs were installed on the Subject Lands in accordance with the City's Notice Signs, Procedures and Protocols

- b) Circulation Area: An expanded notification area beyond 150 m radius from the Subject Lands, as shown in Attachment 1, and to the Kleinburg and Area Ratepayers' Association
- c) Comments received to date: 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 received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

The previous report related to these Applications is available at the following link: [Item 4, Report No. 32, Committee of the Whole \(Public Hearing\) Meeting September 19, 2017 – Zoning By-law and Draft Plan of Subdivision Files Z.17.007 & 19T-17V002](#)

Analysis and Options

The proposed Development conforms to Vaughan Official Plan 2010 ('VOP 2010')

The Subject Lands are located within the "Kipling Avenue Community" and designated "KN Low-Rise Residential 1" "Special Study Area", "Natural Areas" and "Agricultural" by

VOP 2010, Volume 2 Section 11.8 – the North Kleinburg-Nashville Secondary Plan (NKNSP). A Minor Collector Road is identified along the eastern boundary of the Subject Lands abutting the hydro corridor, on Schedule B3 - Land Use. The “KN Low-Rise Residential 1” designation permits detached dwelling units with a maximum building height of 3-storeys. The proposed zoning to facilitate a Draft Plan of Subdivision for detached dwellings conforms to the Official Plan.

Schedule B3 – Land Use of the NKNSP identifies a Special Study Area (‘SSA’) on the Subject Lands. Section 4.8 c) of the NKNSP recognizes lands within the SSA may have development potential, subject to the detailed Environmental Impact Study (‘EIS’) prepared to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority (‘TRCA’) and any other agency having jurisdiction. Through the review of the EIS report, any lands found to have development potential shall be considered for development under the policies of the “KN Low-Rise Residential 1” designation, without further amendment to the Plan. The review of the Environmental reports was undertaken through the Block Plan process, discussed below.

The proposed Development is consistent with the Block 55 Plan

Vaughan Council on May 27, 2014 approved the Block 55 Plan (File BL.55.2013), as shown on Attachment 3.

Through the Block 55 Plan approval process, Environmental reports were submitted, and reviewed and approved by the TRCA and the City and concluded the most appropriate land use for the developable area of the SSA is residential, particularly larger lot sizes to reduce imperviousness and promote groundwater infiltration and water quality treatment. Accordingly, the Block 55 Land Use Plan shown on Attachment 3 identifies low-rise residential uses for the portion of the Subject Lands identified as an SSA on Schedule B3 of the NKNSP. The proposed Draft Plan of Subdivision must be consistent with the Environmental Impact Studies approved by the City of Vaughan and respective public authorities as part of the Block 55 Plan approval process.

The proposed Draft Plan of Subdivision does not include the Minor Collector Road identified on Schedule B3 of the NKNSP because the road has been relocated to the east side of the hydro corridor in accordance with the approved Block 55 Plan. As stated above, no further amendment to the NKNSP is required if lands are found to have development potential through the review of an EIS report.

The proposed Draft Plan of Subdivision conforms to VOP 2010 and is consistent with the Block 55 Plan.

Amendments to Zoning By-law 1-88 are required to permit the development

The Subject Lands are zoned “A Agricultural Zone” subject to site-specific Exception 9(702) as shown on Attachment 1. The proposed residential dwellings are not permitted. The Owner is proposing to rezone the Subject Lands to “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential

Detached Zone Four”, and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 2 to permit the Development, together with the following site-specific Exception to Zoning By-law 1-88:

Table 1

	Zoning By-law 1-88 Standard	“RD2 Residential Detached Zone Two” and “RD4 Residential Detached Zone Four” Requirements	Proposed Exceptions to the “RD2 Residential Detached Zone Two” and “RD4 Residential Detached Zone Four” Requirements
a.	Minimum Interior Side Yard (Abutting a non-residential use)	3.5 m	1.2 m (for Lots 9, 10, and 12 only)
	Zoning By-law 1-88 Standard	“RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements	Proposed Exceptions to the “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements
b.	Minimum Interior Side Yard	1.2 m	1.2 m which may be reduced to 0.6m on one side where it abuts an interior side yard of 1.2 m

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.

