

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 1, Report No. 26, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 25, 2005.

**1**

**ZONING BY-LAW AMENDMENT FILE Z.05.015**  
**CITY OF VAUGHAN**  
**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 April 18, 2005, be approved;**
- 2) That the following deputations and written submission be received:**
  - a) Mr. Goran Milosevic, KPMB Architects, 322 King Street West, 3<sup>rd</sup> Floor, Toronto, M5V 1J2;**
  - b) Mr. Peter Smith, Weston Consulting Group, 201 Millway Avenue, # 19, Vaughan, L4K 5K8, and written submission dated April 18, 2005, on behalf of the Ahmadi Family;**
  - c) Mr. Mike Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 3Z1; and**
  - d) Mr. Anthony Marshall, 98 Colombo Crescent, Maple, L6A 2T9; and**
- 3) That the written submission of Ms. Giulia Falbo Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 3Z1, dated April 14, 2005, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.015 (City of Vaughan) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The City of Vaughan has initiated an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone, C1 Restricted Commercial Zone, R1 Residential Zone, R2 Residential Zone, M1 Restricted Industrial Zone and OS2 Open Space Park Zone to a site-specific Vaughan Civic Centre Zone to implement the Master Plan for the Vaughan Civic Centre. The Master Plan includes a new City Hall building, a resource library, an office building, the existing civic park, a civic square, and the potential relocation of Maple Manor (senior's building). The amendment would also establish site-specific development standards to facilitate the concept Master Plan as shown on Attachment #3.

The site design reflects the long-term Master Plan for the Civic Centre site that was part of the winning submission by KPMB Architects, in the Vaughan Civic Centre Design Competition. The Master Plan has been updated to show the Vaughan Public Libraries Resource Library being located adjacent to the Neighbourhood Park, with an office building component located adjacent to the Major Mackenzie Drive frontage.

The Master Plan envisions a new City Hall with a floor area of 25,758 sq.m (277,260 sq.ft); a Resource Library with a floor area of 3,344 sq.m (36,000 sq.ft); and an office building with a maximum floor area of 6,503 sq.m (70,000 sq.ft). The plan accommodates a new residential (senior's) building of 80 units. No changes are planned to the Beaverbrook House.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005

#### Item 1, CW(PH) Report No. 26 – Page 2

Phase 1 of the Civic Centre project is now in the Design Development Phase. Phase 1 entails the design and construction of the portion of the site devoted to the new City Hall building, which is located to the east of the existing signalized access driveway, which connects to Major Mackenzie Drive.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Major Mackenzie Drive, between Keele Street and the GO Rail Line, and known municipally as 2141 Major Mackenzie Drive, Vaughan Civic Centre, 2185 Major Mackenzie Drive (Maple Manor), 9995 Keele Street (Beaverbrook House), and 299 Marlott Road (Civic Park), in Part of Lot 20, Concession 3, City of Vaughan.

The irregular-shaped parcel has a lot area of 10.3ha and approximately 500m of frontage on Major Mackenzie Drive. The site is currently developed with the existing Civic Centre administration building, civic park, Maple Manor Seniors' Residence, the Beaverbrook House, two former residential dwellings, the Annex Building (former Works Garage) and portables, and the appurtenant parking areas.

The site is designated "Institutional", "Park" and "Settlement Area" by OPA #350 (Maple Community Plan), and zoned A Agricultural Zone, C1 Restricted Commercial Zone, R1 Residential Zone, R2 Residential Zoning, M1 Restricted Industrial Zone and OS2 Open Space Park Zone by By-law 1-88. The current zoning is shown on Attachment #2. The surrounding land uses are:

