

Special Committee of the Whole Report

DATE: Wednesday, July 08, 2020

WARD(S): 2

**TITLE: CLUBHOUSE DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.19.014
ZONING BY-LAW AMENDMENT FILE Z.19.038
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007
VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,
NORTH OF DAVIDSON DRIVE (REFERRED)**

FROM:

Nick Spensieri, Acting 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 Amendment File OP.19.014, Zoning By-law Amendment File Z.19.038 and Draft Plan of Subdivision File 19T-19V007 for the Subject Lands shown on Attachment 1, to permit a proposed development of 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, road, and infrastructure uses as shown on Attachments 7 and 8.

This matter was referred from the Committee of the Whole (Public Hearing) meeting of March 3, 2020 to a Special Committee of the Whole meeting on April 15, 2020. As a result of the COVID-19 Pandemic, the April 15, 2020 meeting was cancelled and rescheduled for July 8, 2020.

Report Highlights

- To receive input from the public and the Committee of the Whole on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a proposed development of 475 single detached dwellings, 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendation

Council, at its meeting of March 11, 2020, (Committee of the Whole, Report No. 10, Item 4) adopted the following recommendations:

Recommendation of Council, March 11, 2020:

1. That communications C3 to C24, C26 and C27, be received. (Set out as Attachment 10 of this report).

Recommendation of the Committee of the Whole (Public Hearing) meeting of March 3, 2020:

- 1) That these applications be received;
- 2) That all comments received to date by way of verbal or written deputation, along with any additional comments received in respect of these applications prior to this matter coming before Committee of the Whole once again;
- 3) That the report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be referred to a Committee of the Whole meeting to be scheduled for April 15, 2020 at 7:00 p.m. and a report regarding the following matter be provided at the meeting:
 - i. That the City of Vaughan, in good faith, enact for a period of one year an Interim Control By-Law under section 38 of the Planning Act, to be incorporated into the City-wide Zoning By-law Review and the City-wide Official Plan Review, restricting the subject lands --- known municipally as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street --- to existing uses, based on a legitimate planning

rationale and in conformity with the Vaughan Official Plan (2010), York Region Official Plan and the Provincial Growth Plan, in order to ensure that the City of Vaughan and the local community have sufficient time to review key studies on the property, consider all available options, and pending the completion of, but not limited to, the following studies:

- a. Comprehensive land use analysis of the subject lands;
 - b. Community area specific study;
 - c. Community economic impact study;
 - d. Environmental impact study;
 - e. Mental health impact assessment;
 - f. Cultural heritage landscapes strategy and implementation study of the subject land;
 - g. Archeological impact assessment;
 - h. First nations consultation;
 - i. Any other studies as may be required, including a City-wide study of open space and climate change impacts of development, consistent with Vaughan's declaration of a climate emergency;
- ii. That the proposed Interim Control By-law prohibit otherwise permitted site alterations to the subject lands, as well as the construction, site alteration, expansion or demolition of any building, structure, or landscapes on the land, including tree removal;
 - iii. That Keep Vaughan Green and others be granted the right, after consultation with its legal team and the City of Vaughan, to select the qualified experts to conduct the aforesaid studies;
 - iv. That the studies be funded by the City of Vaughan for later reimbursement by the developer, in order to ensure such studies are conducted without bias;
 - v. That a conservation easement protecting at least 66% of the subject lands shall be executed immediately;
 - vi. That appropriate staff meet with representatives of Keep Vaughan Green, to give effect to the matters set forth above;
- 4) That the following deputations and communications be received:
 1. Mr. Billy Tung, KLM Planning, Jardin Drive, Concord, representing the applicant;
 2. Mr. Umberto Ippoliti, Squire Graham Lane, Woodbridge and communications C6, dated February 6, 2020 and C60, dated February 28, 2020;

