

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

Tuesday, February 5, 2019  
7:00 p.m.  
Council Chamber  
2nd Floor, Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario

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<b>1. DISCLOSURE OF INTEREST</b>	
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<b>3. CONSIDERATION OF PUBLIC HEARING ITEMS</b>	
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2. OFFICIAL PLAN AMENDMENT FILE OP.17.008 EAST KLEINGBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	25
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| 4. | OFFICIAL PLAN AMENDMENT FILE OP.18.020 ZONING BY-LAW<br>AMENDMENT FILE Z.18.032 DRAFT PLAN OF SUBDIVISION FILE<br>19T-18V013 GEMINI URBAN DESIGN (C) CORP.VICINITY OF<br>RUTHERFORD ROAD AND REGIONAL ROAD 27<br>Information Item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above. | 64  |
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| 6. | ZONING BY-LAW AMENDMENT FILE Z.18.026 DRAFT PLAN OF<br>SUBDIVISION FILE 19T-18V010 ANATOLIA CAPITAL CORP. VICINITY<br>OF LANGSTAFF ROAD AND HUNTINGTON ROAD<br>Information Item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above.   | 98  |
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#### 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](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.17.007  
KIRBY 27 DEVELOPMENTS LIMITED  
VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.17.007 for the Subject Lands shown on Attachments 1 and 2, to amend Vaughan Official Plan 2010 ("VOP 2010") to redesignate the western 17.24 ha portion of the Subject Lands from "Agricultural" to "Low Rise Residential" with a "Parks" overlay, to permit the development of approximately 200 detached residential units, a public park, and to maintain the natural area, as shown on Attachments 3 and 4.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on an Official Plan Amendment application to permit the development of the west portion of the Subject Lands with detached residential units and a public park, and to maintain the existing natural area on the east portion of the Subject Lands.
- An amendment to VOP 2010 is required to permit the development. Future Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications are required if the Official Plan Amendment Application is approved.
- 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 Hearing report for Official Plan Amendment File OP.17.007 (Kirby 27 Developments Limited) 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 ('Subject Lands') shown on Attachments 1 and 2 are located on the southeast corner of Regional Road 27 and Kirby Road, and are municipally known as 11363 Regional Road 27.

The Subject Lands consist of agricultural and open space uses. The surrounding land uses are shown on Attachment 2 and consist of low rise and rural residential uses to the north and east, and on the west side of Regional Road 27. The lands to the south are zoned OS2 "Open Space Park Zone" and are subject to Official Plan Amendment OP.17.008 (East Kleinburg Developments Inc./1045501 Ontario Limited) that proposes a residential development planned in conjunction with the Subject Lands.

### ***An Official Plan Amendment Application has been submitted to permit the Development***

The Owner has submitted Official Plan Amendment File OP.17.007 to amend VOP 2010, to redesignate the 17.24 ha west portion of the Subject Lands from "Agricultural" to "Low Rise Residential" with a "Park" overlay, to permit a residential development consisting of approximately 200 detached residential units and a public park (the 'Development'), as shown on Attachment 4. The eastern portion of the Subject Lands designated "Natural Areas" and "Greenbelt Plan Area" are proposed to be retained. The proposed land use for the Development is as follows:

<u>Land Use</u>	<u>Hectares (ha)</u>
Low Density Residential	10.81 ha
Parks	0.97 ha
Buffer Block / Vista (along Regional Road 27)	0.91 ha
Roads	4.55 ha
Natural Heritage System	6.31 ha
<b>TOTAL</b>	<b>23.55 ha</b>



The following site-specific amendments to VOP 2010 are required to permit the Development:

Table 1

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
a.	Section 3.2.3.10 states that Core Features and their related vegetation protection zone will be conveyed to the City and/or Toronto and Region Conservation Authority 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.	Conveyance of Core Features and their associated vegetation protection zones into public ownership shall be determined through the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010.
b.	Section 4.1 and 4.2 identifies a hierarchy of street types established to provide a comprehensive transportation network.	Minor Collector roads shall be identified as part of the Application, as shown on Attachment 4. The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP 2010.
c.	Section 4.2.3.4 requires sidewalks on both sides of collector roads.	Sidewalks on both sides of collector roads shall be determined at the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010.

	VOP 2010 Policy	Proposed Amendments to VOP 2010
d.	Section 9.1.1.3 prohibits rear lotting on public streets.	Permit rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community, as per Sections 9.1.2.2 and 9.1.2.3 of VOP 2010.

Additional exceptions to VOP 2010 may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: the extended polling area shown on Attachment 2 and to the Kleinburg and Area Ratepayers Association.

- c) Comments Received:

- Rosemarie Humphries of Humphries Planning Group, representing the landowner of 5841 Kirby Road. Email correspondence dated June 6, 2017, with comments indicating that provisions should be made to allow for the extension of low density residential uses to occur on the 5841 Kirby Road, and that the limits of the Application should be expanded to include 5841 Kirby Road to allow for a comprehensive evaluation of the area.

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 that are 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**

***The Development is partially located in the Greenbelt and subject to the transitional policies of the Greenbelt Plan, 2017 ('Greenbelt Plan')***

The Greenbelt Plan was introduced by the Province of Ontario in 2005 and is intended to identify where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. The eastern 7.10 ha portion of the Subject Lands are located within the "Natural Heritage System of the Protected Countryside" designation, as shown on Attachments 5 and 6. Approximately 0.80 ha within the Greenbelt Plan Area are proposed for development (identified as 'Transition Area' on Attachment 4).

The Owner is proposing that the 0.80 ha of Transition Area lands for development located within the Greenbelt Plan Area are subject to the following transitional policy identified in Section 5.2.1 of the Greenbelt Plan:

"where an official plan was amended prior to December 16, 2004, to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 (of the Greenbelt Plan) and any further applications required under the *Planning Act* or the *Condominium Act* to implement the official plan approval are not required to conform to the Greenbelt Plan."

The Kleinburg-Nashville Community Plan ('OPA 601') was in full force and effect on October 29, 2001, and was the in-effect Official Plan for the Subject Lands prior to Vaughan Council's adoption of VOP 2010. OPA 601 designated the Subject Lands "Future Residential", as shown on Attachment 7, with permissions for limited residential development subject to appropriate servicing and design.

The Planning Justification Report in support of the Application prepared by Malone Given Parsons Ltd. and dated April 2017 states that the Transition Area lands were previously designated for residential uses within OPA 601, and that the Subject Lands have transitional status under Section 5.2.1 of the Greenbelt Plan, and are therefore not required to conform to the Greenbelt Plan.

As the in-effect date of OPA 601 predates the Greenbelt Plan transition date of December 16, 2004, the transitional policies of Section 5.2.1 of the Greenbelt Plan apply to the 0.80 ha portion (Transition Area lands) of the Subject Lands proposed for development and located in the Greenbelt Plan Area.

***An amendment to Vaughan Official Plan 2010 is required to permit the Development***

The Subject Lands are designated “Community Area” and “Natural Areas and Countryside” on Schedule 1 “Urban Structure” of VOP 2010. The eastern portion of the Subject Lands are also located within the Greenbelt Plan Area as described in the Greenbelt Section of this report.

The Subject Lands are designated “Agricultural”, “Natural Areas” and “Greenbelt Plan Area” on Schedule 13 “Land Use” of VOP 2010. The proposed low rise residential development with a public park is not permitted in these designations and does not conform to the policies of VOP 2010. The Owner has submitted an Official Plan Amendment application to redesignate the “Agricultural” portion of the Subject Lands to “Low Rise Residential” with a “Parks” overlay in order to permit the Development, together with the site-specific amendments to VOP 2010 identified in Table 1.

***A future Zoning By-law Amendment Application is required to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88, as shown on Attachment 2, which permits open space and agricultural uses.

Should the Application be approved, a future Zoning By-law Amendment application is required to implement the corresponding zone categories of Zoning By-law 1-88, together with any site-specific zoning exceptions, to permit the Development.

***Through a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the 'PPS'), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (the 'Growth Plan'), the Greenbelt Plan (2017) and the York Region and VOP 2010 Official Plan policies.</li> <li>▪ The Application will be reviewed in consideration of the applicable transition policies in the Greenbelt Plan for the 0.80 ha Transition Area lands of the Development located within the "Natural Heritage System of the Protected Countryside".</li> </ul>
b.	Appropriateness of the Proposed Redesignation of the Subject Lands and the Site-Specific Official Plan Amendments	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed land use designations and site-specific amendments to VOP 2010 will be reviewed in consideration of the existing and planned land uses. Specifically, the proposed land uses and road network identified in the development concept (Attachment 4) will be reviewed to ensure consistency with the proposed Official Plan Amendment application on the lands to the south (File OP.17.008).</li> <li>▪ The Owner is requesting that conveyance of the eastern portion of the lands designated "Core Features and "Natural Heritage System of the Protected Countryside" shall be determined through the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010. Section 3.2.3.10 of VOP 2010 states that Core Features and their related vegetation protection zone will be conveyed to a public authority as a condition of development approval. Should the Owner request that the lands be kept in private ownership, justification in consideration of the applicable PPS, Growth Plan, YROP and VOP 2010 policies, and any applicable Toronto and Region Conservation Authority ("TRCA") policies, is required.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Future Block Plan / Draft Plan of Subdivision and Zoning By-law Amendment Applications	<ul style="list-style-type: none"> <li>Due to the total developable area and the proposed population for the Development, and the Official Plan Amendment Application for the lands to the south (File OP.17.008), a scoped Block Plan is required, should the Application be approved. The Block Plan shall consist of information at a suitable level of detail to ensure that the Subject Lands and abutting lands to the south are planned in a comprehensive manner. The requirement for a Block Plan will be included in the implementing Official Plan Amendment should the Application be approved.</li> <li>Future Draft Plan of Subdivision and Zoning By-law Amendment Applications are required to implement the Development, should the Application be approved. These applications shall include required information of detail to ensure conformity to and general intent of the official plan amendment, including a detailed land use plan and justification report, the proposed lotting, local road network, densities and built form, and description of community features.</li> </ul>
d.	Road Network	<ul style="list-style-type: none"> <li>The concept plan includes minor collector and local roads. The east-west (Street 'A') and north-south (Street 'B') minor collector roads are shown on Attachment 4. The Owner proposes that the final alignment of the minor collector roads and the final classification and layout of the local road network be determined during the Block Plan and Draft Plan of Subdivision process, without further amendment to VOP 2010.</li> <li>Section 4.2.1.6 of VOP 2010 identifies improvements to the road network that includes jog eliminations at intersections. The potential for a jog elimination at Kirby Road and Regional Road 27 will be reviewed through the Block Plan / Draft Plan of Subdivision process.</li> <li>The comprehensive road network for the Development will be reviewed at the Block Plan / Draft Plan of Subdivision application stage for the following:</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Appropriate right-of-way widths</li> <li>- Compliance with the City's Design Criteria and Standard Drawings for roads</li> <li>- The location of lay-by parking, if any</li> <li>- Dimensions of all local road widths, cul-de-sacs, and roundabouts</li> <li>- Alignment and design of intersections</li> <li>- Location of sight triangles</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Transportation Assessment</li> <li>- Arborist Report</li> <li>- Hydrogeological Study</li> <li>- Geotechnical Report</li> <li>- Slope Stability Analysis</li> <li>- Phase 1 and 2 Environmental Site Assessment</li> <li>- Environmental Impact Study and Arborist Report</li> <li>- Stage 1 and 2 Archaeological Assessment</li> </ul> </li> <li>▪ Additional studies/reports may be required as part of the Application review process.</li> <li>▪ Additional reports, including but not limited to, the following shall be required at the Draft Plan of Subdivision and Zoning By-law Amendment Application stage, should the Application be approved: <ul style="list-style-type: none"> <li>- Detailed Functional Servicing Report</li> <li>- Traffic Management Plan (including sidewalks, bike routes, street signs, and traffic controls)</li> <li>- Tree protection and Edge Management Plan</li> <li>- Architectural Control and Urban Design Guidelines</li> <li>- Preliminary Noise Report</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Parkland Dedication and Proposed Parks	<ul style="list-style-type: none"> <li>▪ Dependent on the extent of parkland conveyance from the Development, the Owner shall provide payment-in-lieu of the dedication of parkland to meet the requirements of the <i>Planning Act</i>, VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by By-law 205-2012, to the satisfaction of the City.</li> <li>▪ The Owner is required to complete a Parks and Open Space Master Plan during the Block Plan / Draft Plan of Subdivision stage for all proposed parks and open space trails within the Development. The Master Plan will identify the size, configuration and location of park and trail facilities to ensure that the City's facility provision standards are consistent with the 2018 Active Together Master Plan ('ATMP'). Through the Block Plan / Draft Plan of Subdivision stage, it may be beneficial to consolidate park blocks to accommodate the City's facility provision requirements.</li> <li>▪ The Development includes a public park. Parkland Dedication requirements as outlined in the City's 2018 ATMP recommends that 2.0 ha of parkland be provided for every 1000 persons. The location and size of the proposed parks shown on Attachment 4 will be reviewed in consideration of the ATMP and are subject to revisions.</li> </ul>
g.	Proposed Trail Connections and Landscape Buffers	<ul style="list-style-type: none"> <li>▪ Pedestrian connections between park blocks proposed for the Development and existing parks and open space trails located in proximity to the Subject Lands will be reviewed through the Block Plan and Draft Plan of Subdivision stages, specifically at mid-block locations to Regional Road 27 (Streets 'G' and 'D'), between local streets (Streets 'A', 'B', 'D' and 'F') and to the natural area located to the east (Street 'H').</li> <li>▪ The Pedestrian and Bicycle Master Plan 2007 and 2012 update identifies a multi-use trail adjacent to Regional Road 27. The Development includes a 24 m wide landscape buffer adjacent to Regional Road 27 with a multi-use pathway, as shown on Attachment 4. The proposed landscape buffer and multi-use pathway</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>will be reviewed in consideration of the Pedestrian and Bicycle Master Plan 2007 and 2012 update.</p> <ul style="list-style-type: none"> <li>▪ The Owner is required to prepare a trail feasibility plan that identifies the location of future city-wide and local trails within the Development. The Pedestrian and Bicycle Master Plan identifies community multi-use recreational pathways located to the south and east of the Subject Lands. Planned local trails shall connect to the proposed network and link to the Vaughan Super Trail, which is planned to run through an existing residential subdivision to the south of the Subject Lands. Any local pedestrian pathways will be reviewed in consideration of the Vaughan Super Trail Concept endorsed by Vaughan Council on April 2017, and the Pedestrian and Bicycle Master Plan 2007 and 2012 update.</li> </ul>
h.	Architectural / Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Owner is required to prepare urban design guidelines for the proposed new community at the Block Plan / Draft Plan of Subdivision Application stage, should the Application be approved. The urban design guidelines shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>- Outlining the experience of place, how it functions and how it connects</li> <li>- Active transportation and its relationship to and compatibility with the surrounding neighbourhood context</li> <li>- A master landscape plan</li> <li>- Coordination of urban design/streetscape elements, including fencing treatments and street tree planting</li> <li>- Architectural control design guidelines</li> <li>- Low impact development and sustainable design practices/guidelines</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council through the future Draft Plan of Subdivision application, if the Application is approved. If servicing capacity is unavailable, the entirety of Subject Lands, or parts thereof, will be zoned with a Holding Symbol "(H)" through the Zoning By-law Amendment Application, which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.</li> </ul>
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The Application has been circulated to the TRCA for review and comment. The Owner is required to satisfy all requirements of the TRCA.</li> <li>The TRCA advised in comments dated July 16, 2018 that the development limits are sufficient for the purpose of the Application, and that further refinement and the final development limits will be confirmed through the Block Plan / Draft Plan of Subdivision process, if the Application is approved.</li> </ul>
k.	Source Water Protection Plan	<ul style="list-style-type: none"> <li>The Subject Lands are located within the WHPA-Q Recharge Management Area, Significant Groundwater Recharge Area and Highly Vulnerable Aquifer as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. All land development activities within the WHPA-Q area are to maintain pre-development recharge levels to the satisfaction of the Toronto and Region Conservation Authority ("TRCA") and the City. The Owner is required to satisfy all water balance requirements of the TRCA and the City at the Draft Plan of Subdivision Application stage.</li> </ul>
l.	Tree Preservation and Compensation, and Edge Management	<ul style="list-style-type: none"> <li>The Owner is required to provide a tree preservation study to the satisfaction of the City at the Block Plan / Draft Plan of Subdivision Application stage, should the Application be approved. The study shall include an inventory of all existing trees, assessment of</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>significant trees to be preserved and proposed methods of tree preservation.</p> <ul style="list-style-type: none"> <li>▪ Tree compensation options, if required, will be reviewed by the City and TRCA at the Draft Plan of Subdivision stage, if the Application is approved.</li> <li>▪ The Owner is required to prepare a detailed edge management plan study for the perimeter of the open space lands at the Block Plan / Draft Plan of Subdivision Application stage. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included.</li> </ul>
m.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the future Draft Plan of Subdivision Application process, if the Application is approved.</li> <li>▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Score.</li> </ul>
n.	York District School Board & York Catholic District School Board	<ul style="list-style-type: none"> <li>▪ The Application has been circulated to the York Region District and York Catholic District School Boards for review and comment. The York Region District School Board advises that a public elementary school site is not required for the Application, but is required for the proposed development to the south (File OP.17.008) to service both developments.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
o.	Road Widening	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located adjacent to Regional Road 27, an arterial road under the jurisdiction of York Region, and identified as a 36 m wide street in Schedule 12 - Street Network of the YROP. The Owner must satisfy all road widening requirements of York Region, if required, at the Draft Plan of Subdivision Application stage, if the Application is approved.</li> </ul>

### **Financial Impact**

Not Applicable

### **Broader Regional Impacts/Considerations**

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a request to exempt the Official Plan Amendment Application from York Region's approval. At the time of the preparation of this report, York Region has not issued a decision regarding the 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 Application will be considered in the technical review of the Application, 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.

**For more information**, please contact: Mark Antoine, Senior Planner, Development Planning Department, Extension 8212.

### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Land Use - File OP.17.007
4. Concept Plan
5. VOP 2010 Schedule 1 - Urban Structure
6. VOP 2010 Schedule 13 - Land Use
7. OPA 601 (Kleinburg-Nashville Community Plan) - Schedule 'A' Land Use

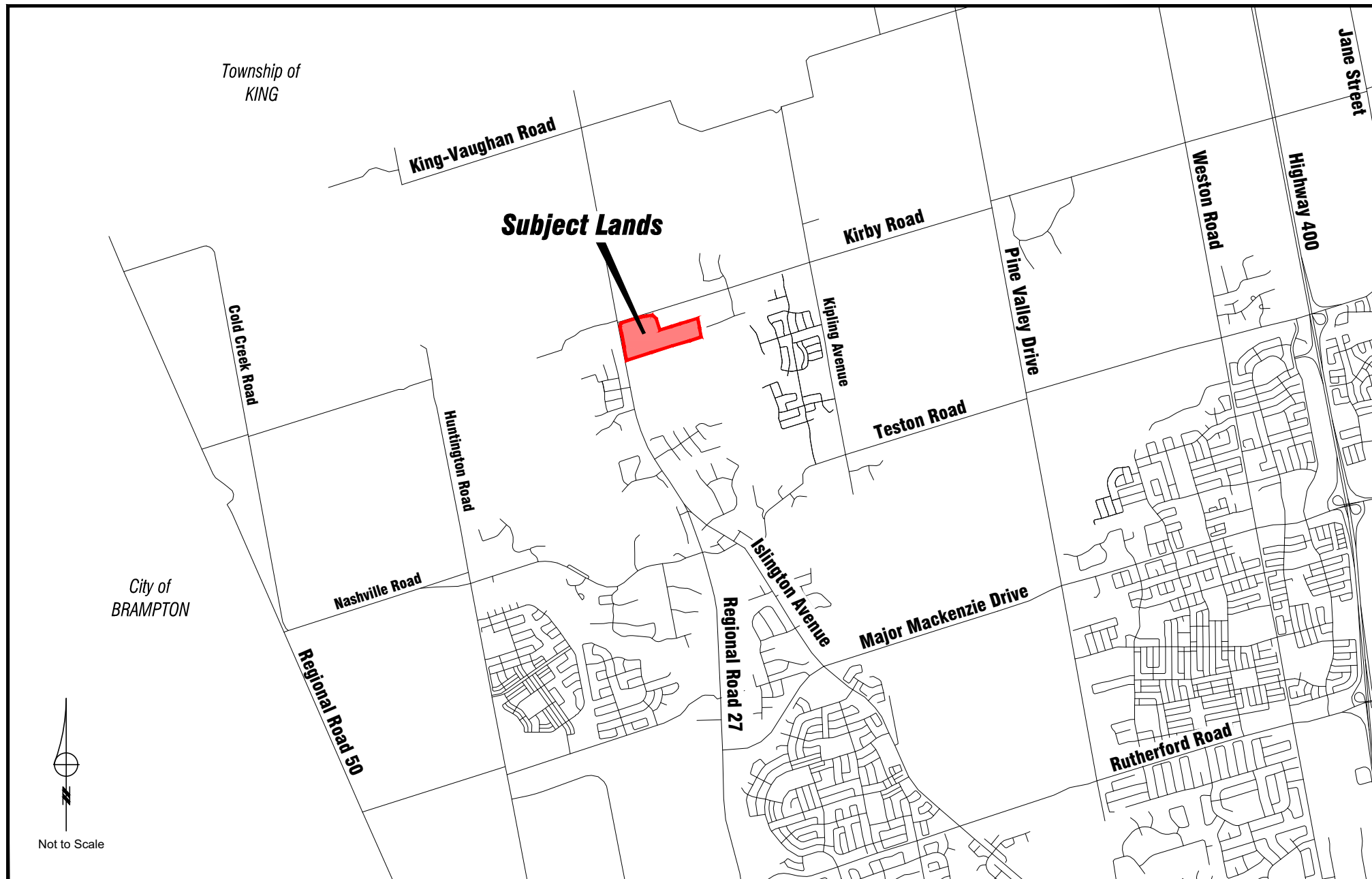
**Prepared by**

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

LOCATION:  
Part of Lot 30, Concession 8

APPLICANT:  
Kirby 27 Developments Limited

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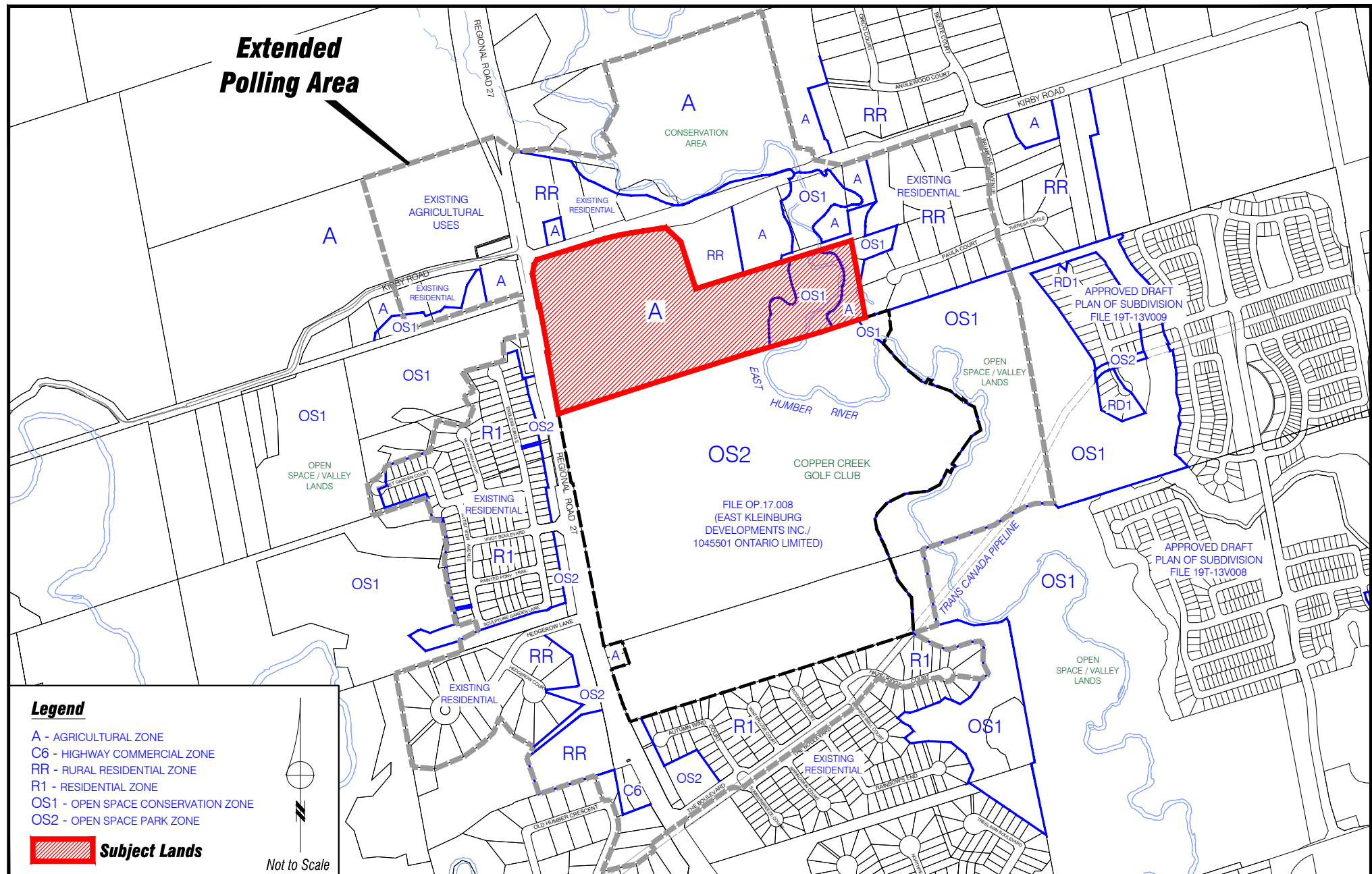


## Attachment

FILE:  
OP.17.007

DATE:  
February 5, 2019

1



## Location Map

LOCATION:  
Part of Lot 30, Concession 8

APPLICANT:  
Kirby 27 Developments Limited

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Development Planning  
Department

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Attachment

FILE:  
OP.17.007

DATE:  
February 5, 2019

2



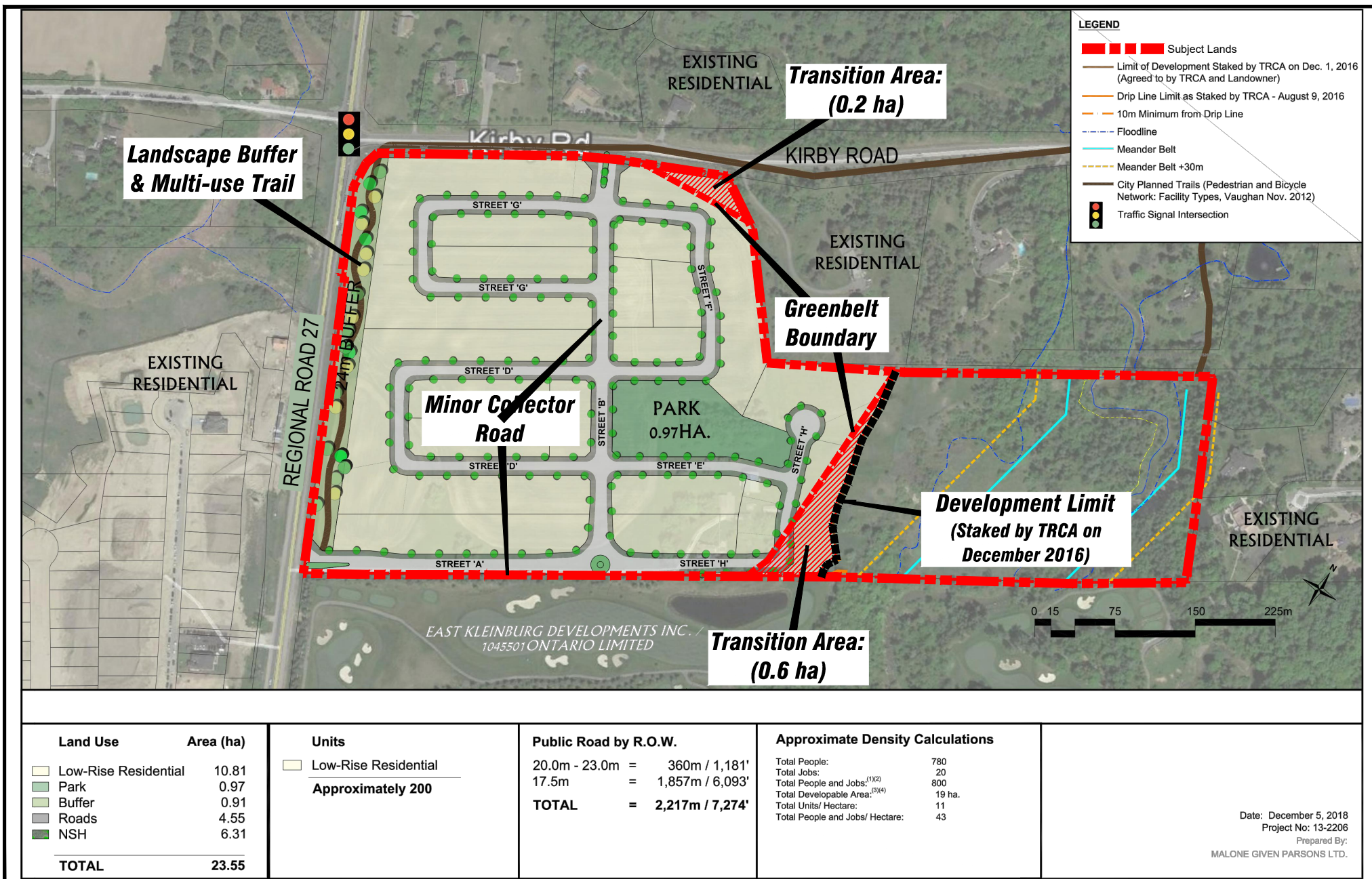
## Proposed Land Use - File: OP.17.007

**LOCATION:**  
Part of Lot 30, Concession 8

**APPLICANT:**  
Kirby 27 Developments Limited

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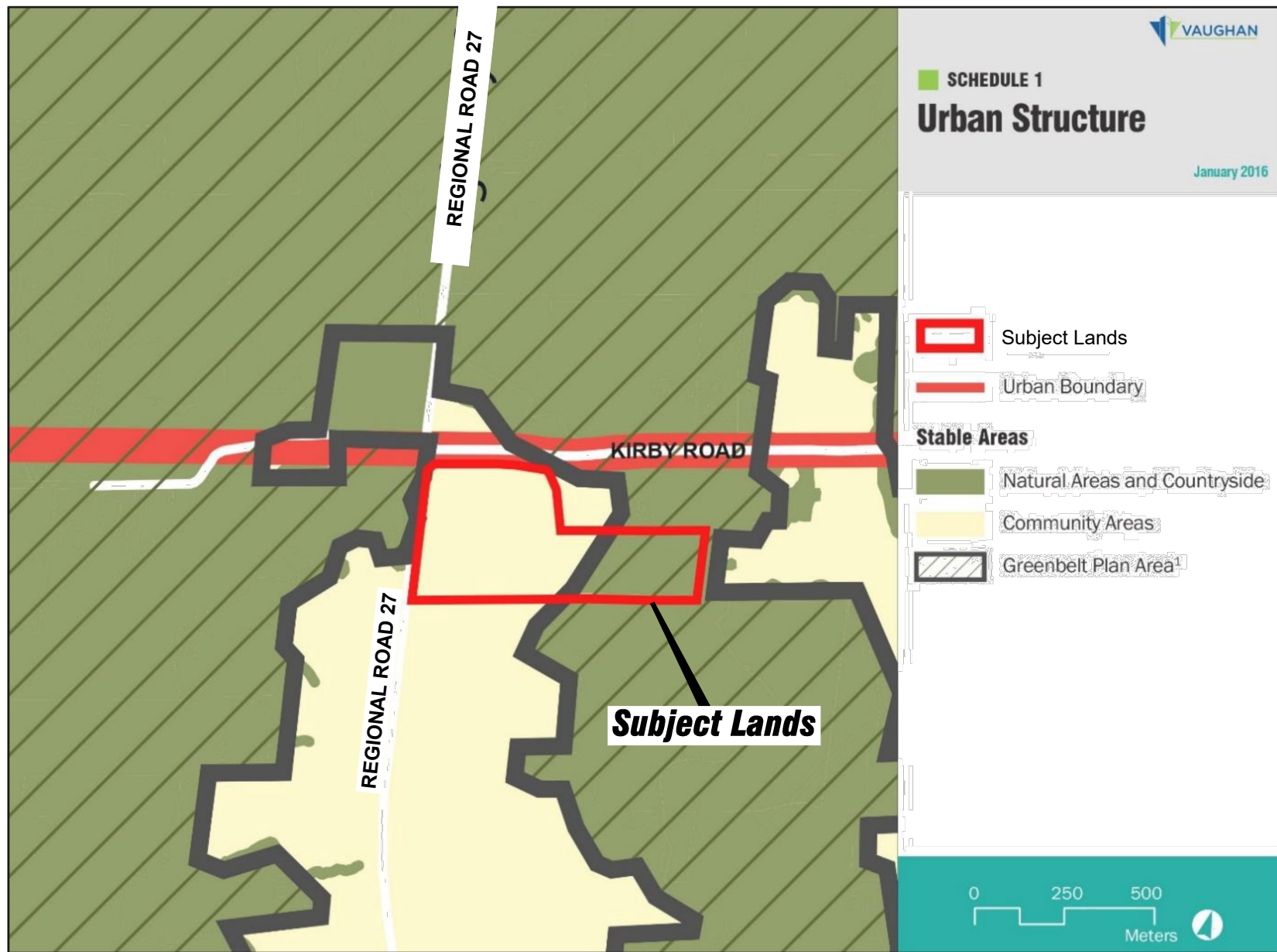