- North - Major Mackenzie Drive; residential dwellings (R1 and R2 Residential Zones) and commercial (C1 Restricted Commercial Zone)
- South - residential community (R2 and R3 Residential Zones) and professional building (C1 Restricted Commercial Zone)
- West - Keele Street; residential (R2 Residential Zone, RM2(H) Residential Multiple Zone with Holding provision and vacant commercial building (C1 Restricted Commercial Zone)
- East - GO Rail line (M3 Transportation Industrial Zone); existing residential dwelling, new residential community – Block 18 (A Agricultural Zone)

On March 24, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, those individuals previously circulated as part of the Vaughan Civic Centre design competition, every registered Ratepayer Association in the City of Vaughan, the Vaughan Chamber of Commerce, the Vaughan Public Library Board, CN Rail and GO Transit. A Notice of Public Hearing was also published in the March 23, 2005 edition of The Weekly, the March 24, 2005 and March 31, 2005 (City Page) editions of the Vaughan Citizen, and the March 25, 2005 edition of Lo Specchio. 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 application, Staff has identified the following matters to be reviewed in greater detail:

- The zoning amendment application will be reviewed in the context of the applicable Official Plan policies;

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 1, CW(PH) Report No. 26 – Page 3

- The Civic Centre lands have been assembled over many years and each parcel has retained its original zoning as shown on Attachment #2. Therefore, review will be given to providing a consistent zoning for the entire Civic Centre site, which would eliminate the historical zonings, simplify the administrative application and interpretation of zoning on the site, and reflect the site's intended use;
- The uses proposed in the Master Plan will be considered in light of the requirements for "Public Uses" as provided in Section 3.10 of By-law 1-88, with a view to developing appropriate site-specific zoning standards for the entire Civic Centre lands that will permit the development of the site in accordance with the Master Plan.

The new City Hall will be four-storeys in height, and will be the centre-piece of the plan, and will establish the maximum height for the overall development.

- Transportation issues related to site access and on-site parking 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 the 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 intended use of the site, and the development of an appropriate site-specific zoning that will allow for the implementation of the Master Plan.

**Attachments**

1. Location Map
2. Current Zoning
3. Concept Master Plan

**Report prepared by:**

Mauro Peverini, Senior Planner, ext. 8407  
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.)



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005

Item 2, CW(PH) Report No. 26 – Page 2

#### **Background - Analysis and Options**

The 9.75 ha subject lands shown on Attachment #1 is located on the west side of Jane Street through to Highway #400, south of Teston Road, in Part of Lot 25, Concession 5, City of Vaughan. The subject lands have frontage of 101.73m on Jane Street and a depth of 947.94m. The site is currently developed with an 1816.3m<sup>2</sup> mosque and a 493m<sup>2</sup> office building as shown on Attachment #2.

The subject lands are designated “Low Density Residential” by OPA #600, and zoned A Agricultural Zone by By-Law 1-88. The surrounding land uses are:

- North - residential (RV4 Residential Urban Village Zone Four; RVM1(B) Residential Urban Village Multiple Dwelling Zone One); park (OS2 Open Space Park Zone)
- South - residential (RV4 and RV4 (WS) Residential Urban Village Zone Four); future elementary school (RV3 Residential Urban Village Zone Three); park (OS2 Open Space Park Zone); future high school (C4/RVM1(WS-A) Neighbourhood Commercial Zone/Residential Urban Village Multiple Dwelling Zone One; C4 Neighbourhood Commercial Zone)
- West - Highway #400
- East - Jane Street; residential (R4 Residential Zone), Proposed Plan of Subdivision 19T-02V11 (Humberview Estates Ltd.) (RR Rural Residential Zone)

