
9465 Weston Road

9465 Weston Limited
City of Vaughan

OP.21.011, Z.21.018 and 19T-21V004

Location

- The lands are municipally known as 9465 Weston Road.
- The subject lands are located north of Rutherford Road on the east side of Weston Road and has a total area of 3.71 hectares (9.17 acres).
- The site has approximately 95.28 metres of frontage along Weston Road
- Consists of a vacant parcel of land which was a non-participant in the Block Plan along with 12 part lots which remain from the developed Subdivision to the south.
- Within an established urbanized area (Vellore - Block 32).



Subject Lands
9465 Weston Road,
Vaughan



PLANNING PARTNERS INC.

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LEGEND

Parks	Low-Rise Residential	Infrastructure & Utilities	Community Commercial Mixed-use
Natural Area	Low-Rise Mixed-Use	Mid-Rise Mixed Use	

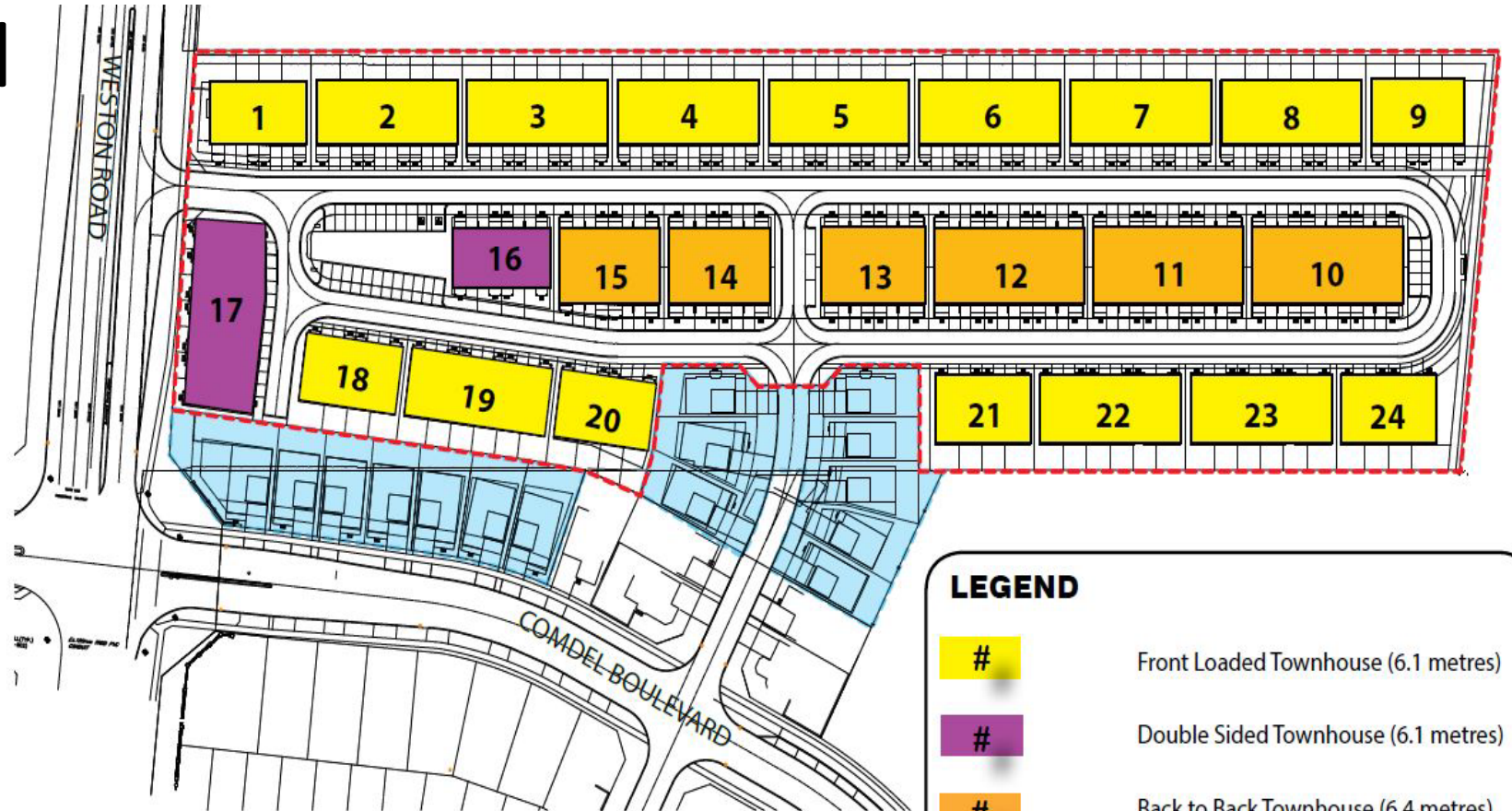
Tree Removals

- There have been historical tree removals on the subject property.
- There were houses, barns, debris, septic tanks and wells on the subject property which have been demolished and removed with the required permitting.