3. Mrs. Julia Ippoliti, Squire Graham Lane, Woodbridge;
4. Ms. Franca Stirpe, Wycliffe Avenue, Woodbridge and communication C57, dated February 26, 2020;
5. Mr. Ferdinando Torrieri, Kilmuir Gate, Woodbridge, and communications C63, dated February 27, 2020, and C104;
6. Mr. Bob Murray, Park Drive, Woodbridge;
7. Mr. Frank Troina, Kilmuir Gate, Woodbridge, and communications C61, dated February 27, 2020, and C105;
8. Ms. Enza Pizzola, Vaughan Mills Road, Woodbridge;
9. Mr. Robert Pizzola, Vaughan Mills Road, Woodbridge and communication C5, dated February 2, 2020;
10. Mr. Tony Lorini, Greater Woodbridge Ratepayer Association, and communications C20, dated February 4, 2020, and C106;
11. Mr. Sergio Villani, Cairnburg Place, Woodbridge and communication C19, dated February 11, 2020;
12. Ms. Letizia Agostini, Cairnburg Place, Woodbridge and communication C59, dated February 27, 2020;
13. Ms. Lucy Galante, Wycliffe Avenue, Woodbridge and communication C25, dated February 21, 2020;
14. Mr. Corrado Balducci, Vaughan Mills Road, Woodbridge and communication C88, dated March 2, 2020;
15. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
16. Ms. Rosanna Baldassarra, Keep Vaughan Green, Squire Graham Lane, Woodbridge and communication C8, dated February 17, 2020;
17. Mr. Anthony Vecchiarelli, Pennycross Court, Woodbridge and communication C76, dated February 29, 2020;
18. Ms. Chrystalla Balducci, Vaughan Mills Road, Woodbridge and communication C87, dated March 2, 2020;
19. Ms. Sabrina Falvo, Crofters Road, Woodbridge, and communication C107;
20. Ms. Ingrid Harris, Wycliffe Avenue, Vaughan and communications C64, dated February 27, 2020 and C108;
21. Ms. Monica Antonelli Guido, Gate House Court, Woodbridge and communications C52, dated February 27, 2020 and C109;
22. Ms. Mary Rosana Pietras, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C7, dated February 17, 2020;
23. Mr. Hatem Abouelnile, Kilmuir Gate, Woodbridge and communication C28, dated February 12, 2020;
24. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communication C75, dated March 1, 2020;
25. Ms. Josie Fedele, West Woodbridge Homeowners Association, Albany Drive, Woodbridge;

26. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 27. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge and communication C18, dated February 4, 2020;
 29. Mr. Nick Pinto, West Woodbridge Homeowners Association, Mapes Avenue, Woodbridge and C110, petition;
 30. Ms. Paola Maria Stefania Crocetti, Kilmuir Gate, Woodbridge and communication C12, dated February 16, 2020;
 31. Ms. Jennifer Eramo, Cairnburg Place, Woodbridge and communication C43, dated February 25, 2020;
 32. Mr. Frank Massara, Torran Road, Woodbridge, and communication C30, dated February 22, 2020;
 33. Ms. Andrea Lutzeier, Esmond Crescent, Toronto and communication C111, dated March 2, 2020;
 34. Mr. Dylan Hastie, Esmond Crescent, Toronto, and communication C112, dated March 2, 2020;
 35. Mr. Hank Lutzeier, Waymar Heights Boulevard, Woodbridge and communication C113, dated March 2, 2020;
 36. Mr. Paul Talluri, Kilmuir Gate, Woodbridge and communications C54, dated February 25, 2020 and C114, dated February 23, 2020;
 37. Ms. Lisa Manella, Waymar Heights Boulevard, Woodbridge;
 38. Mr. John Troina, Kilmuir Gate, Woodbridge;
 39. Mr. Sal Giunta, Kilmuir Gate, Woodbridge and communication C67, dated March 2, 2020;
 40. Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge;
 41. Ms. Maria Verna, Village of Woodbridge Ratepayers Association and communication C115;
 42. Ms. Elena Tsytsak, Clarence Street, Woodbridge;
 43. Mr. Marco Pulciani, Keep Vaughan Green, Kilmuir Gate, Woodbridge and communications C45, dated February 25, 2020 and C116, dated March 3, 2020, and C117, petition;
 44. Ms. Lucia Pulciani, Kilmuir Gate, Woodbridge and communication C118, dated March 3, 2020;
 45. Ms. Theresia Arci, Firglen Ridge, Woodbridge;
 46. Ms. Nancy Antonelli, Wycliffe Avenue, Woodbridge and communication C53, dated February 27, 2020; and
 47. Mr. Maxim Nikulenکو, East Corner's Boulevard, Kleinburg; and
- 5) That communications C1 to C101 and C104 to C118, be received.
(Set out as Attachment 9 of this report).