## Concept Plan

LOCATION:  
Part of Lot 30, Concession 8

APPLICANT:  
Kirby 27 Developments Limited

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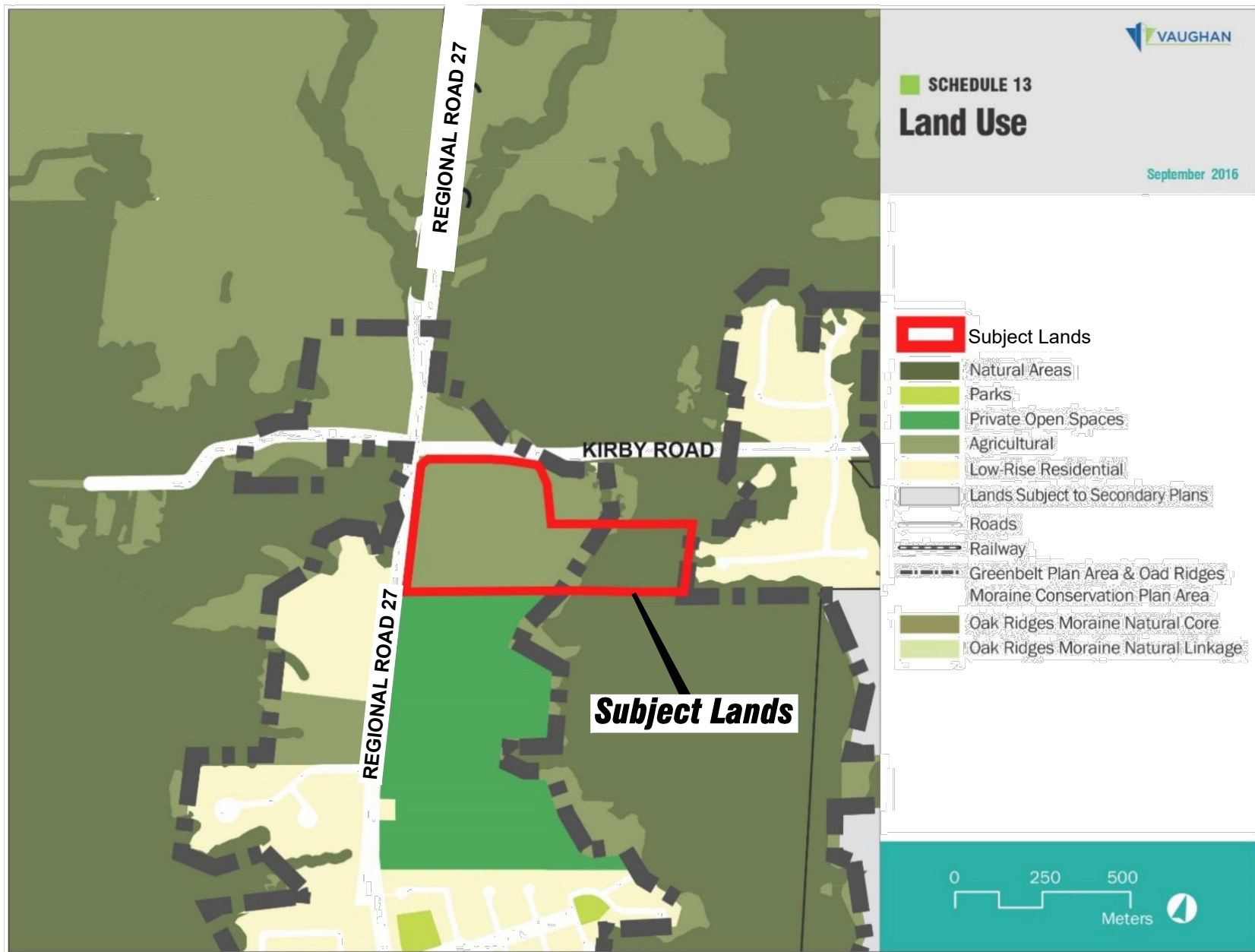


## VOP 2010 Schedule 1 - Urban Structure

APPLICANT: Kirby 27 Developments Limited  
 LOCATION: Part of Lot 30, Concession 8

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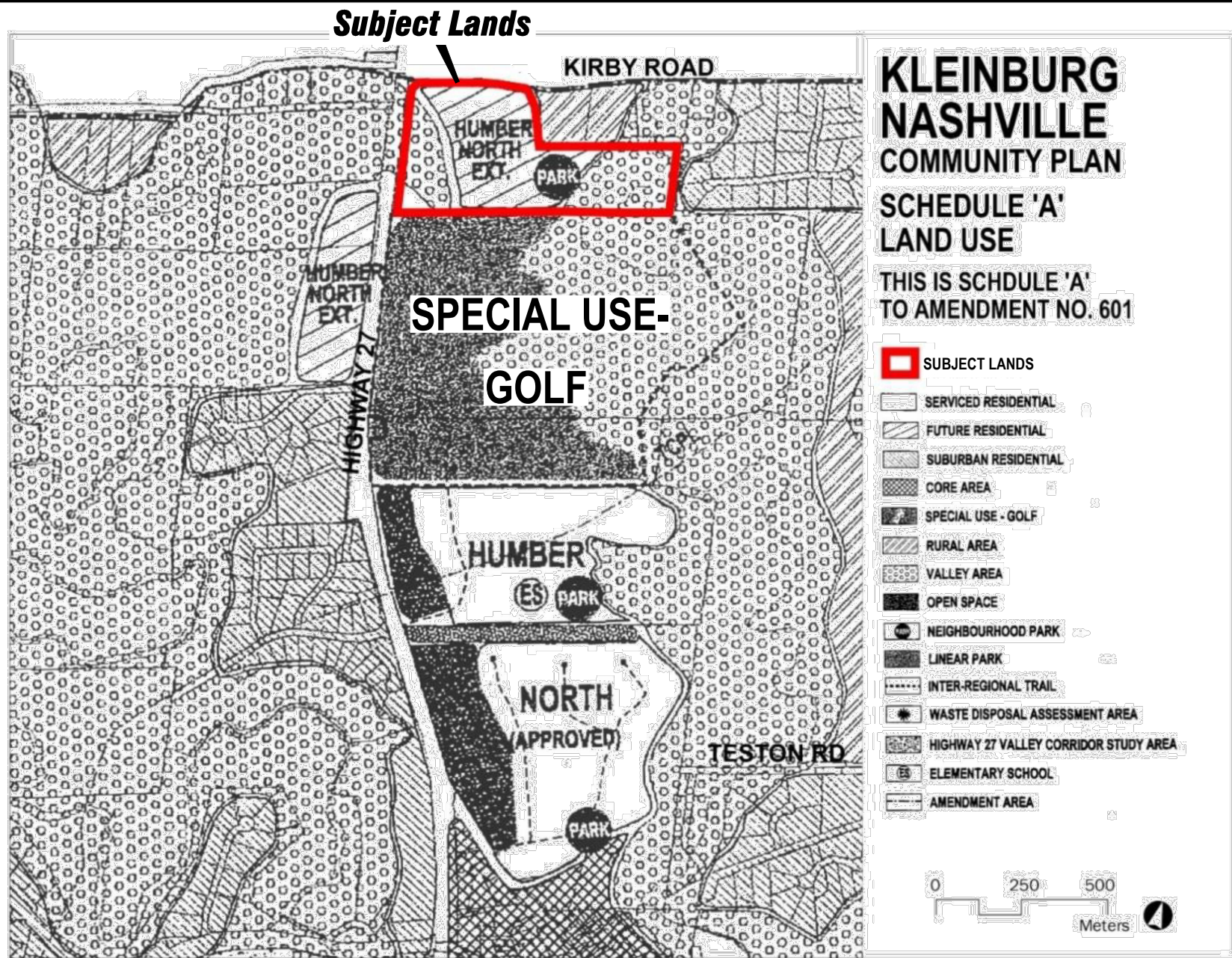


## VOP 2010 Schedule 13 - Land Use

APPLICANT:  
Kirby 27 Developments Limited

LOCATION:  
Part of Lot 30, Concession 8

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# OPA 601 (Kleinburg Nashville Community Plan - Schedule 'A' Land Use

APPLICANT: Kirby 27 Developments Limited LOCATION: Part of Lot 30, Concession 8

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## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.17.008  
EAST KLEINBURG DEVELOPMENTS INC. /  
1045501 ONTARIO LIMITED  
VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.17.008 for the Subject Lands shown on Attachments 1 and 2, to amend Vaughan Official Plan 2010 ("VOP 2010") to redesignate the western 40.76 ha portion of the Subject Lands from "Private Open Space", "Natural Areas" and "Agricultural" to "Low-Rise Residential" and "Mid-Rise Mixed-Use" with "Park" and "School" overlays, and to permit the site-specific Official Plan amendments in Table 1 of this report, to permit the development of approximately 430 residential units and one mixed-use block (maximum building height of 12-storeys and a maximum Floor Space Index ('FSI') of 3.5 times the area of the lot), as shown on Attachment 4.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on the redevelopment of the west nine holes of the Copper Creek Golf Club, that includes approximately 430 residential units, one mixed-use block and three park blocks.
- Amendments to VOP 2010 are required to permit the development. Future Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications are required if the Official Plan Amendment Application is approved.
- 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 Hearing report for Official Plan Amendment File OP.17.008 (East Kleinburg Developments Inc. / 1045501 Ontario Limited) 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 ('Subject Lands') shown on Attachments 1 and 2 are located on the east side of Regional Road 27, south of Kirby Road, and are municipally known as 11063 and 11191 Regional Road 27.

The Subject Lands are developed with an existing golf course known as the Copper Creek Golf Club. The surrounding land uses are shown on Attachment 2 and consist of low rise residential uses to the south and on the west side of Regional Road 27, and a natural valley area to the east. The lands to the north are zoned "A Agricultural Zone" and are subject to Official Plan Amendment OP.17.007 (Kirby 27 Developments Limited) for a residential development planned in conjunction with the Subject Lands.

### ***An Official Plan Amendment Application has been submitted to permit the Development***

The Owner has submitted Official Plan Amendment Application OP.17.008 (the 'Application') for the Subject Lands shown on Attachments 1 and 2 to amend Vaughan Official Plan 2010 ("VOP 2010") as follows:

- i) Redesignate 8.05 ha of the Subject Lands from "Natural Areas and Countryside" to "Community Areas" on Schedule 1 "Urban Structure" of VOP 2010
- ii) Redesignate the western 40.76 ha portion of the Subject Lands from "Private Open Space", "Natural Areas" and "Agricultural" on Schedule 13 "Land Use" of VOP 2010, to "Low-Rise Residential" and "Mid-Rise Mixed-Use" with "Park" and "School" overlays, in the manner shown on Attachment 3

The proposed residential development consists of approximately 430 residential units, one mid-rise mixed-use block (with a maximum building height of 12-storeys and a maximum FSI of 3.5 times the area of the lot), three park blocks, and one school block (the 'Development'), as shown on Attachment 4. A portion of the existing Copper Creek Golf Club, that includes nine holes, the existing parking lot, and the existing club house, is proposed to be retained. The proposed land use for the Development is as follows:

<u>Land Use</u>	<u>Hectares (ha)</u>
Low Density Residential	22.70 ha
Mid-Rise Mixed-Use	1.07 ha
Parks	2.17 ha
School	2.51 ha
Buffer Blocks / Vista (along Regional Road 27)	1.93 ha
Existing Golf Club House and Parking Lot	1.91 ha
Roads	7.63 ha
Stormwater Management Pond	0.84 ha
Tableland - Existing Golf Course	2.88 ha
Natural Heritage System and Existing Golf Course	27.50 ha
<b>TOTAL</b>	<b>71.14 ha</b>

The following site-specific policy exceptions to VOP 2010 are required to permit the Development:

Table 1

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
a.	Section 3.2.3.10 states that Core Features and their related vegetation protection zone will be conveyed to the City and/or Toronto and Region Conservation Authority 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.	Conveyance of Core Features and their associated vegetation protection zones into public ownership shall be determined through the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010.
b.	Section 9.2.2.16 - "Natural Areas" does not permit a golf course, club house facilities, maintenance buildings, or stormwater management ponds.	Permit the continued use of a golf course, including club house facilities, maintenance buildings, and driving ranges, and a stormwater management pond for the eastern 30.38 ha portion of the Subject Lands that are designated "Natural Areas" in Schedule 13 "Land Use" of VOP 2010, as shown on Attachment 3.

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
c.	Section 4.1 and 4.2 identifies a hierarchy of street types established to provide a comprehensive transportation network.	Minor Collector roads shall be identified as part of the Official Plan Amendment Application, as shown on Attachment 4. The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP 2010.
d.	Section 4.2.3.4 requires sidewalks on both sides of collector roads.	Sidewalks on both sides of collector roads shall be determined at the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010.
e.	Section 7.3.2.6 identifies the size of a neighbourhood park between 0.75 ha and 5 ha, subject to location and design criteria established in Sections 7.3.2.3 and 7.3.2.4 of VOP 2010.	<p>Passive parks less than 0.75 ha are permitted in order to provide visual connectivity to the adjacent open space and golf course lands, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>i. Must provide views of the golf course and open space system;</li> <li>ii. May have partial frontage on the golf course to accommodate views of the golf course and / or open space;</li> <li>ii. Are of a sufficient width to be programmed with a trail and seating areas; and</li> <li>iii. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.</li> </ul>



	VOP 2010 Policy	Proposed Amendments to VOP 2010
f.	Section 9.1.1.3 prohibits rear lotting on public streets.	<ul style="list-style-type: none"> <li>▪ Permit rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community, as per Sections 9.1.2.2 and 9.1.2.3 of VOP 2010.</li> <li>▪ Permit rear lotting on public laneways to improve traffic calming as per Section 4.3.1 of VOP 2010.</li> </ul>
g.	Sections 9.2.1.4 and 9.2.1.5 establishes maximum building height and density.	The area designated “Mid-Rise Mixed-Use” shown on Attachment 3 shall have a maximum building height of 12-storeys and a maximum FSI of 3.5 times the area of the lot, and shall exclude the FSI of the existing golf course club house.
h.	Section 9.2.2.4.c requires the ground floor frontage of buildings that are facing arterial and collector streets consist of retail uses or other active uses that animate the street.	The ground floor of buildings located within the “Mid-Rise Mixed-Use” designation facing a collector street (Street ‘B’) shall permit residential uses.

Additional exceptions to VOP 2010 may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.

The Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: the extended polling area shown on Attachment 2 and to the Kleinburg and Area Ratepayers Association.

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 that are 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**

#### ***The Development is partially located in the Greenbelt and subject to the transitional policies of the Greenbelt Plan, 2017 ('Greenbelt Plan')***

The Greenbelt Plan was introduced by the Province of Ontario in 2005 and is intended to identify where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape. The eastern 31.39 ha portion of the Subject Lands are located within the "Natural Heritage System of the Protected Countryside" designation, as shown on Attachments 5 and 6, and includes the area where the existing golf course is proposed to be retained. Approximately 8.05 ha within the Greenbelt Plan Area are proposed for development (identified as 'Transition Area' on Attachment 4).

The Owner is proposing that the 8.05 ha of the Transition Area lands for development located within the Greenbelt Plan Area are subject to the following transitional policy identified in Section 5.2.1 of the Greenbelt Plan:

"where an official plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 (of the Greenbelt Plan) and any further applications required under the *Planning Act* or the *Condominium Act* to implement the official plan approval are not required to conform to the Greenbelt Plan."

The Kleinburg-Nashville Community Plan ('OPA 601') was in full force and effect on October 29, 2001, and was the in-effect Official Plan for the Subject Lands prior to Vaughan Council's adoption of VOP 2010. OPA 601 designated the Subject Lands "Special Use - Golf", as shown on Attachment 7, with permissions for limited residential

development that is ancillary to the golf course, and subject to appropriate servicing, environmental protection, and integrated design.

The Planning Justification Report in support of the Application prepared by Malone Given Parsons Ltd. and dated April 2017 states that the Transition Area lands were previously designated for residential uses within OPA 601, and that the Subject Lands have transitional status under Section 5.2.1 of the Greenbelt Plan, and are therefore not required to conform to the Greenbelt Plan.

As the in-effect date of OPA 601 predates the Greenbelt Plan transition date of December 16, 2004, the transitional policies of Section 5.2.1 of the Greenbelt Plan apply to the 8.05 ha Transition Area lands of the Subject Lands proposed for development and located in the Greenbelt Plan Area.

***An amendment to Vaughan Official Plan 2010 is required to permit the Development***

The Subject Lands are designated “Community Area” and “Natural Areas and Countryside” on Schedule 1 “Urban Structure” of VOP 2010, as shown on Attachment 5. The eastern portion of the Subject Lands are also located within the Greenbelt Plan Area as described in the Greenbelt Section of this report.

The eastern portion of the Subject Lands are designated “Core Features” and “Unapproved” on Schedule 2 “Natural Heritage Network” of VOP 2010. The Transition Area lands (8.05 ha) of the Development is proposed within the “Core Features” and “Unapproved” designations. Section 3.2.3.11 of VOP 2010 states that minor modifications to the boundaries and alignment of Core Features are permitted without amendment to VOP 2010, subject to appropriate rationale and environmental study.

The Subject Lands are designated “Private Open Spaces”, “Agricultural”, “Natural Areas” and “Greenbelt Plan Area” on Schedule 13 “Land Use” of VOP 2010, as shown on Attachment 6. The proposed low rise residential and mid-rise mixed-use development with public parks are not permitted uses in these designations and does not conform to the policies of VOP 2010. The Owner has submitted an Official Plan Amendment application to redesignate the Subject Lands to “Low Rise Residential” and “Mid-Rise Mixed-Use” with “Park” and “School” overlays, in the manner shown on Attachment 3, in order to permit the Development, together with the site-specific amendments to VOP 2010 identified in Table 1.

***A future Zoning By-law Amendment Application is required to permit the Development***

The Subject Lands are zoned “OS2 Open Space Park Zone” by Zoning By-law 1-88 and subject to site-specific Exception 9(1148), as shown on Attachment 2, which permits open space and golf course uses.

Should the Application be approved, a future Zoning By-law Amendment application is required to implement the corresponding zone categories of Zoning By-law 1-88, together with any site-specific zoning exceptions, to permit the Development.

***Through a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The Application will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the ‘PPS’), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (the ‘Growth Plan’), the Greenbelt Plan (2017) and the York Region and VOP 2010 Official Plan policies.</li><li>▪ The Application will be reviewed in consideration of the applicable transition policies in the Greenbelt Plan for the 8.05 ha Transition Area lands of the Development located within the “Natural Heritage System of the Protected Countryside”.</li></ul>
b.	Appropriateness of the Proposed Redesignation of the Subject Lands and the Site-Specific Official Plan Amendments	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed land use designations and site-specific amendments to VOP 2010 will be reviewed in consideration of the existing and planned land uses. Specifically, the proposed land uses and road network identified in the development concept (Attachment 4) will be reviewed to ensure consistency with the proposed Official Plan Amendment application on the lands to the north (File OP.17.007).</li><li>▪ The proposed building height (12-storeys), density (3.5 FSI) and site-specific VOP 2010 amendments for the Mid-Rise Mixed-Use block shown on Attachment 3 will be reviewed for appropriateness within the existing</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>neighbourhood context, the planned low-rise residential community as part of the Application, and the Intensification Policies of VOP 2010.</p> <ul style="list-style-type: none"> <li>▪ The Owner is requesting that conveyance of the eastern portion of the lands designated “Core Features” and “Natural Heritage System of the Protected Countryside” shall be determined through the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010. Section 3.2.3.10 of VOP 2010 states that Core Features and their related vegetation protection zone will be conveyed to a public authority as a condition of development approval. Should the Owner request that the lands be kept in private ownership, justification in consideration of the applicable PPS, Growth Plan, YROP and VOP 2010 policies and any applicable Toronto and Region Conservation Authority (“TRCA”) policies, is required.</li> </ul>
c.	Future Block Plan / Draft Plan of Subdivision and Zoning By-law Amendment Applications	<ul style="list-style-type: none"> <li>▪ Due to the total developable area and the proposed population for the Development, and the Official Plan Amendment Application for the lands to the north (File OP.17,007), a scoped Block Plan is required, should the Application be approved. The Block Plan shall consist of information at a suitable level of detail to ensure that the Subject Lands and abutting lands to the north are planned in a comprehensive manner. The requirement for a Block Plan will be included in the implementing Official Plan Amendment should the Application be approved.</li> <li>▪ Future Draft Plan of Subdivision and Zoning By-law Amendment Applications are required to implement the Development, should the Application be approved. These applications shall include required information of detail to ensure conformity to and general intent of the official plan amendment, including a detailed land use plan and justification report, the proposed lotting, local road network, densities and built form, and description of community features.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Road Network	<ul style="list-style-type: none"> <li>▪ The concept plan includes minor collector and local roads. The north-south (Street 'B') and east-west (Street 'C') minor collector roads are shown on Attachment 4. The Owner proposes that the final alignment of the minor collector roads and the final classification and layout of the local road network be determined during the Block Plan and Draft Plan of Subdivision process, without further amendment to VOP 2010.</li> <li>▪ The comprehensive road network for the Development will be reviewed at the Block Plan / Draft Plan of Subdivision application stage for, but not limited to, the following: <ul style="list-style-type: none"> <li>- Appropriate right-of-way widths</li> <li>- Compliance with the City's Design Criteria and Standard Drawings for roads</li> <li>- The location of lay-by parking, if any</li> <li>- Dimensions of all local road widths, cul-de-sacs, and roundabouts</li> <li>- Alignment and design of intersections</li> <li>- Location of sight triangles</li> </ul> </li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Application, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Transportation Assessment</li> <li>- Hydrogeological Study</li> <li>- Geotechnical Report</li> <li>- Slope Stability Analysis</li> <li>- Phase 1 and 2 Environmental Site Assessment</li> <li>- Environmental Impact Study and Arborist Report</li> <li>- Stage 1 to 3 Archaeological Assessment</li> </ul> </li> <li>▪ Additional studies/reports may be required as part of the Application review process.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>Additional reports, including but not limited to, the following shall be required at the Draft Plan of Subdivision and Zoning By-law Amendment Application stage, should the Application be approved: <ul style="list-style-type: none"> <li>Detailed Functional Servicing Report</li> <li>Traffic Management Plan (including sidewalks, bike routes, street signs, and traffic controls)</li> <li>Tree protection and Edge Management Plan</li> <li>Architectural Control and Urban Design Guidelines</li> <li>Preliminary Noise Report</li> </ul> </li> </ul>
f.	Toronto and Region Conservation Authority ("TRCA")	<ul style="list-style-type: none"> <li>The Application has been circulated to the TRCA for review and comment. The Owner is required to satisfy all requirements of the TRCA.</li> <li>The TRCA advised in comments dated July 16, 2018, that the development limits are sufficient for the purpose of the Application, and that further refinement and the final development limits will be confirmed through the Block Plan / Draft Plan of Subdivision process, if the Application is approved.</li> </ul>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the future Draft Plan of Subdivision Application process, if the Application is approved.</li> <li>In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Score.</li> </ul>
h.	Parkland Dedication and Proposed Parks	<ul style="list-style-type: none"> <li>Dependent on the extent of parkland conveyance from the Development, the Owner shall provide payment-in-lieu of the dedication of parkland to meet the requirements of the <i>Planning Act</i>, VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>amended by By-law 205-2012, to the satisfaction of the City.</p> <ul style="list-style-type: none"> <li>▪ The Owner is required to complete a Parks and Open Space Master Plan during the Block Plan / Draft Plan of Subdivision stage for all proposed parks and open space trails within the Development. The Master Plan will identify the size, configuration and location of park and trail facilities to ensure that the City's facility provision standards are consistent with the 2018 Active Together Master Plan ('ATMP'). Through the Block Plan / Draft Plan of Subdivision stage, it may be beneficial to consolidate park blocks to accommodate the City's facility provision requirements.</li> <li>▪ The Development includes three public parks shown on Attachments 3 and 4. Parkland Dedication requirements as outlined in the City's 2018 ATMP recommends that 2.0 ha of parkland be provided for every 1000 persons. The location and size of the proposed parks shown on Attachment 4 will be reviewed in consideration of the ATMP and are subject to revisions.</li> </ul>
i.	Proposed Trail Connections and Landscape Buffers	<ul style="list-style-type: none"> <li>▪ Pedestrian connections between park blocks proposed for the Development and existing parks and open space trails located in proximity to the Subject Lands will be reviewed through the Block Plan and Draft Plan of Subdivision stages, specifically at mid-block locations between local roads (Streets 'B' and 'I') and to Regional Road 27 (Streets 'J' and 'M'), and where roads terminate with a cul-de-sac (Streets 'M', 'N', 'O', 'P' and 'Q').</li> <li>▪ The Pedestrian and Bicycle Master Plan 2007 and 2012 update identifies a multi-use trail adjacent to Regional Road 27. The Development includes a 24 m wide landscape buffer adjacent to Regional Road 27 with a multi-use pathway shown on Attachment 4. The proposed multi-use pathway will be reviewed in consideration of the Pedestrian and Bicycle Master Plan 2007 and 2012 update.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The Owner is required to prepare a trail feasibility plan that identifies the location of future city-wide and local trails within the Development. The Pedestrian and Bicycle Master Plan identifies community multi-use recreational pathways located to the south and east of the Subject Lands. Planned local trails shall connect to the proposed network and link to the Vaughan Super Trail, which is planned to run through an existing residential subdivision to the south of the Subject Lands. Any local pedestrian pathways will be reviewed in consideration of the Vaughan Super Trail Concept endorsed by Vaughan Council on April 2017, and the Pedestrian and Bicycle Master Plan 2007 and 2012 update.</li> </ul>
j.	Architectural / Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Owner is required to prepare urban design guidelines for the proposed new community at the Block Plan / Draft Plan of Subdivision Application stage, should the Application be approved. The urban design guidelines shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>- Outlining the experience of place, how it functions and how it connects</li> <li>- Active transportation and its relationship to and compatibility with the surrounding neighbourhood context</li> <li>- A master landscape plan</li> <li>- Coordination of urban design/streetscape elements, including fencing treatments and street tree planting</li> <li>- Architectural control design guidelines</li> <li>- Low impact development and sustainable design practices/guidelines</li> </ul> </li> </ul>
k.	Source Water Protection Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the WHPA-Q Wellhead Protection Area, Recharge Management Area, Significant Groundwater Recharge Area and Highly Vulnerable Aquifer as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. All land development activities within the WHPA-Q area are to maintain pre-development</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		recharge levels to the satisfaction of the Toronto and Region Conservation Authority ("TRCA") and the City. The Owner is required to satisfy all water balance requirements of the TRCA and the City at the Draft Plan of Subdivision Application stage.
I.	Tree Preservation and Compensation, and Edge Management	<ul style="list-style-type: none"> <li>▪ The Owner is required to provide a tree preservation study to the satisfaction of the City at the Block Plan / Draft Plan of Subdivision Application stage, should the Application be approved. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation.</li> <li>▪ Tree compensation options, if required, will be reviewed by the City and TRCA at the Draft Plan of Subdivision stage, if the Application is approved.</li> <li>▪ The Owner is required to prepare a detailed edge management plan study for the perimeter of the open space lands at the Block Plan / Draft Plan of Subdivision Application stage. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included.</li> </ul>
m.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council through the future Draft Plan of Subdivision application, if the Application is approved. If servicing capacity is unavailable, the entirety of Subject Lands, or parts thereof, will be zoned with a Holding Symbol "(H)" through the Zoning By-law Amendment Application, which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
n.	York District School Board & York Catholic District School Board	<ul style="list-style-type: none"> <li>The Application has been circulated to the York Region District and York Catholic District School Boards for review and comment. The York Region District School Board advises that a public elementary school site is required within the proposed development and shall be accommodated through this Application. The concept plan includes 2.51 ha development block for a proposed school, as shown on Attachments 3 and 4, to service the Development and the proposed development to the north (File OP.17.007).</li> </ul>
o.	Road Widening	<ul style="list-style-type: none"> <li>The Subject Lands are located adjacent to Regional Road 27, an arterial road under the jurisdiction of York Region, and identified as a 36 m wide street in Schedule 12 - Street Network of the YROP. The Owner must satisfy all road widening requirements of York Region, if required, at the Draft Plan of Subdivision Application stage, if the Application is approved.</li> </ul>

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a request to exempt the Official Plan Amendment Application from York Region's approval. At the time of the preparation of this report, York Region has not issued a decision regarding the 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 Application will be considered in the technical review of the Application, 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.