On March 25, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands and to the Columbus Trail Resident’s Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed 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 appropriateness of the zoning amendment application to permit the proposed institutional and residential uses will be reviewed in the context of the Official Plan policies, built form, compatibility with adjacent land uses and urban design; the “Low Density Residential” designation and Institutional Use and Place of Worship policies permit places of worship, institutional uses such as religious institutions, community facilities, schools, and residential uses such as detached, semi-detached, duplex/triplex/fourplex dwelling units, stacked townhouses limited to 3-storeys, and other housing forms;
- the A Agricultural Zone permits uses such as a church, community centre, and an institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds, but not including an Institutional Care Facility (ie. group home); the A Agricultural Zone does not permit the proposed townhouse units, seniors apartment building, guest residence compound, the technology, education and media training centre, hospitality hall, and library; exceptions to the uses permitted in the A Agricultural Zone are required; a site development application will be required to identify the zoning exceptions that would be required to implement the proposed plan, and to amend the existing site plan agreement (File DA.34.88);
- the Owner has submitted a traffic study which is under review; other studies to be submitted include a land use justification report, master environmental servicing plan, parking study, noise study, and urban design guidelines;

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 2, CW(PH) Report No. 26 – Page 3

- the Owner of the subject lands was not a participant in the Block 33 East Block Plan process, and may be required to enter into a cost-sharing agreement to reimburse the Block 33 East Owners for front-ending the cost and/or constructing services/facilities in Block 33 East;
- the proposed site plan shows parking spaces on the southern edge of a City-owned park (Fazia Mahdi Park), which must be removed; new access from the residential area to the north into the subject lands is proposed from Ahmadiyya Avenue and Mosque Gate; and
- the overall plan will be reviewed to ensure that appropriate pedestrian connections are provided within the proposed development, and in relation to the overall Columbus Trail community.

**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 light of the Official Plan policies, built form, intensity of use, compatibility with adjacent development, urban design, and the area context.

**Attachments**

1. Location Map
2. Site Plan (Proposed)

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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 APRIL 25, 2005**

Item 3, Report No. 26, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 25, 2005.

**3 OFFICIAL PLAN AMENDMENT FILE OP.05.006  
ZONING BY-LAW AMENDMENT FILE Z.05.012  
2012746 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 April 18, 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 OP.05.006 and Z.05.012 (2012746 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 Applicant has submitted applications to amend the Official Plan and Zoning By-law to permit the continued operation of asphalt batching, concrete and asphalt recycling/storage, and a contractor's yard, on lands that are currently owned by and under the federal jurisdiction of CN Rail, and leased to a private operator (Applicant). The applications would facilitate the conveyance of the site to the operator of the yard. The proposal is to redesignate the 4.5 ha site from "Public Use Area" under the Provincial Parkway Belt West Plan, to which the lands still remain and have yet to be deleted from the Parkway Belt Plan by the Ministry of Municipal Affairs and Housing, and to redesignate the underlying "Railway Facilities" designation under the City's OPA #450 (Employment Area Plan) to "Employment Area General"; and, to rezone the subject lands from PB1(S) Parkway Belt Linear Facilities Zone to EM2 General Employment Area Zone, under By-law 1-88 to facilitate the above-noted uses.

**Background - Analysis and Options**

The subject lands are located west of Keele Street at Highway #407 and the CN Railway tracks, in Lots 2, 3 and 4, Concession 4, City of Vaughan (Attachment 1). A private operator for asphalt batching, concrete and asphalt recycling/storage and a contractor's yard is currently using the site. The 4.5 ha, irregular-shaped site has no frontage on a public road. Access is achieved via an easement through CN's lands, under the Highway #407 overpass, and connecting to Freshway Drive. There are existing structures, machinery and storage piles of aggregate located on the site.

The subject lands are designated "'Public Use Area" by the Parkway Belt West Plan and "Rail Facilities" by OPA #450 (Employment Plan), and zoned PB1(S) Parkway Belt Linear Facilities Zone by By-law 1-88. The surrounding land uses are:

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 3, CW(PH) Report No. 26 – Page 2

- North - Highway #407, employment use (EM2 General Employment Area Zone)
- South - CN Rail Line, hydro corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- East - CN Rail Line (PB1(S) Zone) and employment use (PBM1 Parkway Belt Restricted Industrial Zone)
- West - Beechwood Cemetery (PB2 Parkway Belt Complementary Use Zone), and employment use (PBM7 Parkway Belt Industrial Zone)

The proposed “Employment Area General” designation and corresponding EM2 General Employment Area Zone are appropriate land use categories to accommodate recycling uses that require outdoor storage or occur outdoors.

