

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 4

**TITLE: BLOCK 18 PROPERTIES INC.  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V003  
VICINITY OF GRAND TRUCK AVENUE AND MURET  
CRESCENT**

**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 Draft Plan of Subdivision File 19T-19V003 for the Subject Lands shown on Attachment 1, to permit a residential development consisting of 40 single detached dwelling units, as shown on Attachment 2.

**Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed development consisting of 40 single detached dwelling units fronting onto a public road.
- A Draft Plan of Subdivision application is 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 File 19T-19V003 (Block 18 Properties 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') are comprised of a 2.25 ha site area, located at the northeast corner of Grand Truck Avenue and Muret Crescent, legally described as Block 203 on 65M-3932 and Part 31 on 65R-28685 within Part of Lot 19, Concession 3.

The vacant lands were intended to be developed with a school. However, on June 23, 2016, the York Catholic District School Board confirmed that the Subject Lands are no longer required for an elementary school. The Subject Lands and the surrounding land uses are shown on Attachment 1.

### ***A Draft Plan of Subdivision application has been submitted to permit the proposed development***

The Owner has submitted a Draft Plan of Subdivision (the 'Application') to permit a residential development (the 'Development') consisting of 40 single detached residential dwelling units, as shown on Attachment 2. The Draft Plan of Subdivision (the 'Draft Plan') consists of the following:

<b>Lots/ Blocks/ Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
13.7 m frontage (Lots 10, 11, 17-20, 38 and 40)	Residential Lots	0.398 ha	7
12 m frontage (Lots 1-9, 12-16, 21-37 and 39)	Residential Lots	1.376 ha	32
Block 41	Buffer (to be dedicated to a public authority)	0.122 ha	n/a
Block 42 and 43	0.3 m Reserve	0.001 ha	n/a
Block 44	Walkway	0.001 ha	n/a

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

- a) Date the Notice of Public Hearing was circulated: August 23, 2019.  
The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Grand Truck Avenue and Muret Crescent frontages in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: 150 m, as shown on Attachment 1.
- c) Comments received:

Written comments have been received by the Development Planning Department from the following individuals:

- Email from Tanya Chu, dated July 25, 2019
- Email from Zahra Lotfazar, Muret Crescent, dated July 18, 2019

The following is a summary of the comments that were provided:

- i) The Development will devalue the area. A previous sign on the property advised that a school was proposed.
- ii) Request for the name of the builder and timing of construction.

The concerns noted above and any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments 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**

Not applicable.

### **Analysis and Options**

#### ***The Development conforms to the Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are designated "Low-Rise Residential" by VOP 2010. The "Low-Rise Residential" designation permits detached-dwellings and does not prescribe a maximum density. The proposed residential Draft Plan of Subdivision intends to facilitate the construction of 40 detached dwelling units and conforms to the Official Plan.

The abutting lands to the east are designated "Natural Areas" by VOP 2010 and zoned OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88. The "Natural Areas" designation includes natural features such as wetlands, woodlands and valley and stream corridors which does not permit development. The Owner has provided an Environmental Impact Study ('EIS') which identifies a significant woodland, valleyland and unevaluated wetlands on the adjacent lands. The Owner has proposed a minimum 10 m vegetation protection zone (Block 41) as shown on Attachment 2. The preliminary development limits must be reviewed to determine the appropriate minimum vegetation protection zone ('MVPZ') as identified in VOP 2010 policy 3.2.3.4. Minor modifications to boundaries are permitted, as per VOP 2010, Policy 3.4.2.2 and 3.2.3.11. The Owner

shall provide further technical studies in order to establish the development limits for the Subject Lands to the satisfaction of the City and Toronto and Region Conservation Authority ('TRCA').

VOP 2010, Policy 3.2.3.10 states that Core Features and their related vegetation protection zone will be conveyed to the City and/or TRCA as a condition of development approval to ensure their continued protection and management. The proposed buffer block (Block 41) on Attachment 2 will be conveyed in public ownership.