**For more information**, please contact: Mark Antoine, Senior Planner, Development Planning Department, Extension 8212.

### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Land Use - File OP.17.008
4. Concept Plan
5. VOP 2010 Schedule 1 - Urban Structure
6. VOP 2010 Schedule 13 - Land Use
7. OPA 601 (Kleinburg-Nashville Community Plan) - Schedule 'A' Land Use

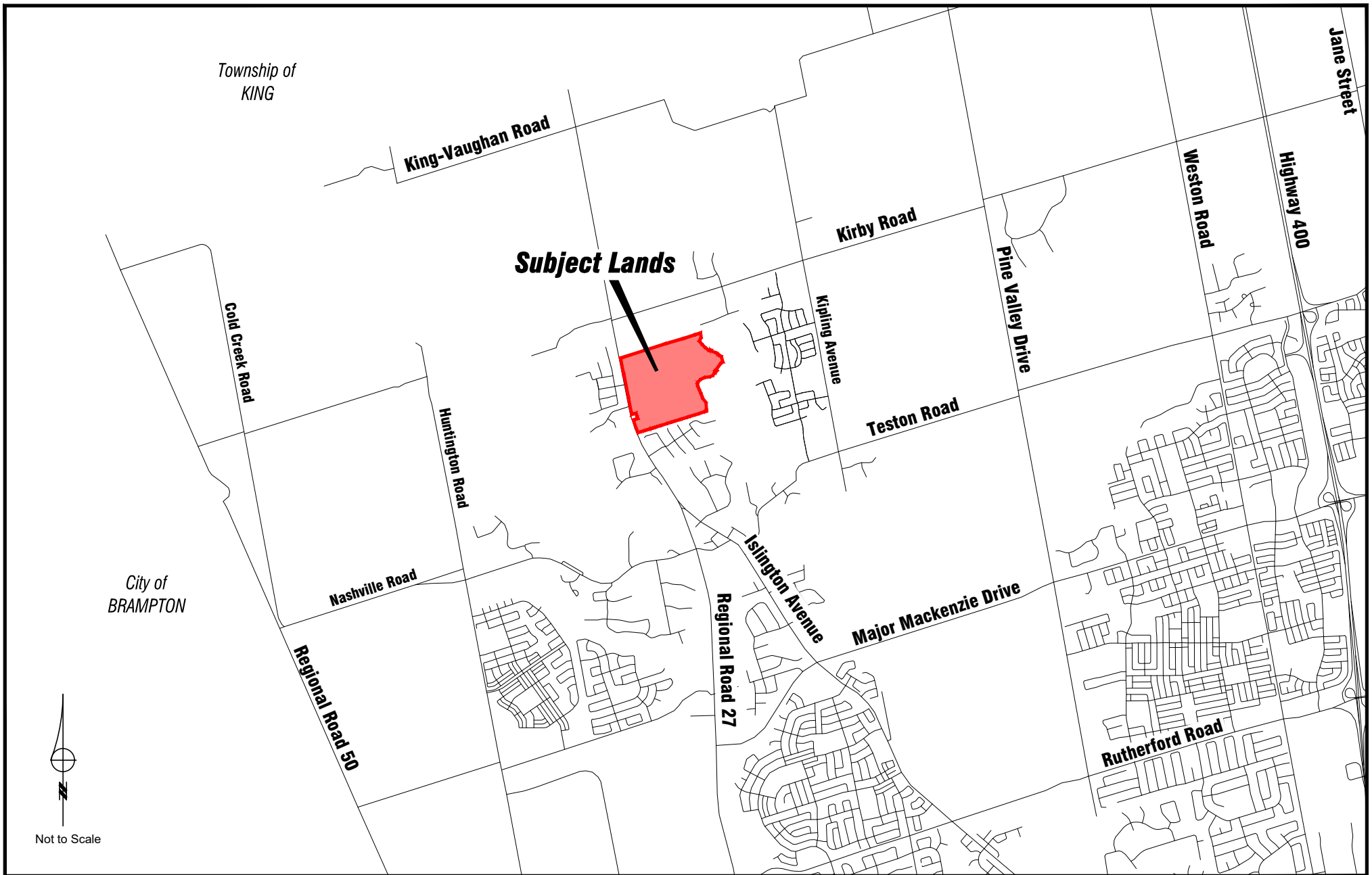
### **Prepared by**

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

LOCATION:  
Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /  
1045501 Ontario Limited

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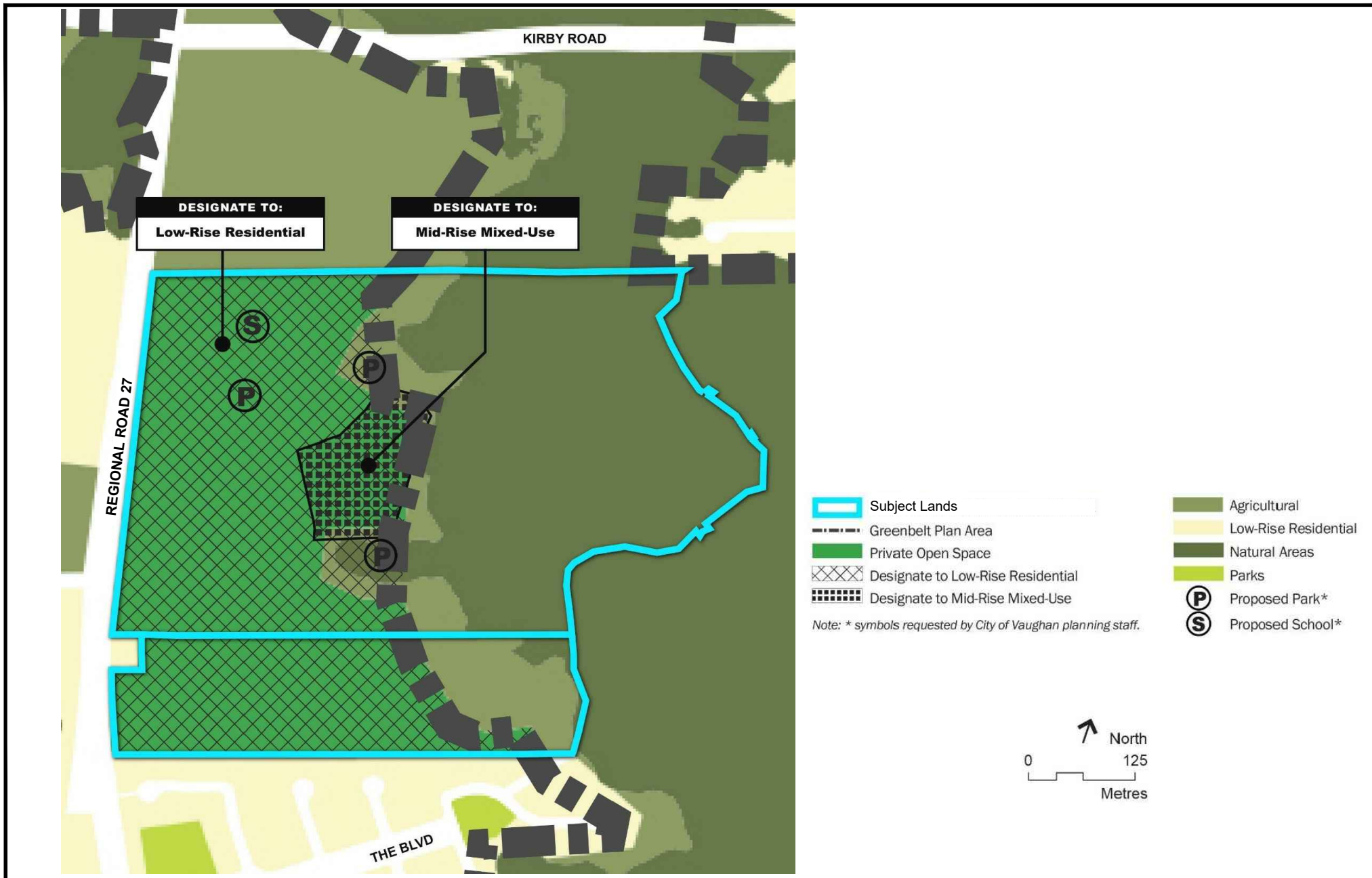
## Attachment

FILE:  
OP.17.008

DATE:  
February 5, 2019

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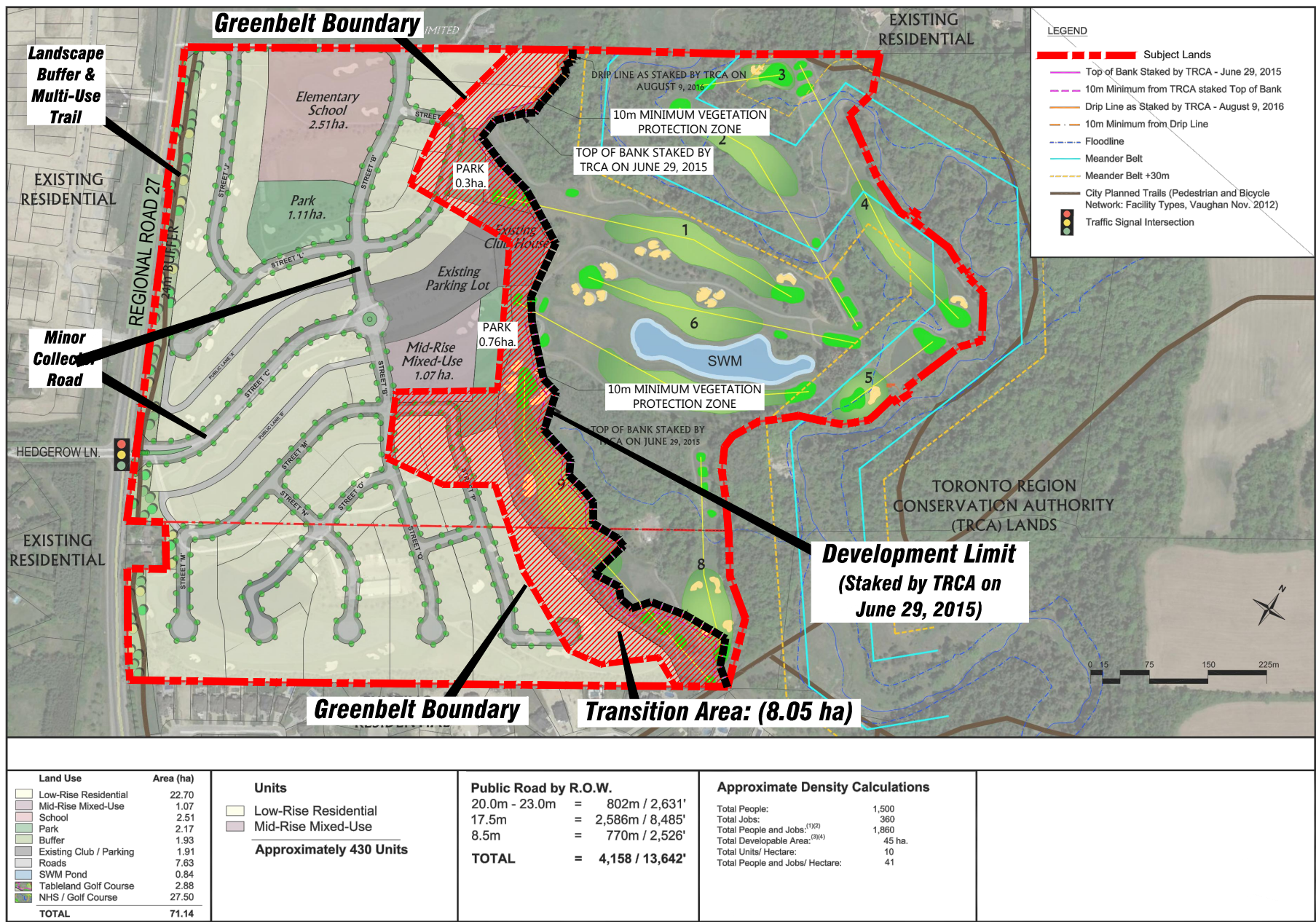


## Proposed Land Use - File OP.17.008

APPLICANT: East Kleinburg Developments  
Inc. / 1045501 Ontario Limited

LOCATION: Part of Lots  
28 & 29, Concession 8





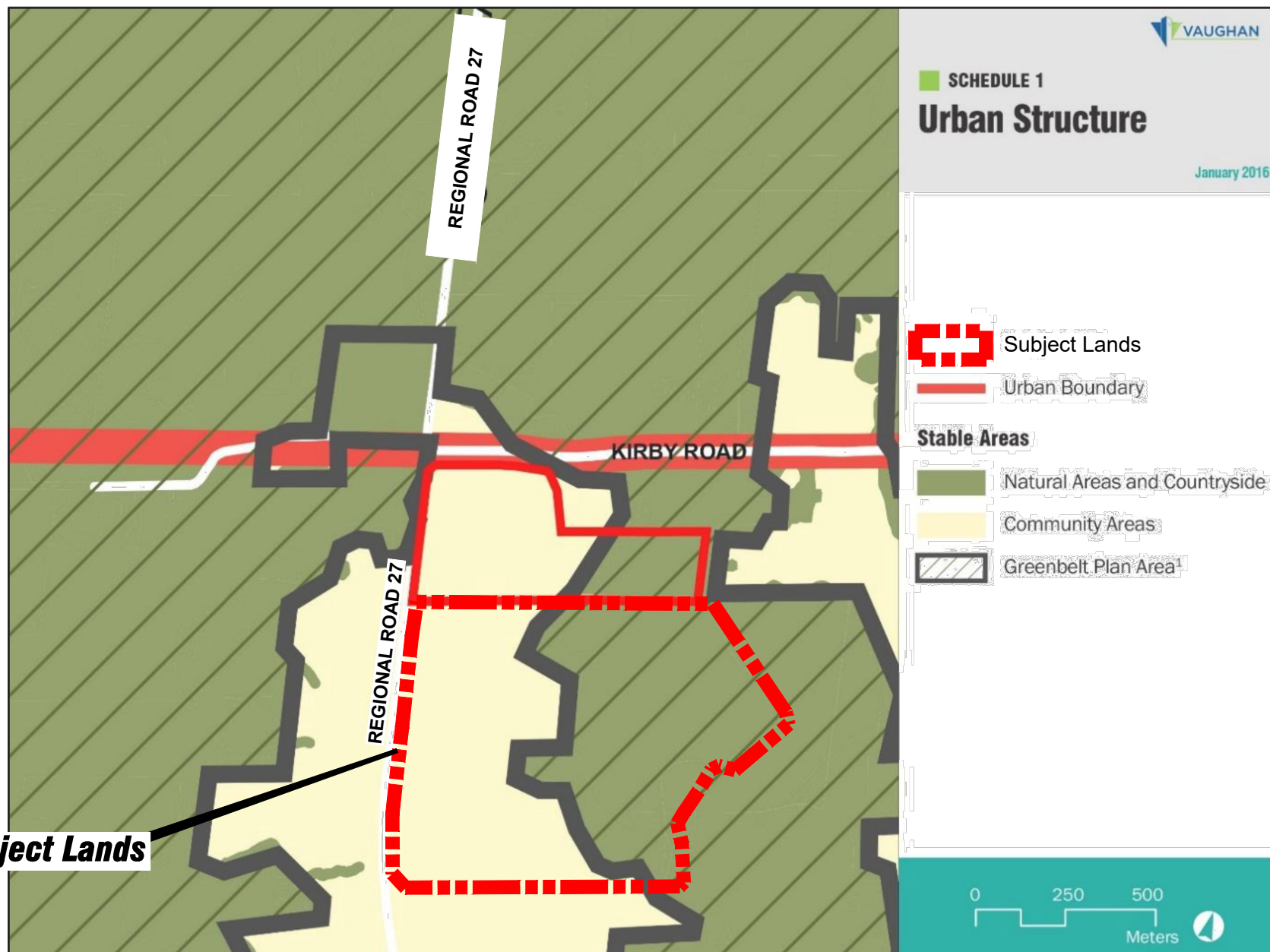
# Concept Plan

LOCATION:  
Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /  
1045501 Ontario Limited

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## VOP 2010 Schedule 1 - Urban Structure

APPLICANT: East Kleinburg Developments  
Inc. / 1045501 Ontario Limited

LOCATION: Part of Lots  
28 & 29, Concession 8

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**VAUGHAN**

Development Planning  
Department

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Attachment

FILE:  
OP.17.008

DATE:  
February 6, 2019

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**Subject Lands**

## VOP 2010 Schedule 13 - Land Use

APPLICANT: East Kleinburg Developments  
Inc. / 1045501 Ontario Limited

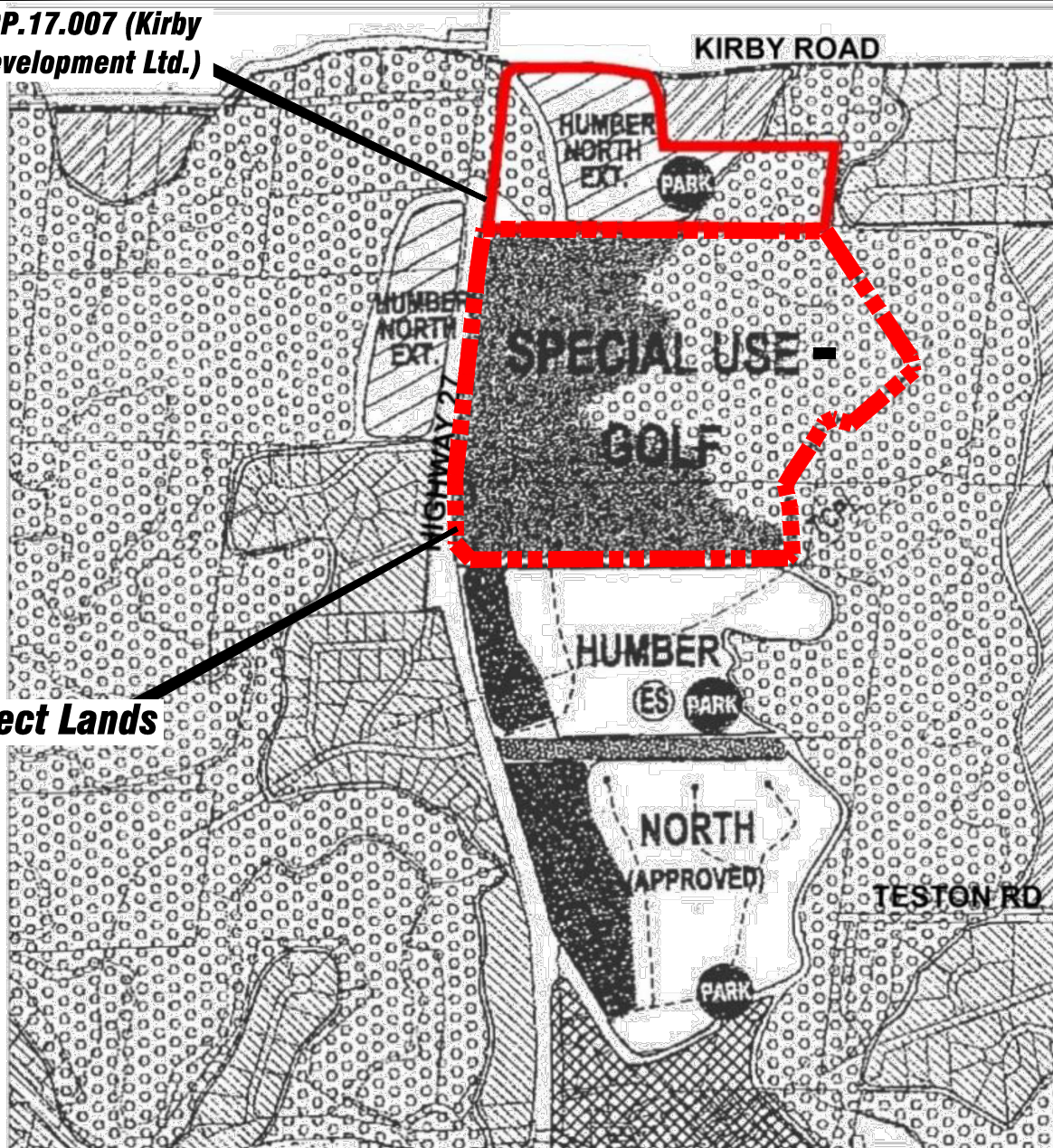
LOCATION: Part of Lots  
28 & 29, Concession 8

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**File OP.17.007 (Kirby  
27 Development Ltd.)**

















**Subject Lands**

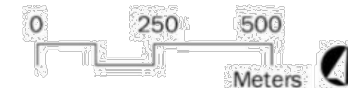


# KLEINBURG NASHVILLE COMMUNITY PLAN

## SCHEDULE 'A' LAND USE

THIS IS SCHEDULE 'A'  
TO AMENDMENT NO. 601

-  **SUBJECT LANDS**
-  **SERVICED RESIDENTIAL**
-  **FUTURE RESIDENTIAL**
-  **SUBURBAN RESIDENTIAL**
-  **CORE AREA**
-  **SPECIAL USE - GOLF**
-  **RURAL AREA**
-  **VALLEY AREA**
-  **OPEN SPACE**
-  **NEIGHBOURHOOD PARK**
-  **LINEAR PARK**
-  **INTER-REGIONAL TRAIL**
-  **WASTE DISPOSAL ASSESSMENT AREA**
-  **HIGHWAY 27 VALLEY CORRIDOR STUDY AREA**
-  **ELEMENTARY SCHOOL**
-  **AMENDMENT AREA**



## OPA 601 (Kleinburg - Nashville Community Plan) - Schedule 'A' Land Use

APPLICANT: East Kleinburg Developments  
Inc. / 1045501 Ontario Limited

LOCATION: Part of Lots  
28 & 29, Concession 8

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## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.019  
ZONING BY-LAW AMENDMENT FILE Z.18.031  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V012  
DI BENEDETTO GROUP INC.  
VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**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.18.019 and Z.18.031 and Draft Plan of Subdivision File 19T-18V012 (Di Benedetto Group Inc.) for the subject lands shown on Attachments 1 and 2, to permit a residential development consisting of 73 townhouse units.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed development consisting of 73 townhouse units to be served by private common element roads.
- Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Files OP.18.019, Z.18.031 and 19T-18V012 (Di Benedetto Group 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 ('Subject Lands') comprise 1.678 hectares and are located south of Rutherford Road and west of Regional Road 27, and are municipally known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street, shown as Subject Lands on Attachments 1 and 2. The surrounding land uses are shown on Attachment 2.

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 and 2 to permit a residential development (the 'Development') consisting of 73 townhouse units as shown on Attachments 3 to 5:

1. Official Plan Amendment File OP.18.019 to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") respecting the design and compatibility criteria for new development within lands identified as a "Community Area".
2. Zoning By-law Amendment File Z.18.031 to rezone the Subject Lands from RR Rural Residential Zone, subject to Exception 9(1182) as shown on Attachment 2, to RT1 Residential Townhouse Zone (freehold townhouse units) in the manner shown on Attachment 4, together with the site-specific zoning exceptions to the RT1 Zone standards of Zoning By-law 1-88, identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-18V012 shown on Attachment 3, for the approval of a residential Draft Plan of Subdivision consisting of one 1.678 ha block.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.  
The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Rutherford Road and Simmons Street in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: 150 m, all properties with frontage onto Simmons Street, the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and to those individuals who provided written correspondence or made oral depositions at the Public Hearings related to a similar development proposal in the immediate area (Gemini Urban Design (W)



Corp., Official Plan and Zoning By-law Amendment Files OP.16.007, OP.17.011, Z.16.031, Z.17.031, and Draft Plan of Subdivision Files 19T-16V004 and 19T-17V011) as shown on Attachment 2.

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 that are 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**

N/A

### **Analysis and Options**

#### ***An amendment to Vaughan Official Plan 2010 is required to permit the Development***

The Subject Lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (“VOP 2010”) and are located within a “Community Area” as identified on Schedule 1, “Urban Structure” of VOP 2010. The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units with a maximum permitted building height of 3-storeys, and no associated density requirement.

VOP 2010 identifies compatibility criteria for new development in a “Community Area”. The compatibility criteria directs that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established development areas shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks. The Development is located south of Rutherford Road in an area that contains larger residential lots and lands that are designated for employment uses to the west.

Additionally, Section 9.2.3.2 in VOP 2010 permits no more than six attached residential dwellings in one block. Block 15 contains seven dwelling units in a row and does not meet the development criteria in Section 9.2.3.2 of VOP 2010.

VOP 2010 permits limited intensification in Community Areas provided it is sensitive to and compatible with the character, form and planned function of the surrounding context. The Development does not address the compatibility and development criteria of the Official Plan, therefore, an amendment to VOP 2010 is required.

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

The Subject Lands are zoned RR Rural Residential Zone, subject to site-specific Exception 9(1182) which permits only detached dwellings on lots with a minimum frontage of 45 m and a lot area of 400m<sup>2</sup>. The Owner is proposing to develop the Subject Lands with townhouse units, which is not a permitted use in the RR Rural Residential Zone. The Owner is proposing to rezone the Subject Lands to RT1 Residential Townhouse Zone, together with the following site-specific exceptions to Zoning By-law 1-88 to permit the Development shown on Attachments 3 and 4:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Frontage on a Public Street	A lot must front onto a public street.	Permit a freehold lot to front onto a private common element condominium road or public street.
b.	Definition of a “Street Townhouse Dwelling”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a public street.	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which fronts onto a public street or private road.
c.	Maximum Building Height	11 m	11.5 m
d.	Minimum Lot Depth	27 m	23.5 m
e.	Minimum Lot Area	162 m <sup>2</sup> / unit	129 m <sup>2</sup> / unit
f.	Minimum Exterior Side Yard Setback (Private Road)	4.5 m	1.2 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
g.	Minimum Rear Yard Setback	7.5 m	6.5 m
h.	Minimum Lot Frontage	6 m / unit	5.4 m / unit
i.	Maximum Number of Units in a Row	6	7 Units (Block15)
j.	Maximum Driveway Access Width	7.5 m	8 m
k.	Minimum Visitor Parking Space Dimensions	2.7 m x 6 m	2 m x 6 m

The Owner has submitted a conceptual site plan in support of the Applications as shown on Attachment 4. Other 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 a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan) and the York Region and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a "Community Area".</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
b.	Comprehensive Development Concept	<ul style="list-style-type: none"> <li>▪ In addition to the subject Applications, the City of Vaughan is processing the following applications for 2 additional development proposals for townhouse units to be served by private roads in the surrounding area, and are identified on Attachment 3: <ul style="list-style-type: none"> <li>i) Gemini Urban Design (W) Corp. (Files OP.16.007 and OP.17.011, Z.16.019 and Z.17.035 and 19T-16V004 and 19T-17V012) to permit 111 townhouse units served by private common element roads</li> <li>ii) Gemini Urban Design (C) Corp. (Files OP.18.020, Z.18.032 and 19T-18V013 to permit 32 townhouse units on a private common element road.</li> </ul> </li> <li>▪ The submission of a broader development concept plan is required to address matters such as, but not limited to, access, the co-ordination of servicing, public amenity space, and the preservation of environmental features, shall be addressed. Additional supporting studies may be required in this regard.</li> </ul>
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning and site-specific exceptions to Zoning By-law 1-88 to permit the Development on the Subject Lands will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
d.	Community Area Policy Review for Low-Rise Residential Designations	<ul style="list-style-type: none"> <li>▪ In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in Vaughan Council adopting Urban Design Guidelines ('Guidelines') for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study").</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>▪ The Guidelines were approved by Vaughan Council on October 19, 2016 and serve to clarify and implement the existing Official Plan policies related to compatibility. Vaughan Council approved the Study on April 19, 2017, and on September 27, 2018 adopted Official Plan Amendment ('OPA') Number 15 to implement the Study. OPA Number 15 has been forwarded to York Region for approval.</li> <li>▪ The Applications were submitted on September 17, 2018 and were deemed "Complete" on October 16, 2018. The Guidelines and Study identify the Subject Lands as being part of a "Large Lot Neighbourhood". The Development Planning Department will review of the Development in consideration of the Guidelines and the Council adopted OPA Number 15.</li> </ul>
e.	Draft Plan of Subdivision File 19T-18V012	<ul style="list-style-type: none"> <li>▪ Draft Plan of Subdivision File 19T-18V012 has been submitted for technical reasons under the <i>Planning Act</i> to create a block within a future Registered M-Plan. This would facilitate a future Draft Plan of Condominium (Common Elements) application to establish the condominium tenure of the common elements (private road, internal walkway, and visitor parking spaces); and the creation of individual lots for the townhouse and semi-detached dwelling units through a Part Lot Control application(s). These matters will be reviewed in consideration of the surrounding land uses and to implement the appropriate Draft Plan of Subdivision conditions, should the applications be approved.</li> </ul>
f.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Conceptual Site Plan and Landscape Plan</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Transportation Study</li> <li>- Environmental Impact Study Letter</li> <li>- Community Services and Facilities Impact Study</li> <li>- Noise and Vibration Feasibility Study</li> <li>- Urban Design and Sustainability Brief</li> <li>- Arborist Report</li> <li>- Tree Inventory and Removals Plan</li> <li>- Stage 1 and 2 Archaeological Assessment</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Geotechnical Assessment</li> </ul> <p>▪ Additional studies and/or reports may be required as part of the development application review process including, but not limited to, Architectural and Urban Design Guidelines.</p>
g.	Canadian Pacific Rail	<p>▪ The Subject Lands abut a Canadian Pacific Rail (CPR) rail line and the Applications have been circulated to CPR for review.</p>
h.	Conceptual Site Plan / Future Site Development Application	<p>▪ A future Site Development Application is required to facilitate the Development, should the Applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application:</p> <ul style="list-style-type: none"> <li>- pedestrian and barrier free accessibility</li> <li>- proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private roads</li> <li>- right-of-way width of the private roads</li> <li>- appropriate site design and building materials, orientation of units and upgraded and visible flankage elevations, landscaping, snow storage, stormwater management, and servicing and grading</li> <li>- the location of air conditioning units</li> <li>- the relationship between the facing distance of each townhouse block to maximize daylight, enhance landscaping and ensure privacy</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>- accessibility and location of the proposed residential visitor parking spaces</li> <li>- the provision of an appropriate amenity space</li> <li>- the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood</li> <li>- co-ordination of access with possible future development with the lands to the south</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if the subject applications are approved.</li> <li>▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Score.</li> </ul>
j.	Draft Plan Condominium Application File 19CDM-18V004	<ul style="list-style-type: none"> <li>▪ Draft Plan of Condominium Application File 19CDM-18V004 shown on Attachment 5, has been submitted to establish the condominium tenure of the private common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), to be managed by a future Condominium Corporation, should the Applications be approved.</li> </ul>
k.	Parkland and Cash-in-Lieu of the Dedication Parkland	<ul style="list-style-type: none"> <li>▪ Opportunities for public parkland and/or a multi-use recreational pathway that connects the Subject Lands to Regional Road 27 via Rutherford Road will be considered as part of the processing and consideration of the Applications.</li> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, should the City determine that a public park is not</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		required, prior to the issuance of a Building Permit(s), 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 City Solicitor, Real Estate Department.
I.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Development is approved. If servicing is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
m.	Phase 1 Environmental Site Assessments ('ESA')	<ul style="list-style-type: none"> <li>The Phase 1 ESA submitted in support of the Applications must be approved to the satisfaction of the Development Engineering Department.</li> </ul>
n.	Noise Attenuation	<ul style="list-style-type: none"> <li>The Subject Lands are located adjacent to the CPR rail corridor and close to Rutherford Road, which are sources of noise. The Development Engineering Department will review the Noise and Vibration Feasibility Study to determine the appropriate measures that will be required to mitigate noise and vibration.</li> </ul>

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

The Applications have 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. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

## **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.

**For more information**, please contact: Clement Messere, Senior Planner, Development Planning Department, Extension 8409.