Recommendation and report of the Acting Deputy City Manager, Planning & Growth Management, dated March 3, 2020:

Recommendation, dated March 3, 2020:

1. That the Public Hearing report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.014, Z.19.038 and 19T-19V007 (Clubhouse Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Report, dated March 3, 2020:

Background

The subject lands ('Subject Lands') include properties that are municipally known as 20 Lloyd Street, 241 Wycliffe Avenue, and 737 and 757 Clarence Street. The Subject Lands are generally located north of Davidson Drive and Meeting House Road, and south of Wycliffe Avenue and are bisected by Clarence Street. The Subject Lands are approximately 118 hectares in size and include lands currently occupied by the Board of Trade Golf Course, portions of the Humber River Valley system, and three existing single family dwellings as shown on Attachment 1.

Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') to permit a proposed development (the 'Development') consisting of 475 single detached dwellings and 124 townhouses, 2 mixed-use blocks for apartment buildings (+/- 616 units up to 6-storeys in height), open space blocks, parks, roads, and infrastructure uses as shown on Attachments 7 and 8:

1. Official Plan Amendment File OP.19.014 to amend Vaughan Official Plan 2020 ('VOP 2010') to:
 - redesignate portions of the Subject Lands from "Private Open Space" to "Low-Rise Residential", "Low-Rise Mixed Use" with a Maximum Building Height of 6-storeys and a Density (Floor Space Index – FSI) of 2 times the area of Blocks 502 and 503, "Infrastructure and Utilities", "Parks" and "Natural Areas" to facilitate the redevelopment of the Subject Lands for residential, open space, park and stormwater management uses
 - include site-specific policies in Section 3.2.3.7 "Core Features" to permit additional uses including public parks, and a golf course and associated uses
 - expand the Woodbridge Centre Secondary Plan Area to include the entirety of the Subject Lands
 - include additional site-specific policy amendments to facilitate the proposal

Attachment 2 illustrates the Proposed Land Use Designations. Attachment 3 illustrates the Proposed Building Heights and the Density for Blocks 502 and 503. The Official Plan Amendment containing the policies and schedules, as submitted by the Owner, is included as Attachment 4.

2. Zoning By-law Amendment File Z.19.038 to rezone the Subject Lands from: “OS1 Open Space Conservation Zone”; “OS2 Open Space Park Zone”; “A Agricultural Zone”; “R1 Residential Zone” subject to site-specific Exception 9(263); “R1 Residential Zone” subject to site-specific Exception 9(1090); “R2 Residential Zone”; by Zoning By-law 1-88, as shown on Attachment 1, to the following zoning categories as shown on Attachment 5:
- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings with site-specific development standards;
 - “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with site-specific development standards;
 - “RA3 Apartment Residential Zone” - for the proposed Low-Rise Mixed-Use blocks with site-specific development standards including a reduction to required residential parking rate;
 - “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
 - “OS2 Open Space Park Zone” - the proposed park and parkette.

Attachment 5 illustrates the proposed zoning categories. The Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6.

3. Draft Plan of Subdivision File 19T-19V001, as shown on Attachment 7, to facilitate a Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
1	Detached Residential (min. 20.8 m lot frontage) (min. area 1416 m ²)	0.142	1
2-6, 20-45, 126-128, 185-199, 204-207, 245-271, 278-280, 311, 312, 320-323 and 420-423	Detached Residential (min. 13.7 m lot frontage) (min. area 376.75 m ²)	6.242	93
7-19, 46-81, 86-104, 114-125, 129-184, 200-203, 209-244, 272-277, 282-291, 293-310, 313-319, 324-346, 349-367, 369-374, 387-419 and 424-501	Detached Residential (min. 12.2 m lot frontage) (min. area 335.5 m ²)	17.206	376

