

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 9, 2005

Item 1, Report No. 31, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

1 **BLOCK 40 SOUTH BLOCK PLAN**
BLOCK PLAN FILE: BL40.2004
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 May 2, 2005, be approved;
- 2) That the following deputations be received:
 - a) Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Suite #1B, Concord, L4K 3P3, on behalf of Block 40 Landowners Group;
 - b) Mr. Quinto Annibale, Loopstra Nixon LLP, 135 Queens Plate Drive, Suite #600, Toronto, M9W 6V7 on behalf of Block 40 Landowners Group;
 - c) Mr. Ralph Capocci, 49 Humber Forest Court, Vaughan, L4H 1N3, on behalf of Carrying Place Ratepayers' Association;
 - d) Mr. Abdul Bapoo, 131 Greenbrooke Drive, Woodbridge, L4L 8L1;
 - e) Mr. Paul Petrozza, 211 Greenbrooke Drive, Vaughan, L4L 8L1;
 - f) Mr. Mahadeo Singh, 331 Greenbrooke Drive, Woodbridge, L4L 8L1;
 - g) Mr. Tim Sorochinsky, 275 Millwood Parkway, Woodbridge, L4L 1A6, on behalf of Millwood Woodend Ratepayers' Association; and
 - h) Mr. Richard Rodaro, 50 Woodend Place, RR 2, Woodbridge, L4L 1A6; and
- 3) That the written submission of Ms. Nadia Magarelli, President and Ms. Sonia Liscio, Vice President, Weston Downs Ratepayers' Association, 81 Blackburn Boulevard, Woodbridge, L4L 7J5, dated May 2, 2005; be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File BL.40.2004 (Block 40 South Block Plan) BE RECEIVED; and that the issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

On December 29, 2003, the Block 40 South Landowners Group submitted a Block Plan application detailing land uses for the southern area of Concession Block 40, south of the Cold Creek Valley, to provide guidance in the assessment of future development applications for individual parcels within the Block Plan.

The Block Plan includes approximately 1573 residential units to accommodate a population of approximately 5288 persons. The Block Plan also includes 3 neighbourhood parks, a district park, and a linear park, 1 neighbourhood commercial site, and 2 stormwater management ponds. The distribution of land uses in the proposed Block Plan are as follows:

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- 52 % Residential
- 10 % parks/parkettes
- 21 % roads
- 6 % Stormwater Management Ponds
- 2 % Neighbourhood/Local Convenience Commercial
- 2 % Valleylands/woodlot
- 4 % Elementary Schools
- 3 % Secondary Schools

Within the block plan area, the maximum average net density taken across all the low density residential areas, is approximately 17 units per hectare, which is in keeping with the required range of 16 to 18 units per hectare. The maximum average net density taken across all the medium density residential areas, is approximately 35 units per hectare which is also in accordance with the required Official Plan range of 25 to 35 units per hectare.

Background - Analysis and Options

Land Use Status

The lands are designated “Medium Density Residential”, “Low Density Residential”, “Valley Lands”, “Tableland Woodlot”, “District Park”, “Neighbourhood Park”, “Secondary School”, “Elementary School”, “Neighbourhood Commercial” and “Stormwater Management Pond”, by OPA #600. The lands also form part of Vellore Urban Village 1. The lands are zoned A Agricultural, OS1 Open Space Conservation Zone, OS4 Tableland Woodlot, and RR Rural Residential.

Site Description

The 164.8 ha subject lands are bounded by Major Mackenzie Drive to the south, Cold Creek Valley lands to the north, Pine Valley Drive to the west and Weston Road to the east. The draft block plan does not include lands in the Vellore District Centre at the northwest corner of Weston Road and Major Mackenzie Drive, which are subject to OPA #650. Approximately 80% of the subject lands are used for agricultural production. Two woodlots are located within the boundary of the subject lands, one within the southwest portion of the subject lands, adjacent to the Cold Creek valley lands, and a second is located in the central portion of the Block. A significant hedgerow is also located within the western portion of the Block. Residential properties and residential dwellings associated with agricultural operations are located on the remaining portion of the subject lands, mainly located along Weston Road and Major Mackenzie Drive. The surrounding land uses are:

- North - Cold Creek Valley Lands and existing estate residential development
- South - Major Mackenzie Drive, Block 39 Low Density Residential lands, Medium Density Residential/Commercial
- East - Weston Road, Block 33 –Medium Density Residential/Commercial, Vellore District Centre
- West - Pine Valley Drive, Valley lands

Neighbourhood Circulation

On April 14, 2005, a notice of public hearing was published in the Vaughan Citizen. Notices were

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also mailed to land owners and to the Millwood Woodend and Vellore Village Residents' Ratepayers Associations. To date, no responses have been received from the notice. Any responses received prior to or at the hearing will be included in the detailed staff report to Committee of the Whole.