## **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-18V012
4. Conceptual Site Plan and Proposed Zoning
5. Draft Plan of Condominium File 19CDM-18V004

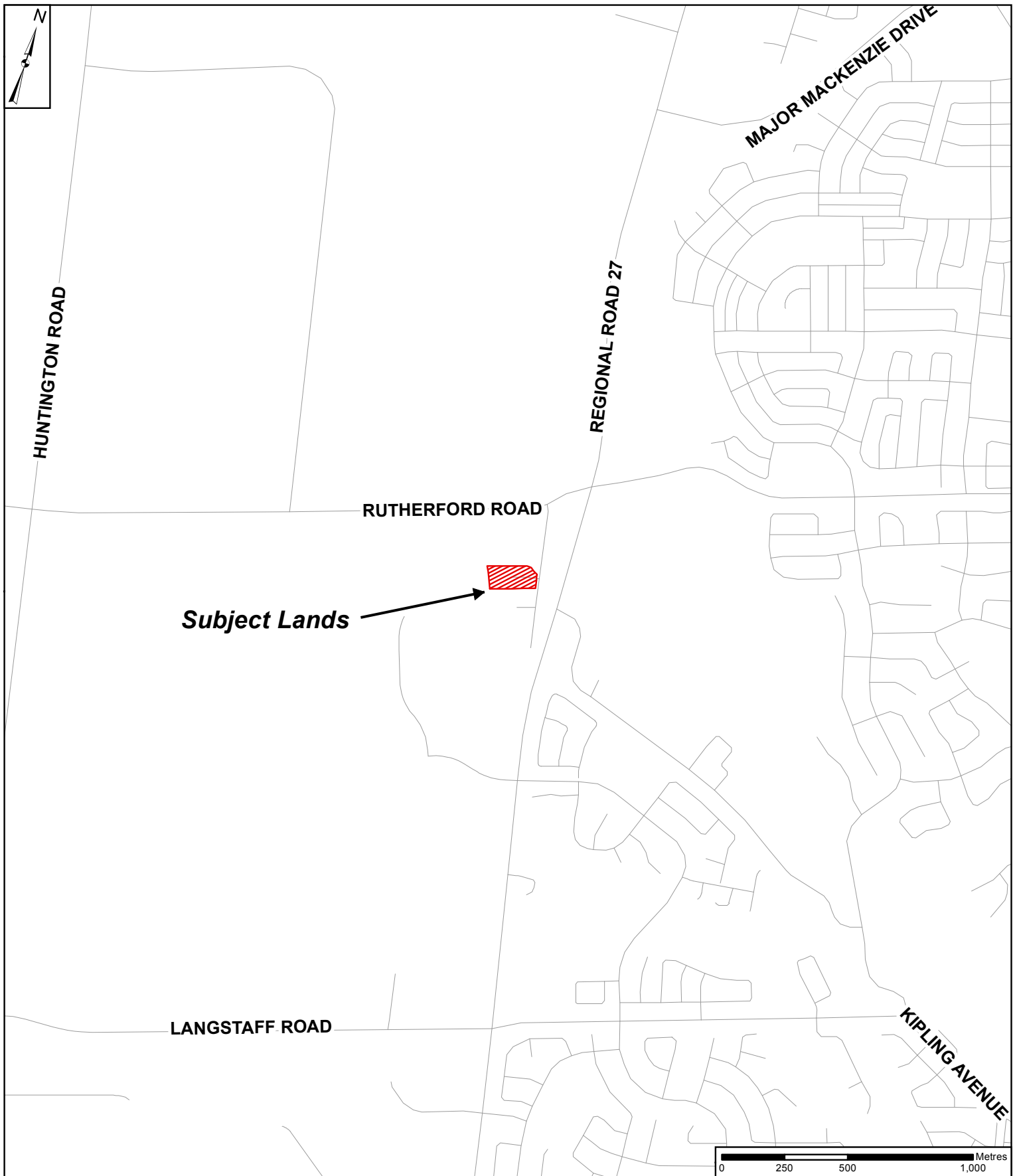
## **Prepared by**

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

**LOCATION:**  
Part Lot 15, Concession 9

**APPLICANT:**  
Di Benedetto Group Inc.

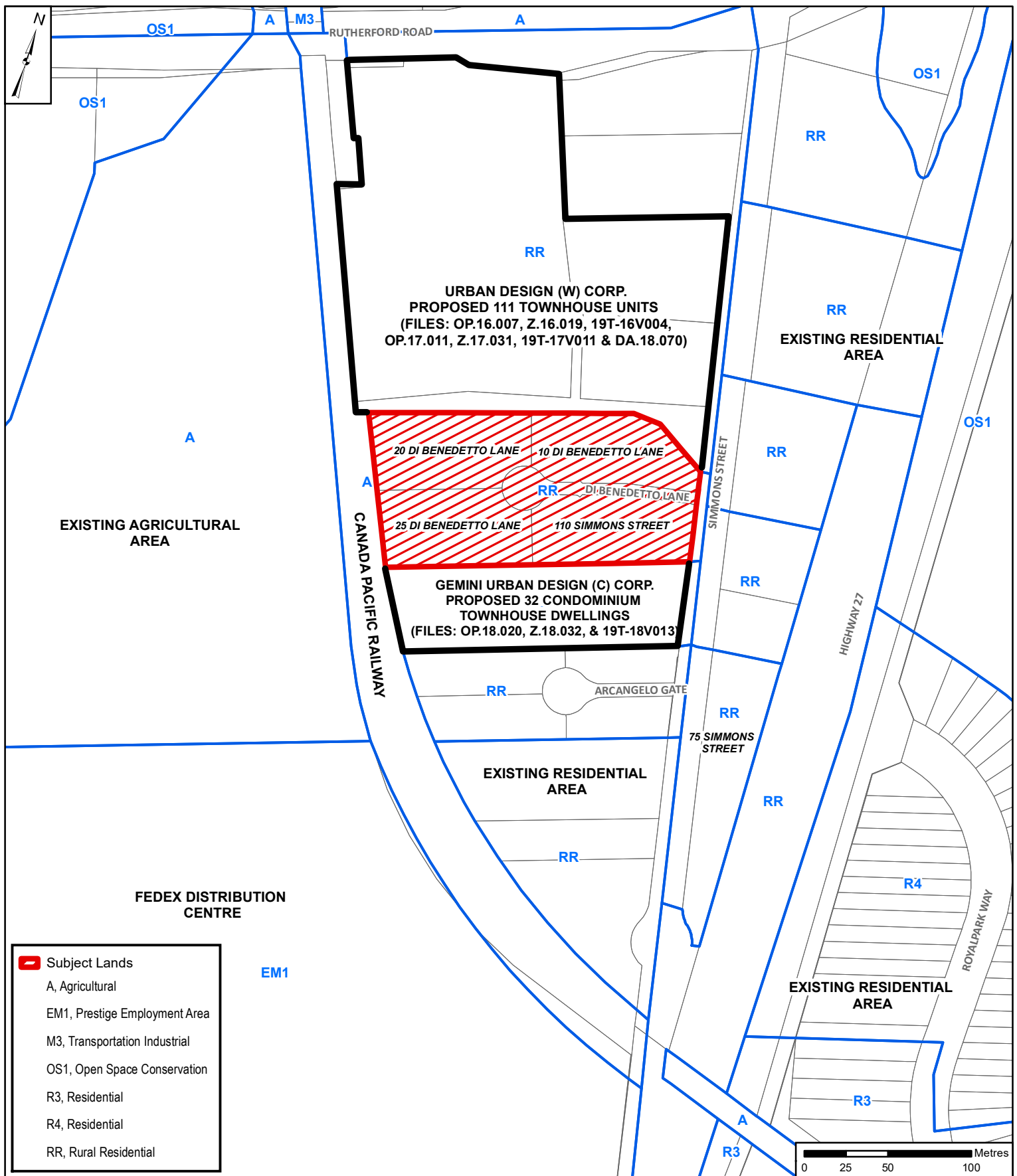


## Attachment

**FILES:**  
OP.18.019, Z.18.031,  
19T-18V012, 19CDM-18V004

**DATE:**  
February 5, 2019

**1**



## Location Map

**LOCATION:**  
Part Lot 15, Concession 9

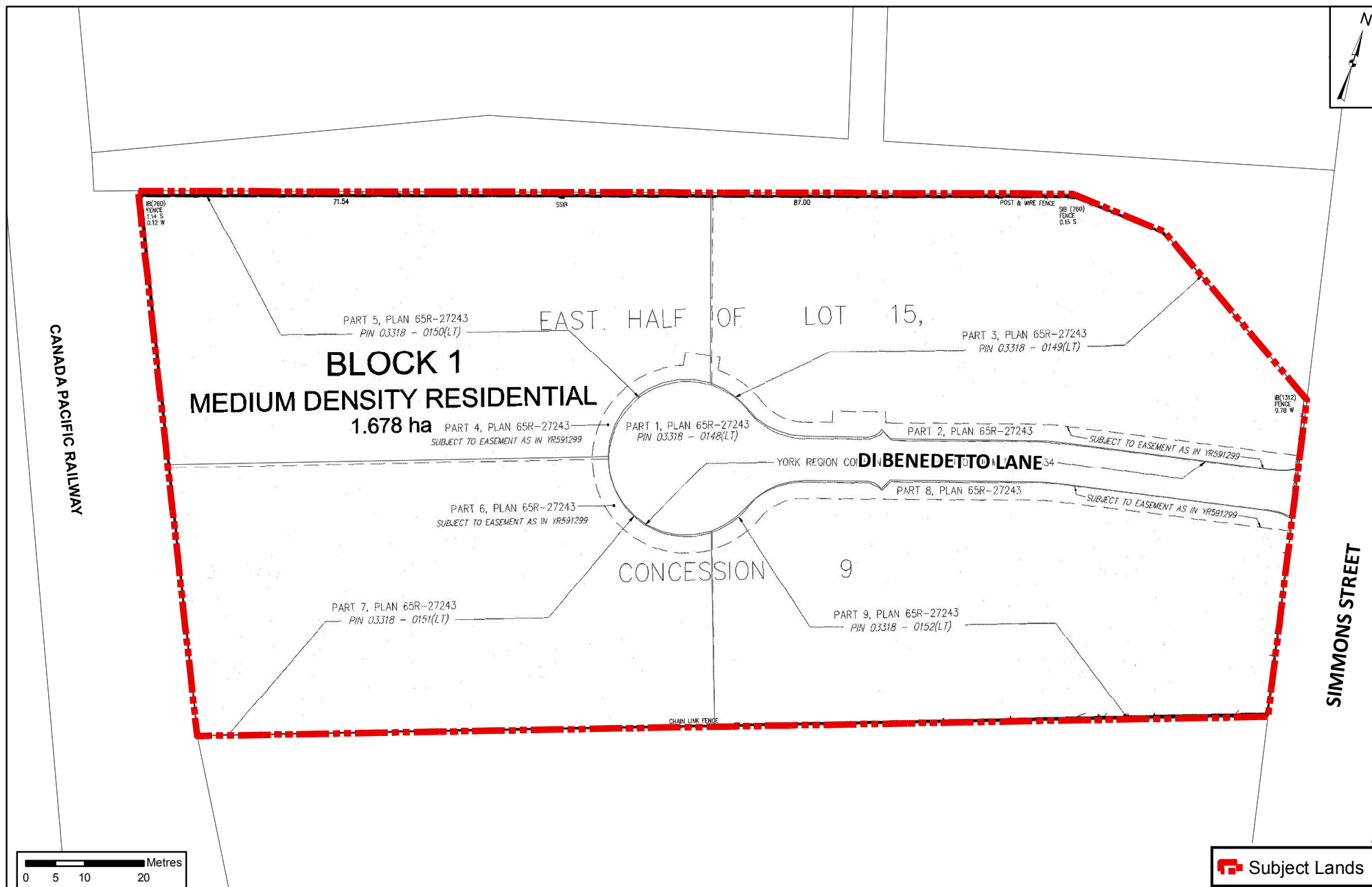
**APPLICANT:**  
Di Benedetto Group Inc.

## Attachment

**FILES:**  
OP.18.019, Z.18.031,  
19T-18V012, 19CDM-18V004  
**DATE:**  
February 5, 2019

**2**





# Draft Plan of Subdivision File 19T-18V012

**APPLICANT:** Di Benedetto Group Inc.  
**LOCATION:** Part Lot 15, Concession 9

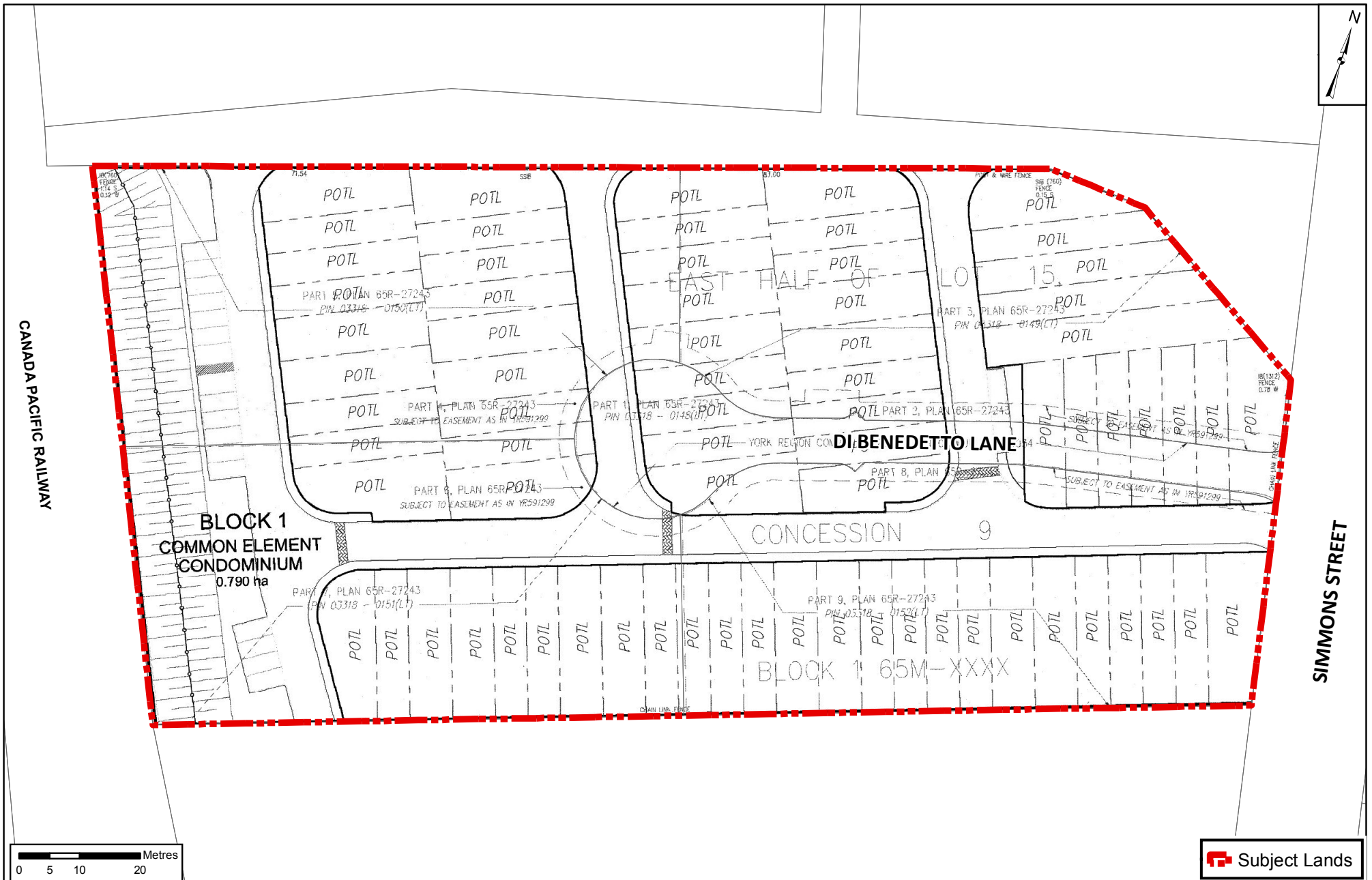
## Attachment

**FILES:**  
OP.18.019, Z.18.031,  
19T-18V012, 19CDM-18V004

**DATE:**  
February 5, 2019

3





# Draft Plan of Condominium File 19CDM-18V004

**APPLICANT:** Di Benedetto Group Inc.  
**LOCATION:** Part Lot 15, Concession 9

Document Path: N:\GIS\_Archive\Attachments\OP\OP.18.019\OP.18.019\_Circulation\_CondoPlan.mxd

## Attachment

**FILES:**  
OP.18.019, Z.18.031,  
19T-18V012, 19CDM-18V004

**DATE:** February 5, 2019

5

Printed on: 12/5/2018

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.020  
ZONING BY-LAW AMENDMENT FILE Z.18.032  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V013  
GEMINI URBAN DESIGN (C) CORP.  
VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**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.18.020 and Z.18.032 and Draft Plan of Subdivision File 19T-18V013 (Gemini Urban Design (C) Corp.) for the subject lands shown on Attachments 1 and 2, to permit a residential development consisting of 32 townhouse units.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed development consisting of 32 townhouse units to be served by 2 private common element roads.
- Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT Public Hearing report for Files OP. 18.020, Z.17.032 and 19T-17V013 (Gemini Urban Design (C) Corp.) 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') comprise 0.86 hectares and are located south of Rutherford Road and west of Regional Road 27, and are municipally known as 88 Simmons Street, shown as Subject Lands on Attachments 1 and 2. The surrounding land uses are shown on Attachment 2.

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 and 2 to permit a residential development (the 'Development') consisting of 32 townhouse units as shown on Attachment 4:

1. Official Plan Amendment File OP.18.020 to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") respecting the design and compatibility criteria for new development within lands identified as a "Community Area".
2. Zoning By-law Amendment File Z.18.032 to rezone the Subject Lands from RR Rural Residential Zone as shown on Attachment 2, to RT1 Residential Townhouse Zone (freehold townhouse units) in the manner shown on Attachment 4, together with the site-specific zoning exceptions to the RT1 and RR Zone standards of Zoning By-law 1-88, as identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-18V013 shown on Attachment 3, for the approval of a residential Draft Plan of Subdivision consisting of one 0.86 ha block.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.  
The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Rutherford Road and Simmons Street in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: 150 m, all properties with frontage onto Simmons Street, the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and to those individuals who provided written correspondence or made oral depositions at the Public Hearings related to a



similar development proposal in the immediate area (Gemini Urban Design (W) Corp., Official Plan and Zoning By-law Amendment Files OP.16.007, OP.17.011, Z.16.031, Z.17.031, and Draft Plan of Subdivision Files 19T-16V004 and 19T-17V011) as shown on Attachment 2.

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 that are 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**

N/A

### **Analysis and Options**

#### ***An amendment to Vaughan Official Plan 2010 is required to permit the Development***

The Subject Lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (“VOP 2010”) and are located within a “Community Area” as identified on Schedule 1, “Urban Structure” of VOP 2010. The “Low Rise Residential” designation permits detached, semi-detached and townhouse dwelling units with a maximum permitted building height of 3-stories, and no associated density requirement.

VOP 2010 identifies compatibility criteria for new development in a “Community Area”. The compatibility criteria directs that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established development areas shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks. The proposed Development is located south of Rutherford Road in an area that contains larger residential lots and lands that are designated for employment uses to the west. VOP 2010 permits limited intensification in Community Areas provided it is sensitive to and compatible with the character, form and planned function of the surrounding context. The Development does not address the compatibility and development criteria of the Official Plan, therefore an amendment to VOP 2010 is required.

#### ***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, which permits only detached dwellings on lots with a minimum frontage of 45 m and a lot area of 400m<sup>2</sup>. The Owner is proposing to develop the Subject Lands with townhouse units, which is not a permitted use in the RR Rural Residential Zone. The Owner is proposing to rezone the Subject Lands to RT1 Residential Townhouse Zone, together with the

following site-specific zoning exceptions to Zoning By-law 1-88 to permit the Development shown on Attachments 3 and 4:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Frontage on a Public Street	A lot must front onto a public street.	Permit a freehold lot to front onto a private common element condominium road or public street.
b.	Definition of a “Street Townhouse Dwelling”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a public street.	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which fronts onto a public street or private road.
c.	Maximum Building Height	11 m	11.5 m
d.	Minimum Lot Depth	27 m	19 m
e.	Minimum Lot Area	162 m <sup>2</sup> / unit	148 m <sup>2</sup> / unit
f.	Minimum Exterior Side Yard Setback (Private Road)	4.5 m	2.5 m
g.	Minimum Interior Side Yard Setback (Greenway or Buffer Block)	3.5 m	1.2 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
h.	Maximum Permitted Driveway Width	7.5m	9 m
i.	Minimum Visitor Parking Space Dimensions	2.7 m x 6 m	2 m x 6 m

The Owner has submitted a conceptual site plan in support of the Applications as shown on Attachment 4. Other 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 a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan) and the York Region and City Official Plan policies, particularly the policies in VOP 2010 respecting the design and compatibility criteria for new development in a “Community Area”.</li> </ul>
b.	Comprehensive Development Concept	<ul style="list-style-type: none"> <li>▪ In addition to the subject Applications, the City of Vaughan is processing the following applications for 2 additional development proposals for townhouse units to be served by private roads in the surrounding area, and are identified on Attachment 3: <ul style="list-style-type: none"> <li>i) Gemini Urban Design (W) Corp. (Files OP.16.007 and OP.17.011, Z.16.019 and</li> </ul> </li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p>Z.17.035 and 19T-16V004 and 19T-17V012) to permit of 111 townhouse units served by private common element roads.</p> <p>ii) Di Benedetto Group Inc. (Files OP.18.019, Z.18.031 and 19T-18V012) to permit 73 townhouse units on private common element roads</p> <ul style="list-style-type: none"> <li>▪ The submission of a broader development concept plan is required to address matters such as, but not limited to, access, the co-ordination of servicing, public amenity space, and the preservation of environmental features, shall be addressed. Additional supporting studies may be required in this regard.</li> </ul>
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning and the site-specific exceptions to Zoning By-law 1-88 to permit the Development on the Subject Lands will be reviewed in consideration of the existing and planned surrounding land uses, including, but not limited to, the proposed 19 m lot depth.</li> </ul>
d.	Community Area Policy Review for Low-Rise Residential Designations	<ul style="list-style-type: none"> <li>▪ In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in Vaughan Council adopting Urban Design Guidelines ('Guidelines') for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study").</li> <li>▪ The Guidelines were approved by Vaughan Council on October 19, 2016 and serve to clarify and implement the VOP2010 policies related to compatibility. Vaughan Council approved the Study on April 19, 2017, and on September 27, 2018 adopted an Official Plan Amendment ('OPA') Number 15 to implement the Study. OPA Number 15 has been forwarded to York Region for approval.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>The Applications were submitted on September 17, 2018 and were deemed “Complete” on October 16, 2018. The Guidelines and Study identify the Subject Lands as being part of a “Large Lot Neighbourhood”. The Development Planning Department will review of the Development in consideration of the Guidelines and Council adopted OPA Number 15.</li> </ul>
e.	Draft Plan of Subdivision File 19T-18V013	<ul style="list-style-type: none"> <li>Draft Plan of Subdivision File 19T-18V013 has been submitted for technical reasons under the <i>Planning Act</i> to create a block within a future Registered M-Plan. This would facilitate a future Draft Plan of Condominium (Common Elements) application to establish the condominium tenure of the common elements (private road, internal walkway, and visitor parking spaces); and the creation of individual lots for the townhouse and semi-detached dwelling units through a Part Lot Control application(s). These matters will be reviewed in consideration of the surrounding land uses and to implement the appropriate Draft Plan of Subdivision conditions, should the Applications be approved.</li> </ul>
f.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>Planning Justification Report</li> <li>Conceptual Site Plan and Landscape Plan</li> <li>Functional Servicing and Stormwater Management Report</li> <li>Transportation Study</li> <li>Environmental Impact Study</li> <li>Community Services and Facilities Impact Study</li> <li>Noise and Vibration Feasibility Study</li> <li>Urban Design and Sustainability Brief</li> <li>Arborist Report</li> <li>Tree Inventory and Preservation Plan</li> <li>Stage 1 and 2 Archaeological Assessment</li> <li>Phase 1 Environmental Site Assessment</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>- Geotechnical Assessment</li> <li>▪ Additional studies and/or reports may be required as part of the development application review process including, but not limited to, Architectural and Urban Design Guidelines.</li> </ul>
g.	Canadian Pacific Rail	<ul style="list-style-type: none"> <li>▪ The Subject Lands abut a Canadian Pacific Rail ("CPR") rail line and the Applications have been circulated to CPR for review.</li> </ul>
h.	Conceptual Site Plan / Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application is required to facilitate the Development, should the Applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application: <ul style="list-style-type: none"> <li>- pedestrian and barrier free accessibility</li> <li>- proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private roads</li> <li>- right-of-way width of the private roads</li> <li>- appropriate site design and building materials, orientation of units and upgraded elevations for visible flankage elevations, landscaping, snow storage, stormwater management, and servicing and grading</li> <li>- the location of air conditioning units</li> <li>- the relationship between the facing distance of each townhouse block to maximize daylight, enhance landscaping and ensure privacy</li> <li>- accessibility and location of the proposed residential visitor parking spaces</li> <li>- the provision of an appropriate amenity space</li> <li>- the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site</li> <li>- co-ordination of access with possible future development with the lands to the north</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, should the Applications be approved.</li> <li>▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.</li> </ul>
j.	Future Draft Plan Condominium Application	<ul style="list-style-type: none"> <li>▪ A future Draft Plan of Condominium Application is required to establish the condominium tenure of the private common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas), to be managed by a future Condominium Corporation, should the Applications be approved.</li> </ul>
k.	Parkland and Cash-in-Lieu of the Dedication Parkland	<ul style="list-style-type: none"> <li>▪ Opportunities for public parkland and/or a multi-use recreational pathway that connects the Subject Lands to Regional Road 27 via Rutherford Road will be considered as part of the processing and consideration of the Applications.</li> <li>▪ The Owner will be required to pay to the City of Vaughan, should the City not determine a public park is not required, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit(s), 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 City Solicitor, Real Estate Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
I.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the proposed Development is approved. If servicing is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
m.	Phase 1 Environmental Site Assessments ('ESA')	<ul style="list-style-type: none"> <li>The Phase 1 ESA submitted in support of the Applications must be approved to the satisfaction of the Development Engineering Department.</li> </ul>
n.	Noise Attenuation	<ul style="list-style-type: none"> <li>The Subject Lands are located adjacent to the CPR rail corridor and close to Rutherford Road, which are sources of noise. The Development Engineering Department will review the Noise and Vibration Feasibility Study to determine the appropriate measures that will be required to mitigate noise and vibration.</li> </ul>

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

The Applications have 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. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

### **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.

**For more information**, please contact: Clement Messere, Senior Planner, Development Planning Department, Extension 8409.

### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-18V013
4. Conceptual Site Plan and Proposed Zoning

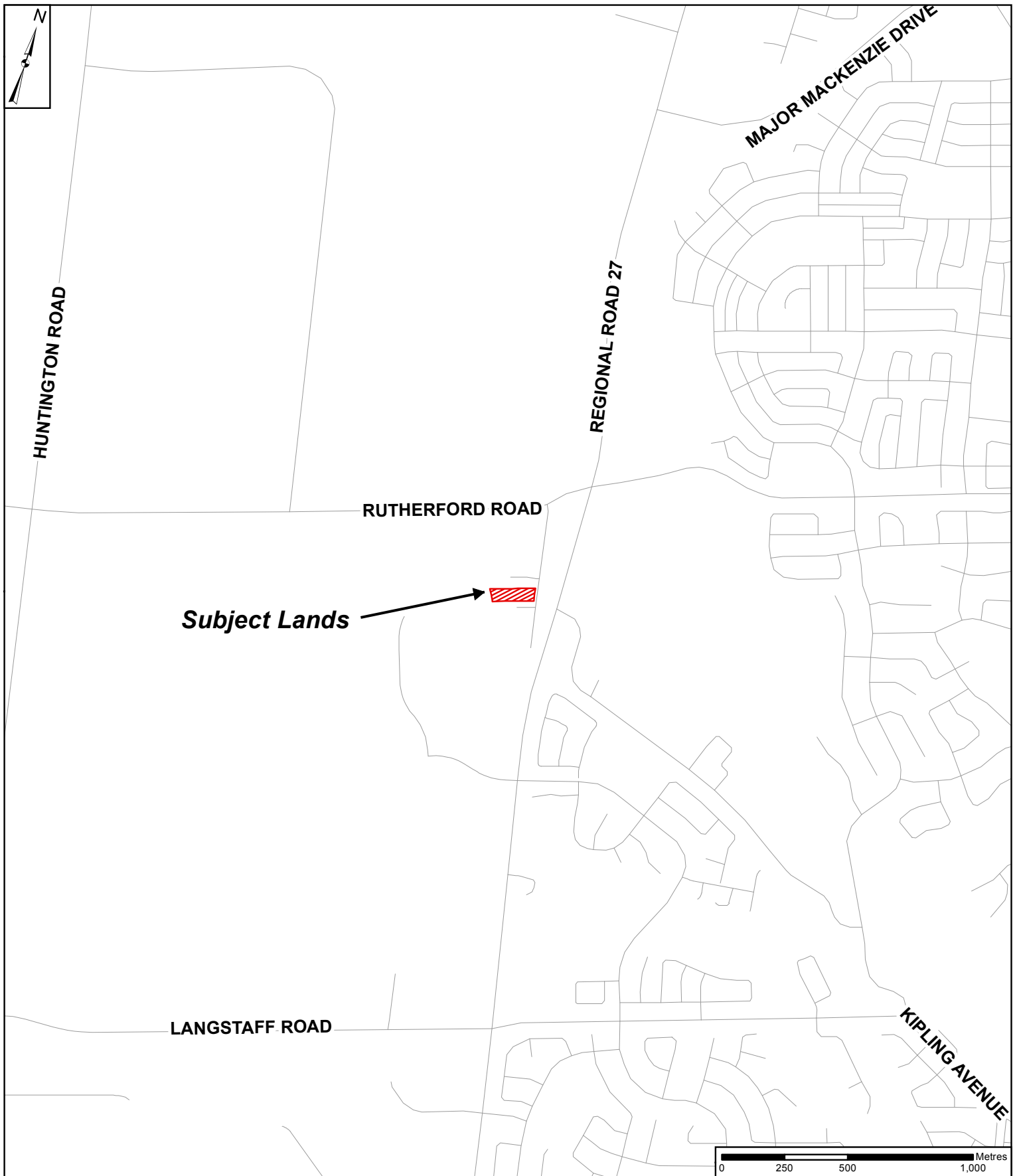
### **Prepared by**

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



# Context Location Map

**LOCATION:**  
Part Lot 15, Concession 9

**APPLICANT:**  
Gemini Urban Design (C) Corp.



# Attachment

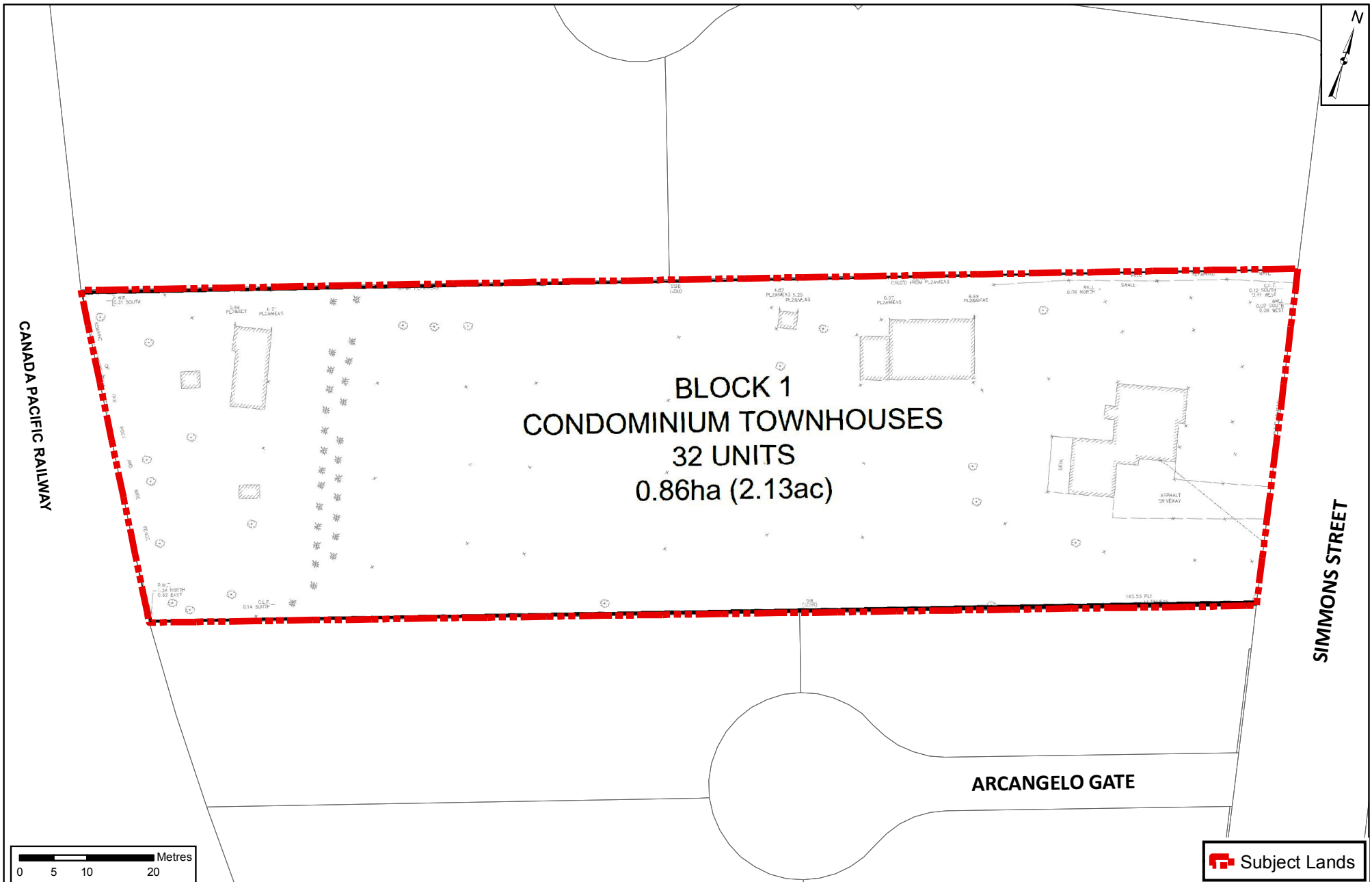
**FILES:**  
OP.18.020, Z.18.032, 19T-18V013

