

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 1, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

1 **ZONING BY-LAW AMENDMENT FILE Z.04.045**
2294 MAJOR MACKENZIE LTD.
PRELIMINARY REPORT

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved; and**
- 2) That the following deputations be received:**
 - a) Mr. A. Tregebov, on behalf of the applicant; and**
 - b) Ms. Anne McCauley, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.045 (2294 Major Mackenzie Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to rezone the subject lands shown on Attachments #1 and #2 from R1 Residential Zone to C1 Restricted Commercial Zone with site-specific exceptions to permit a mixed-use development comprised of:

- twenty-two (22), three-storey townhouse units fronting onto a private road; and,
- two (2), three-storey buildings, fronting onto Major Mackenzie Drive, with a total of approximately 405m² of ground floor office/commercial uses and eight (8) residential units above.

A concept site plan is shown on Attachment #2.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the north side of Major Mackenzie Drive, west of Keele Street, being Part of Lot 21, Concession 4 (2294 Major Mackenzie Drive), City of Vaughan. The rectangular-shaped parcel has 70m of frontage on Major Mackenzie Drive, and a depth of 99.3m. The vacant site is flat, with some mature trees around the perimeter.

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533, and zoned R1 Residential Zone by By-law 1-88. The proposed development conforms to the official plan, subject to development criteria. The surrounding land uses are:

North - detached residential (R3 Residential Zone)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 1, CW)PH) Report No. 3 – Page 2

- South - Major Mackenzie Drive; existing mix of commercial and residential uses (C1 Restricted Commercial Zone and RM2(H) Multiple Residential Zone with Holding Symbol "H")
- East - existing commercial (C1 Restricted Commercial Zone) and vacant lot/proposed residential and commercial (C1 Restricted Commercial Zone with Holding Symbol "H")
- West - existing commercial (C1 Restricted Commercial Zone)

On December 23, 2004, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject land, and to the Maple Village Ratepayer Association and the Gates of Maple Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness of the proposed townhouse use and building form at this location will be reviewed in the context of the "Maple Commercial Core Area" policies and objectives;
- the proposal will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines (MSUDGs); the Maple Streetscape Community Advisory Committee must review the proposal;
- the application will be considered in the context of Council's direction of October 25, 2004 to undertake a Heritage Conservation District Study for the Maple Core area. The proposed development and particularly those buildings fronting onto Major Mackenzie Drive, must respond to the heritage character of the area with respect to massing, architecture, materials and building vocabulary;
- the final unit layout, building elevations, landscaping, appropriate tree preservation measures, and site design will be reviewed through the zoning amendment and site plan approval process, and any zoning exceptions required to implement the final site plan, if approved, will be identified and evaluated in the technical report to a future Committee of the Whole meeting;
- pedestrian connectivity to Major Mackenzie Drive and with the proposed residential/commercial development on the adjacent easterly property (10,026 – 10,036 Keele Street) will be reviewed; and,
- the Region of York must approve the proposed driveway access to Major Mackenzie Drive.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 1, CW)PH) Report No. 3 – Page 3

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the application will be reviewed in the context of the "Maple Commercial Core Area" policies in the Official Plan, the Maple Streetscape and Urban Design Guidelines, the proposed Heritage Conservation District study, and compatibility with the existing and future development in the vicinity of the subject lands.

Attachments

1. Location Map
2. Site Plan (Concept)

Report prepared by:

Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 2, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

**2 ZONING BY-LAW AMENDMENT FILE Z.04.069
ANTONIO, ORIENDA & IRMA CARANCI
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved; and
- 2) That the deputation of Mr. Gary Templeton, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.069 (Antonio, Orienda & Irma Caranci) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to permit the necessary exceptions to the R1 Residential Zone to facilitate the following:

- the severance of the subject lands shown on Attachment #2 into two residential lots having areas of 4674.4m² (north) and 5247.42m² (south);
- the maintenance of a residential dwelling on the northerly lot; and
- the maintenance of a residential dwelling and proposed additions on the southerly lot.

A concept site plan is shown on Attachment #2.

Background - Analysis and Options

The subject lands (see attachment #1) are located on the west side of Dufferin Street, south of Athabasca Drive, and north of Teston Road, (11,000 Dufferin Street), in Part of Lot 27, Concession 3, City of Vaughan.

