

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 24, 2005**

Item 1, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 24, 2005.

**1**

**OFFICIAL PLAN AMENDMENT FILE OP.05.002  
ZONING BY-LAW AMENDMENT FILE Z.05.007  
NASHDENE GARDEN ESTATES 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 May 16, 2005, be approved;**
- 2) That the following deputations be received:**
  - a) Mr. Barry Horosko, Bratty and Partners, LLP, on behalf of the applicant;**
  - b) Mr. Salvatore, on behalf of the applicant; and**
  - c) Mr. Angelo DiNardo, Maple-Sherwood Ratepayers' Association, 182 Greenock Drive Maple, L6A 1V1; and**
- 3) That the coloured renderings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.002 and Z.05.007 (Nashdene Garden Estates Inc.) 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 determined when the technical report is completed.

**Purpose**

The Owner has submitted applications to:

1. Amend the Official Plan to redesignate the subject lands from "General Commercial (Special Policy)" under OPA #607 (adopted by Council and before the Ontario Municipal Board) to "High Density Residential" and "General Commercial".
2. Amend the Zoning By-law to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone and C4 Neighbourhood Commercial Zone with the required site-specific exceptions to implement the final approved site plan.

The applications would facilitate the development of the subject lands having a lot area of approximately 4.873 ha with residential condominium buildings having a maximum height of eight (8) storeys and approximately 450 units, and a three-storey mixed use commercial/office building having a total gross floor area of approximately 13,500 m<sup>2</sup>.

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**Background - Analysis and Options**

The 1.62 ha site shown on Attachment #1 is located at the southeast corner of Jane Street and Springside Road, in Lot 17, Concession 4, City of Vaughan. The site is relatively flat and is currently undeveloped.

The subject lands are within the Vaughan Centre Secondary Plan Area as defined by OPA #600, as amended by OPA #607. The subject lands are designated "General Commercial (Special Policy)" by OPA #607, which was adopted by both the City of Vaughan Council and the Region of York Council on June 28, 2004, and September 10, 2004 respectively. The Amendment was been appealed to the Ontario Municipal Board (OMB) and is currently before the Board for its' consideration. The property is zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Springside Drive; stormwater management pond (OS1 Open Space Conservation Zone) and Maple High School (R4 Residential Zone)
- South - CN pullback track (M3 Transportation Industrial Zone) and vacant land (A Agricultural Zone – subject to OMB approved Official Plan and Zoning Amendment Applications (Files OP.03.005 and Z.03.015) to permit high density residential uses)
- East - valleyland (OS1 Open Space Conservation Zone) and townhouses (RM2 Multiple Residential Zone)
- West - Jane Street; automobile dealership under construction (C1 Restricted Commercial Zone and C1(H) Restricted Commercial with Holding Symbol (H)), and Paramount Canada's Wonderland (TPC Theme Park Commercial Zone)

On April 22, 2005, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and to the Maple Landing Ratepayers Association, Paramount Canada's Wonderland, and CN Rail.

To date, CN has provided the following comments:

"CN has strong concerns with respect to the introduction of residential uses in proximity to our MacMillan Yard pullback track, which is an integral part of the rail yard and is in fact the most important trackage in the entire 1,100 acre operation. Residential uses are fundamentally incompatible with the rail yard operations. In accordance with Ministry of the Environment and CN Guidelines, residential uses should be separated a minimum of 300m from rail yards, which are classified as Class III industrial facilities.

The Province, with the updated Provincial Policy Statement and the proposed Greater Golden Horseshoe Plan, has become acutely aware of the need to protect significant transportation infrastructure from incompatible development and of the need to protect the integrity of such facilities for their goods movement function. There is stronger Provincial direction and policies in this regard.

CN strongly supported the City in their opposition to the development on the south side of the pullback track and strongly supported the City's comprehensive land use planning study for the area, which culminated in OPA #607, containing policies for commercial/industrial uses for the subject property. CN continues to strongly support the City's comprehensive planning analysis and the intent and policy direction established in OPA #607 for the subject property."

No other comments have been received to date. Any other responses received will be addressed in the technical report to a future Committee of the Whole meeting.