**DATE:**  
February 5, 2019

1







# Draft Plan of Subdivision File 19T-18V013

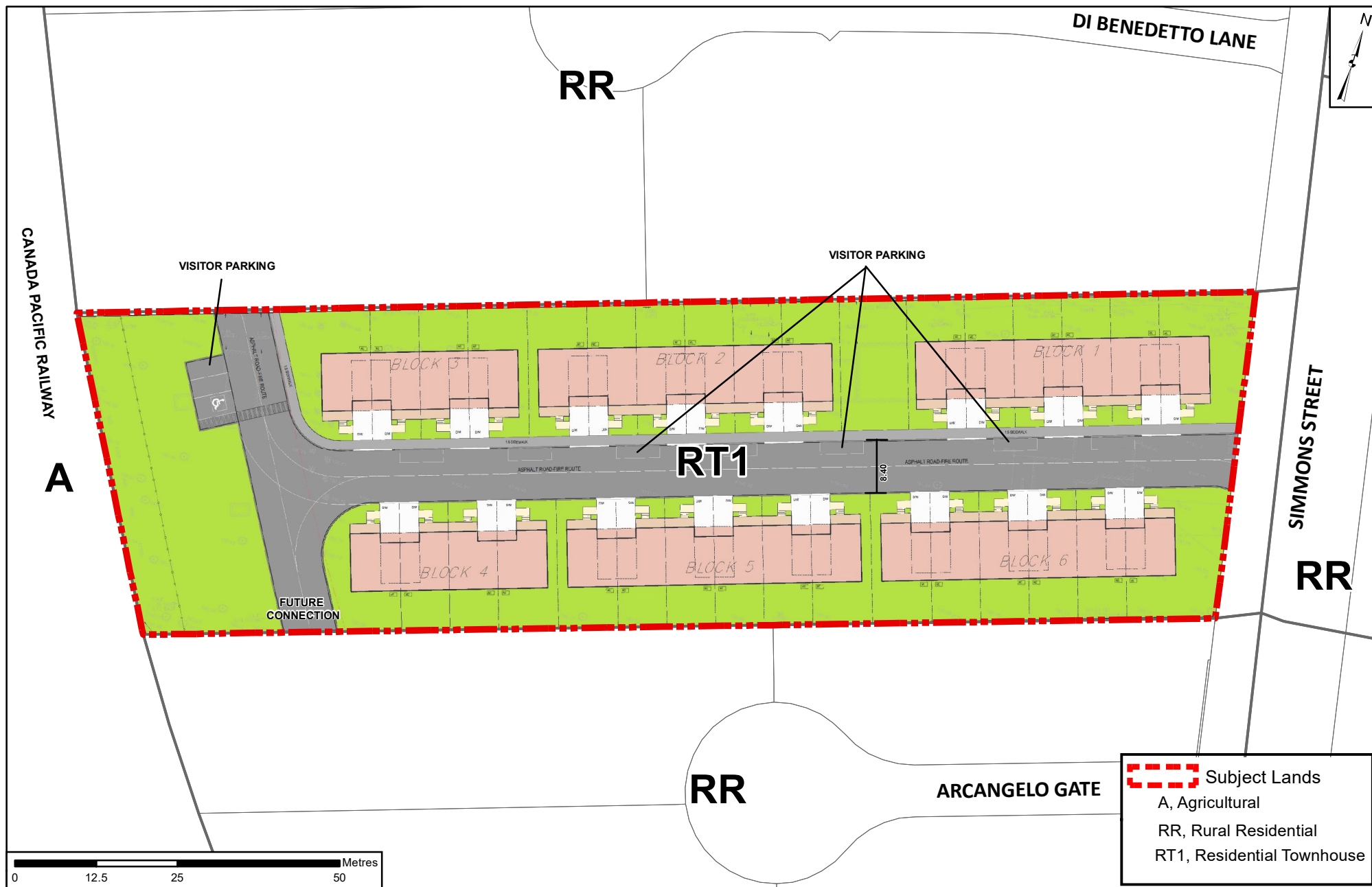
**APPLICANT:** Gemini Urban Design (C) Corp.  
**LOCATION:** Part Lot 15, Concession 9

## Attachment

**FILES:** OP.18.020, Z.18.032, 19T-18V013

**DATE:** February 5, 2019

3



## Conceptual Site Plan and Proposed Zoning

**LOCATION:**  
Part Lot 15, Concession 9

**APPLICANT:**  
Gemini Urban Design (C) Corp.

Document Path: N:\GIS\_Archive\Attachments\OP\OP.18.020\OP.18.020\_Circulation\_SitePlan.mxd

## Attachment

**FILES:**  
OP.18.020, Z.18.032, 19T-18V013

**DATE:**  
February 5, 2019

**4**

Printed on: 12/7/2018

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 2

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.025  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V009  
ANATOLIA CAPITAL CORP.  
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**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.18.025 and 19T-18V009 for the Subject Lands shown on Attachments 1 and 2, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4 and for Draft Plan of Subdivision approval to create blocks for future employment uses, open space areas and streets, as shown on Attachment 3.

**Report Highlights**

- To receive input from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications, to rezone the Subject Lands and create blocks for future employment uses, open space areas and streets as shown on Attachments 3 and 4.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Files Z.18.025 and 19T-18V009 (Anatolia Capital Corp.) 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’) shown on Attachments 1 and 2 are located on the east side of Huntington Road, between Rutherford Road and Langstaff Road, and are known municipally as 8811 Huntington Road. The Subject Lands include an existing 2-storey dwelling and a barn, which are proposed to be demolished. Rainbow Creek also traverses the Subject Lands. The surrounding land uses are shown on Attachment 2.

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the future development of the Subject Lands***

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachments 1 and 2, to rezone the Subject Lands and create blocks for future employment uses, open space areas and streets, as shown on Attachments 3 to 7:

1. Zoning By-law Amendment File Z.18.025 to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V009, as shown on Attachment 3, to facilitate a Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

<b>Blocks/ Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Buildings</b>
1 to 3	Prestige Employment	4.313	1
4 to 7	General Employment	17.910	2
8 to 12	Buffers	1.092	N/A
13 and 14	Valley	6.963	N/A
15	Road Widening (Huntington Road)	0.170	N/A
Public Roads	Streets ‘1’ and ‘2’	2.527	N/A
<b>TOTAL</b>		<b>32.975</b>	<b>3</b>

### ***Related Site Development File DA.18.065***

A related Site Development File DA.18.065 has been submitted together with the

Applications to permit the development of three (3), one-storey employment (warehouse / industrial) buildings on the Subject Lands, identified as Buildings '1', '2' and '3' on Attachments 3 to 7. Buildings '1', '2' and '3' have a Gross Floor Area ('GFA') of 10,639.5 m<sup>2</sup>, 43,493.1 m<sup>2</sup>, and 50,927 m<sup>2</sup>, respectively, for a combined total GFA of 105,059.6 m<sup>2</sup>.

***The Owner owns other lands in Block 59, which are subject to concurrent Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications***

The Owner has also submitted development applications on two additional properties within the Block 59 area, shown on Attachment 2. These applications are being reviewed concurrently and form part of the February 5, 2019, Public Hearing agenda.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the Huntington Road frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and the Greater Woodbridge Ratepayers' Association.

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 that are 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 a future Committee of the Whole meeting.

**Previous Reports/Authority**

[June 17, 2014, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 32, Recommendations 1 to 3, adopted as amended by Vaughan Council on June 24, 2014\)](#)

**Analysis and Options**

***The Applications conform to Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are designated "Prestige Employment", "General Employment" and "Natural Areas" by VOP 2010, Volume 2, Section 11.9 - the West Vaughan Employment

Area Secondary Plan (“WVEASP”). Schedule 1 of VOP 2010 also identifies the Subject Lands as an “Employment Area” and “Natural Area and Countryside”.

The “Prestige Employment” designation permits 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 within the “Prestige Employment” designation. Office uses, limited retail uses, and gas stations are also permitted in the “Prestige Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “Prestige Employment” designation.

The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, but not used for the sole purpose of outside storage. Accessory office and/or retail uses, and gas stations are also permitted in the “General Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “General Employment” designation.

The manufacturing and/or warehousing uses are proposed within wholly enclosed employment/industrial buildings in the “Prestige Employment” and “General Employment” designations.

The “Natural Areas” designation identifies portions of the City that are part of the Natural Heritage Network. The policies of VOP 2010 require that the Natural Heritage Network be protected and enhanced, as an interconnected system of natural features and the functions they perform. Additionally, the “Natural Areas” designation on the Subject Lands are specifically identified as a “Core Feature” by VOP 2010. The location of Rainbow Creek coincides with the “Natural Areas” designation on the Subject Lands, and will be incorporated into the valley blocks together with the environmental buffer blocks identified on the Draft Plan shown on Attachment 3.

The policies of VOP 2010 require that Core Features and their minimum vegetation protection zones be dedicated to an appropriate public agency (e.g. the City or the Toronto and Region Conservation Authority - “TRCA”) at no public expense, through the development approval process. The conveyance of these lands will be secured through the subject Applications to ensure that the integrity of ecological systems on or within direct proximity to the Subject Lands will be retained. The development limits of the Subject Lands, including all the natural heritage features and hazards, will be determined through the Block Plan process in accordance with the policies of VOP 2010 and the WVEASP.

In consideration of the above, the Applications conform to the Official Plan.

***The Draft Plan and proposed zoning must be consistent with the final Block Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010, Volume 1 states that a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014, considered the draft Block 59 Plan at a Public Hearing (File BL.59.2014). The draft Block 59 Plan, which requires Council approval, is shown on Attachment 8 and identifies the Subject Lands as “Prestige Area”, “Employment Area”, “Valleyland” and “10 m Buffer”. Street “2” (shown as Street “F” on the Draft Block 59 Plan on Attachment 8) and the extension of John Lawrie Street are also proposed on the Subject Lands.

An updated Block Plan Application (File BL.59.2018) was submitted on August 21, 2018, by the Block 59 Landowners Group Inc., of which the Owner is a participating landowner. Council approval of the Block 59 Plan is required prior to, or concurrently with, the approval of the subject Applications.

***Amendments to Zoning By-law 1-88 are required to facilitate the Draft Plan***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit Prestige and General Employment uses. The Owner is proposing to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>EM2 General Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
a.	Minimum Number of Parking Spaces	Warehousing (Single Use): 50,927 m <sup>2</sup> @ 1 parking space / 100 m <sup>2</sup> GFA = 510	477 parking spaces (Block 4, Building ‘3’)
b.	Joint Ingress and Egress Access Driveway Width	7.5 m	6 m (Block 4, Building ‘2’) 6 m (Block 4, Building ‘3’) 7.7 m (Block 4, Building ‘3’)



	<b>Zoning By-law 1-88 Standard</b>	<b>EM2 General Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
c.	Maximum Driveway and/or Aisle Width to and from a Loading Space	13.5 m	13.7 m (Block 4, Building '2') 13.7 m (Block 4, Building '3')

The conceptual site plan and building elevations submitted in support of the Applications are shown on Attachments 4 to 7. 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.

***Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in further detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement 2014</i> (the 'PPS'), the <i>Growth Plan for the Greater Golden Horseshoe 2017</i> (the 'Growth Plan'), and the York Region Official Plan ('YROP') policies.</li> <li>▪ The Applications will be reviewed in consideration of VOP 2010 and of the WVEASP policies.</li> </ul>
b.	Block 59 Plan and Block 59 Employment Area Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Block 59 Plan Area, which is not approved.</li> <li>▪ The Development is being reviewed concurrently and in consideration of the Block 59 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been submitted in support of the Block Plan.</li> <li>▪ The Block 59 Plan must be approved by Council prior to a final technical report respecting the subject Applications proceeding to a future Committee of the Whole meeting for Council's consideration.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, particularly with respect to the Block 59 Plan.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ 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"> <li>– Planning Justification Report</li> <li>– Stationary Noise Impact Study</li> <li>– Traffic and Transportation Study</li> <li>– Urban Design and Sustainability Brief</li> <li>– Environmental Impact Study ('EIS')</li> <li>– Archaeological Assessment</li> <li>– Cultural and Built Heritage Assessment Report</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Geotechnical/Soil Investigation Report</li> <li>– Phase 1 Environmental Site Assessment ('ESA')</li> </ul> </li> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>
e.	Toronto and Region Conservation Authority ("TRCA")	<ul style="list-style-type: none"> <li>▪ Portions of the Subject Lands are located within the TRCA's regulated area and therefore, must be reviewed by the TRCA.</li> <li>▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication/conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed through the review of the subject Applications and the Block Plan.</li> </ul>
f.	Cultural Heritage	<ul style="list-style-type: none"> <li>▪ The Owner is proposing to demolish the existing heritage dwelling (the 'Henry Burton House') and barn located on the Subject Lands.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>▪ The Subject Lands were added to the City of Vaughan Register (under Part IV, Section 27, of the <i>Ontario Heritage Act</i>) on June 28, 2016.</li> <li>▪ Staff have requested the submission of a Cultural Heritage Impact Assessment ('CHIA') for review. The recommendations of the CHIA will be considered to determine if the proposed demolition of the existing structures is appropriate.</li> <li>▪ If the structures are recommended to be demolished in the CHIA, Heritage Vaughan Committee approval may be required, subject to Urban Design and Cultural Heritage staff review.</li> </ul>
g.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.18.065 for the proposed industrial buildings as shown on Attachments 4 to 7, which will be reviewed comprehensively and concurrently with the subject Applications. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>– Appropriate built form, building elevations and materials, site design, and enhanced landscaping</li> <li>– The relationship of the building setbacks, height and design with the immediate area</li> <li>– Pedestrian and barrier-free accessibility to and throughout the site</li> <li>– Provision of accessible parking on the site in accordance with the requirements of Ontario Regulation 413/12, made under the <i>Accessibility for Ontarians with Disabilities Act</i>, which cannot be varied</li> <li>– Site circulation, proper vehicular access and turning movements (from existing and proposed future streets), and any road widening, if required, along Huntington Road</li> <li>– Provision of sufficient snow storage area(s)</li> <li>– Conservation methods for the existing heritage building and associated cultural heritage landscape</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>– Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> <li>– Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site.</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement, bicycle racks to promote alternative modes of transportation, energy efficient lighting, etc., will be reviewed and implemented through the Site Development Application process.</li> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program, the future industrial buildings must achieve a minimum Bronze Threshold Application Score.</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, 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 Vaughan Legal Department, Real Estate Division.</li> <li>▪ A Trail Feasibility Study is required to be submitted for Draft Plan of Subdivision File 19T-18V009, to the satisfaction of the Parks Development Department.</li> </ul>
j.	Hydro Corridor	<ul style="list-style-type: none"> <li>▪ An existing Hydro One Networks Inc. ("HONI") transmission corridor is located to the east of the Subject Lands, as shown on Attachment 2. The Owner is required to satisfy all requirements of HONI.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
k.	Highway 427 Extension	<ul style="list-style-type: none"> <li>The Applications have been circulated to the Ministry of Transportation (“MTO”) for review and comment as the Subject Lands are located within the within the MTO Permit Control Area (i.e. within 500 m of the centrepont of the proposed Highway 427 extension). An MTO Building and Land Use Permit may be required prior to the commencement of any on-site construction/works. The Owner must satisfy the requirements of the MTO.</li> </ul>
l.	TransCanada Pipelines Limited (“TCPL”)	<ul style="list-style-type: none"> <li>The Applications have been circulated to TCPL for review and comment, as there is a high pressure natural gas pipeline proposed (i.e. King’s North Connection) east of the Subject Lands. The Owner must satisfy the requirements of TCPL.</li> </ul>

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Although the Subject Lands have frontage and access on Huntington Road, which is within the jurisdiction of the City of Vaughan, York Region has expressed interest in these Applications. The Regional Transportation and Infrastructure Planning Branch has reviewed the reports and studies submitted with the Applications and provided technical comments for the Owner to address in a resubmission.

### **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.

**For more information**, please contact: Letizia D’Addario, Planner, Development Planning Department, ext. 8213.

**Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision – File 19T-18V009
4. Proposed Zoning and Site Plan
5. Building Elevations – Building ‘1’
6. Buildings Elevations – Building ‘2’
7. Building Elevations – Building ‘3’
8. Draft Block 59 Plan

**Prepared by**

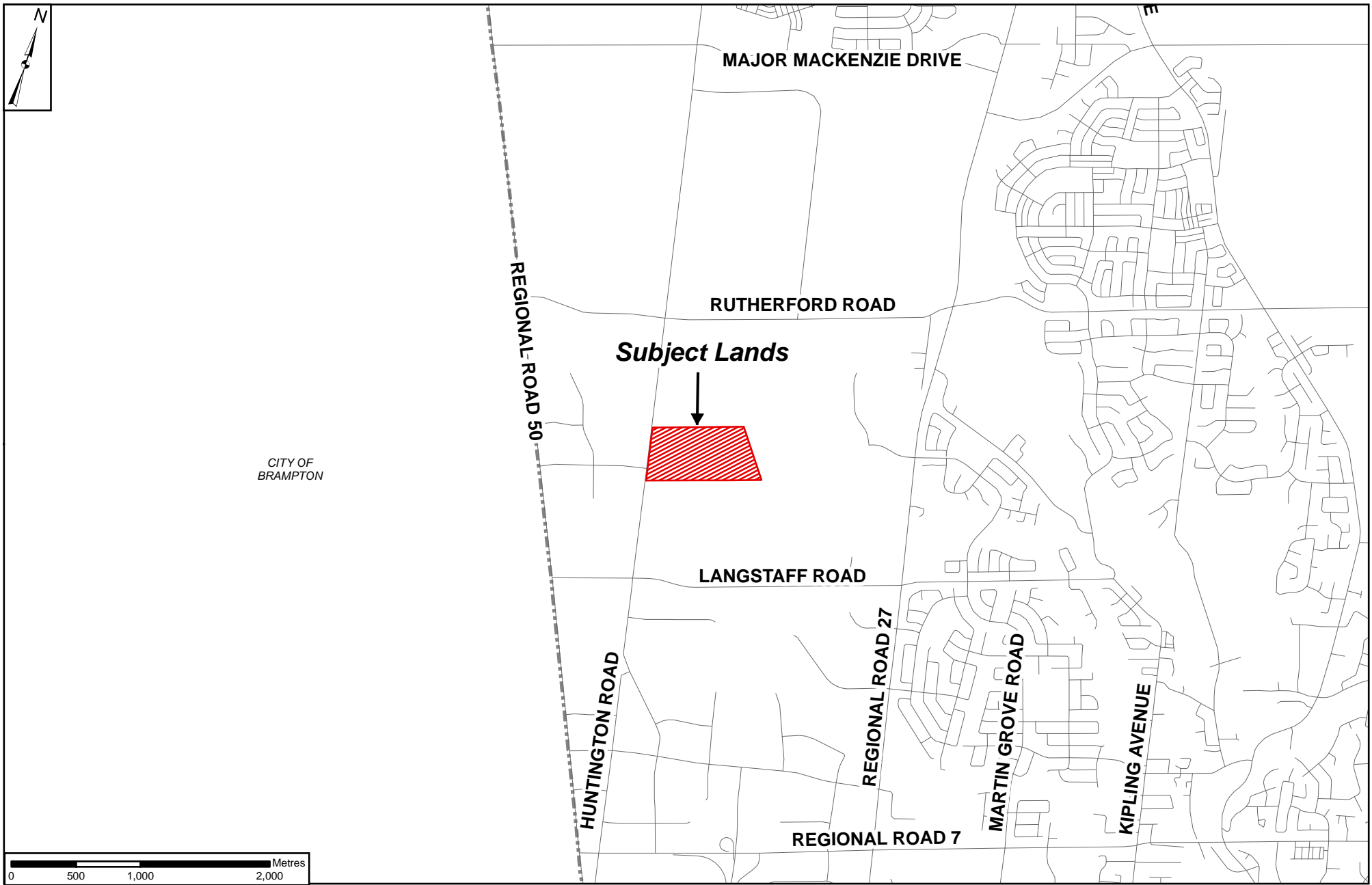
Letizia D’Addario, Planner, ext. 8213

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

**LOCATION:**  
Part of Lot 13, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.065\DA.18.065\_PublicHearing\_1\_ContextLocationMap.mxd



## Attachment

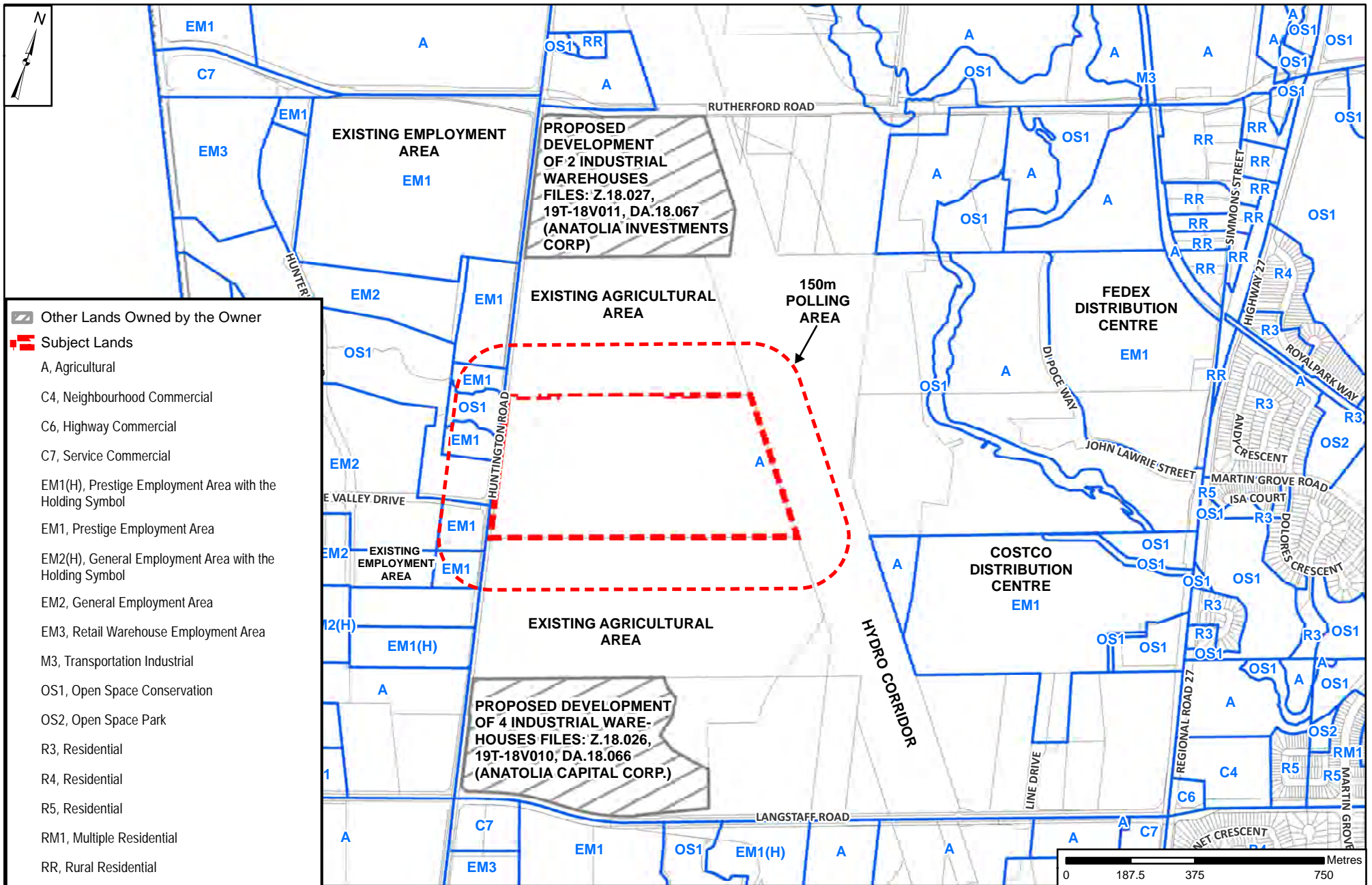
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**RELATED FILE:**  
DA.18.065

**DATE:**  
February 5, 2019

Printed on: 12/18/2018





## Location Map

**LOCATION:**  
Part of Lot 13, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.



## Attachment

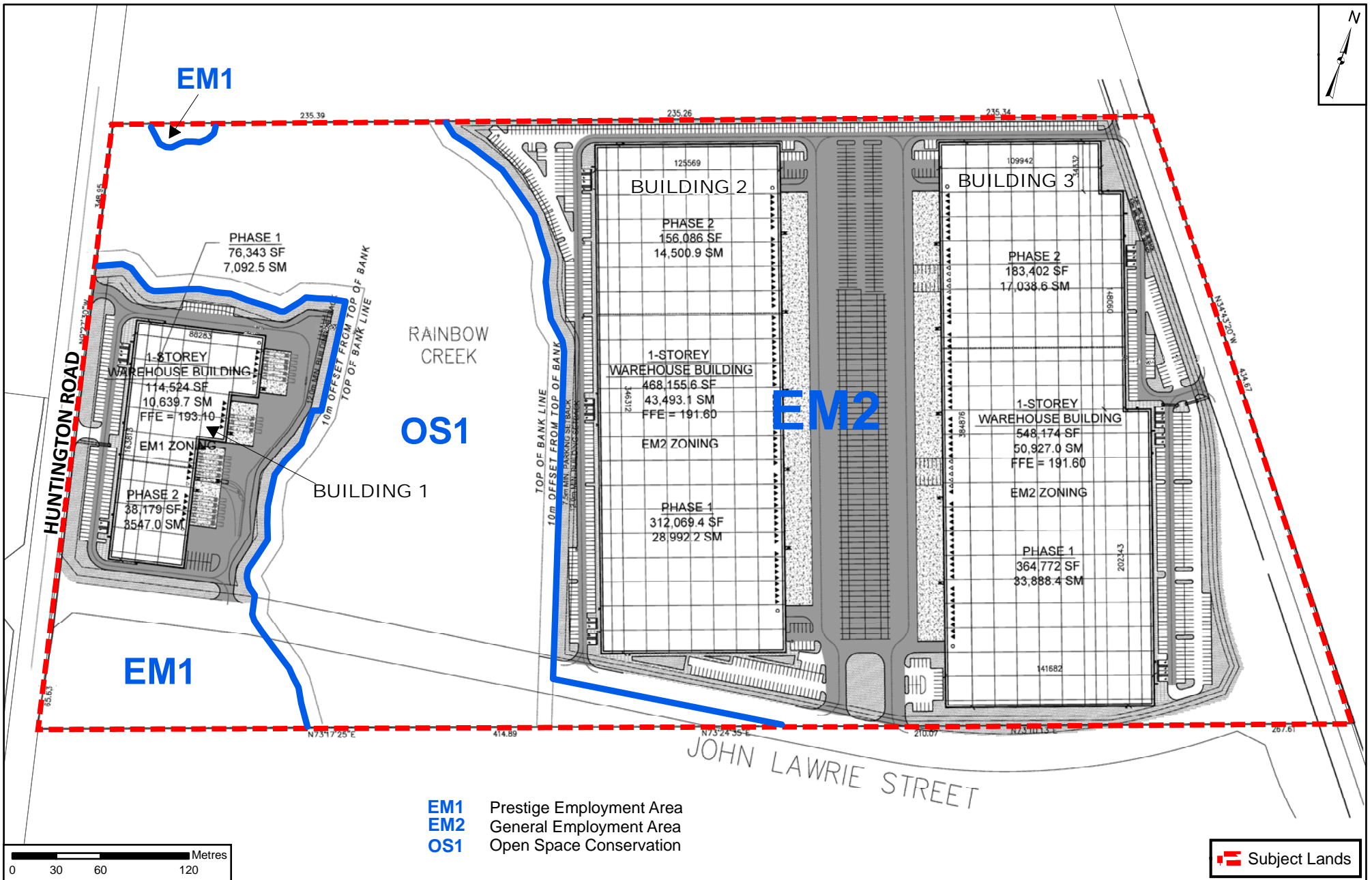
**FILES:**  
Z.18.025, 19T-18V009

**RELATED FILE:**  
DA.18.065

**DATE:**  
February 5, 2019

2





# Proposed Zoning and Site Plan

**LOCATION:**  
Part of Lot 13, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.065\DA.18.065\_PublicHearing\_4\_ProposedZoningandSitePlan.mxd

## Attachment

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**RELATED FILE:**  
DA.18.065

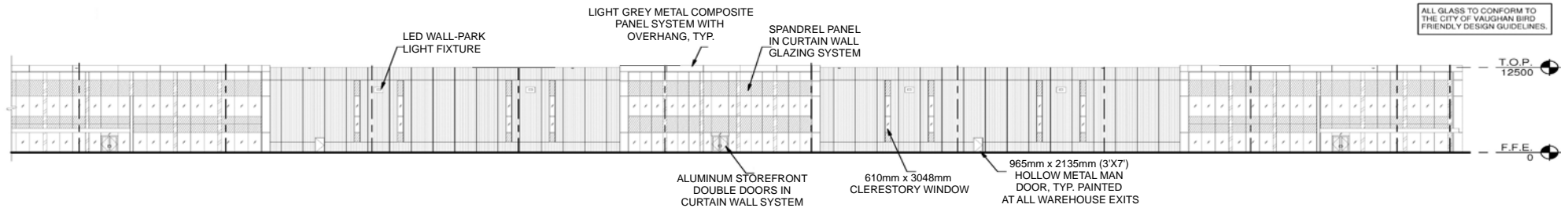
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February 5, 2019

Printed on: 12/18/2018

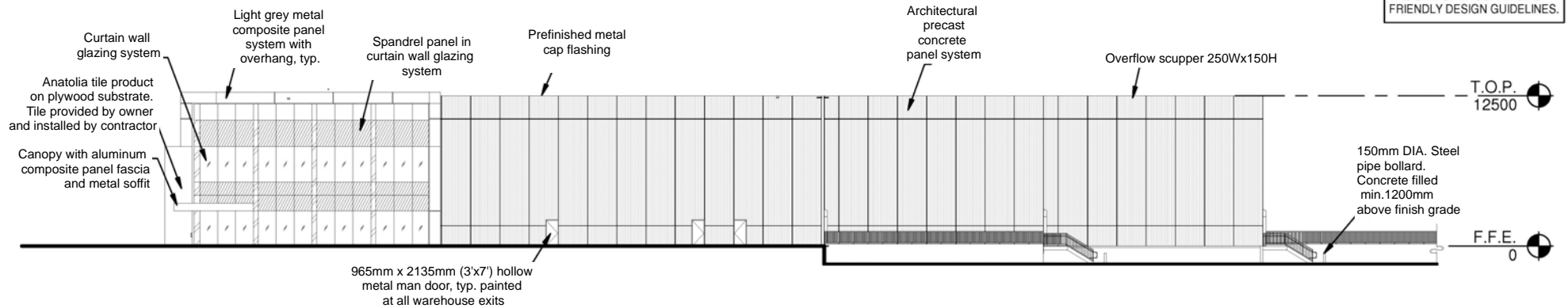
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## WEST ELEVATION - BUILDING 1 (FACING HUNTINGTON ROAD)