- The removals have been dealt with under the Regional Tree By-Law in connection with any tree removals on the subject property.
- In addition to this, the applicant is working with the City, Region and TRCA on a planting and compensation plan for the removed trees that will present a net ecological benefit to the City of Vaughan.
- The applicant is proposing additional trail enhancements, woodlot buffer planting and pedestrian connections to Comdel Park as part of the application.



Development Proposal

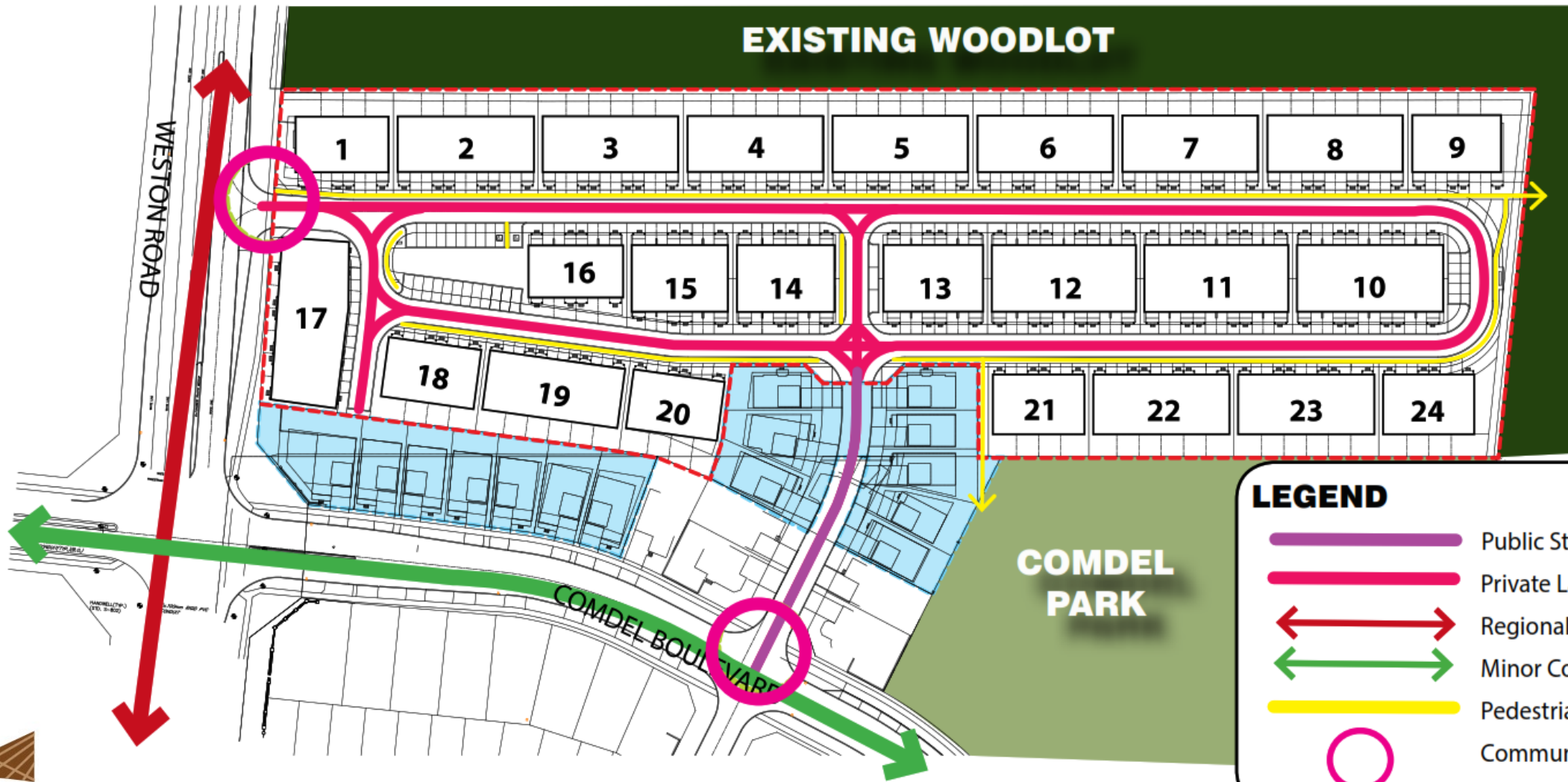
- A new residential development consisting of 155 townhouse units fronting onto a new private road and 15 single-detached units fronting onto Comdel Boulevard and Lichen Court. A total of 170 new residential units.
- A 3.0 metre walkway is proposed to connect the residential development to Comdel Park along with a future trail access connection to the Vellore Tract Woodlot.
- Primary access will be through the extension of Lichen Court. As a secondary access, a right-in/right-out access point is proposed along Weston Road.