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
Irregular lots 208, 281, 292, 368 and 386	Detached Residential (min. 12.2 m lot frontage) (min. area 493.4 m ²)	0.435	5
82-85, 347, 348 and 378-385	Street Townhouse Residential (min. 6.1 m lot frontage)	1.393	64
105-113 and 357-377	Rear Lane Townhouse (min. 6.1 m lot frontage)	1.083	60
502 and 503	Low-Rise/Mixed-Use	3.117	616
Block 504	Parkette	0.202	
Blocks 505 – 507	Buffer	2.579	
Blocks 508 – 514	Open Space	51.316	
Blocks 515 – 521	Vista	0.394	
Blocks 522 - 586	0.3 m Reserves	0.013	
Blocks 587 and 588	Stormwater Management Blocks	4.707	
Block 589	Park	18.059	
Streets and Laneways	23.0 m wide (Streets 1 & 2) +/-1154 m	2.654	N/A
	17.5 m wide (Streets 3 - 16) - +/- 4842 m	8.474	
	8 m Laneways - +/- 271 m	0.216	
TOTAL		118.232	1,215

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

- a) Date the Notice of Public Hearing was circulated: February 7, 2020.

The Notice of Public Hearing was also posted on the City's web-site at 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: 150 m radius from the Subject Lands and to:

- the Greater Woodbridge Ratepayers' Association
- the West Woodbridge Homeowner's Association
- the Village of Woodbridge Ratepayers' Association
- the Carrying Place Ratepayers' Association
- those persons, individuals or organizations that had requested notification regarding Official Plan Amendment File OP.18.001

- those persons, individuals or organizations that had either provided written communication or made an oral deputation regarding:
 - a. The May 8, 2018 Councillor Member's Resolution "Community Impact Review of Board of Trade Golf Course Development Proposal"; and
 - b. The June 5, 2018 Committee of the Whole report "The Country Club, 20 Lloyd Street, Woodbridge – Tree Protection".

c) Comments Received:

The Development Planning Department has received written comments from the following (as of February 10, 2020):

- Greater Woodbridge Ratepayers' Association, email dated February 4, 2020
- Keep Vaughan Green, February 4, 2020

The following is a summary of the comments that have been provided in the written correspondence received to-date:

- The Development is too dense
- Analysis of the Development requires additional time
- Vaughan Planning Staff, related departments and agencies will not have the adequate time and resources to consider all aspects and impact of an application this size, including but not limited to the impact on the existing community, the environment, traffic, quality of life, wildlife, loss of green space and the potential loss of indigenous ancestral lands
- An interim control by-law would be in the public interest and benefit all parties involved, including Vaughan Planning Staff, where fair and independent expert planning advice can be obtained to ensure that we are in fact making the right decisions

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 the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority.

The following reports were submitted for consideration by the Committee of the Whole as they related to Official Plan Amendment File OP.18.001:

Analysis and Options

A Previous Application for Official Plan Amendment (File OP.18.001) was submitted and subsequently withdrawn and is now closed

On January 8, 2018, Clubhouse Properties Inc. filed Official Plan Amendment (File OP.18.001). The file was subsequently withdrawn by a letter dated May 7, 2018 (received by the Development Planning Department on May 8, 2018) and has been closed.

Amendments to Vaughan Official Plan 2010 ('VOP 2010') are required to permit the Proposed Development

The Subject Lands are identified as "Community Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, and are located within the "Urban Area" on Schedule 1A - Urban Area of VOP 2010.

The southern portion of the Subject Lands are designated "Private Open Spaces" by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP').

The northern portion of the Subject Lands are designated "Natural Areas" and "Private Open Spaces" by VOP 2010, and the existing 3 residential properties are designated "Low Rise Residential" (Schedule 13 - Land Use).

Portions of the Subject Lands are designated "Core Features" on Schedule 2 - Natural Heritage Network, and "Special Policy Areas" on Schedule 8 - Special Policy Areas of VOP 2010.

The proposed residential development with a public park and stormwater blocks is not permitted in these designations and does not conform to the policies of VOP 2010. As such, an amendment to VOP 2010 is required.