## SOUTH ELEVATION - BUILDING 1 (FACING FUTURE JOHN LAWRIE STREET)



Not to Scale

# Building Elevations - Building '1'

**LOCATION:**  
Part of Lot 13, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.



Page 94

## Attachment

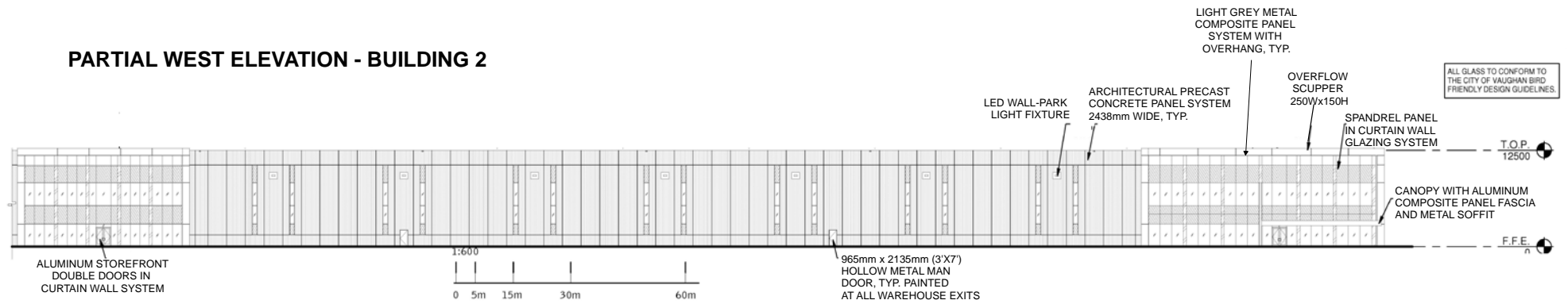
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**RELATED FILE:**  
DA.18.065

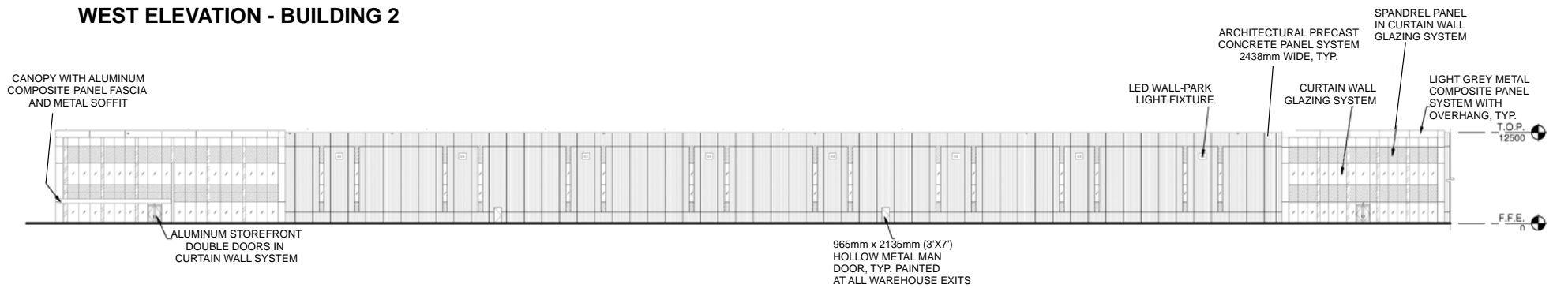
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February 5, 2019

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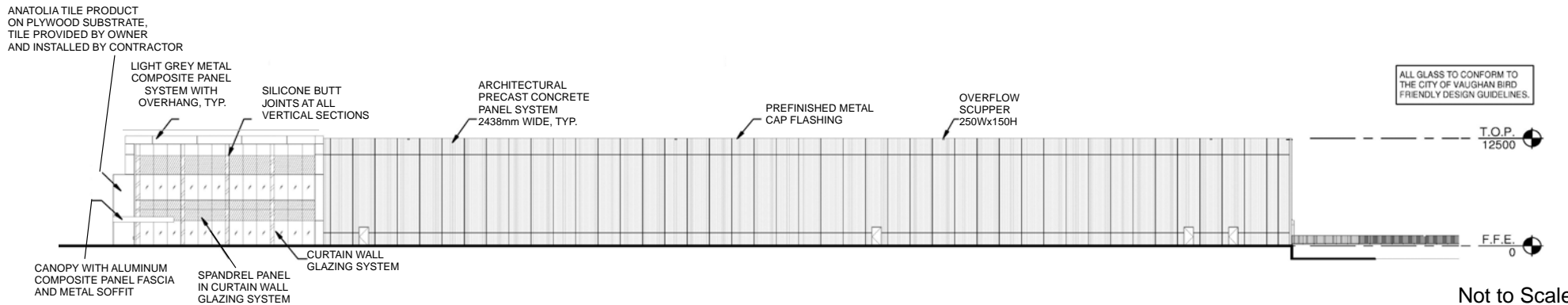
## PARTIAL WEST ELEVATION - BUILDING 2



## WEST ELEVATION - BUILDING 2



## SOUTH ELEVATION - BUILDING 2 (FACING FUTURE JOHN LAWRIE STREET)



Not to Scale

# Building Elevations - Building '2'

**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.

Attachment

**FILES:**  
Z.18.025, 19T-18V009

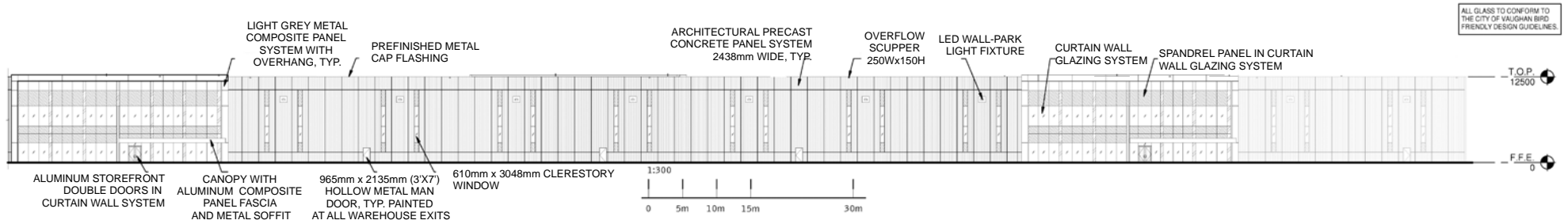
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DA.18.065

**DATE:**  
February 5, 2019

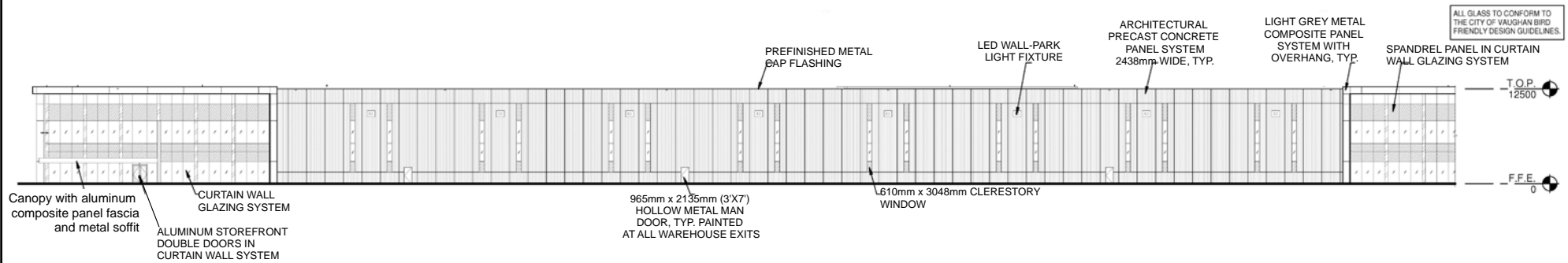
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Printed on: 12/18/2018

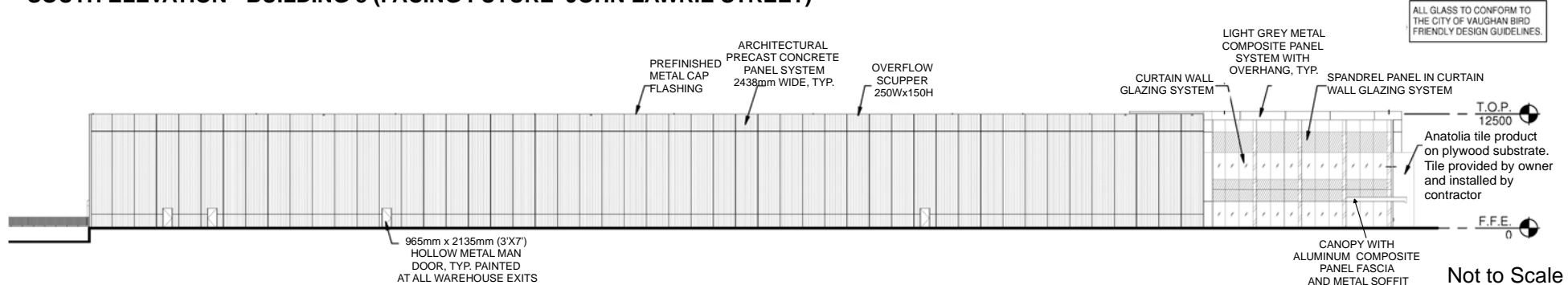
## PARTIAL EAST ELEVATION - BUILDING 3 (FACING FUTURE STREET '2' [STREET 'F' ON BLOCK 59 PLAN])



## PARTIAL EAST ELEVATION - BUILDING 3 (FACING FUTURE STREET '2' [STREET 'F' ON BLOCK 59 PLAN])



## SOUTH ELEVATION - BUILDING 3 (FACING FUTURE JOHN LAWRIE STREET)



Not to Scale

# Building Elevations - Building '3'

**LOCATION:**  
Part of Lot 13, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.



## Attachment

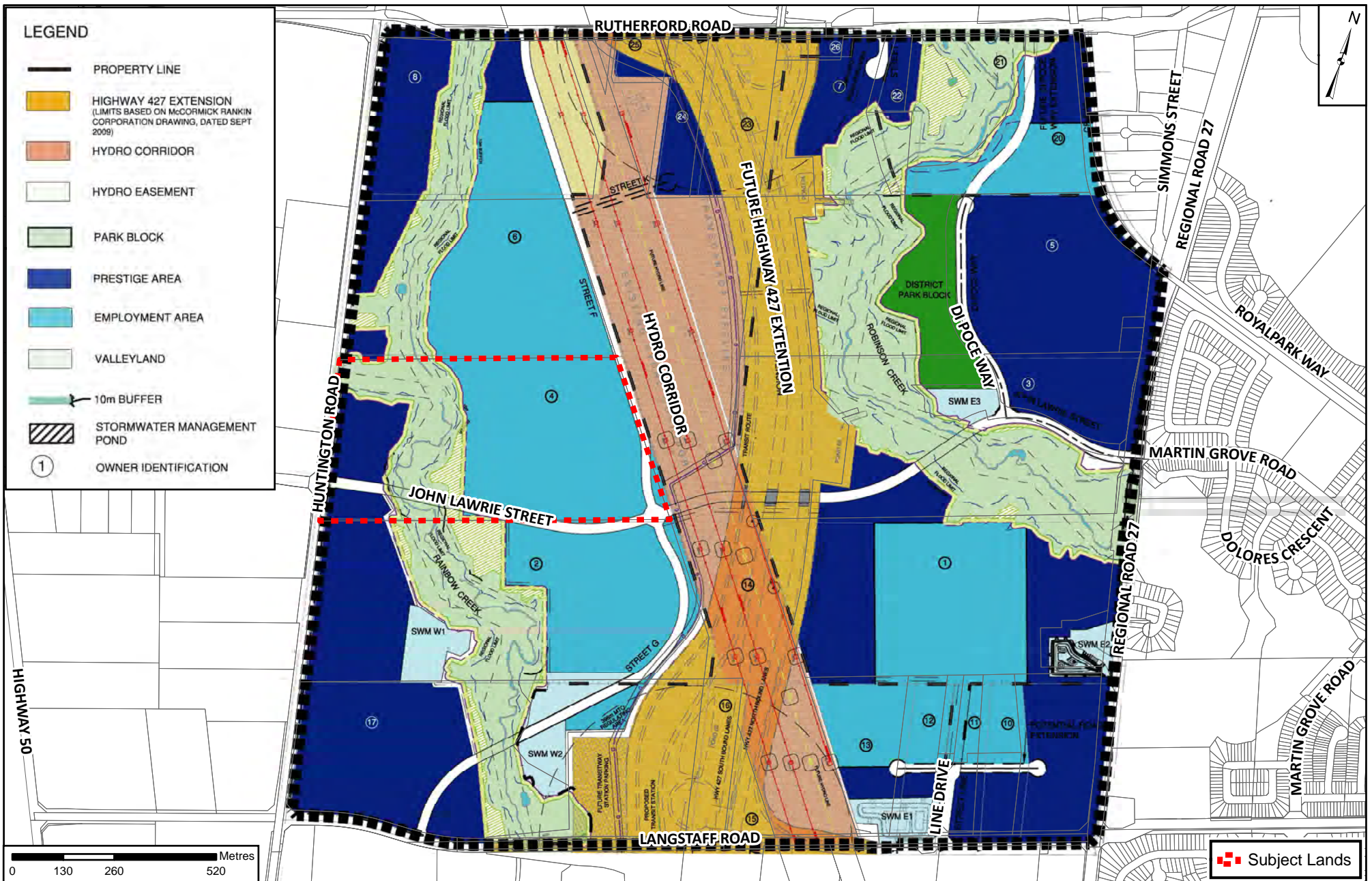
**FILES:**  
Z.18.025, 19T-18V009

**RELATED FILE:**  
DA.18.065

**DATE:**  
February 5, 2019

Printed on: 12/18/2018





# Draft Block 59 Plan

**LOCATION:**  
Part of Lot 13, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.065\DA.18.065\_PublicHearing\_8\_Draft Block 59 Plan.mxd

# Attachment

**FILES:**  
Z.18.025, 19T-18V009

**RELATED FILE:**  
DA.18.065

**DATE:**  
February 5, 2019

Printed on: 12/18/2018

8



## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 2

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.026  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V010  
ANATOLIA CAPITAL CORP.  
VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**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.18.026 and 19T-18V010 for the Subject Lands shown on Attachments 1 and 2, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4 and for Draft Plan of Subdivision approval to create blocks for future employment uses, open space areas, stormwater management ponds, and a street, as shown on Attachment 3.

**Report Highlights**

- To receive input from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications, to rezone the Subject Lands and create blocks for future employment uses, open space areas, stormwater management ponds, and a street, as shown on Attachments 3 and 4.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Files Z.18.026 and 19T-18V010 (Anatolia Capital Corp.) 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’) shown on Attachments 1 and 2 are located at the northeast corner of Langstaff Road and Huntington Road, and are known municipally as 6560 Langstaff Road. Rainbow Creek traverses the vacant Subject Lands. The surrounding land uses are shown on Attachment 2.

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the future development of the subject lands***

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachments 1 and 2, to rezone the Subject Lands and create blocks for future employment uses, open space areas, stormwater management ponds, and a street, as shown on Attachments 3 to 7:

1. Zoning By-law Amendment File Z.18.026 to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V010, as shown on Attachment 3, to facilitate a Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

<b>Blocks/ Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Buildings</b>
1	Prestige and General Employment	13.741	3
2	Prestige Employment	1.983	1
3 to 5	Stormwater Management Pond	0.620	N/A
6 and 7	Valley	5.252	N/A
8 to 11	Buffers	0.723	N/A
12 and 13	Road Widening (Langstaff Road)	0.032	N/A
Public Road	Street ‘1’	0.943	N/A
<b>TOTAL</b>		<b>23.294</b>	<b>4</b>

### ***Related Site Development File DA.18.066***

A related Site Development File DA.18.066 has been submitted together with the Applications to permit the development of four (4), one-storey employment (warehouse /

industrial) buildings on the Subject Lands, identified as Buildings '1', '2', '3' and '4' on Attachments 3 to 7. Buildings '1', '2', '3' and '4' have a Gross Floor Area ('GFA') of 26,199 m<sup>2</sup>, 30,637.6 m<sup>2</sup>, 10,773.7 m<sup>2</sup> and 7,868 m<sup>2</sup>, respectively, for a combined GFA of 75,478.3 m<sup>2</sup>.

***The Owner owns other lands Block 59, which are subject to concurrent Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications***

The Owner has also submitted development applications on two additional properties within the Block 59 area, shown on Attachment 2. These applications are being reviewed concurrently and form part of the February 5, 2019, Public Hearing agenda.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the Huntington Road frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and the Greater Woodbridge Ratepayers' Association.

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 that are 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 a future Committee of the Whole meeting.

**Previous Reports/Authority**

[June 17, 2014, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 32, Recommendations 1 to 3, adopted as amended by Vaughan Council on June 24, 2014\)](#)

**Analysis and Options**

***The Applications conform to Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are designated "Prestige Employment", "General Employment" and "Natural Areas" by VOP 2010, Volume 2, Section 11.9 - the West Vaughan Employment Area Secondary Plan ("WVEASP"). Schedule 1 of VOP 2010 also identifies the Subject Lands as an "Employment Area" and "Natural Area and Countryside".

The “Prestige Employment” designation permits 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 within the “Prestige Employment” designation. Office uses, limited retail uses, and gas stations are also permitted in the “Prestige Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “Prestige Employment” designation.

The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, but not used for the sole purpose of outside storage. Accessory office and/or retail uses, and gas stations are also permitted in the “General Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “General Employment” designation.

The manufacturing and/or warehousing uses are proposed within wholly enclosed employment/industrial buildings in the “Prestige Employment” and “General Employment” designations.

The “Natural Areas” designation identifies portions of the City that are part of the Natural Heritage Network. The policies of VOP 2010 require that the Natural Heritage Network be protected and enhanced, as an interconnected system of natural features and the functions they perform. Additionally, the “Natural Areas” designation on the Subject Lands are specifically identified as a “Core Feature” by VOP 2010. The location of Rainbow Creek coincides with the “Natural Areas” designation on the Subject Lands, and will be incorporated into the valley blocks together with the environmental buffer blocks identified on the Draft Plan shown on Attachment 3.

The policies of VOP 2010 require that Core Features and their minimum vegetation protection zones be dedicated to an appropriate public agency (e.g. the City or the Toronto and Region Conservation Authority – “TRCA”) at no public expense, through the development approval process. The conveyance of these lands will be secured through the subject Applications to ensure that the integrity of ecological systems on or within direct proximity to the Subject Lands will be retained. The development limits of the Subject Lands, including all the natural heritage features and hazards, will be determined through the Block Plan process in accordance with the policies of VOP 2010 and the WVEASP.

In consideration of the above, the Applications conform to the Official Plan.

***The Draft Plan and proposed zoning must be consistent with the final Block Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010, Volume 1 states that a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014, considered the draft Block 59 Plan at a Public Hearing (File BL.59.2014). The draft Block 59 Plan, which requires Council approval, is shown on Attachment 8 and identifies the Subject Lands as “Prestige Area”, “Employment Area”, “Valleyland” and “10 m Buffer”, and “Stormwater Management Pond W2”. Street “1” (shown as Street “G” on the Draft Block 59 Plan on Attachment 8) is also proposed on the Subject Lands.

An updated Block Plan Application (File BL.59.2018) was submitted on August 21, 2018, by the Block 59 Landowners Group Inc., of which the Owner is a participating landowner. Council approval of the Block 59 Plan is required prior to, or concurrently with, the approval of the subject Applications.

***Amendments to Zoning By-law 1-88 are required to facilitate the Draft Plan***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit Prestige and General Employment uses. The Owner is proposing to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “EM2 General Employment Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
a.	Minimum Number of Parking Spaces	Warehousing (Single Use): 26,199 m <sup>2</sup> @ 1 parking space / 100 m <sup>2</sup> GFA = 262  Warehousing (Single Use): 30,637.6 m <sup>2</sup> @ 1 parking space / 100 m <sup>2</sup> GFA = 307	259 parking spaces (Block 1, Building ‘1’)  304 parking spaces (Block 1, Building ‘2’)

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
b.	Minimum Width of a Landscape Strip Along a Lot Line Abutting a Street (Langstaff Road)	9 m	6 m (Block 1, Building '2') 6 m (Block 2, Building '4')
	<b>Zoning By-law 1-88 Standard</b>	<b>EM2 General Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
a.	Location of Loading Spaces for Building '3'	Loading spaces are not permitted between a building and a street	Permit loading spaces between a building and a street (future Street '1')
b.	Minimum Width of a Landscape Strip Along a Lot Line Abutting an Open Space Zone	7.5 m	0 m (Block 1, Building '3')

The conceptual site plan and building elevations submitted in support of the Applications are shown on Attachments 4 to 7. 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.

***Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in further detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and City of	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement 2014</i> (the 'PPS'), the <i>Growth Plan for the Greater Golden Horseshoe 2017</i> (the 'Growth Plan'), and the York Region Official Plan ('YROP') policies.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
	Vaughan Official Plans	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of VOP 2010 and of the WVEASP policies.</li> </ul>
b.	Block 59 Plan and Block 59 Employment Area Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Block 59 Plan Area, which is not approved.</li> <li>▪ The Development is being reviewed concurrently and in consideration of the Block 59 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been submitted in support of the Block Plan.</li> <li>▪ The Block 59 Plan must be approved by Council prior to a final technical report respecting the subject Applications proceeding to a future Committee of the Whole meeting for Council's consideration.</li> </ul>
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, particularly with respect to the Block 59 Plan.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ 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"> <li>– Planning Justification Report</li> <li>– Stationary Noise Impact Study</li> <li>– Traffic and Transportation Study</li> <li>– Urban Design and Sustainability Brief</li> <li>– Environmental Impact Study ('EIS')</li> <li>– Archaeological Assessment</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Geotechnical/Soil Investigation Report</li> <li>– Phase 1 Environmental Site Assessment ('ESA')</li> </ul> </li> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Toronto and Region Conservation Authority ("TRCA")	<ul style="list-style-type: none"> <li>▪ Portions of the Subject Lands are located within the TRCA's regulated area and therefore, must be reviewed by the TRCA.</li> <li>▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication/conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed through the review of the subject Applications and the Block Plan.</li> </ul>
f.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.18.066 for the proposed industrial buildings as shown on Attachments 4 to 7, which will be reviewed comprehensively and concurrently with the subject Applications. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>- Appropriate built form, building elevations and materials, site design, and enhanced landscaping</li> <li>- The relationship of the building setbacks, height and design with the immediate area</li> <li>- Pedestrian and barrier-free accessibility to and throughout the site</li> <li>- Provision of accessible parking on the site in accordance with the requirements of Ontario Regulation 413/12, made under the Accessibility for Ontarians with Disabilities Act, which cannot be varied</li> <li>- Site circulation, proper vehicular access and turning movements (from existing and proposed future streets), and any road widening, if required, along Huntington Road</li> <li>- Provision of sufficient snow storage area(s)</li> <li>- Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> <li>- Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site.</li> </ul> </li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement, bicycle racks to promote alternative modes of transportation, energy efficient lighting, etc., will be reviewed and implemented through the Site Development Application process.</li> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program, the future industrial buildings must achieve a minimum Bronze Threshold Application Score.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the Planning Act 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 Vaughan Legal Department, Real Estate Division.</li> <li>▪ A Trail Feasibility Study is required to be submitted for Draft Plan of Subdivision File 19T-18V010, to the satisfaction of the Parks Development Department.</li> </ul>
i.	Hydro Corridor	<ul style="list-style-type: none"> <li>▪ An existing Hydro One Networks Inc. ("HONI") transmission corridor is located to the east of the Subject Lands, as shown on Attachment 2. The Owner is required to satisfy all requirements of HONI.</li> </ul>
j.	Highway 427 Extension	<ul style="list-style-type: none"> <li>▪ The Applications have been circulated to the Ministry of Transportation ("MTO") for review and comment as the Subject Lands are located within the within the MTO Permit Control Area (i.e. within 500 m of the centrepont of the proposed Highway 427 extension). An MTO Building and Land Use Permit may be required prior to the commencement of any on-site</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		construction/works. The Owner must satisfy the requirements of the MTO.
k.	TransCanada Pipelines Limited ("TCPL")	<ul style="list-style-type: none"> <li>The Applications have been circulated to TCPL for review and comment, as there is a high pressure natural gas pipeline proposed (i.e. King's North Connection) east of the Subject Lands. The Owner must satisfy the requirements of TCPL.</li> </ul>

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Regional Transportation and Infrastructure Planning Branch has reviewed the reports and studies submitted with the Applications and provided technical comments for the Owner to address in a resubmission.

### **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.

**For more information**, please contact: Letizia D'Addario, Planner, Development Planning Department, ext. 8213.

### **Attachments**

1. Context Location Map
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3. Draft Plan of Subdivision – File 19T-18V010
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**Prepared by**

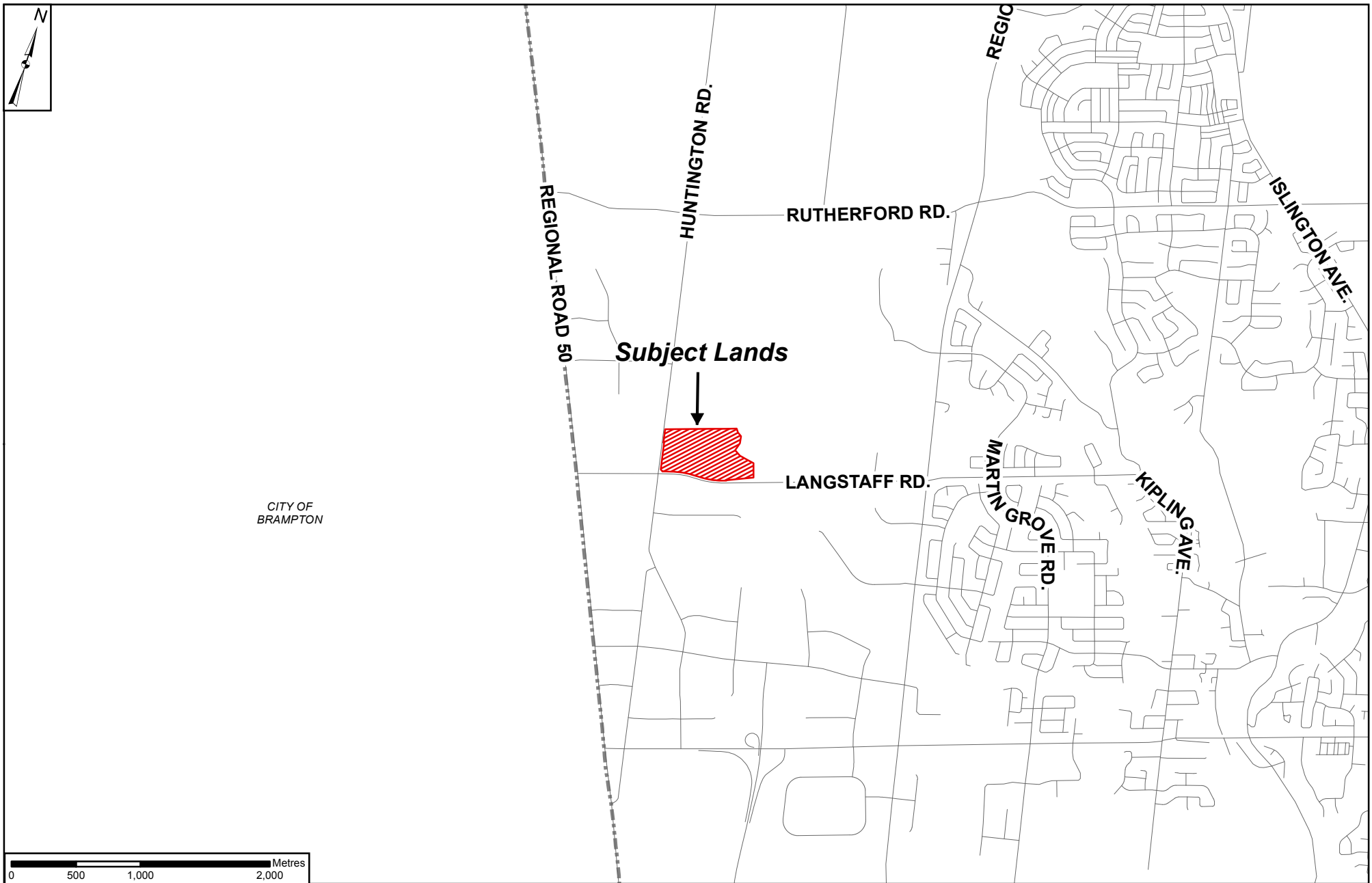
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Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

**LOCATION:**  
Part of Lot 11, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.066\DA.18.066etal\_PublicHearing\_1\_ContextLocationMap.mxd



Page 109

## Attachment

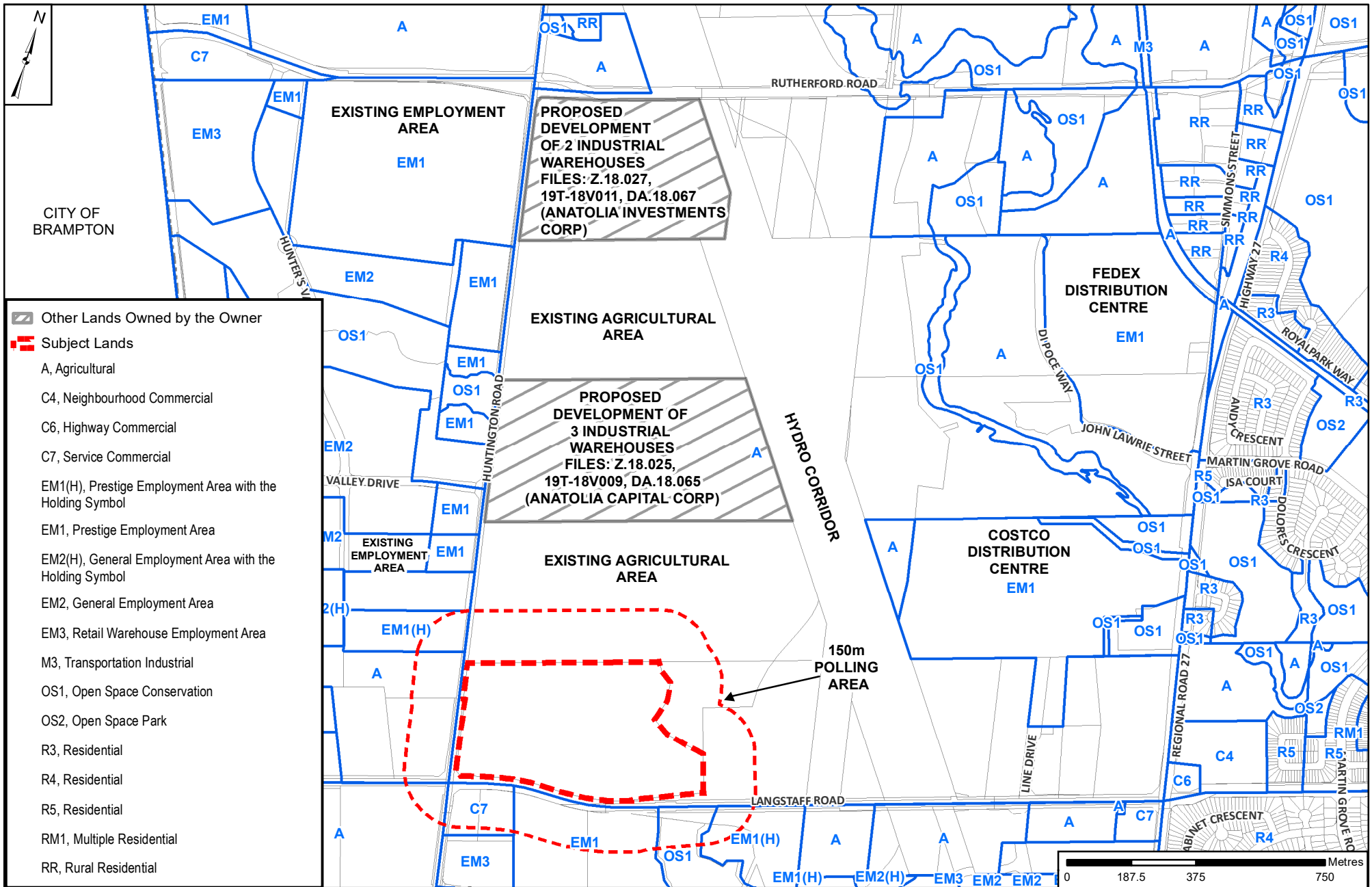
**FILES:**  
Z.18.026, 19T-18V010

**RELATED FILES:**  
DA.18.066

**DATE:**  
February 5, 2019

Printed on: 12/18/2018

**1**



## Location Map

### LOCATION:

Part of Lot 11, Concession 9

### APPLICANT:

Anatolia Capital Corp.