Preliminary Review

To date, the following issues have been identified.

- Official Plan Amendment #600 sets out the primary road structure for Block 40 South. The east/west primaries are as per Official Plan #600. However, the draft block plan proposes that the most westerly north/south primary road which curves and follows an easterly path to Weston Road, should terminate just north of the Millwood Estates subdivision rather than providing a continuous connection through Block 40 to and across Major Mackenzie Drive into Block 39 to the south. No transportation justification has been provided. This road is considered important to the general flow of traffic between Block 39 to the south, Block 33 to the east, and Block 40, and its removal will require further study. (Noted on Attachment #2 as "A").
- The two tableland woodlots within the subject plan have been designated for protection in OPA #600 and have been identified for acquisition through the OPA #600 woodlot acquisition policy. The woodlots appear significantly reduced in the proposed plan from that reflected in OPA#600, Schedule "B". (Noted on Attachment #2 as "B") The final limits of the two woodlots must be verified in the field to the satisfaction of the City and the TRCA, and appropriate buffers must be provided;
- The limits of the Marigold Creek Valley and stream corridor at the interface with the proposed stormwater management ponds must be finalized on site to the satisfaction of the City and Toronto Region Conservation Authority (TRCA);
- An "L" shaped residential parcel, immediately south of, and adjacent to the existing Greenbrooke Drive estate subdivision, has been included as part of the subject Block Plan. Since these lands are currently designated "Estate Residential" an Official Plan Amendment Application for redesignation to "Low Density Residential" will be required. (Noted on Attachment #2 as "C");
- The most northerly Neighbourhood Commercial site located on Weston Road as shown in OPA #600, has not been included in the Block Plan. This change in designation will require review through and Official Plan Amendment;
- Preliminary review of the MESP (Master Environmental Servicing Plan) has identified the following matters to be addressed:
 - The stormwater management strategy for "Area 304" in the south-west corner of the development area, is not sufficiently developed and should be revised in co-operation with Block 39 immediately south of Major Mackenzie Drive.
 - The TRCA has advised that the stormwater management pond sited at the north end of the Marigold Creek must be relocated. The size, location, and design of the proposed stormwater management ponds require further review respecting potential ecological impact.

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- A comprehensive water budget analysis and a hydrogeologic study should be completed for Block 40.
- Additional detailed information will be required within the MESP and related Block Plan application submissions in order to satisfy City requirements.
- Currently the City does not allow use of oil/grit separators to address quality control as a permanent Municipal facility. Alternative methods of dealing with quality control will need to be explored.
- The appropriateness of locating a pumping station within the valley corridor as proposed, will be reviewed in the context of the overall servicing strategy.
- Sewage and water allocation capacity for the development of Block 40 South is currently not available.
- The function of the forest and western hedge row should be assessed in view of the alternative corridor which could be established from the north west corner of the forest, to the valley feature in the north end of the property.
- As per the City's Policy and Procedure for Dealing with Contaminated or Potentially Contaminated Sites, Phase I Environmental Site Assessments and if necessary, Phase 2 assessments for properties should be submitted as part of the MESP Block Plan submission.
- In accordance with OPA #600, a development and infrastructure phasing plan is required as part of the Block Plan approval.
- The Environmental Impact Study, Master Environmental Servicing Plan, and block plan should be revised to address TRCA comments and City requirements as per OPA #600 and the Environmental Management Guidelines.
- The Region of York Transportation and Works Department has advised that the location of the Fossil Hill Road extension from Block 39, appears to be 20 meters west of the southerly access alignment. Since the southerly road alignment is preferred, an adjustment is required to the road extension reflected in Block 40.
- The block plan provides for 1295 low density residential units and 278 medium density residential units. When compared to the housing ratio recommended in OPA #600, the proposed mix constitutes a 20% increase in the low density residential range and a 22 % reduction in the medium density residential range. The housing mix will be further reviewed in the technical analysis of the proposed plan
- The secondary school site has been located in part on a non-participating owner's lands. The York Region District School Board must confirm acceptance of the site.
- Urban Design Guidelines have been submitted and must be reviewed prior to the Block 40 South comprehensive report to Committee of the Whole
- Vaughan Cultural Services advised that a Cultural Heritage Resources Assessment, as well as an Impact Assessment, must be undertaken to identify and evaluate cultural heritage resources in a given area, and to determine the impact that may result from a specific undertaking or development to the subject property.