The rectangular-shaped lot has an area of 9921.82m² and 101.43m frontage on Dufferin Street, and a lot depth of 99.6m. The site is currently developed with an existing two-storey dwelling. Should the zoning application be approved, a portion of the dwelling (greenhouse) through which the future severance line is proposed will be demolished, resulting in a dwelling on each lot as shown on Attachment #2. Additions are proposed to the dwelling on the southerly lot.

The site is designated "Executive Residential" by OPA #332, and zoned R1 Residential Zone by By-law 1-88, subject to Exception 9(1107-A). The subject lands are also designated "Settlement Area" by the Oak Ridges Moraine Conservation Plan, and subject to OPA #604. The surrounding land uses are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 2, CW)PH) Report No. 3 – Page 2

- North - residential (R1 Residential Zone)
- South - vacant land; proposed residential/Draft Plan of Subdivision 19T-03V11 (A Agricultural Zone)
- East - Dufferin Street; Cemetary (OS2 Open Space Park Zone)
- West - future residential (R1 Residential Zone)

On December 23, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maplewood Ravines Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are located within the Oak Ridges Moraine Area and will be reviewed in the context of the requirements of the Oak Ridges Moraine Conservation Plan and the policies in OPA #604;
- the application will be reviewed to assess conformity with the City's severance policies in the Official Plan; and
- the application will be reviewed in the context of the existing and future land use, topography, and lotting and road pattern for the subject and surrounding lands, with particular attention to the easterly extension of Mapledown Way (currently terminates in a temporary cul-de-sac) through the subject property, and connecting with the proposed road pattern in the southerly Draft Plan of Subdivision 19T-03V11.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Official Plan policies, the Oak Ridges Moraine Conservation Plan with particular attention to be given to the future intended lotting and road pattern for the subject and surrounding lands.

Attachments

1. Location Map
2. Site Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 2, CW)PH) Report No. 3 – Page 3

Report prepared by:

Margaret Holyday, Planner, ext. 8216

Mauro Peverini, Senior Planner, ext. 8407

Grant A. Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

**3 OFFICIAL PLAN AMENDMENT FILE OP.04.012
 ZONING BY-LAW AMENDMENT FILE Z.04.038
 1556615 ONTARIO LIMITED
 PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved; and**
- 2) That the deputation of Mr. Daniel Cusimano, Daniel Louis Cusimano Architect Incorporated, 130 Bridgeland Avenue, Suite LL1, Toronto, M6A 1Z4, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.04.012 and Z.04.038 (1556615 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications on the subject lands shown on Attachment #1 and #2 that will:

1. amend the Official Plan (OPA #350 - Maple Community Plan) to redesignate the subject lands from "Office Commercial" to "Neighbourhood Commercial" with a site-specific exception to permit a residential apartment dwelling use on the second and third floor; and,
2. amend Zoning By-law 1-88 to rezone the subject lands from C8(H) Office Commercial Zone with the Holding Symbol "H" to C4 Neighbourhood Commercial Zone with a site-specific exception to permit a residential apartment dwelling use on the second and third floor.

The applications would permit the development of the subject lands with a three-storey commercial/office building located at the southeast corner of Keele Street and Eagle Rock Way (future McNaughton Road extension) and three mixed use commercial/residential buildings comprised of 1374m² of ground floor commercial area, 35 residential apartment units above, and 127 parking spaces. A conceptual site plan is shown on Attachment #2.

When the Public Hearing Notice was circulated, the original proposal consisted of 2000m² of commercial uses on the ground floor, 44 residential units within 2 levels above, and 90 at grade parking spaces and 70 below grade parking spaces. However, since the Public Hearing circulation the proposal has been amended as described above.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 3, CW)PH) Report No. 3 – Page 2

Background - Analysis and Options

The Owner originally submitted applications to amend the Official Plan (OP.04.012) and Zoning By-law (Z.04.038) to redesignate and rezone the subject lands to permit a commercial development consisting of two retail buildings. Council considered and received the staff report for the applications at a Public Hearing on September 7, 2004. The applicant has since revised the applications to permit the proposed mixed-use residential and commercial development.

The subject lands (see Attachment #1) are located at the southeast corner of Eagle Rock Way (future McNaughton Road extension) and Keele Street, being Part of Lot 22, Concession 3, City of Vaughan. The 0.86 hectare site has approximately 165m of frontage along Keele Street and 55 metres of flankage on Eagle Rock Way. The subject land is included as a block within approved Draft Plan of Subdivision 19T-95114.