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##### Preliminary Review

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

- the applications will be reviewed in the context of the applicable Provincial, Regional and City policies;
- the subject property is one of three parcels at the northeast corner of Jane Street and Rutherford Road, that are within the Vaughan Centre Secondary Plan Area; these parcels are subject to OPA #607, which is before the Ontario Municipal Board; the final disposition of OPA #607 should be determined, prior to preparing a technical report for consideration by the Committee of the Whole;
- the appropriateness of the proposed commercial and residential uses and density will be assessed in the context of the site location, potential building form, and compatibility with the surrounding existing and permitted land uses;
- a planning justification, traffic, servicing, environmental, noise and vibration, and archaeological study must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- environmental concerns with respect to the tributary on the east side of the site, and noise from the CN pullback track, Paramount Canada's Wonderland, and the abutting and vicinity arterial roads will be assessed;
- the Region of York must approve the proposed access driveway locations and designs, and traffic report; and,
- the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

##### **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 consideration of Provincial, Regional and City policies, the appropriateness of the residential density proposed, compatibility with surrounding land uses, and the ability of the road network and municipal infrastructure to accommodate the development.

##### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevations (Residential)
4. Conceptual Elevations (Residential)
5. Conceptual Elevations (Office/Commercial)

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**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.)

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Item 2, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 24, 2005.

**2 OFFICIAL PLAN AMENDMENT FILE OP.04.020  
ZONING BY-LAW AMENDMENT FILE Z.04.072  
IVANHOE CAMBRIDGE II INC. & VAUGHAN MILLS ADVISORY SERVICES 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 May 16, 2005, be approved; and**
- 2) **That the following deputations be received:**
  - a) **Mr. Paul Gleeson, Ivanhoe Cambridge, 95 Wellington Street West, Suite #300, Toronto, M5J 2R2; and**
  - b) **Mr. Angelo DiNardo, Maple-Sherwood Ratepayers' Association, 182 Greenock Drive Maple, L6A 1V1.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.020 and Z.04.072 (Ivanhoe Cambridge II Inc. & Vaughan Mills Advisory Services Inc.) 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 to:

1. Increase the maximum permissible commercial floor area from 160,000m<sup>2</sup> to 189,535m<sup>2</sup>, which amounts to an increase of 29,535m<sup>2</sup> on the subject lands shown on Attachment #1; and
2. Permit high density residential uses in addition to the increase in permissible gross floor area and the commercial uses currently permitted on the property on Outparcel "D", as shown on Attachment #2. The applications would facilitate the use of Outparcel "D" for a single use (i.e. residential) or mixed use, mixed density project.

The applications propose a maximum residential density and building height of 200 units per hectare and 16 storeys, respectively. Parking for the residential use is proposed at a rate of 1.2 spaces per residential unit. The Owner has submitted 3 development concepts as shown on Attachments #3, #4 and #5.

**Background - Analysis and Options**

Council previously approved development applications to amend the Official Plan and Zoning By-

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law, and for site plan and draft plan of subdivision approval (Files OP.97.028, Z.97.111, DA.98.089, and 19T-98V10) to redesignate and rezone approximately 81ha of land to facilitate the development of the Vaughan Mills Shopping Centre, including the associated outparcel development. The Official Plan and Zoning By-law currently cap the maximum permissible commercial floor area at 160,000m<sup>2</sup>.

The Committee of the Whole at a Public hearing held on February 21, 2005 considered applications to amend the Official Plan and Zoning By-law to permit an increase in the maximum permissible commercial floor area from 160,000m<sup>2</sup> to 189,535m<sup>2</sup> on the subject lands. The Owner has since amended these applications to include the proposed high-density residential uses and therefore, another public hearing is required.