## Attachment

### FILES:

Z.18.026, 19T-18V010

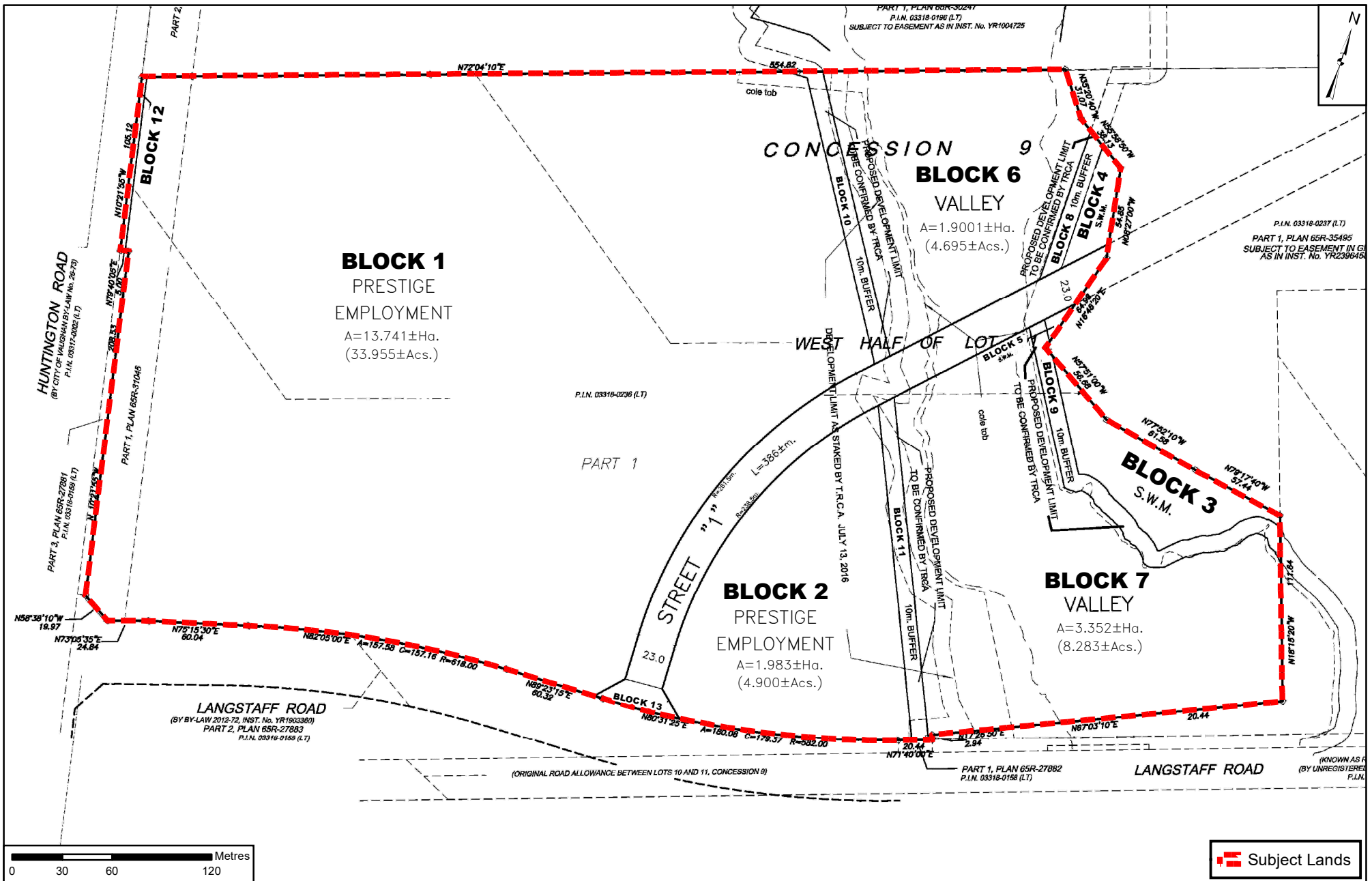
### RELATED FILE:

DA.18.066

### DATE:

February 5, 2019

2



# Draft Plan of Subdivision - File 19T-18V010

## LOCATION:

Part of Lot 11, Concession 9

## APPLICANT:

Anatolia Capital Corp.



# Attachment

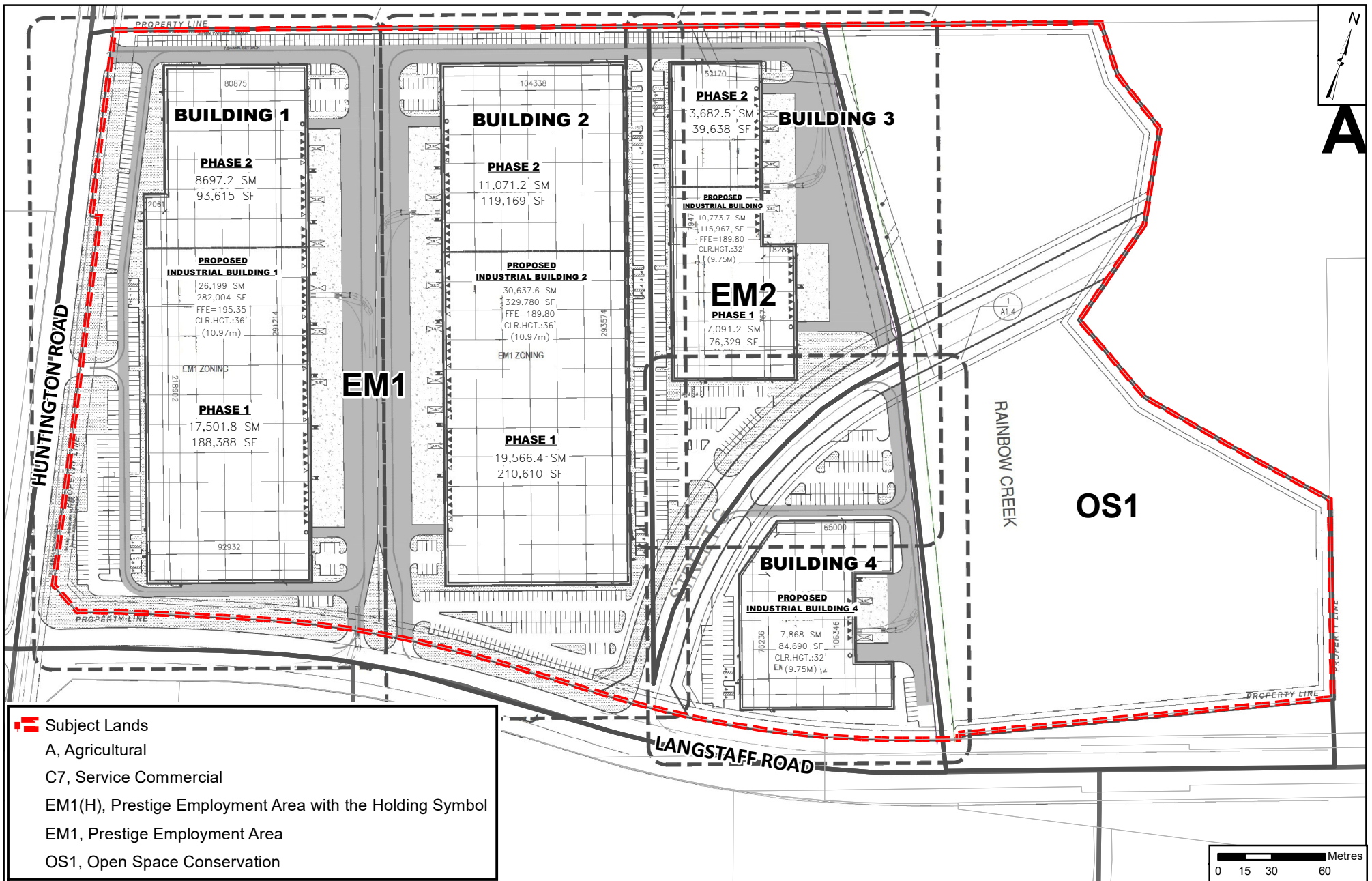
FILES:  
Z.18.026, 19T-18V010

RELATED FILE:  
DA.18.066

DATE:  
February 5, 2019

3





## Proposed Zoning and Site Plan

### LOCATION:

Part of Lot 11, Concession 9

### APPLICANT:

Anatolia Capital Corp.



## Attachment

### FILES:

Z.18.026, 19T-18V010

### RELATED FILE:

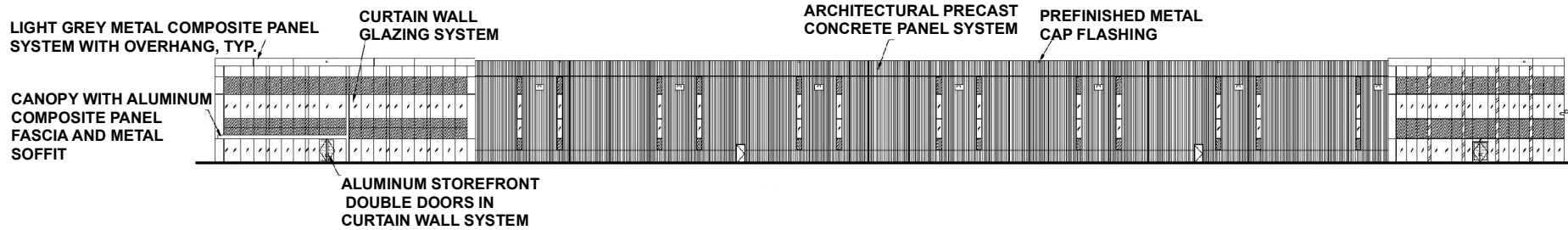
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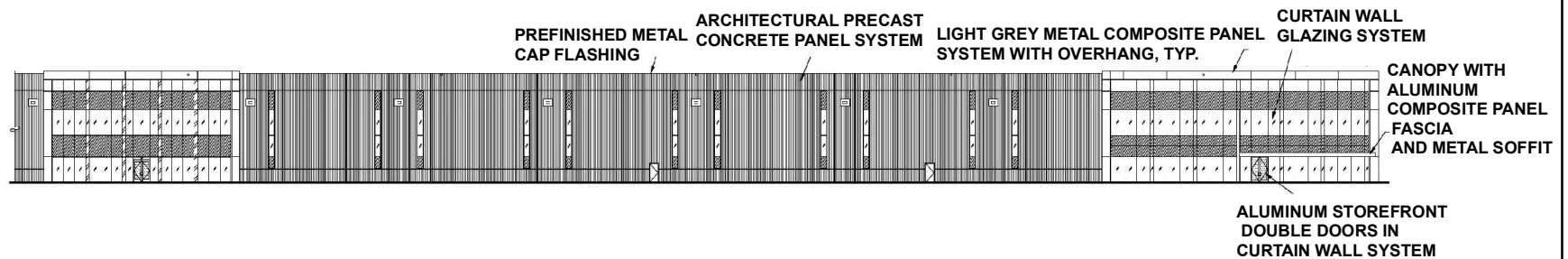
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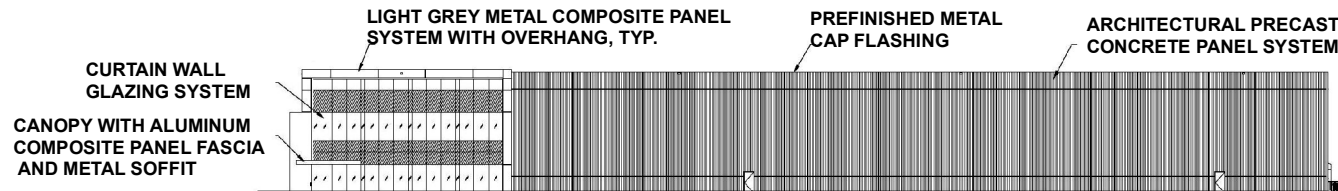
### PARTIAL WEST EXTERIOR ELEVATION FACING HUNTINGTON ROAD



### PARTIAL WEST EXTERIOR ELEVATION FACING HUNTINGTON ROAD



### OVERALL SOUTH EXTERIOR ELEVATION



Not to Scale

## Building Elevations - Building '1'

**LOCATION:**  
Part of Lot 11, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.



## Attachment

**FILES:**  
Z.18.026, 19T-18V010

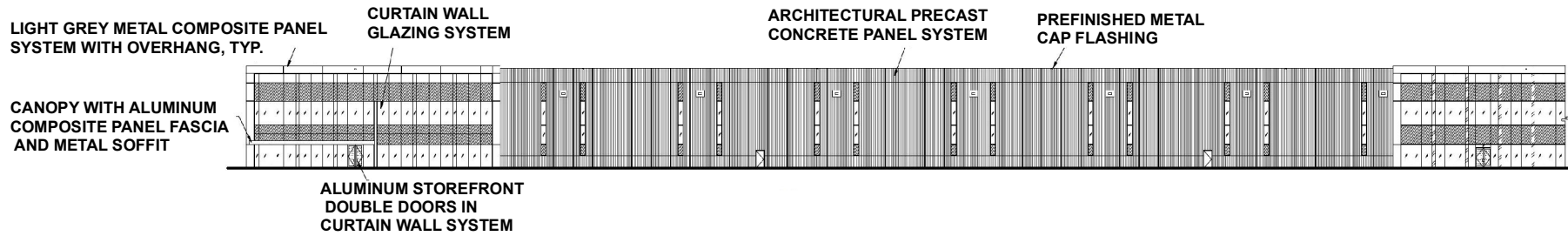
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**DATE:**  
February 5, 2019

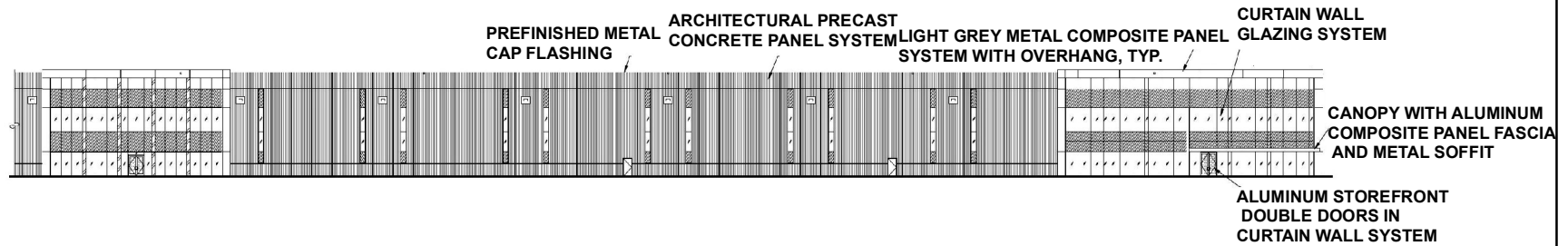
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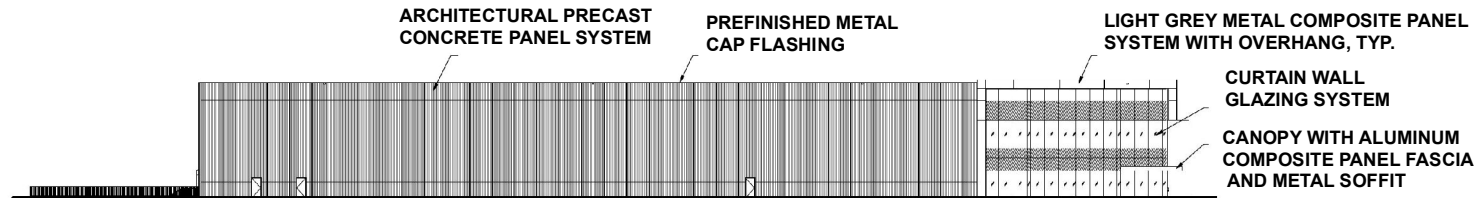
### PARTIAL EAST EXTERIOR ELEVATION FACING STREET "1" (STREET 'G' ON DRAFT BLOCK 59 PLAN)



### PARTIAL EAST EXTERIOR ELEVATION FACING STREET "1" (STREET 'G' ON DRAFT BLOCK 59 PLAN)



### OVERALL SOUTH EXTERIOR ELEVATION FACING LANGSTAFF ROAD



Not to Scale

## Building Elevations - Building '2'

**LOCATION:**  
Part of Lot 11, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.



## Attachment

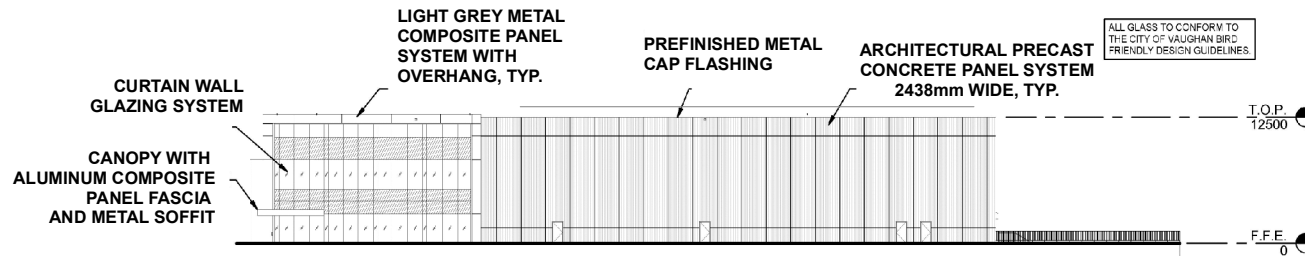
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Z.18.026, 19T-18V010

**RELATED FILE:**  
DA.18.066

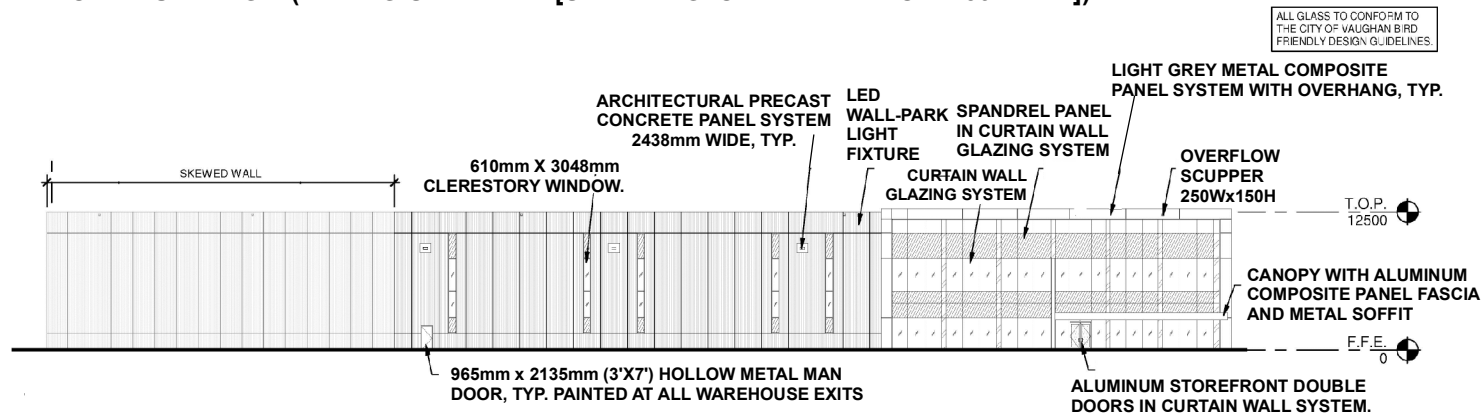
**DATE:**  
February 5, 2019

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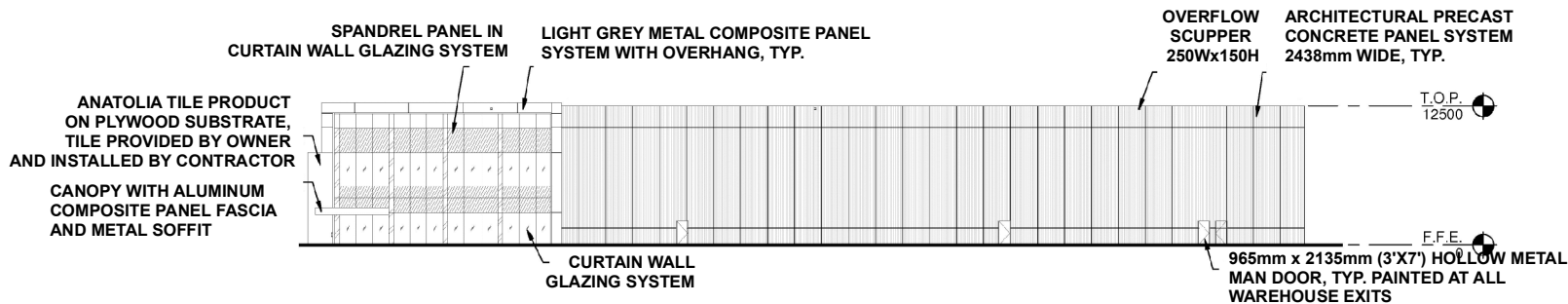
### SOUTH ELEVATION - BUILDING 3 (FACING STREET '1' [STREET 'G' ON DRAFT BLOCK 59 PLAN])



### WEST ELEVATION - BUILDING 4 (FACING STREET '1' [STREET 'G' ON DRAFT BLOCK 59 PLAN])



### SOUTH ELEVATION - BUILDING 4 (FACING LANGSTAFF ROAD)



Not to Scale

## Building Elevations - Building '3' and Building '4'

**LOCATION:**  
Part of Lot 11, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.



Page 115

## Attachment

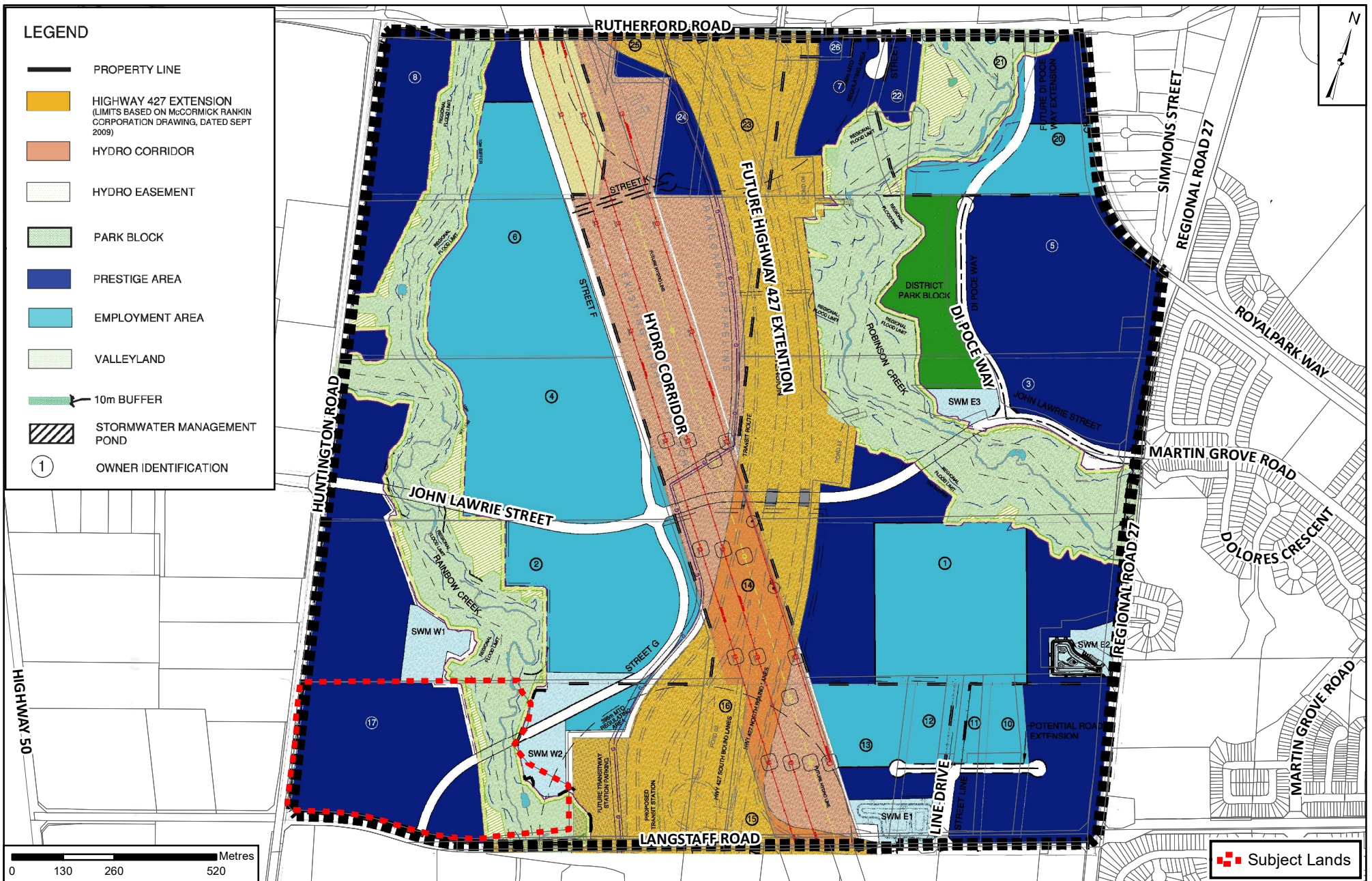
**FILES:**  
Z.18.026, 19T-18V010

**RELATED FILE:**  
DA.18.066

**DATE:**  
February 5, 2019

Printed on: 12/18/2018





# Draft Block 59 Plan

**LOCATION:**  
Part of Lot 11, Concession 9

**APPLICANT:**  
Anatolia Capital Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.066\DA.18.066etal\_PublicHearing\_8\_Draft Block 59 Plan.mxd

# Attachment

**FILES:**  
Z.18.026, 19T-18V010  
**RELATED FILE:**  
DA.18.066  
**DATE:**  
February 5, 2019  
Printed on: 12/18/2018

8

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, February 05, 2019

**WARD:** 2

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.027  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V011  
ANATOLIA INVESTMENTS CORP.  
VICINITY OF HUNTINGTON ROAD AND RUTHERFORD ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**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.18.027 and 19T-18V011 for the Subject Lands shown on Attachments 1 and 2, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4 and for Draft Plan of Subdivision Approval to create blocks for future commercial and employment uses, open space areas, the hydro corridor, and a street, as shown on Attachment 3.

**Report Highlights**

- To receive input from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications to rezone the Subject Lands and create blocks for future commercial and employment uses, open space areas, the hydro corridor, and a street, as shown on Attachments 3 and 4.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Files Z.18.027 and 19T-18V011 (Anatolia Investments Corp.) 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’) shown on Attachments 1 and 2 are located at the southeast corner of Huntington Road and Rutherford Road, and are known municipally as 9151 Huntington Road. The Subject Lands include an existing 2-storey dwelling, a barn, and 3 accessory buildings, which are proposed to be removed prior to development. Rainbow Creek also traverses the Subject Lands. The surrounding land uses are shown on Attachment 2.

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the future development of the Subject Lands***

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachments 1 and 2, to rezone the Subject Lands and create blocks for future commercial and employment uses, open space areas, the hydro corridor, and a street, as shown on Attachments 3 to 6:

1. Zoning By-law Amendment File Z.18.027 to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 4.
2. Draft Plan of Subdivision File 19T-18V011, as shown on Attachment 3, to facilitate a Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

<b>Blocks/ Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Buildings</b>
1	Commercial (future development lands)	1.323	0
2 and 3	Prestige Employment	10.655	2
4	Valley	3.764	N/A
5	Hydro Corridor	4.850	N/A
6 and 7	Buffers	0.845	N/A
8 and 9	Road Widening (Huntington Road and Rutherford Road)	0.175	N/A
Public Road	Street ‘1’	0.931	N/A
<b>TOTAL</b>		<b>22.543</b>	<b>2</b>

### ***Related Site Development File DA.18.067***

A related Site Development File DA.18.067 has been submitted together with the Applications to permit the development of two (2), one-storey employment (warehouse / industrial) buildings on the Subject Lands, identified as Buildings '1' and '2' on Attachments 3 to 6. Buildings '1' and '2' have a Gross Floor Area ('GFA') of 20,313.3 m<sup>2</sup> and 21,838.37 m<sup>2</sup>, respectively, for a combined total GFA of 42,151.67 m<sup>2</sup>.

### ***The Owner owns other lands in Block 59, which are subject to concurrent Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications***

The Owner has also submitted development applications on two additional properties within the Block 59 area, shown on Attachment 2. These applications are being reviewed concurrently and form part of the February 5, 2019, Public Hearing agenda.

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

- a) Date the Notice of Public Hearing was circulated: January 11, 2019.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the Huntington Road frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and the Greater Woodbridge Ratepayers' Association.

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 that are 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 a future Committee of the Whole meeting.

### **Previous Reports/Authority**

[June 17, 2014, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 32, Recommendations 1 to 3, adopted as amended by Vaughan Council on June 24, 2014\)](#)

### **Analysis and Options**

#### ***The Applications conform to Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are designated "Prestige Employment", "General Employment",



“Natural Areas” and “Utility” by VOP 2010, Volume 2, Section 11.9 - the West Vaughan Employment Area Secondary Plan (“WVEASP”). Schedule 1 of VOP 2010 also identifies the Subject Lands as an “Employment Area” and “Natural Area and Countryside”.

The “Prestige Employment” designation permits 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 within the “Prestige Employment” designation. Office uses, limited retail uses, and gas stations are also permitted in the “Prestige Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “Prestige Employment” designation.

The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, but not used for the sole purpose of outside storage. Accessory office and/or retail uses, and gas stations are also permitted in the “General Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “General Employment” designation.

The manufacturing and/or warehousing uses are proposed within wholly enclosed employment/industrial buildings in the “Prestige Employment” and “General Employment” designations.

The “Natural Areas” designation identifies portions of the City that are part of the Natural Heritage Network. The policies of VOP 2010 require that the Natural Heritage Network be protected and enhanced, as an interconnected system of natural features and the functions they perform. Additionally, the “Natural Areas” designation on the Subject Lands are specifically identified as a “Core Feature” by VOP 2010. The location of Rainbow Creek coincides with the “Natural Areas” designation on the Subject Lands, and will be incorporated into the valley blocks together with the environmental buffer blocks identified on the Draft Plan shown on Attachment 3.

The policies of VOP 2010 require that Core Features and their minimum vegetation protection zones be dedicated to an appropriate public agency (e.g. the City or the Toronto and Region Conservation Authority – “TRCA”) at no public expense, through the development approval process. The conveyance of these lands will be secured through the subject Applications to ensure that the integrity of ecological systems on or within direct proximity to the Subject Lands will be retained. The development limits of

the Subject Lands, including all the natural heritage features and hazards, will be determined through the Block Plan process in accordance with the policies of VOP 2010 and the WVEASP.

The “Utility” designation coincides with the hydro corridor located on the Subject Lands. This designation permits all uses and structures associated with the provision of a utility or municipal service and secondary uses such as passive or active recreation, community gardens, other utilities, parking lots and outdoor storage that are accessory to adjacent land uses subject to the review/approval of the utility provider. There is no development proposed within the hydro corridor.