On March 24, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. To date, Staff has received a letter of objection to the applications from the Owner of the Beechwood Cemetery to the west. The letter indicates concerns with respect to incompatible land use, unsightly storage, noise, odour and dust emissions, and impacts on stormwater management. Any additional comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

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

- the proposed redesignation and rezoning of the subject lands, and proposed uses will be reviewed in consideration of the concrete and asphalt recycling and waste recycling facility policies contained in OPA #450 (Employment Area Plan), including servicing, stormwater management, transportation, landscaping, urban design, outside storage, management and operations, and distance separation;
- studies addressing noise, dust, odour, stormwater management, land use and urban design, and truck traffic will be required to be submitted for review in accordance with the policies of OPA #450;
- the proposal will be assessed in terms of compatibility with the adjacent employment uses and the Beechwood Cemetery to the west;
- “Asphalt Manufacture or Refining” and a “Mixing Plant” are identified as prohibited uses in By-law 1-88; furthermore, By-law 1-88 does not permit any form of waste recycling as-of-right within the City, which would require an application to amend the zoning by-law to permit such use; the proposal will be reviewed in light of the provisions contained in By-law 1-88, and the appropriateness of amending the by-law to facilitate the proposed uses on the site;
- comments will be required from the Ministry of Transportation Ontario (MTO) to ensure there is no conflict with their future transitway corridor, which is parallel with Highway #407 on the south side of the highway;
- application has been made to remove the site from the Parkway Belt West Plan (Ministry File 19-PBA-028-156) and a decision from the Ministry of Municipal Affairs and Housing is pending; and
- should Council approve the official plan and zoning by-law amendment applications, the applicant will be required to submit formal applications for site plan approval and severance.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 3, CW(PH) Report No. 26 – Page 3

**Relationship to Vaughan Vision 2007**

The applicability of these applications 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 proposal will be reviewed in light of the Official Plan policies regulating recycling and related outdoor operations, land use and the area context.

**Attachments**

1. Location Map
2. Site Plan (Existing Facility)

**Report prepared by:**

Duncan MacAskill, Planner, ext. 8017  
Arto Tikiryan, Senior Planner, ext. 8212  
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 APRIL 25, 2005**

Item 4, Report No. 26, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 25, 2005.

**4 OFFICIAL PLAN AMENDMENT FILE OP.05.003  
ZONING BY-LAW AMENDMENT FILE Z.05.009  
PINE SEVEN OFFICE PARK INC.  
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 April 18, 2005, be approved; and**
- 2) **That the deputation of Mr. Paul Zentil, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.003 and Z.05.009 (Pine Seven Office Park Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The applicant has submitted applications to amend the Official Plan and Zoning By-law as follows:

1. amend OPA #240 (Woodbridge Community Plan), as amended by site specific OPA #494 to include the recently acquired portion of the closed Sylvan Brook Avenue road allowance into the Amendment area, to be consistent with "General Commercial" the land use designation, policies and permitted uses on the applicant's other landholding to the east, to which the subject lands have been consolidated; and,
2. rezone the recently acquired portion of the closed Sylvan Brook Avenue road allowance from R1 Residential Zone to C1 Restricted Commercial Zone under site-specific Exception 9(523) to By-law 1-88, to be consistent with the zone category, standards and permitted uses on the applicant's other landholding to the east, to which the subject lands have been consolidated.