The site is designated "Office Commercial" by OPA #350 (Maple Community Plan) and zoned C8 (H) Office Commercial Zone with Holding "H" provision by By-law 1-88, subject to Exception 9(1171). The surrounding land uses are:

- North - Eagle Rock Way (future McNaughton Road extension); industrial (M1 Restricted Industrial Zone)
- South - institutional use(C8 Office Commercial Zone)
- East - future residential (RM1 & R4 Residential Zones)
- West - Keele Street; commercial & community centre (C3 Commercial, A Agriculture, OS2 Open Space Park Zone)

On December 23, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Gates of Maple Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the proposal will be reviewed in light of the existing policy context including the Maple Community Plan (OPA #350, as amended), the Maple Streetscape and Urban Design Guidelines, the Provincial Policy Statement, and the Region of York Official Plan; the Maple Streetscape Advisory Committee must review the proposal;
- the compatibility and appropriateness of the proposed residential use in the context of the proposed mixed-use development, site location, and the surrounding existing and future land uses will be assessed;
- achieving an appropriate interface between the proposed development and the surrounding land uses will be reviewed, in light of appropriate building setbacks and height; screening/buffering measures, lighting, noise, access, parking and traffic, and building elevations, these matters will be reviewed together with the submission of a formal site plan application;
- a parking plan must be provided which identifies how resident, visitor and commercial parking will be arranged and accessed on the site; pedestrian access from the parking areas to the proposed residential and commercial units must also be identified;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 3, CW)PH) Report No. 3 – Page 3

- servicing capacity for the residential units must be identified;
- comments from the Region of York will be required for the design and location of the Keele Street and Eagle Rock Way access points, and identification of any necessary road widenings; and,
- the proposed C4 Neighbourhood Commercial Zone would permit a wide range of commercial uses on the site; the appropriateness of each use on this site will be reviewed.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of redesignating and rezoning the subject lands to facilitate a mixed-use residential/commercial development will be reviewed in light of the existing policy context, and compatibility with the existing and future surrounding land uses.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 4, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

**4 ZONING BY-LAW AMENDMENT FILE Z.04.067
ALDO DE BELLIS AND TINO DE BELLIS
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved; and**
- 2) **That the deputation of Mr. Gary Templeton, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.067 (Aldo De Bellis and Tino De Bellis) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to a future Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-Law on the subject lands shown on Attachments #1 and #2, to permit a landscaper's contractor's yard in the EM1 Prestige Employment Area Zone. The zoning amendment would facilitate the over-night parking of vehicles associated with a landscape contractor's business.

Background - Analysis and Options

The subject lands (Attachment #1) are located southwest of Rutherford Road and Keele Street, (9066 Keele Street) in Part of Lot 14, Concession 4, City of Vaughan.

The 0.49 ha internal lot has no frontage onto a public road, but has access on the south side of the lot to and from Keele Street, by means of an easement over an existing private driveway. The site is developed with an existing one and half storey dwelling that will be retained and used as an office for a landscape contractor's business (Forecast Landscaping Ltd.). An existing garage and shed located on the southeast corner of the property will be removed and replaced with a new storage and office structure. The existing northeastern frame shed will also be removed and replaced with a structure for the storage of landscaping materials. Most of the northerly half of the property will be surfaced with gravel and used for the over-night parking of vehicles related to the operation of the landscape contractor's yard (see Attachment 2). There will be no long-term (ie. Greater than 72 hours as per By-law 1-88 standards) or permanent outside storage of vehicles of landscaping materials associated with the subject business.