LEGEND

#	Front Loaded Townhouse (6.1 metres)
#	Double Sided Townhouse (6.1 metres)
#	Back to Back Townhouse (6.4 metres)
	Two Storey Single Detached (Not Subject to Site Plan Approval)





LEGEND

-  Public Street
-  Private Lane
-  Regional Road
-  Minor Collector Road
-  Pedestrian Network
-  Community Entrance



Vaughan Official Plan

- The Subject Lands are designated as “Community Areas” and “Natural Areas and Countryside” as per ‘Schedule 1 – Urban Structure’
- The Subject Lands are designated “Low-Rise Residential” and “Natural Area” on ‘Schedule 13 – Land Use Plan’.



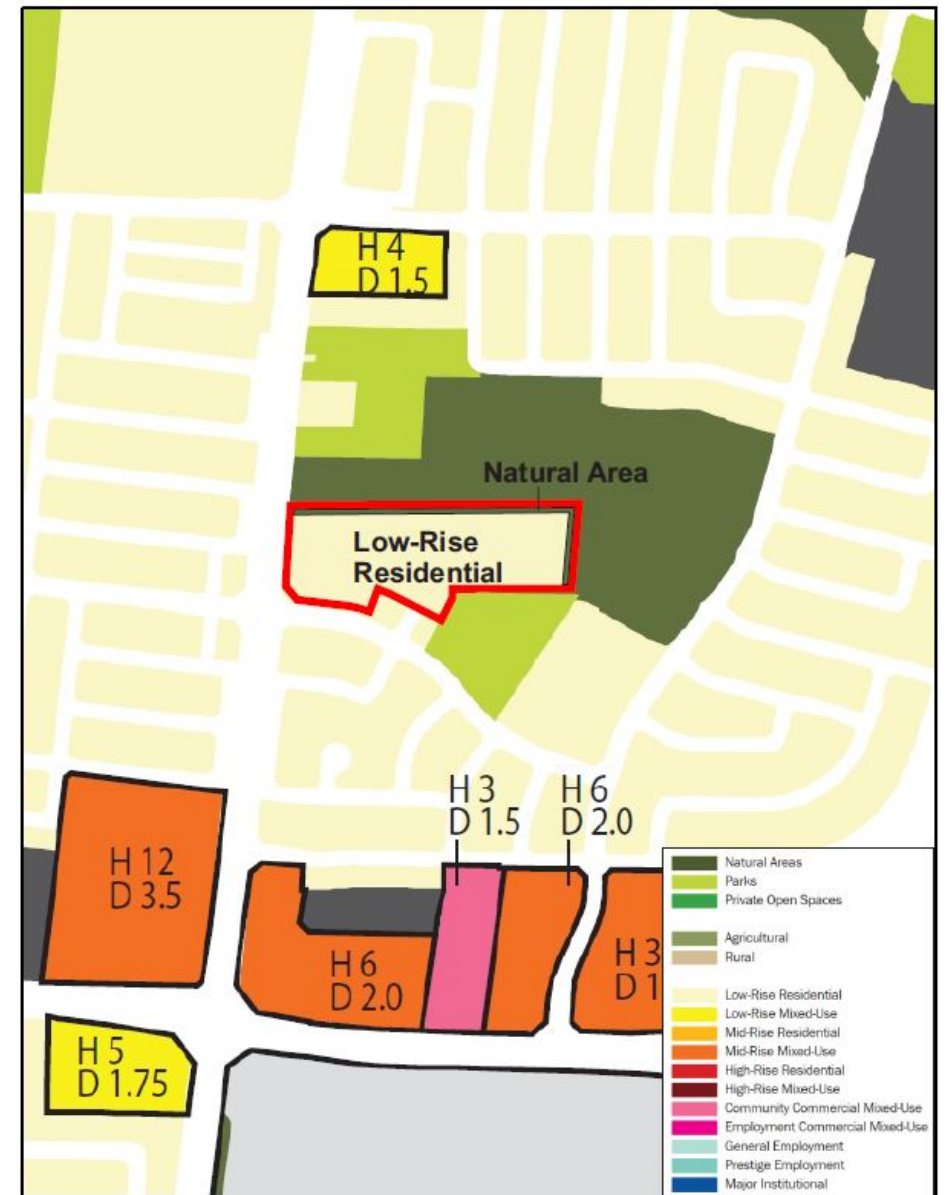
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Zoning