The proposal will facilitate new landscaping and parking areas on the former road allowance, which will accommodate the development of a proposed 3-storey, 1300.6m<sup>2</sup> office building on the applicants easterly lands, which are currently developed with three 2-storey office/commercial buildings (7816.46m<sup>2</sup>), as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, west of Pine Valley Drive, being part of the former Sylvan Brook Avenue road allowance, and which has been consolidated with the adjacent easterly lands which are in the same ownership and known municipally as 4500, 4550 and 4600 Regional Road #7, in Lot 6, Concession 7, City of Vaughan. The combined 2.224 ha parcel includes the 900m<sup>2</sup> (10m x 90m) recently acquired former Sylvan Brook Avenue road allowance. The former road allowance is currently zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005

#### Item 4, CW(PH) Report No. 26 – Page 2

- North - detached residential, (R3 Residential Zone)
- South - Regional Road #7; commercial (C1 Restricted Commercial Zone)
- West - proposed Ambria condominium building (RA2 Apartment Residential Zone)
- East - office/commercial on applicant's easterly landholding (C1 Restricted Commercial Zone); Pine Valley Drive

On March 24, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Vaughanwood 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:

- review will be given to the appropriateness of rezoning the former Sylvan Brook Avenue road allowance from R1 Residential Zone to C1 restricted Commercial Zone under site-specific Exception 9(523) to By-law 1-88, to be consistent with the zone category, standards and permitted uses on the applicant's easterly lands;
- the proposed amendments will facilitate a land use designation and zoning on the road allowance that is consistent with the applicant's adjacent easterly lands, to allow the applicant to proceed to submit a site plan application for the development of a 3-storey office building on the applicant's easterly parcel, and new landscaping and parking areas on the former road allowance; the design and siting of the proposed 3-storey office building, landscaping and parking areas will be reviewed through the site development process to ensure appropriateness with the existing development on the combined site and in the immediate area; and
- the Regional Planning Department has exempted the proposal from the Regional Official Plan approval process since it does not impact Regional interests, and the implementing amendment can be treated as a matter of local significance to be approved by the City.

#### Relationship to Vaughan

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 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 the applications to amend the Official Plan and Zoning By-law on the former Sylvan Brook Avenue road allowance will be reviewed in consideration of the permitted uses and zone requirements that are applicable on the applicant's easterly adjacent lands, to which the former closed road allowance has been consolidated.

#### Attachments

1. Location Map
2. Preliminary Site Plan

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 4, CW(PH) Report No. 26 – Page 3

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Mauro Peverini, Senior Planner, ext. 8407

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 APRIL 25, 2005

#### Item 5, CW(PH) Report No. 26 – Page 2

On March 24, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands and to the Kleinburg and Area Ratepayers' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed 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 appropriateness of the proposed use will be reviewed in accordance with the Official Plan policies respecting conformity, non-conforming uses, and compatibility; the subject lands are shown as "CPR" lands without a specific designation in the Official Plan; the subject lands are surplus Canadian Pacific Railway lands, which are to be sold to Maw's Fuels Ltd., being the adjacent property owner at 852 Nashville Road; Maw's Fuels Ltd. currently leases and uses the subject railway lands as a driveway for the fuel trucks to access the Maw's Fuels Ltd. site, which their business has operated at this location since approximately 1930;
- the lands west of the subject railway lands including the Maw's Fuels Ltd. site are designated "Nashville Core Area" and "Suburban Residential", which permits a range of commercial and residential uses, and is part of the Kleinburg-Nashville Heritage Conservation District. The application will be reviewed with respect to compatibility with the permitted uses and policies for these designations;
- the application to rezone the subject railway lands would effectively result in the expansion of the legal non-conforming use operated by Maw's Fuels Ltd., which must be reviewed in the context of the "non-conforming use" policies in the Official Plan;
- the application proposes to rezone the subject railway lands to M2 General Industrial Zone which permits industrial uses and open storage; the appropriateness of the proposed M2 General Industrial Zone will be reviewed in the context of compatibility with the adjacent lands and the long term land use vision for this area; zoning exceptions are required for the subject railway lands to recognize the existing easterly interior side yard (to the grain elevator) and the lot frontage;
- if the zoning amendment application is approved, the Owner must file a Consent Application with the Committee of Adjustment to sever the subject railway lands from the Canadian Pacific Railway holdings, and to add the lands to the Maw's Fuels Ltd. site. A minor variance application may also be required to recognize any zoning requirement deficiencies for the existing development on the Maw's Fuels property. The Committee of Adjustment previously considered and refused Consent Application B65/99 to sever the subject railway lands from the CP Railway holdings; the appropriateness of the subject zoning amendment application will be assessed in the context of its potential to facilitate the future consent and minor variance applications; and,
- the Owner has submitted a Phase 1 Environmental Site Assessment for the subject lands which is under review.