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- An Archaeological Assessment is also required as part of the Block Plan approval process.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

All issues relevant to the preparation of the Block Plan will be considered in the technical review of the application, together with issues and concerns identified at the public hearing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. OPA #600, Schedule "B"
3. Proposed Block 40 South Plan

Report prepared by:

Anna Sicilia, Planner, ext. 8063
Paul Robinson, Senior Planner-Policy, ext. 8410

/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.)

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APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #2)		PROPOSED AMENDMENTS TO APPROVED DRAFT PLAN OF SUBDIVISION (Attachment #3)	
Frontages	Lots	Frontages	Lots
10.67m (Single Detached) -----	44 Lots	10.67m (Single Detached)	15 Lots
12.80m (Single Detached)	80 Lots	12.50m (Single Detached)	20 Lots
15.00m (Single Detached) -----	24 Lots	12.80m (Single Detached)	84 Lots
		15.00m (Single Detached)	23 Lots
		15.00m (Semi Detached)	4 Lots
Total Lots	148 Lots	Total Lots	146 Lots

The residential lands are designated “Low Density Residential” by OPA #600, and further designated “Natural Core Area” and “Settlement Area” by OPA #604 (Oak Ridges Moraine Conformity Plan), with the proposal being in conformity with both Official Plans. The lands are currently zoned “RS1 Residential Semi-Detached Zone, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, and RD4 Residential Detached Zone Four by By-law 1-88, with an “H” – Holding Zone provision applied to the Phase 2 area of the plan. The surrounding land uses are:

- North - vacant (approved Residential Draft Plan of Subdivision – 19T-99V08)
- South - vacant (approved Residential Draft Plan of Subdivision – 19T-99V08)
- East - Bathurst Street; existing residential (Town of Richmond Hill)
- West - vacant (approved Residential Draft Plan of Subdivision – 19T-99V08)

On April 8, 2005, 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 appropriateness of the proposed revisions to the lotting pattern as it relates to the RS1, RD2, RD3, and RD4 Residential Zone standards in By-law 1-88, will be reviewed;
- the application will be reviewed in the context of the approved Block 12 Plan.

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 noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the Public Hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the application will be reviewed in consideration of the applicable Official Plan policies, the requirements of By-law 1-88, and consistency with the approved Block 12 Plan.

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Attachments

1. Location Map
2. Approved Draft Plan of Subdivision
3. Amended Draft Plan of Subdivision

Report prepared by:

Stephen Lue, Planner I, ext. 8210
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.)

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Item 3, Report No. 31, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

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**OFFICIAL PLAN AMENDMENT FILE OP.04.015
ZONING BY-LAW AMENDMENT FILE Z.04.040
DRAFT PLAN OF SUBDIVISION FILE 19T-04V10
PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT CORPORATION
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That no action be taken on this matter in accordance with the memorandum of the Director of Development Planning, dated April 29, 2005, and the written submission of Mr. James M. Kennedy, President, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated April 28, 2005; and**
- 2) That the written submission of Salvatore and Ada Ruzza, 10823 Jane Street, Maple, L6A 1S1, dated April 11, 2005, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.015, Z.04.040 and 19T-04V10 (Pianora Holdings Corp., c/o Solmar Development Corporation) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision approval, to permit the development of a 2.262 ha parcel that includes an existing portion of Teston Road and the lands south of the proposed realignment of Teston Road, as shown on Attachment #1.