Following the 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 and Consistency with Provincial Policies and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the ‘Growth Plan’), as amended, and the policies of the York Region Official Plan (‘YROP 2010’)

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Conformity to City of Vaughan Official Plan and Block 55 Plan	<ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the policies of VOP 2010 and the North Kleinburg-Nashville Secondary Plan • The final Draft Plan of Subdivision must be consistent with the approved Block 55 Plan (Attachment 3), including but not limited to the location of the land use designations, public rights-of-way, access, open space, greenbelt and buffers • The proposed lotting pattern and length of the cul-de-sac shown on Attachment 2 will be reviewed as both do not correspond with the approved residential lot pattern and cul-de-sac road identified as “Street F”, as shown on Attachment 3
c.	Greenbelt Plan (2017)	<ul style="list-style-type: none"> • The lands identified as “Other Lands Owned by Applicant” on Attachment 3 are zoned A Agricultural, subject to site-specific Exception 9(702), and are located within the Protected Countryside and Natural Heritage System of the Greenbelt Plan (2017). These lands are designated “Natural Areas” and identified as a Core Feature by VOP 2010 and designated “Natural Areas” and “Agricultural” by the North Kleinburg-Nashville Secondary Plan. These lands contain a Provincially Significant Wetland (PSW 59) identified by the Ministry of Natural Resources and Forestry (‘MNR’) to support significant fauna and to function as a breeding area for amphibians and as habitat for birds • The Protected Countryside Goals of Section 1.2.2, and more specifically Section 1.2.2.2 Environmental Protection, provide the following (in part): <ul style="list-style-type: none"> - Protection, maintenance and enhancement of natural heritage, hydrologic and <i>landform features</i>, areas and functions, including protection of habitat for flora and fauna and particularly species at risk

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Protection, improvement or restoration of the quality and quantity of ground and surface water and the hydrological integrity of watersheds - Provision of long-term guidance for the management of natural heritage and water resources when contemplating such matters as watershed/subwatershed and stormwater management planning, water and wastewater servicing, <i>development, infrastructure</i>, open space planning and management, aggregate rehabilitation and private or public stewardship programs • Section 3.2.3.10 of VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management • The northern 1.7 ha portion of the Subject Lands contains Core Features within the Greenbelt Plan Area not subject to the Applications. The Owner has agreed to dedicate 1.53 ha of these lands into public ownership. The remaining 0.17 ha, as shown on Attachment 2, will be severed from the lands being conveyed and retained under private ownership. The severed lands do not contain Core Features. The dedication of these into public ownership will occur through the review of the Applications • The Applications will be reviewed in a consideration of the protection of the natural features, including buffers, on the Subject Lands and adjacent lands, together with the applicable Provincial, Regional, and City Official Plan policies, and in consultation with the TRCA and the MNRF. Potential compensation areas have been identified in Attachment 2 for the reduced wetland buffer to allow the connection of Silver Morning Court to the adjacent developments

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Appropriateness of the Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the Subject Lands and the site-specific exceptions to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses and appropriate development standards
e.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The proposed Draft Plan of Subdivision will be reviewed in consideration of the proposed road network, including a potential temporary turning circle at the west limit of Silver Morning Court, dependent on the timing of future development on adjacent lands to the west, the pedestrian network, the existing and planned surrounding land uses, and the lot sizes and lotting pattern with the proposed, existing and approved residential development in the area Access to the proposed Draft Plan of Subdivision must be reviewed and approved to the satisfaction of the City. The pedestrian network (i.e. trails, sidewalks) within the surrounding lands will be reviewed
f.	Drawings and Reports	<ul style="list-style-type: none"> The Owner has submitted the following drawings and reports in support of the Applications: <ul style="list-style-type: none"> - Draft Plan of Subdivision - Draft Zoning By-law - Stormwater Management Compliance Letter and Servicing Analysis - Updated Environmental Impact Assessment - Environmental Site Assessment (ESA) Phase 1 - Environmental Site Assessment (ESA) Phase 2 - Vegetation Community Preservation Report - Tree Inventory Plan - Community Services and Facilities Study - Greenbelt Conformity Report - Master Environmental Servicing Plan ('MESP') - Noise Brief - Stage 1 & Stage 2 Archaeological Assessments - Architectural and Urban Design Guidelines