The Owner has submitted an Official Plan Amendment application to:

- Amend Schedule 13 - Land Use of VOP 2010 to re-designate a portion of the Subject Lands from "Private Open Spaces" and "Low-Rise Residential" to "Lands Subject to Secondary Plans".
- Amend Schedule 9 - Future Transportation Network of VOP 2010 to identify a new minor collector through the Subject Lands and expanding

the areas subject to Secondary Plans to include the entirety of the Subject Lands.

- Amend Schedule 1- Policy Areas of the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands.
- Amend Schedule 2 - Land Use to the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands and to re-designate a portion of the Subject Lands from “Private Open Spaces” to “Low Rise Residential”, “Low-Rise Mixed Use”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”. Schedule 2 is also being modified to identify the Subject Lands as “Area B”.
- Amend Schedule 3 - Density Plan; Schedule 4 - Building Height Maximums; Schedule 5 - Distinct Character Areas; Schedule 6 - Parks and Open Space Framework; Schedule 7 - Pedestrian and Bicycle Trails Network; Schedule 8 - Street Network, Nodes and Gateway; and, Schedule 9 - Special Policy Area of the Woodbridge Centre Secondary Plan to include the entirety of the Subject Lands with any required amendments.

The following site-specific amendments to VOP 2010 have been identified by the Owner that are required to permit the proposed Development:

Table 1

	VOP 2010 Policy	Proposed Amendments to VOP 2010
a.	Section 3.2.3.7 respecting development permissions in the “Core Features” designation	<p>Permit the following uses:</p> <ul style="list-style-type: none"> a. golf courses and associated uses; b. serviced playing fields; c. parks; d. playgrounds; e. community gardens; f. cemeteries; and g. buildings and structures accessory to the uses listed in policy a. though f. above. <p>Lands for parks, playgrounds and serviced playing fields conveyed to the City will be accepted for the purposes of satisfying parkland dedication requirements under the <i>Planning Act</i></p>

	VOP 2010 Policy	Proposed Amendments to VOP 2010
b.	Section 9.2.2.15 respecting permitted uses and building types in the “Parks” designation	<p>Include the following uses:</p> <ul style="list-style-type: none"> a. golf courses and associated uses; b. cemeteries; c. serviced playing fields; d. playgrounds; e. community gardens; f. uses permitted in accordance with Policy 9.2.2.16.c of VOP 2010; and g. buildings and structures accessory to the uses listed in policy a. through f. above.
c.	Section 4.1 and 4.2 identifies a hierarchy of street types established to provide a comprehensive transportation network	<p>Minor Collector roads are identified as part of the Applications. The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Draft Plan of Subdivision applications without further amendment to VOP 2010</p>
d.	Section 7.3 Parks and Open Spaces respecting types, design and parkland dedication requirements	<p>An amendment is proposed in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:</p> <ul style="list-style-type: none"> a. Located to provide views of the park and open space system; b. May have less public street frontage to accommodate views of the park and / or open space; c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and

	VOP 2010 Policy	Proposed Amendments to VOP 2010
		<p>d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.</p> <p>Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City</p>
e.	Section 9.2.1.9 e permits a Day Care in a number of designations provided they are located on a public street with a right-of-way of 26 m or greater	To permit a Day Care on a public street with a right-of-way of less than 26 m
f.	Section 9.2.2.2.e states that in areas designated as Low-Rise Mixed-Use and located in Community Areas <i>retail</i> and office uses will be limited to a maximum of 500 m ² of gross floor area if located on a collector street	Permit retail and office uses to a maximum of 800 m ² of gross floor area
g.	Volume 2 – 11.11 Woodbridge Centre Secondary Plan, Section 7.2 includes policies related to the enhancement of natural features to maintain the “community within a park setting” of Woodbridge	The proposed amendment would introduce a policy requiring that applications for new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20 cm or more

The Official Plan Amendment containing the policies and schedules, as submitted by the Owner, is included as Attachment 4. Additional exceptions to VOP 2010 and the Woodbridge Centre Secondary Plan 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.

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

The Subject Lands are zoned “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone”, “A Agricultural Zone”, “R1 Residential Zone” subject to site-specific Exception 9(263), “R1 Residential Zone” subject to site-specific Exception 9(1090) and “R2 Residential Zone”, which does not permit the proposed Development. As such, an amendment to By-law 1-88 is required.