The subject lands are designated "Prestige Area" by OPA #450, which permits a wide range of industrial, office, business and civic uses, with no outside storage. The proposal would conform to the Official Plan. The site is zoned EM1 Prestige Employment Area Zone by By-Law 1-88, which does not permit the proposed Contractor's Yard use. The surrounding land uses are:

North - employment (EM2 General Employment Area Zone)
East - employment (EM1 Prestige Employment Area Zone)
South - employment (EM1 Prestige Employment Area Zone)
West - employment (EM2 General Employment Area Zone)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 4, CW)PH) Report No. 3 – Page 2

On December 23, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the EM1 Prestige Employment Area Zone does not permit a Contractor's Yard; an amendment to the zoning by-law is required to permit the proposed use to facilitate the over-night parking of vehicles associated with a landscape contractor's business, and any necessary zoning exceptions to facilitate the proposed site development;
- the subject lands are considered to be an internal lot, and the proposed site development would be processed through the Building Standards Department-Simple Site Plan process, should Council approve the proposed Contractor's Yard;
- there are no municipal services fronting the property; the Owner is to submit a Functional Servicing Plan indicating how the subject lands will be serviced, to the satisfaction of the Engineering Department; and
- the appropriateness, intensity and compatibility of the proposed Contractor's Yard use with the existing uses in the surrounding area will be reviewed.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of adding the proposed Contractor's Yard use to facilitate the over-night parking of vehicles associated with a landscaped business in the EM1 Prestige Employment Area Zone, will be reviewed.

Attachments

1. Location Map
2. Concept Site Plan

Report prepared by:

Christina Napoli, Planner I, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 5, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

**5 ZONING BY-LAW AMENDMENT FILE Z.04.068
CESIRA D'AVERSA
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved;
- 2) That the applicant meet with the Ward 1 Sub-Committee and the Ratepayers Associations who have expressed concerns, to address any outstanding issues, prior to this matter being brought forward to a Committee of the Whole meeting; and
- 3) That the following deputations be received:
 - a) Mr. Michael T. Larkin, Larkin & Associates Planning Consultants Inc., 1168 Kingdale Road, Newmarket, L3Y 4W1, on behalf of the applicant;
 - b) Ms. Elvira Caria, Vellore Woods Ratepayers' Association, 15 Bunting Drive, Woodbridge, L4H 2E7; and
 - c) Ms. Anne McCauley, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of F&F Properties (Weston Produce).

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.068 (Cesira D'Aversa) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend Zoning By-law 1-88 to rezone the 1.137 ha subject lands (Attachment #1) from A Agricultural Zone to RM2 Multiple Residential Zone (0.467 ha) and C4 Neighbourhood Commercial Zone (0.670 ha). The proposed rezoning will facilitate a severance of the lands into two parts to permit future townhouse residential and commercial developments (Attachment #2).

Background - Analysis and Options

The 1.137 ha property is located on the north side of Rutherford Road, between Weston Road and Highway #400, municipally known as 3660 Rutherford Road, in Part of Lot 16, Concession 5, City of Vaughan. The property has 60.5 m of frontage on Rutherford Road, with a depth of 190m, and is currently developed with a residential dwelling.

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, with a "Neighbourhood Commercial" overlay designation. This designation is intended to permit a mix of residential and commercial uses, with a variety of lot sizes and building types. The proposed uses conform to the Official Plan.

The subject lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 5, CW)PH) Report No. 3 – Page 2

North - Hawkview Boulevard; residential (RV4(WS) Residential Urban Village Zone Four)
South - Rutherford Road; residential (RR Rural Residential Zone)
East - future commercial (A Agricultural Zone)
West - residential (RVM1(WS-B) Residential Zone), commercial (C4 Zone), stormwater management pond (OS1 Open Space Conservation Zone)

On December 23, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents' Association, Vellore Woods Ratepayers Association, and the Weston Downs Ratepayers' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the proposed residential density of 45 units/ha will be reviewed in the context of the Official Plan. The minimum net residential density in the "Medium Density Residential/Commercial" designation is 17 units/ha, and the maximum is 40 units/ha;
- the proposed building form, character and scale will be reviewed in the context of the "Medium Density Residential/Commercial" policies, which provide for primarily residential uses with limited commercial uses at grade level along transit routes;
- a site plan application will be required to implement the proposal, and to review the appropriateness of the site layout, access, parking, landscaping, engineering, and building elevations, in the context of the site and the existing and future surrounding land uses;
- the integration of the proposed commercial land uses with the commercial lands to the immediate west and east must be reviewed. The integration of the proposed residential uses with the future abutting commercial lands to the east must be assessed;
- the status of the proposed north-south road along the west side of the subject lands must be determined;
- the appropriateness of the proposed C4 Neighbourhood Commercial Zone and RM2 Multiple Residential Zone (block townhouses) and potential zoning exceptions, will be reviewed; and,
- the application of a Holding Provision pending site plan approval and servicing allocation will be reviewed.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the Public Hearing or in writing,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 5, CW)PH) Report No. 3 – Page 3

and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed zoning amendment application will be reviewed for conformity with the Official Plan policies, and to determine the appropriateness of the proposal.