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> These drawings and reports are available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) Additional studies and/or reports may be required as part of the application review process
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The Subject Lands are partially located within the TRCA Regulated Area. The Owner must obtain all necessary permits from the TRCA, and the TRCA must review and approve the applicable reports submitted in support of the Applications
h.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan a cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development, Real Estate Department
i.	Water and Servicing Allocation	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, should the Applications be approved If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", and will be removed once Vaughan Council identifies and allocates servicing capacity for the Subject Lands
j.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The future development in this Draft Plan of Subdivision must conform to the Vaughan Council approved Block 55 (Kipling Avenue Community) Urban Design Guidelines, should the Applications be approved

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Hydro One Networks Inc.	<ul style="list-style-type: none"> An existing Hydro Corridor abuts the proposed Draft Plan of Subdivision to the east. The Applications have been circulated to Hydro One Networks Inc. for review and comment

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Applications has been circulated to the York Region Community Planning and Development Services Department 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 Meeting or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Jennifer Kim, Planner, Development Planning Department, at extension 8592.

Attachments

1. Context and Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-17V002
3. Approved Block 55 Plan (File BL.55.2013)

Prepared by

Jennifer Kim, Planner, ext. 8592
Clement Messere Senior Planner, ext. 8409
Carmela Marrelli, Senior Manager of Development Planning, ext. 8791
Mauro Peverini, Director of Development Planning, ext. 8407

Approved by

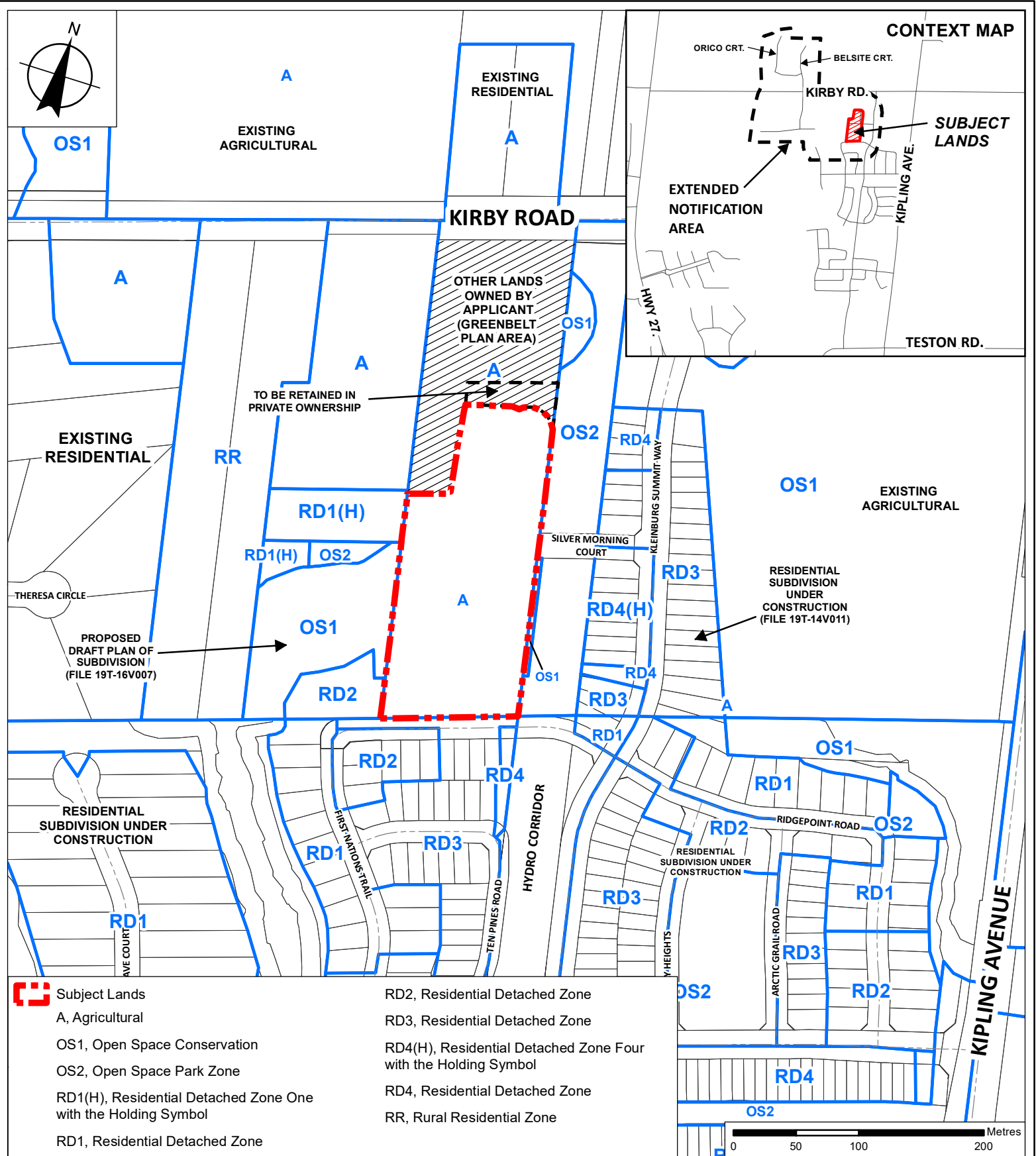
A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal stroke extending to the right.