- Portions of the subject property are zoned ‘Agricultural (A) Zone’, ‘Open Space Woodlot (OS4) Zone’ and ‘Residential Urban Village Four (RV4(WS)) Zone in the City Zoning By-law 1-88, as amended.
- Townhouses are not permitted within the ‘A’ or ‘OS4’ Zone. A Zoning By-law Amendment (“**ZBA**”) to By-law 1-88 is required to place the Subject Lands within the appropriate zoning category and to introduce site-specific provisions to facilitate the residential development.

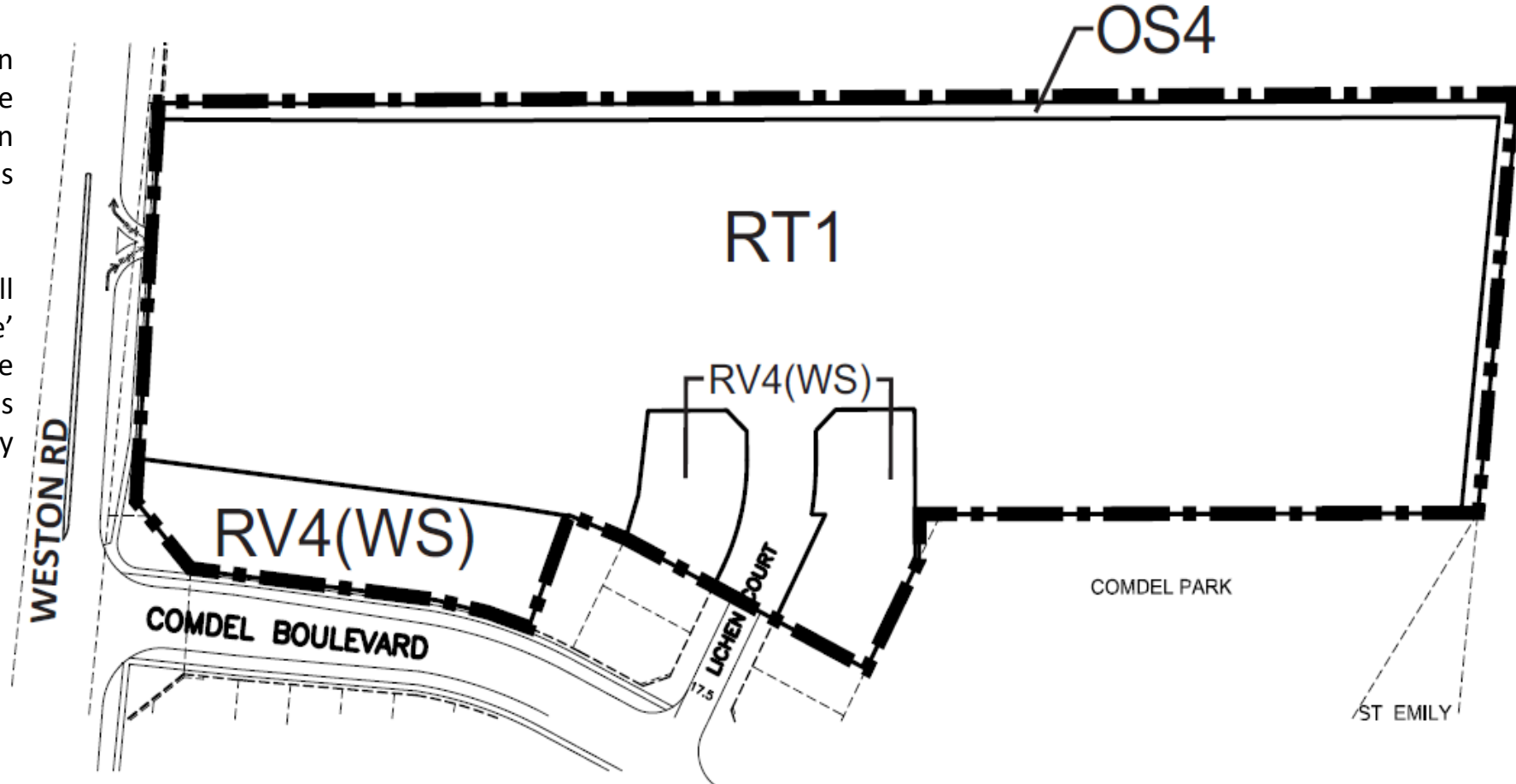
Official Plan Amendment

- A Official Plan Amendment (“**OPA**”) is required to facilitate the development of back-to-back and stacked townhouses and a row of more than six (6) townhouses.
- Through the OPA, the boundary of the Natural Area designation will be refined to accurately reflect the existing conditions of the woodland and place the lands into a more appropriate land use designation.
- The Natural Area designation will now accurately align with the existing conditions of the woodlot as assessed in the Environmental Impact Study (“**EIS**”) prepared by Beacon Environmental.



Zoning By-law Amendment

- The purpose of the ZBA is to rezone a portion of the lands to 'RT1 – Residential Townhouse Zone' and 'RV4(WS) – Residential Urban Village Four Zone' with site-specific exceptions to create 170 new residential units.
- The remaining portion of the lands will maintain the 'OS4 – Open Space Zone' designation to accurately align with the existing conditions of the woodlot as delineated by the Environmental Impact Study prepared by Beacon Environmental.