The proposed redesignation of the subject lands from "Low Density Residential" to "Medium Density Residential" would facilitate the proposed rezoning of the lands from A Agricultural Zone to RS1 Residential Semi-Detached Zone, RT1 Residential Townhouse Zone, and RM2 Multiple Residential Zone, to implement the proposed Draft Plan of Subdivision shown on Attachment #2. The draft plan consists of:

- 1 semi-detached lot (Lot 1);
- 1 multiple unit block (Block 2-120 stacked townhouse units with 150 below grade parking spaces to be developed through the site plan process);
- 5 street townhouse blocks (Blocks 3 to 7-19 units); and
- 2 buffer blocks (Blocks 8 and 9 – adjacent to the Teston Road realignment).

A Conceptual Site Plan has also been submitted, to show the intended build-out of the 2.26 ha property on Attachment #3.

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Background - Analysis and Options

The Owner had originally submitted applications to amend the Official Plan (File OP.04.015) and Zoning By-law (File Z.04.040) to redesignate and rezone the subject lands to implement a proposed Draft Plan of Subdivision (File 19T-04V10) consisting of 30 semi-detached units, 6 townhouse units and a local commercial block intended for a service station/gas-bar with drive-through, car wash and a convenience eating establishment with take-out. A number of letters of objection and petitions were submitted from the neighbouring residents identifying concerns respecting the incompatibility between the proposed gas station and the existing residential uses, and the increased residential density. Council considered and received the staff report for the original application at a Public Hearing on September 13, 2004. The Owner has since revised the applications to reflect the proposal identified in this staff report.

The subject lands shown on Attachment #1 have a lot area of 2.26 ha, and are located on the northwest corner of Jane Street and Teston Road, in Part of Lot 26, Concession 5, City of Vaughan.

The site is designated "Low Density Residential" and "Planned Road Re-alignment" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - vacant (A Agricultural Zone)
- South - residential (RVM1(B) Residential Zone)
- East - Jane Street; residential (A Agricultural Zone)
- West - vacant (A Agricultural Zone)

On April 8, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail 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 appropriateness of redesignating and rezoning the subject lands will be reviewed in consideration of the applicable Official Plan policies, Provincial policy, and the surrounding land uses;
- the proposed "Medium Density Residential" designation permits a net residential density of between 17-40 units per hectare, with the average net density taken across all the "Medium Density Residential/Commercial" areas within the Block 33 East Plan in the range of 25 to 35 units per hectare; the applications will be reviewed in consideration of the densities prescribed in the Official Plan;
- a number of site-specific zoning exceptions would be required to implement the proposed plan including for parking, access, landscaping, setbacks, amenity area, building height, and garage dimension standards for the RS1 Residential Semi-Detached Zone, RT1 Residential Townhouse Zone and RM2 Multiple Residential Zone; the appropriateness of these exceptions will be reviewed;
- additional information will be required to be submitted for review, including an underground parking plan for the stacked townhouse units, to determine the appropriateness and feasibility of providing underground parking, and compliance with zoning standards;

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- a traffic and parking impact study may be required to be submitted, in support of the proposed development, for review and approval by the City and the Region of York;
- review will be given to the comments and conditions provided by the Region of York with respect to the disposition and realignment of Teston Road, and the impact on the development of the subject property;
- a Phase 1 Environmental Site Assessment is required by the Engineering Department for review and approval, prior to Council's consideration of a technical report for the applications;
- review will be given to identify if there is sufficient capacity available for Council to allocate water and sanitary services to the property, prior to the approval of the zoning by-law and draft plan of subdivision applications; and
- enhanced elevations and landscape treatment will be required for the dwelling units that front onto Jane Street and the proposed Teston Road realignment, in accordance with the architectural and urban design guidelines, approved for the Block 33 East Plan.

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 applications will be reviewed in the context of the applicable Official Plan policies, Provincial policy, compatibility with adjacent land uses, and the appropriateness of the proposed density and zoning standards for the site.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Conceptual Site Plan

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Mauro Peverini, 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.)

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Item 4, Report No. 31, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 9, 2005.