Nick Spensieri, Deputy City Manager,
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal stroke extending to the right.

Jim Harnum, City Manager



Context and Location Map

LOCATION: Part of Lot 30,
Concession 8; 5315 Kirby Road

APPLICANT:
G. Farruggio et al.

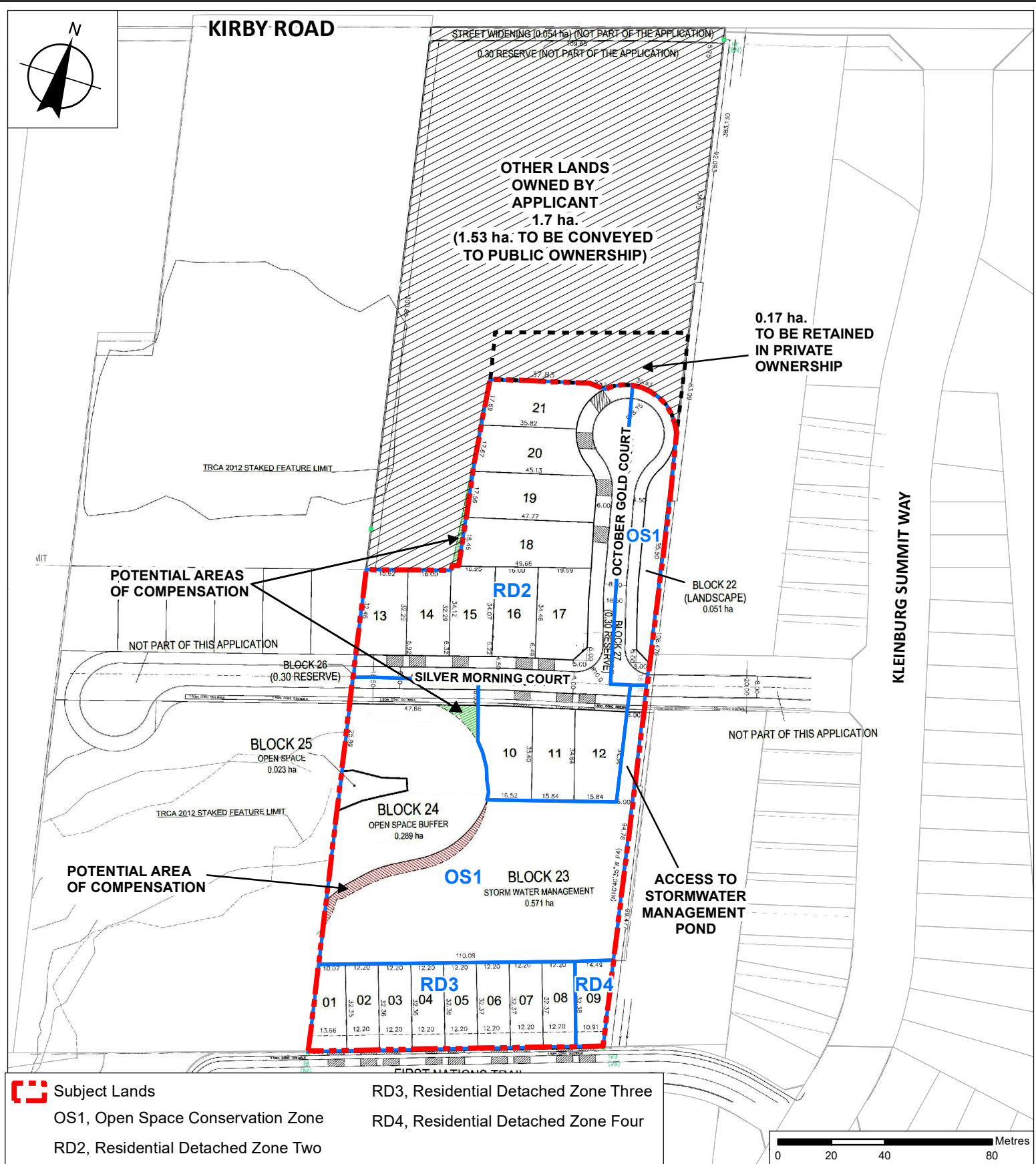


Attachment

FILES:
19T-17V002 and Z.17.007

DATE:
December 1, 2020

1



Proposed Zoning and Draft Plan of Subdivision File 19T-17V002

LOCATION: Part of Lot 30, Concession 8; 5315 Kirby Road

APPLICANT: G. Farruggio et al.



Attachment

FILES:
19T-17V002 and Z.17.007

DATE:
December 1, 2020

2

OTHER LANDS OWNED BY APPLICANT (GREENBELT PLAN AREA)