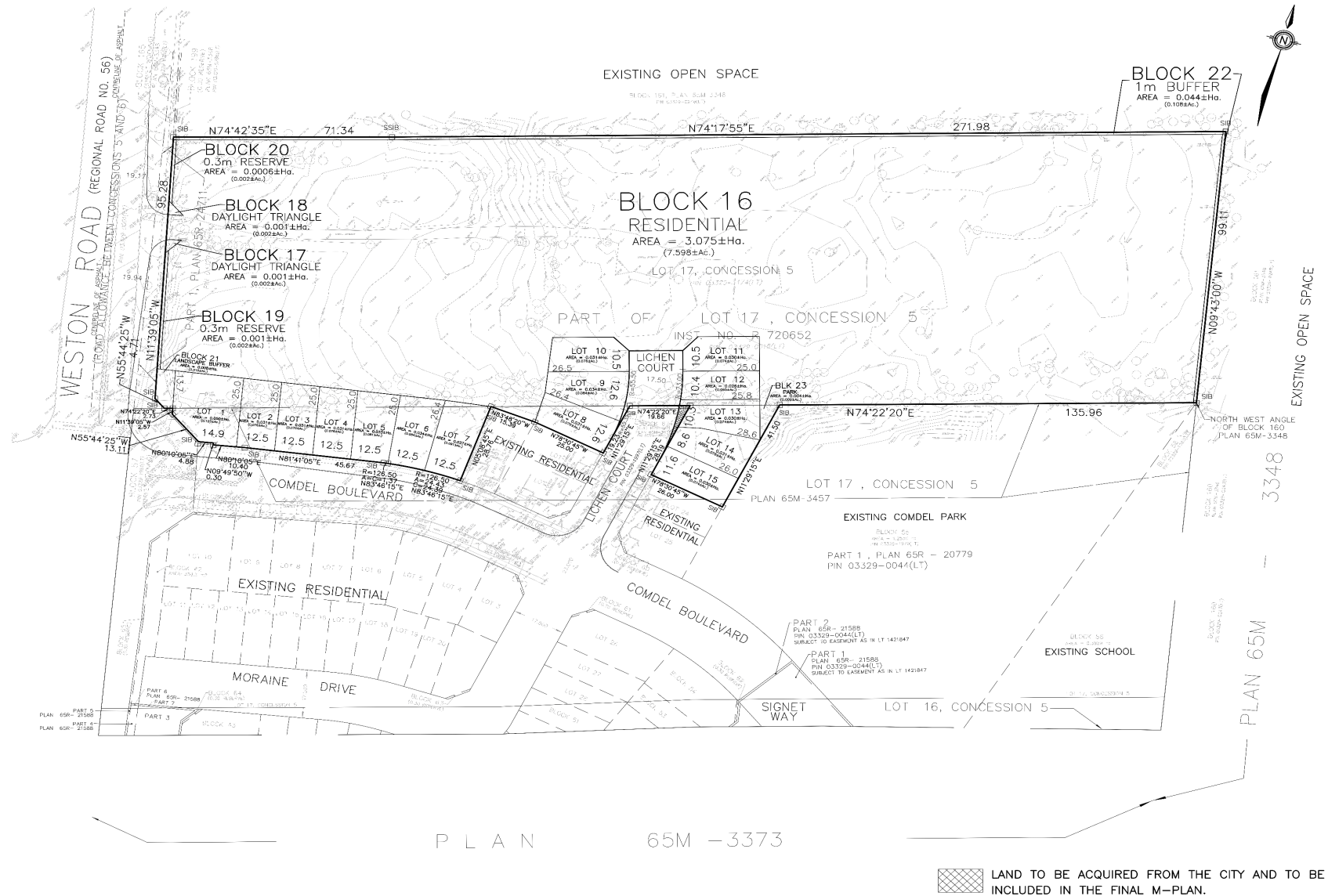


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Draft Plan of Subdivision

- The proposed Draft Plan of Subdivision application will create 1 residential block (i.e. Block 16), one open space block, a public road to complete the existing subdivision fronting Comdel Boulevard and Lichen Court to the south, as well as, 4 new residential single detached lots fronting the proposed Lichen Court public road extension.



Materials Submitted in Support of Application

- Archaeological Report, prepared by This Land Archaeology Inc.
- Draft Official Plan Amendment, prepared by KLM Planning Partners Inc.
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.
- Environmental Impact Study, prepared by Beacon Environmental Consultants
- Community Services and Facilities Study, prepared by KLM Planning Partners Inc.
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc.
- Architectural Drawings (Site Plan, Elevations, Cross Sections), prepared by Hunt Design Associates
- Landscape Plans, prepared by NAK Design Strategies
- Exterior Lighting Plan, prepared by DPM Energy
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers
- Grading and Servicing Plan, prepared by Schaeffers Consulting Engineers
- Geotechnical Investigation, prepared by Soil Engineers Ltd.
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.
- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Phase One Environmental Site Assessment, prepared by S2S Environmental Inc.
- Phase Two Environmental Site Assessment, prepared by S2S Environmental Inc.
- Hydrogeological Investigation, prepared by Soil Engineers Ltd.
- Noise Report, prepared by HGC Engineering
- Parkland Dedication Calculations, prepared by KLM Planning Partners Inc.
- Urban Design Brief and Sustainability Brief, prepared by MBTW
- Topographical Survey, prepared by KRCMAR
- Transportation Mobility Study, prepared by Crozier Consulting Engineers
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc.



Associated Applications

- On May 12, 2021 the related Draft Plan of Condominium Application was submitted to the City. The Draft Plan of Condominium will further divide the subject lands to enable future owners of the condominium townhouses to hold title specific to their lot and delineate the common elements.
- A future application for Exemption from Part Lot Control will be submitted to facilitate the creation of the townhouse lots.
- The entire City of Vaughan is designated as a Site Plan Control Area pursuant to Subsection 41(2) of the Planning Act. Prior to any development being undertaken within the Vaughan Site Plan Control Area, a Site Development Application is required. A future Site Development Application will be submitted to the City to facilitate the proposed development.