The Zoning By-law Amendment application has been submitted by the Owner to rezone the Subject Land as follows:

- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings with specific development standards
- “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with specific development standards
- “RA3 Apartment Residential Zone” - the proposed Low-Rise Mixed-Use blocks with specific development standards including a reduction to required residential parking rate
- “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks
- “OS2 Open Space Park Zone” - the proposed park and parkette

The Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6. 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 the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications 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> (2019) (the 'Growth Plan'), and the York Region and VOP 2010 Official Plan policies.
b.	Appropriateness of the Proposed Re-designation of the Subject Lands, the Site-Specific Official Plan Amendments and corresponding Proposed Rezoning and Zoning By-law Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed land use designations, site-specific amendments to VOP 2010, the proposed zone categories and site-specific zoning standards, will be reviewed in consideration of the existing and planned land uses. Regard for the existing surrounding community, natural area and the development standards for the proposed community will also be considered. ▪ The Owner is requesting to permit a golf course and associated uses to continue to operate and allow public parks within the "Core Features" on the Subject Lands. The opportunity to secure lands into public ownership will be considered in the context of the review based on the technical appropriateness and applicable PPS, Growth Plan, YROP and VOP 2010 policies, and Toronto and Region Conservation Authority policies. ▪ Section 9.2.2.17c of VOP 2010 states that "should the Private Open Space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study". Review of the Applications and the supporting technical studies, reports and plans will be considered in consideration of the referenced policy, particularly, the proposed land uses impact on the surrounding community. ▪ The Owner is requesting a "Low-Rise Mixed-Use" designation with a maximum Height of 6-storeys and an FSI of 2 times the area of the lot for the areas identified as Blocks 502 and 503. Consideration of the appropriateness of the proposed height, use and density of the lands identified for Blocks 502 and 503 will be reviewed.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ 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"> - Planning Justification Report - Aerial Orthophotograph/Context Map - Legal Survey Plan - Draft Official Plan Amendment - Draft Zoning By-law Amendment - Draft Plan of Subdivision Plan - Legal Survey Plan - Parkland Dedication - Concept Plan/Landscape Master Plan - Community Services & Facilities Impact Study - Sustainability Metrics - Urban Design and Sustainability Guideline - Architectural Control Guidelines - Landscape Master Plan - Landscape Plan & Details - Landscape Cost Estimate - Constraints Mapping - Arborist Report & Tree Inventory and Preservation Plan - Buffer Planting Plans - Pedestrian and Bicycle Circulation Plan - Stage 1 Archaeological Assessment - Stage 2 and 3 Archaeological Assessment - Cultural Heritage Impact Assessment - Heritage Interpretation Plan - Clarence Street Character Study & Evaluation - Cultural Heritage Conservation Design Framework - Functional Servicing Report (including Servicing & Grading Plans) - Phase 1 Environmental Site Assessment (ESA) - Phase 2 Environmental Site Assessment (ESA) - Transportation Considerations Report