Attachments

1. Location Map
2. Preliminary Site Plan

Report prepared by:

Todd Coles, Planner, ext. 8634
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 6, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

6 **ZONING BY-LAW AMENDMENT FILE Z.04.070**
VALLEY MILL DEVELOPMENTS LTD.
PRELIMINARY REPORT

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved; and**
- 2) That the following deputations be received:**
 - a) Mr. Gary Templeton, on behalf of the applicant; and**
 - b) Ms. Nadia Magarelli, Weston Downs Ratepayers' Association, 81 Blackburn Boulevard, Woodbridge, L4L 7J5.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.070 (Valley Mill Developments Ltd.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone a 1.77 ha parcel (Phase 2) shown on Attachments #1 and #2 from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the completion of a Neighbourhood Commercial Centre, consisting of a 1,115m² retail building, a 3,617m² multi-unit retail building with 465m² of second floor office space, and a 697m² bank with drive through. Zoning exceptions are required to permit the drive-through use and for a reduced parking standard.

Background Analysis and Options

Council approved previous development applications to amend the Zoning By-law (File Z.02.049) and for Site Plan approval (File DA.02.052) for Phase I of the development (Attachment #2), to rezone the lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone and to permit an (existing) eating establishment with drive-through. The current application proposes to rezone the balance of the parcel from A Agricultural Zone to C4 Neighbourhood Commercial Zone to facilitate the completion of the neighbourhood commercial plaza (see Attachment# 2).

The subject lands (Attachment #1) are located on the east side of Weston Road, south of Rutherford Road, in Lot 15, Concession 5, City of Vaughan. The site is relatively flat and is currently being used as a garden centre with temporary trailers and a weigh scale.

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #240 (Woodbridge Community Plan) as amended by OPA #345 (Woodbridge Commercial Structure Policy), which permits the proposed commercial uses. The lands are zoned A Agricultural Zone by By-law 1-88, which does not permit the proposed commercial and office uses. The surrounding land uses are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 6, CW)PH) Report No. 3 – Page 2

- North - existing restaurant (Phase 1) and gas station/convenience store (C4 Zone)
- South - vacant land/future employment (A Agricultural Zone)
- East - vacant/future employment (A Agricultural Zone)
- West - Weston Road; existing commercial plaza (C4 Zone) and residential subdivision (R1 Residential Zone)

On December 23, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands, to the Weston Downs Ratepayers Association and Vellore Woods Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- zoning exceptions to the proposed C4 Zone are required to permit the drive-through use and for a reduced parking standard; the appropriateness of a drive-through accessory to a permitted bank use and the adequacy of the proposed on-site parking supply will be considered in the context of the site development proposal; a parking study may be required to address parking needs;
- a conceptual site plan has been provided in support of the zoning amendment application; the conceptual site plan proposes two free-standing buildings along Weston Road and a larger L-shaped multi-unit building with a second storey office component in the southeast portion of the site; further review of the proposal will be required, and any additional exceptions to the proposed C4 Zone will be identified in the technical report to a future Committee of the Whole meeting;
- approval from the Region of York Transportation and Works Department is required for the proposed driveway access onto Weston Road;
- the subject lands fall within the Toronto and Region Conservation Authority Screening Zone area, and approval from the Authority will be required; and,
- a formal site plan application is to be submitted for review and approval; matters to be considered as part of the site plan submission will include:
 - appropriate elevations facing Weston Road;
 - appropriate on-site pedestrian and vehicular circulation and connectivity with the Phase I lands, Weston Road and Rutherford Road, and the adjacent employment lands to the south and east;
 - a consistent landscape treatment with the Phase I lands; and,
 - identification of any additional exceptions to the C4 Zone to facilitate the ultimate site development; the implementing zoning by-law will not be enacted until Council has approved a site plan application for the Phase 2 lands.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 6, CW)PH) Report No. 3 – Page 3

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting, upon submission and review of the required site plan application. In particular, consideration will be given to the overall site layout and integration with existing and future development on the adjacent lands.