***The Development conforms to the Oak Ridges Moraine Conservation Plan ('ORM')***

The Subject Lands are located within the Oak Ridges Moraine Conservation Plan ('ORMCP') Area, specifically a Settlement Area (as shown on Schedule 4 in VOP 2010), which states that Planning Act applications filed after November 16, 2001, are subject to the "Settlement Area" policies of the ORMCP. The Owner has submitted an Oak Ridges Moraine Conformity Report in accordance with the requirements of the ORMCP.

***The Development complies to the requirements of Zoning By-law 1-88***

The Subject Lands are zoned "RD4 Residential Detached Zone Four", subject to site-specific Exceptions 9(1229) and 9(1232). The Draft Plan meets the required minimum lot frontage requirement of a 9 m and the minimum lot area requirement of 243 m<sup>2</sup>. The Owner has advised that all other RD4 Zone requirements of the by-law are met, and no additional exceptions are required. However, through the detailed review of the Application additional zoning exceptions may be identified and will be considered in a technical report to a future Committee of the Whole meeting.

***Following 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>COMMENTS</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 Application will be reviewed in consideration of statutory Provincial policies including the Provincial Policy Statement 2014 ('PPS') and the Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), and the policies of the York Region Official Plan ('YROP'), and the City of Vaughan Official Plan ('VOP 2010').</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
b.	Final Approved Limits of Development Must be Established	<ul style="list-style-type: none"> <li>▪ In order to complete a thorough review of the Application, which includes analysis of the matters to be reviewed as identified in this report, the final approved limits of development must be established to the satisfaction of the City and TRCA.</li> </ul>
c.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are partially located within the TRCA's regulated area and therefore, must be reviewed to the satisfaction of the TRCA.</li> <li>▪ The Subject Lands were previously identified as a school block and as the use has changed, further studies are needed to identify water balance targets. The Owner shall ensure that the target supply of clean groundwater is being met through the Development.</li> </ul>
d.	Approved Source Protection Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the WHPAQ (Wellhead Protection Area - Recharge Management Area) as identified in the approved Source Protection Plan which provides policies for protecting the drinking water sources/supply. The Owner is required to satisfy the requirements.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The following studies and reports in support of the Application must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Preliminary Geotechnical Report</li> <li>- Noise Impact Study</li> <li>- Environmental Impact Study</li> <li>- Urban Design Brief</li> <li>- Tree Inventory and Preservation Plan</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>- Sustainability Scoring Tool and Summary Letter</li> <li>- Traffic Impact Study, Transportation Mobility Plan and TDM Plan</li> <li>- Landscape Master Plan</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Functional Servicing and Storm Water Management Report</li> </ul> <ul style="list-style-type: none"> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>
f.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> <li>▪ Future residential development must conform to the approved Urban Design Guidelines and Architectural Design Guidelines for the Block 18 Carrville Corners Landscape Masterplan prepared by NAK Design Group should the Application be approved.</li> </ul>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score. Currently the Application does not meet the minimum threshold, Staff will work with the Owner to improve the score prior to final approval.</li> </ul>
h.	Parks Development Department	<ul style="list-style-type: none"> <li>▪ The Owner will be required to submit a revised grading plan and a walkway scoped report for the walkway proposed from the Subject Lands into the adjacent neighbourhood park (Attachment 2).</li> <li>▪ Appropriate mitigation measures such as increased setbacks and/or fencing will be required to address noise and safety concerns</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		as the Subject Lands abut a neighbourhood park with a soccer facility.
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 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> </ul>
j.	Block 18 Developers Group	<ul style="list-style-type: none"> <li>▪ Prior to the final approval of the Application, the Owner shall enter into a Developers Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City.</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. 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: Margaret Holyday, Senior Planner,

Development Planning Department, ext. 8216.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision File 19T-19V003

**Prepared by**

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