#### **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 APRIL 25, 2005**

Item 5, CW(PH) Report No. 26 – 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 proposal will be reviewed in the context of the applicable Official Plan policies, the appropriate zoning category, compatibility with adjacent land uses and the appropriateness of effectively expanding a legal non-conforming use.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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 APRIL 25, 2005**

Item 6, Report No. 26, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 25, 2005.

**6** **ZONING BY-LAW AMENDMENT FILE Z.05.006**  
**LAMBERTON MEADOWS ESTATES CORP.**  
**PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, dated April 18, 2005, be approved:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.006 (Lamberton Meadows Estates Corp.) 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 to permit a public garage use for the care and repair of motor vehicles in the EM1 Prestige Employment Area Zone, together with the required site-specific zoning exceptions to facilitate the proposed development, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Rutherford Road, on the west side of Creditstone Road (1600 Creditstone Road), in Part of Lot 15, Concession 4, City of Vaughan. The triangular-shaped, 0.17ha lot has 8m frontage on Creditstone Road, and is vacant. The applicant has provided a conceptual site plan site (Attachment #2), which shows a 263.15m<sup>2</sup> single-storey building, with five drive-in doors and two man doors on the east elevation. A landscaped area surrounds the remainder of the building and is also located on the south side of the property line. A retaining wall is shown adjacent to the northerly property line. The site plan proposes ten parking spaces, including one space for disabled persons.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) which permits employment uses that require outside storage or which would be undertaken outdoors, including processing, warehousing and storage operations. The proposal would conform to the Official Plan. The site is zoned EM1 Prestige Employment Area Zone, which does not permit the proposed Public Garage use, or outside storage. The surrounding land uses are:

- North - open space valley (OS1 Open Space Conservation Zone)
- South - open space valley/storm and (OS1 Open Space Conservation Zone)
- East - Creditstone Road; valley, storm pond (OS1 Open Space Conservation Zone)
- West - employment area (EM2 General Employment Area Zone)

On March 24, 2005, 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2005**

Item 6, CW(PH) Report No. 26 – Page 2

**Preliminary Review**

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

- the appropriateness, intensity and compatibility of the proposed Public Garage use with the existing employment and open space uses in the surrounding area will be reviewed, in light of the limited lot size and irregular lot configuration, and location adjacent to a tributary of the Don River;
- review will be given to identifying any required zoning exceptions to facilitate the proposed site development;
- comments and approvals will be required from the Toronto and Region Conservation Authority (TRCA) with respect to ensuring the development is located outside the established Regional Flood Plain; flood-proofing of the site and building; appropriateness or need and/or design of the retaining wall with regard to slope stability and grading; drainage; and appropriate landscaping species adjacent to the valley;
- 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 zoning amendment application to facilitate a Public Garage use.

**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 the 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 Public Garage use in the EM1 Prestige Employment Area Zone, and identifying and addressing any constraints to developing the site will be reviewed, together with comments to be obtained from the Toronto and Region Conservation Authority, with respect to development adjacent to the Don River Valley System.

**Attachments**

1. Location Map
2. Conceptual 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.)