Attachments

1. Location Map
2. Conceptual Site Plan (Phase 2)

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 7, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 24, 2005.

7

**OFFICIAL PLAN AMENDMENT FILE OP.04.013
ZONING BY-LAW AMENDMENT FILE Z.04.018
DRAFT PLAN OF SUBDIVISION FILE 19T-04V06
GLEN-50 DEVELOPMENTS NORTH LIMITED/GLEN-50 DEVELOPMENTS LIMITED
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 17, 2005, be approved; and**
- 2) That the following deputations be received:**
 - a) Mr. Daniel Halbert, Glen Corporation, applicant, 100 Scarsdale Road, Toronto, M3B 2R8; and**
 - b) Mr. Michael T. Larkin, Larkin & Associates Planning Consultants Inc., 1168 Kingdale Road, Newmarket, L3Y 4W1, on behalf of Memorial Gardens (Canada) Limited.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.013, Z.04.018 and 19T-04V06 (Glen-50 Developments North Limited/Glen-50 Developments Limited) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications to amend the Zoning By-law to rezone the subject lands shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone and OS1 Open Space Conservation Zone, and for a Draft Plan of Subdivision to facilitate the development of a 40.187 ha site, as follows:

- 1 General Employment Block (EM2 Zone) – 21.743 ha
- 1 Prestige Employment Block (EM1 Zone) – 10.859 ha
- 1 Storm Water Management Block (OS1 Zone) – 5.492 ha

The Owner has also submitted an application to amend the Official Plan to permit the additional uses of a Motor Vehicle Sales Establishment and related outside display and storage of new and used vehicles within the "Prestige Area" and "Employment Area General" designations, on the subject lands.

Background - Analysis and Options

The 40.187 ha site is located on the east side of Highway 50 (backing onto Highway 427), north of Highway 407, in Lots 2 and 3, Concession 9, City of Vaughan. There is a golf facility located on the north portion of the subject lands, with the remaining lands being vacant.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 7, CW)PH) Report No. 3 – Page 2

The subject lands are designated “Prestige Area” and “Employment Area General” by OPA #450 (Employment Area Plan), and zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(983). The surrounding land uses are:

- North - Hydro Corridor (PB1-S Parkway Belt Linear Facilities Zone)
- South - Highway 407 (PB1-S Zone); dwelling (PB2 Parkway Belt Complementary Use Zone)
- East - Highway 427 (PB1-S Zone)
- West - Regional Road 50; vacant, garden centre/City of Brampton

On December 17, 2004, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any comments received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are located within a conditionally approved Block Plan for the Huntington Business Park (Block 57/58 West Plan); the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any draft plan of subdivision, including, but not limited to, the completion and approval of an erosion study, flood protection works, Environmental Site Assessment reports, Ministry of Transportation approval of the future transitway, and servicing;
- comprehensive and co-ordinated development of the subject lands with the surrounding lands is required, with respect to land use, access and roads;
- OPA #450 permits a wide range of employment uses within the “Prestige Area” and “Employment Area General” designations; the draft plan proposes a prestige employment block (EM1 Zone) south of the proposed internal street adjacent to Highways 407 and 427; a general employment block (EM2 Zone) north of the proposed internal street; and a stormwater management block to be zoned OS1 Zone;
- the appropriateness and compatibility of a Motor Vehicle Sales Establishment use with accessory outside storage and display of vehicles, which is a commercial use, will be reviewed in the context of the future employment uses within the Block Plan and the surrounding land uses;
- revisions to the draft plan may be required to reflect changes to the Block Plan, when finalized; and,
- the disposition of the triangular parcel of land located between the subject lands and Regional Road 50, which is located within the City of Brampton, needs to be addressed in order to permit access.

Relationship to Vaughan Vision 2007

The applicability of this proposal to the Vaughan Vision will be determined when the technical report is completed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2005

Item 7, CW)PH) Report No. 3 – Page 3

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, a revised Block Plan and the associated outstanding issues need to be addressed and satisfied, prior to the subject applications proceeding to a future Committee of the Whole meeting. Furthermore, the appropriateness and compatibility of the proposed Motor Vehicle Sales Establishment use with accessory outside storage and display of vehicles will be assessed in the context of the future employment uses within the Block Plan and the surrounding land uses.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-04V06

Report prepared by:

Duncan MacAskill, Planner, ext 8017
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)