In consideration of the above, the Applications conform to the Official Plan.

***The Draft Plan and proposed zoning must be consistent with the final Block Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010, Volume 1 states that a Block Plan is required for all Secondary Plans. Vaughan Council, on June 17, 2014, considered the draft Block 59 Plan at a Public Hearing (File BL.59.2014). The draft Block 59 Plan, which requires Council approval, is shown on Attachment 7 and identifies the Subject Lands as “Prestige Area”, “Employment Area”, “Valleyland” and “10 m Buffer”, and “Hydro Easement”. Street “2” (shown as Street “F” on the Draft Block 59 Plan on Attachment 7) is also proposed on the Subject Lands.

An updated Block Plan Application (File BL.59.2018) was submitted on August 21, 2018, by the Block 59 Landowners Group Inc., of which the Owner is a participating landowner. Council approval of the Block 59 Plan is required prior to, or concurrently with the approval of the subject Applications.

***Amendments to Zoning By-law 1-88 are required to facilitate the Draft Plan***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit Prestige and General Employment uses. The Owner is proposing to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Zone”, “C7 Service Commercial Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4.

The conceptual site plan and building elevations submitted in support of the Applications are shown on Attachments 4 to 6. 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.



***Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in further detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement 2014</i> (the 'PPS'), the <i>Growth Plan for the Greater Golden Horseshoe 2017</i> (the 'Growth Plan'), and the York Region Official Plan ('YROP') policies.</li> <li>▪ The Applications will be reviewed in consideration of VOP 2010 and of the WVEASP policies.</li> </ul>
b.	Block 59 Plan and Block 59 Employment Area Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Block 59 Plan Area, which is not approved.</li> <li>▪ The Development is being reviewed concurrently and in consideration of the Block 59 Plan and the corresponding Urban Design Guidelines, Architectural Design Guidelines, and Landscape Master Plan that have been submitted in support of the Block Plan.</li> <li>▪ The Block 59 Plan must be approved by Council prior to a final technical report respecting the subject Applications proceeding to a future Committee of the Whole meeting for Council's consideration.</li> </ul>
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, particularly with respect to the Block 59 Plan.</li> <li>▪ In particular, the proposed "C7 Service Commercial Zone" will be reviewed in consideration of the "Prestige Employment" designation policies of VOP 2010 to ensure consistency of the permitted uses and other VOP 2010 and Zoning By-law 1-88 requirements.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ 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"> <li>– Planning Justification Report</li> <li>– Stationary Noise Impact Study</li> <li>– Traffic and Transportation Study</li> <li>– Urban Design and Sustainability Brief</li> <li>– Environmental Impact Study ('EIS')</li> <li>– Archaeological Assessment</li> <li>– Cultural and Built Heritage Assessment Report</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Geotechnical/Soil Investigation Report</li> <li>– Phase 1 Environmental Site Assessment ('ESA')</li> </ul> </li> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>
e.	Toronto and Region Conservation Authority ("TRCA")	<ul style="list-style-type: none"> <li>▪ Portions of the Subject Lands are located within the TRCA's regulated area and therefore, must be reviewed by the TRCA.</li> <li>▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication/conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed through the review of the subject Applications and the Block Plan.</li> </ul>
f.	Cultural Heritage	<ul style="list-style-type: none"> <li>▪ The Owner is proposing to remove the existing heritage dwelling (the 'John Fleming House') and the other structures located on the Subject Lands.</li> <li>▪ The Subject Lands were added to the City of Vaughan Register (under Part IV, Section 27, of the Ontario Heritage Act) on June 28, 2016.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>▪ Staff have requested the submission of a Cultural Heritage Impact Assessment (“CHIA”) for review. The recommendations of the CHIA will be considered to determine if the proposed demolition of the existing structures is appropriate.</li> <li>▪ If the structures are recommended to be removed or demolished, Heritage Vaughan Committee approval may be required, subject to Urban Design and Cultural Heritage staff review.</li> </ul>
g.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.18.067 for the proposed industrial buildings as shown on Attachments 4 to 6, which will be reviewed comprehensively and concurrently with the subject Applications. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>– Appropriate built form, building elevations and materials, site design, and enhanced landscaping</li> <li>– The relationship of the building setbacks, height and design with the immediate area</li> <li>– Pedestrian and barrier-free accessibility to and throughout the site</li> <li>– Provision of accessible parking on the site in accordance with the requirements of Ontario Regulation 413/12, made under the <i>Accessibility for Ontarians with Disabilities Act</i>, which cannot be varied</li> <li>– Site circulation, proper vehicular access and turning movements (from existing and proposed future streets), and any road widening(s), if required, along Huntington Road and Rutherford Road</li> <li>– Provision of sufficient snow storage area(s)</li> <li>– Conservation methods for the existing heritage building and associated cultural heritage landscape</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>– Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> <li>– Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site.</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement, bicycle racks to promote alternative modes of transportation, energy efficient lighting, etc., will be reviewed and implemented through the Site Development Application process.</li> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program, the future industrial buildings must achieve a minimum Bronze Threshold Application Score.</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, 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 Vaughan Legal Department, Real Estate Division.</li> <li>▪ A Trail Feasibility Study is required to be submitted for Draft Plan of Subdivision File 19T-18V011, to the satisfaction of the Parks Development Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
j.	Hydro Corridor	<ul style="list-style-type: none"> <li>The east portion of the Subject Lands contains an existing Hydro One Networks Inc. ("HONI") transmission corridor, as shown on Attachment 2. The Owner is required to satisfy all requirements of HONI.</li> </ul>
k.	Highway 427 Extension	<ul style="list-style-type: none"> <li>The Applications have been circulated to the Ministry of Transportation ("MTO") for review and comment as the Subject Lands are located within the within the MTO Permit Control Area (i.e. within 500 m of the centrepont of the proposed Highway 427 extension). An MTO Building and Land Use Permit may be required prior to the commencement of any on-site construction/works. The Owner must satisfy the requirements of the MTO.</li> </ul>
l.	TransCanada Pipelines Limited ("TCPL")	<ul style="list-style-type: none"> <li>The Applications have been circulated to TCPL for review and comment, as there is a high pressure natural gas pipeline proposed (i.e. King's North Connection) east of the Subject Lands. The Owner must satisfy the requirements of TCPL.</li> </ul>

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Regional Transportation and Infrastructure Planning Branch has reviewed the reports and studies submitted with the Applications and provided technical comments for the Owner to address in a resubmission.

### **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.

**For more information**, please contact: Letizia D'Addario, Planner, Development Planning Department, ext.8213.

### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision – File 19T-18V011
4. Proposed Zoning and Site Plan
5. Building Elevations – Building '1'
6. Building Elevations – Building '2'
7. Draft Block 59 Plan

### **Prepared by**

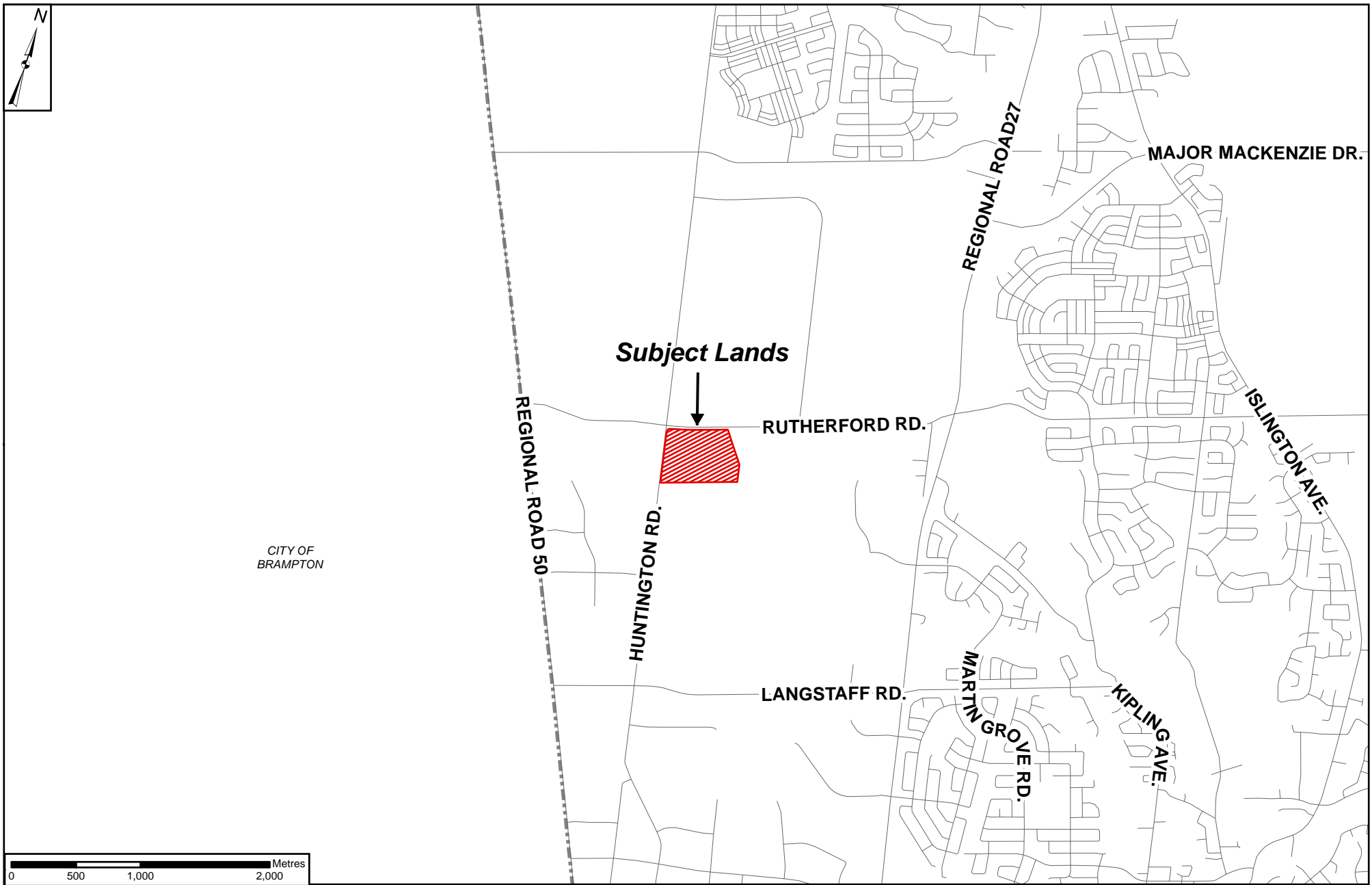
Letizia D'Addario, Planner, ext. 8213

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Investments Corp.



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Attachment

**FILES:**  
Z.18.027, 19T-18V011

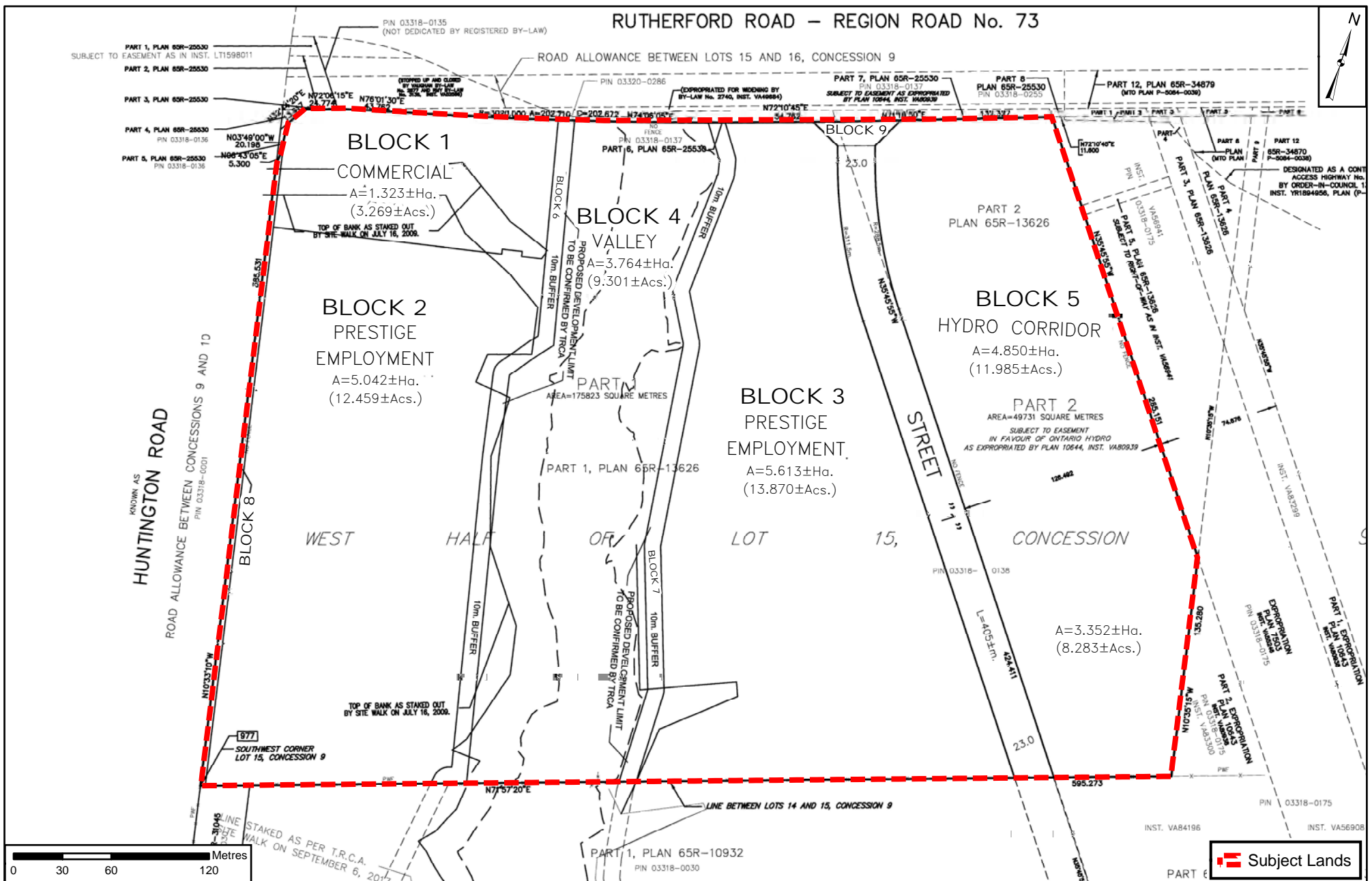
**RELATED FILE:**  
DA.18.067

**DATE:**  
February 5, 2019

**1**







# Draft Plan of Subdivision - File 19T-18V011

**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Investments Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.067\DA.18.067etal\_PublicHearing\_3\_DraftPlanOfSubdivision.mxd

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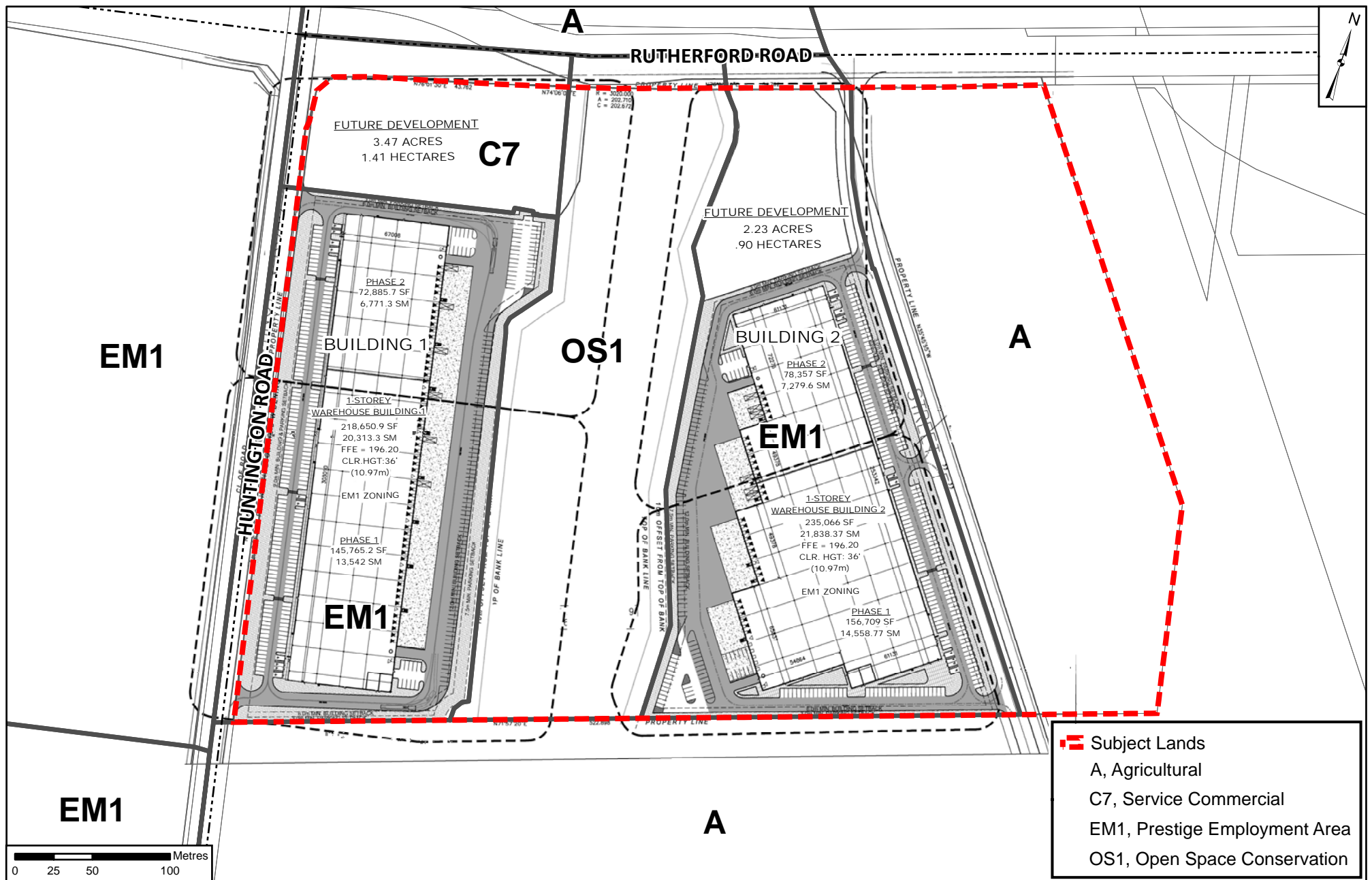
**FILES:**  
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**RELATED FILE:**  
DA.18.067

**DATE:**  
February 5, 2019

Printed on: 12/18/2018

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# Proposed Zoning and Site Plan

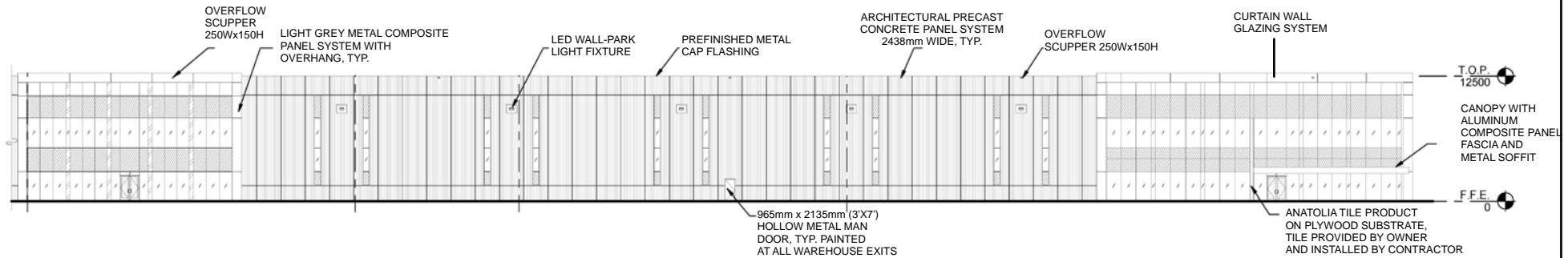
**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Investments Corp.

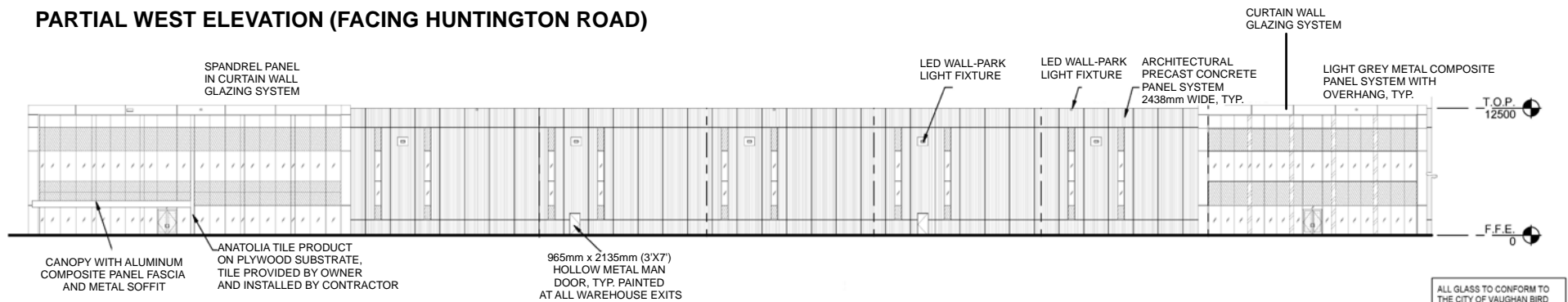
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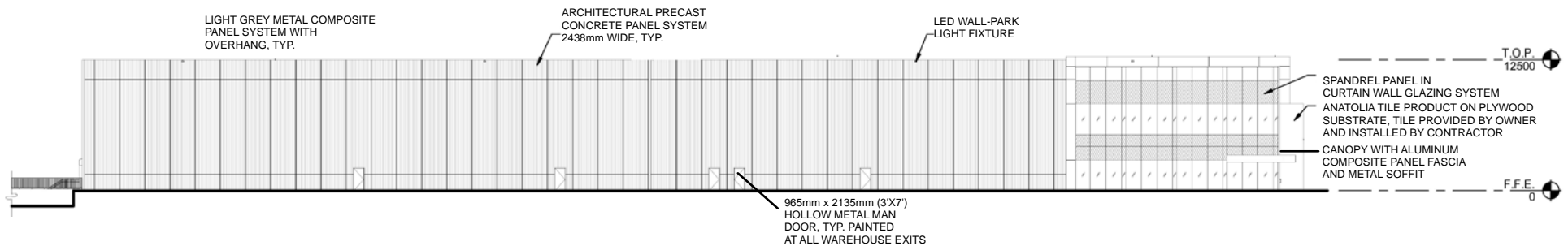
### PARTIAL WEST ELEVATION (FACING HUNTINGTON ROAD)



### PARTIAL WEST ELEVATION (FACING HUNTINGTON ROAD)



### NORTH ELEVATION (FACING FUTURE DEVELOPMENT PARCEL)



## Building Elevations - Building '1'

**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Investments Corp.

## Attachment

**FILES:**  
Z.18.027, 19T-18V011

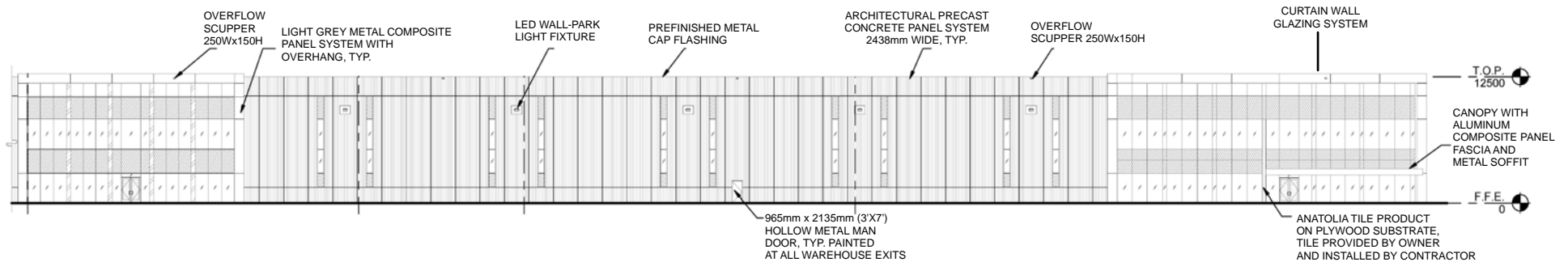
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**DATE:**  
February 5, 2019

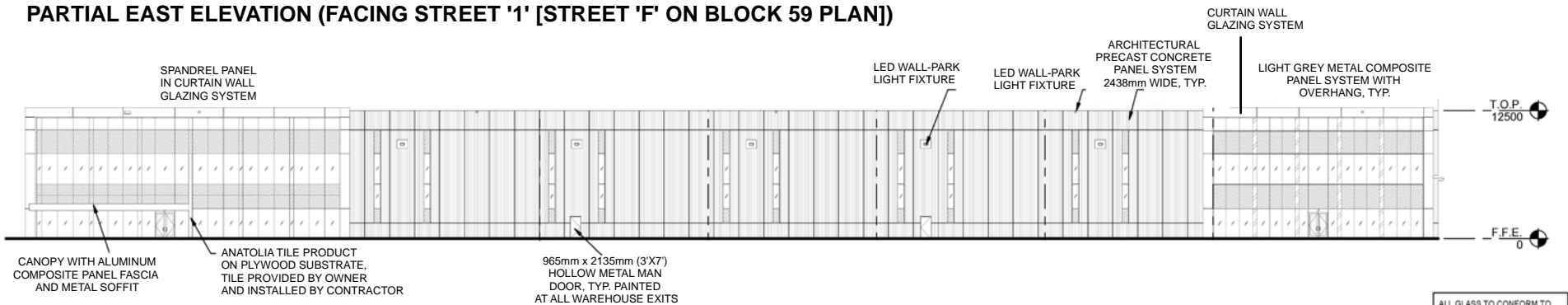
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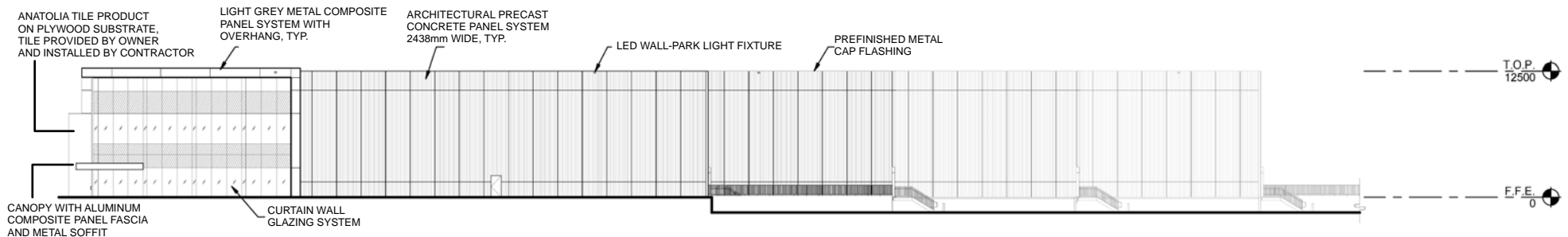
### PARTIAL EAST ELEVATION (FACING STREET '1' [STREET 'F' ON BLOCK 59 PLAN])



### PARTIAL EAST ELEVATION (FACING STREET '1' [STREET 'F' ON BLOCK 59 PLAN])



### NORTH ELEVATION (FACING DEVELOPMENT PARCEL)



## Building Elevations - Building '2'

**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Investments Corp.



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## Attachment

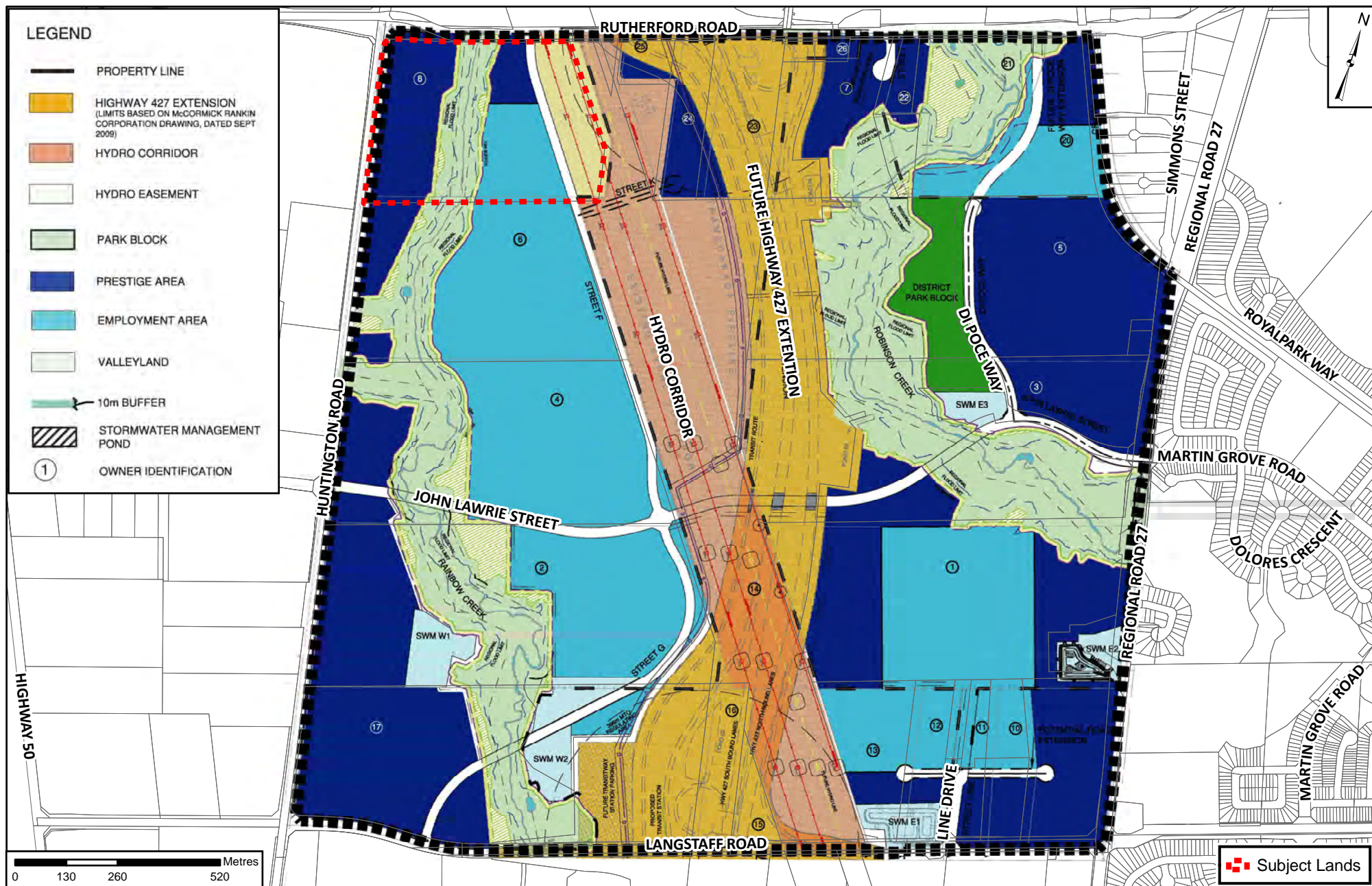
**FILES:**  
Z.18.027, 19T-18V011

**RELATED FILE:**  
DA.18.067

**DATE:**  
February 5, 2019

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# Draft Block 59 Plan

**LOCATION:**  
Part of Lot 15, Concession 9

**APPLICANT:**  
Anatolia Investments Corp.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.067\DA.18.067etal\_PublicHearing\_7\_Draft Block 59 Plan.mxd

# Attachment

**FILES:**  
Z.18.027, 19T-18V011

**RELATED FILE:**  
DA.18.067

**DATE:**  
February 5, 2019

Printed on: 12/18/2018

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