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Noise and Vibration Report - Master Environmental Servicing Plan (MESP) which includes: <ul style="list-style-type: none"> - Stormwater Management Report and Water Balance - Sanitary and Water Servicing Sections - Geohydrology Assessment - Hydrogeological Investigation - Geotechnical Report - Natural Heritage and Environmental Impact Assessment - Flood Plan Analysis - Fluvial Geomorphology - Slope Stability Analysis
d.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's regulated area and therefore, have been circulated to the TRCA for review and comment. The Owner is required to satisfy all requirements of the TRCA. ▪ 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.
e.	Road Network	<ul style="list-style-type: none"> ▪ The Development includes 2 minor collector roads (26.0 m in width) and 14 local roads (17.5 m in width), as well as 8 m laneways to access the proposed townhouses within Blocks 105 - 113 and 375 – 377. ▪ 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 Draft Plan of Subdivision process, without further amendment to VOP 2010. ▪ The comprehensive road network for the Development, together with the Transportation Considerations Report, will be reviewed for the following, but not limited to:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Appropriateness of impacts on the surrounding community - Road alignments and connections and the proposed accesses to Wycliffe Avenue, Gamble Street and Clarence Street - Appropriate right-of-way widths - Compliance with the City's Design Criteria and Standard Drawings for roads - The location of lay-by parking, if any - Dimensions of all local road widths, cul-de-sacs, and roundabouts - Alignment and design of intersections - Location of sight triangles
f.	Parkland Dedication and Proposed Parks	<ul style="list-style-type: none"> ▪ The Owner is proposing an 18.1 ha park block (Block 589) on a portion of the Subject Lands that are designated "Core Features" and therefore, do not meet the City requirements for a park. Review will be given to the request, including the appropriateness and opportunities for recreational programming. ▪ The Owner is proposing a 0.2 ha parkette (Block 504) on the southern portion of the Subject Lands. ▪ The Parkland Dedication requirement, as outlined in the 2018 Active Together Master Plan ('ATMP'), recommends that 2.0 ha of parkland be provided for every 1,000 persons. The location, size and configuration of the proposed parks shown on Attachments 7 and 8 will be reviewed in consideration of the ATMP and are subject to revisions. ▪ Dependent on the extent of parkland conveyance from the Development, the Owner shall provide a cash-in-lieu payment 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Proposed Trail Connections	<ul style="list-style-type: none"> ▪ 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 as part of the application process. ▪ The Owner has submitted a Pedestrian and Bicycle Circulation Plan and Landscape Master Plan which will be reviewed to the satisfaction of City staff for the appropriateness of proposed local trails and connection into local trail network systems along with the City-wide Vaughan Super Trail. 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.
h.	Architectural / Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Owner has submitted architectural control guidelines and urban design guidelines for the proposed new community which will be reviewed in the context of the following, but not be limited to: <ul style="list-style-type: none"> - Outlining the experience of place, how it functions and how it connects - Active transportation and its relationship to and compatibility with the surrounding neighborhood context - A master landscape plan - Coordination of urban design/streetscape elements, including fencing treatments and street tree planting - Architectural control design guidelines - Low impact development and sustainable design practices/guidelines
i.	Cultural Heritage	<ul style="list-style-type: none"> ▪ The Subject Lands abut the Woodbridge Heritage Conservation District. Review of the proposal will consider its impact on cultural heriatge resources both on the Subject Lands and the surrounding community.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, 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.
k.	Tree Preservation and Compensation, and Edge Management	<ul style="list-style-type: none"> ▪ The Owner has submitted an arborist report and tree inventory and and preservation plan/study as well as buffering planting plans, which will be reviewed in consideration of the inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. ▪ Tree compensation options will be reviewed by the City and TRCA.
l.	Sustainable Development	<ul style="list-style-type: none"> ▪ 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 Draft Plan of Subdivision Application process, if the Application is approved. ▪ In accordance with the City of Vaughan’s Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Score.
m.	York District School Board & York Catholic District School Board	<ul style="list-style-type: none"> ▪ The Applications have been circulated to the York Region District and York Catholic District School Boards for review and comment.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	Future Site Development Application Mixed-Use Blocks 502 and 503	<ul style="list-style-type: none"> ▪ A future Site Development Application is required to facilitate the Development of the Mixed-Use Blocks, should the Applications be approved. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> – Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping – Appropriateness of underground parking – Pedestrian and barrier-free accessibility to / from and throughout the site – Location of air conditioning units – Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements, particularly within the proposed laneway – Provision of sufficient snow storage area(s) – Implementation of appropriate waste collection design standards

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 Applications will be considered in the technical review of the Applications. In addition, 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. Location Map
2. Proposed Land Use Designations
3. Proposed Building Heights and Proposed Density for Blocks 502 & 503
4. Draft Official Plan Amendment as Submitted with Applications

5. Proposed Zone Categories
6. Draft Zoning By-law Amendment as Submitted with Applications
7. Proposed Draft Plan of Subdivision File 19T-19V007
8. Proposed Master Landscape Plan
9. Committee of the Whole (Public Hearing) March 3, 2020 – Communications C1 - C101 and C104 -118
10. Council, March 11, 2020 – Communications C3 - C24, C26 and C27

Prepared by

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/MP