**4 OFFICIAL PLAN AMENDMENT FILE OP.05.001
LUCIA IANNETTA
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 May 2, 2005, be approved;
- 2) That the following deputations and written submissions be received:
 - a) Ms. Josephine Mastrodicasa, 43 Hillside Avenue, Concord, L4K 1W9, on behalf of Concord West Ratepayers' Association, and written submission dated May 2, 2005 and written submission on behalf of her parents, Antonio and Rosalinda Tiberini, 30 Hillside Avenue, Concord, L4K 1X1, dated May 2, 2005;
 - b) Mr. Leo Pappas, 94 Rockview Gardens, Concord, L4K 2J7, on behalf of Concord West Ratepayers' Association;
 - c) Mr. Bruno Trasolini, 103 Denbigh Crescent, Toronto, M3H 2T4, on behalf of his parents;
 - d) Mr. Nick Palozzi, 103 Marchmount Road, Toronto, M6G 2B2, on behalf of the applicant; and
 - e) Ms. Filomena Pisani, 33 Baldwin Avenue, Concord, L4K 1G2.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.001 (Lucia Iannetta) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Official Plan to redesignate the subject lands from "Residential Area" to "General Commercial" in order to permit a Business or Professional Office use in the existing 2-storey dwelling on the site.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the south side of Regional Road #7 and east of Keele Street, known as 2071 Regional Road #7, in Part of Lot 5, Concession 3, City of Vaughan. The 887.4m² lot has 24.4m frontage on Regional Road #7 and a lot depth of 36.3m, and is developed with a 2-storey dwelling with the northerly and southerly portions of the property consisting of asphalt and gravel parking areas, respectively, with minor sodded areas.

The subject lands are designated "Residential Area" by OPA #4, which permits residential uses. OPA #4 was amended by OPA #589 on February 24, 2003, which redesignated the subject lands

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and the broader Concord residential subdivision to the east, west and south to “Low Density Residential” to be included within and subject to the policies of OPA #210 (Thornhill Community Plan).

The intent of OPA #589 was also to maintain the existing pattern of development in the older established residential areas characterized by large lots or by historical, architectural or landscape value, as is the case in the Concord West area, and two other areas in Thornhill.

OPA #589 was approved by the Region of York on April 3, 2003, and was subsequently appealed to the Ontario Municipal Board (OMB) by a landowner residing at the northwest corner of Centre Street and Elmbank Road in Thornhill. The OMB has not yet scheduled a Hearing date to consider OPA #589.

The Owner has submitted an Official Plan Amendment Application to redesignate their lands from “Residential” to “General Commercial” to permit a Business or Professional Office use, on lands that are designated for residential (i.e. single-detached dwellings) in both OPA #4 and OPA #589.

The subject lands are zoned R2 Residential Zone by By-law 1-88, which permits one single-detached dwelling on the property, thereby requiring an application to amend the Zoning By-law. Previously, in March 2004, the Owner had submitted a Zoning By-law Amendment Application (File Z.04.011) to rezone the subject lands to EM2 General Employment Area Zone to permit a Car Rental Agency use. The Owner was subsequently informed in writing that an Official Plan Amendment Application would be required, however, as the subject lands were located within an established residential area, a care rental agency was neither complementary nor compatible, and was not an appropriate use at this location. The Owner did not respond to this information, and due to inactivity with the file, the applicant was informed that the zoning application was closed. The current proposal would require a new zoning amendment application to be submitted.

The surrounding land uses are as follows:

- North - Regional Road # 7; employment/commercial complex (EM1 Prestige Employment Area Zone)
- South - watercourse (OS1 Open Space Conservation Zone) and residential (R1V Old Village Residential)
- East - residential (R2 Residential Zone)
- West - residential (R2 Residential Zone)

On April 11, 2005, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Concord West 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.

- review will be given to the appropriateness and compatibility of the proposed redesignation of the property to “General Commercial” to permit a Business or Professional Office use in light of the existing large lot residential development to the south, east and west of the subject lands;

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- an examination of the appropriate land uses and development options for both the site and adjacent properties will be considered in light of the Highway 7 Study; and
- the site design, parking, access, and landscaping would be reviewed through the related zoning by-law amendment and site plan process.

Relationship to Vaughan Vision 2007

The applicability of this proposal 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, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of amending the Official Plan to permit a use other than residential on the subject lands, will be reviewed.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext.8368
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.)