SUBJECT LANDS

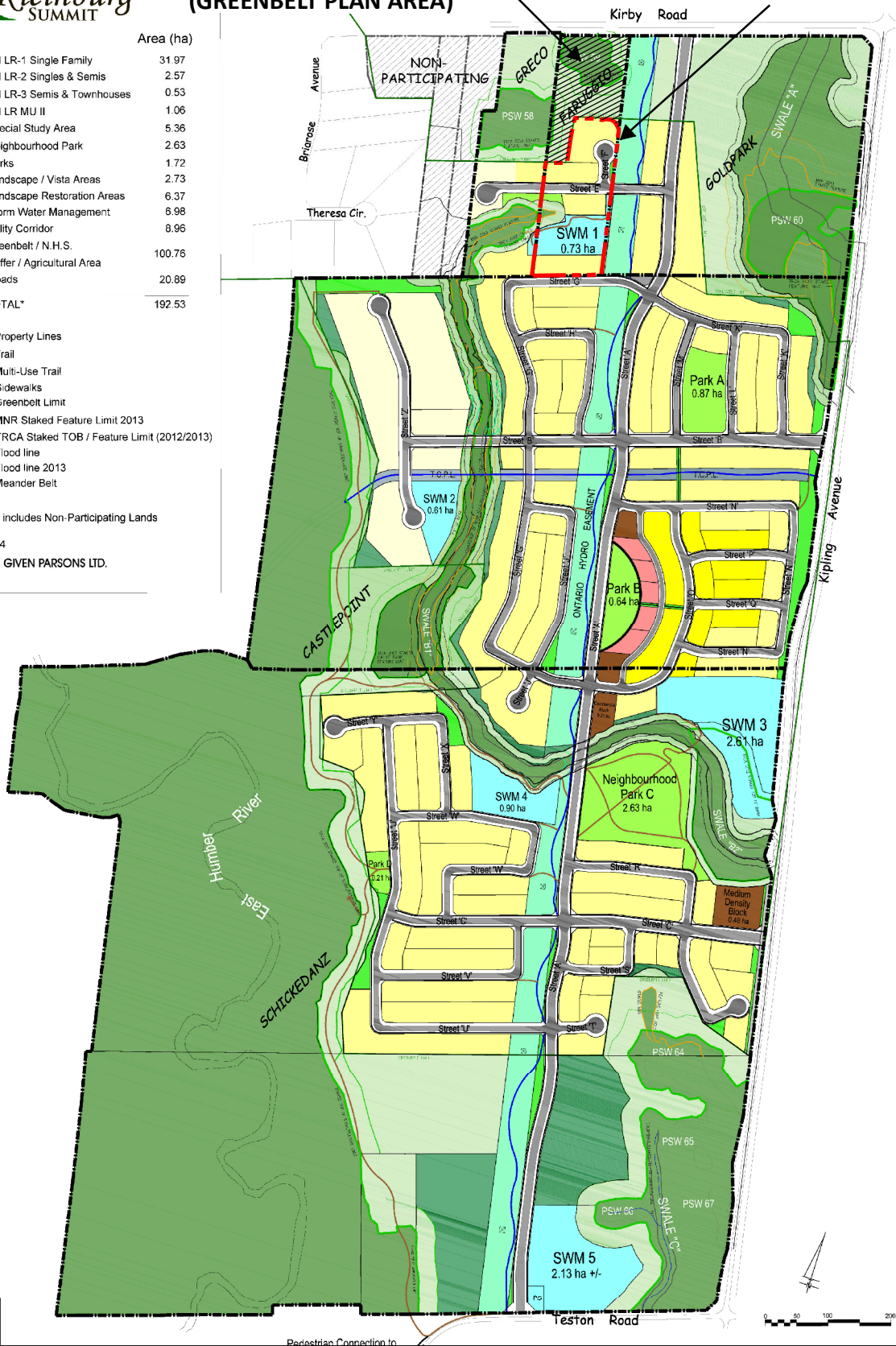
Land Use	Area (ha)
KN LR-1 Single Family	31.97
KN LR-2 Singles & Semis	2.57
KN LR-3 Semis & Townhouses	0.53
KN LR MU II	1.06
Special Study Area	5.36
Neighbourhood Park	2.63
Parks	1.72
Landscape / Vista Areas	2.73
Landscape Restoration Areas	6.37
Storm Water Management	8.98
Utility Corridor	8.96
Greenbelt / N.H.S.	100.76
Buffer / Agricultural Area	20.89
Roads	20.89
TOTAL*	192.53

- Property Lines
- Trail
- Multi-Use Trail
- Sidewalks
- Greenbelt Limit
- MNR Staked Feature Limit 2013
- TRCA Staked TOB / Feature Limit (2012/2013)
- Flood line
- Flood line 2013
- Meander Belt

* Total Area includes Non-Participating Lands

April 11, 2014

MALONE GIVEN PARSONS LTD.



Subject Lands

Approved Block 55 Plan (File BL.55.2013)

LOCATION: Part of Lot 30,
Concession 8; 5315 Kirby Road

APPLICANT: G. Farruggio et al.

Attachment

FILES:
19T-17V002 and Z.17.007

DATE:
December 1, 2020

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