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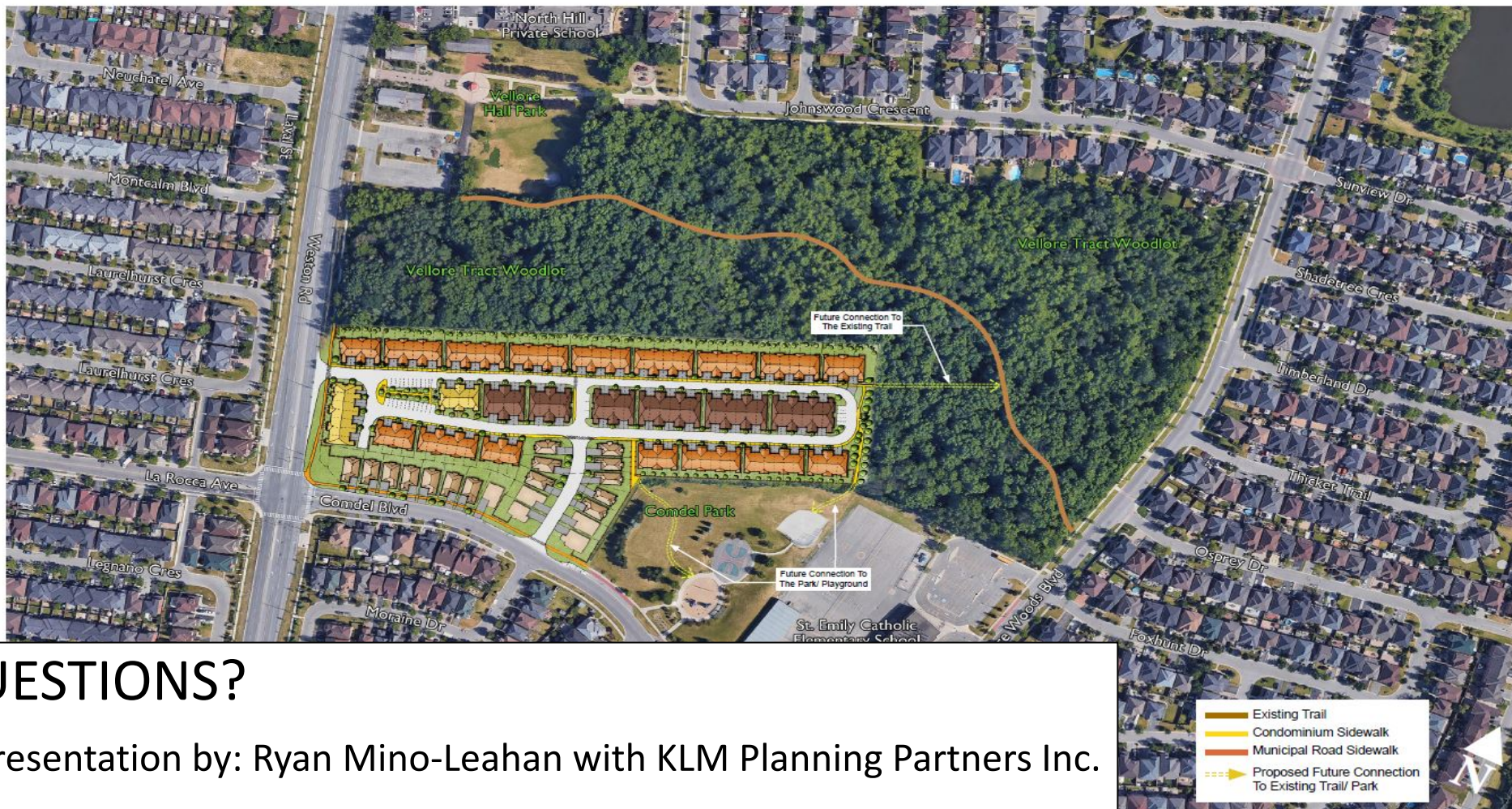
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QUESTIONS?

- Presentation by: Ryan Mino-Leahan with KLM Planning Partners Inc.
- Contact information: rmino@klmplanning.com

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May 2021