The subject lands (Attachment #1) are located on the south side of Rutherford Road, between Highway #400 and Jane Street. The site has an area of approximately 55.4ha and is currently developed with an enclosed shopping mall having a total commercial floor area of approximately 104,806m<sup>2</sup>. The lands subject to the applications include the property lying within the ring road (Vaughan Mills Circle) around the main mall structure, and two of the six outparcel sites (fronting onto Jane Street and Bass Pro Mills Drive) as shown on Attachment #2. Four of the six outparcel sites are owned by others and subject to current site development applications (Limestone Gallery, File DA.04.034; Intonaco Investments Corp., Files DA.04.033 and DA.04.079; Amorino Ridge Developments, Files DA.04.032 and DA.05.002; and Ivanhoe Cambridge II Inc. et al, File DA.04.057) as shown on Attachment #1.

The subject lands are designated “Vaughan Centre Shopping Centre District” and “General Commercial (Special Policy)” by OPA #600. The property is zoned SCD Vaughan Shopping Centre District Zone and C1 (H) General Commercial Zone with the Holding Symbol (H) by By-law 1-88, and subject to Exception 9(1030). The Official Plan and Zoning By-law cap the maximum permissible commercial floor area at 160,000m<sup>2</sup> and does not permit the proposed residential use. The surrounding land uses are as follows:

- North - Rutherford Road; supermarket and retail uses, vacant land (C5 Community Commercial Zone)
- South - Bass Pro Mills Drive, emerging employment area lands (EM1 Prestige Employment Area Zone)
- West - Highway #400; emerging employment area (A Agricultural Zone)
- East - Jane Street; vacant land, employment area (EM1 Prestige Employment Area Zone and C7 Service Commercial Zone)

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Weston Downs, Maple Landing, Maple Sherwood, and Vellore Village Ratepayers' Associations, and to individuals having requested notification. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the applicable City, Region of York and Provincial policies and objectives and the Vaughan Mills Urban Design Guidelines respecting outparcel development;

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- the appropriateness of the proposed increase in commercial floor area and the introduction of high-density residential uses on the subject lands will be reviewed in the context of the potential impact on the existing, proposed and developing land uses in the vicinity of the subject lands; the 3 proposed concept plans will also be considered in the review;
- the proposed residential density and building heights will be reviewed in the context of the surrounding land uses and existing Official Plan policies;
- a traffic and parking impact study is required in support of the proposed applications to be reviewed to the satisfaction of the City, Region of York and the Ministry of Transportation;
- the applicant should provide an analysis of the potential impacts of the proposed increased commercial floor area combined with the residential uses on the future development of the subject lands (i.e. coverage, massing, built form, parking, etc.);
- a noise study is required addressing all applicable Provincial Guidelines respecting land use planning matters; and
- the availability of water and sanitary servicing capacity for the proposed residential use must be identified and allocated by Council, if approved.

#### 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 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, consideration will be given to the appropriateness of increasing the maximum permissible commercial floor area and the introduction of high-density residential uses on the subject lands, in consideration of City, Regional and Provincial policies and objectives, traffic and parking considerations, noise levels, and the potential implications for the future development of the site, land use compatibility and impact to the surrounding land uses.

#### Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Development Concept – Option 1
4. Proposed Development Concept – Option 2
5. Proposed Development Concept – Option 3

#### Report prepared by:

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.)

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Item 3, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 24, 2005.

**3 OFFICIAL PLAN AMENDMENT FILE OP.05.010  
ZONING BY-LAW AMENDMENT FILE Z.05.018  
SCEPTRE DEVELOPMENTS  
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 16, 2005, be approved; and
- 2) That the following deputations and written submission be received:
  - a) Mr. Daniel Cusimano, Daniel Louis Cusimano Architect Inc., 130 Bridgeland Avenue, Suite LL1, Toronto, M6A 1Z4, on behalf of the applicant;
  - b) Mr. Bryce Taylor, 7909 Kipling Avenue, Woodbridge, L4L 1Z7 and written submission on behalf of Mr. Alfredo Zelaya-Martinez, property owner of 7909 Kipling Avenue, dated May 16, 2005;
  - c) Mr. Frank Greco;
  - d) Ms. Linda Mae Maxey, Friends of the Village, 65 Cheltenham Avenue, Woodbridge, L4L 1K6;
  - e) Ms. Karen Kushnir, 53 Woodbridge Avenue, Suite #101, Woodbridge, L4L 9K9;
  - f) Ms. Rita Barbieri, 27 Cheltenham Avenue, Woodbridge, L4L 1K6;
  - g) Mr. Greg Barbieri, Kipling Ratepayers' Association, 27 Cheltenham Avenue, Woodbridge, L4L 1K6;
  - h) Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9; and
  - i) Mr. Ron Robinson, 8033 Kipling Avenue, Woodbridge, L4L 2A2.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.010 and Z.05.018 (Sceptre Developments) BE RECEIVED; and that Staff address any issues identified 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 on the subject lands shown on Attachment #1, to:

1. Redesignate the subject lands from "Low Density Residential" to "Mixed Use Commercial" under OPA #240 (Woodbridge Community Plan), to permit a 4-storey mixed use development comprised of 507m<sup>2</sup> of ground floor commercial along Kipling Avenue and 62 residential condominium apartment units above, on a 0.36ha site. The lands will be served by 67 parking spaces that are located within the building; and

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2. Rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone under By-law 1-88, to implement the proposed residential development.

The applications represent Phase Two of the overall development located at the southeast corner of Woodbridge Avenue and Kipling Avenue, as shown on Attachments #1 and #2. On October 12, 2004, Council approved applications to amend the Official Plan and Zoning By-law to permit the Phase One development, consisting of a 6-storey, 146 unit residential condominium apartment building with 420m<sup>2</sup> of ground floor commercial along Woodbridge Avenue.

**Background - Analysis and Options**

The subject lands are located on the east side of Kipling Avenue south of Woodbridge Avenue, being Part of Lot 7, Concession 7, (7913, 7927, 7929, 7933 and 7937 Kipling Avenue), City of Vaughan. The 0.36ha parcel represents a consolidation of four separate landholdings into one development block. The lands currently contain 5 detached residential dwellings, all of which are proposed to be demolished.

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan), and subject to site specific OPA #356. The lands are zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - approved Official Plan and Zoning By-law applications for 6-storey mixed residential/commercial condominium building (Woodbridge Gates Condominium-Phase One-C1 Restricted Commercial Zone)
- South - existing single-detached dwellings (R3 Residential Zone)
- East - existing York Region seniors building and townhouse units (RM1 and RM2 Residential Zones, respectively)
- West - Kipling Avenue; existing detached dwellings converted to commercial and home occupation uses (C3 Local Commercial Zone and R3 Residential Zone)

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Kipling Avenue Ratepayers Association and the Friends of the Village Group. 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 the context of the surrounding land use, with particular consideration given to the relationship between the proposed mixed use and higher density apartment development and the “Low Density” built form of the adjacent properties, which permits detached dwellings with limited business or professional office use as a home occupation along Kipling Avenue, between Woodbridge Avenue and Regional Road #7;
- the proposed development represents a consolidation of four lots to form one development block for the purposes of a 4 storey mixed use commercial/residential building and is currently developed with existing dwellings, some of which are identified by the Cultural Services Department as either historically or architecturally significant, and which may impact the proposed plan; the proposal will require review by the Heritage Vaughan Committee;

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#### Item 3, CW(PH) Report No. 37 – Page 3

- the proposal to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone and any zoning exceptions required to implement the site will be identified and evaluated in the technical report; the applicant should consider submitting a formal site plan application, to allow for detailed review of the proposal;
- the lands front onto Kipling Avenue, a City road, and therefore, traffic, the design and location of the driveway access and any necessary road improvements will be considered by the of Engineering Department;
- the proposed development represents Phase Two of the overall corner development and therefore, consideration will be given to the height and density and the integration of the two phases to ensure an appropriate comprehensive development; Phase One (Woodbridge Gates-OPA and Zoning approved) is identified as the westerly Gateway to the Woodbridge Core Area, and therefore Phase Two must compliment the gateway design and be consistent with the Woodbridge Core Urban Design Guidelines;
- the plan proposes 67 parking spaces to serve both the commercial and residential uses, the parking required for the proposed 62 units is 109 spaces; additional information is required to determine the parking requirements for the proposed commercial uses and the overall supply will need to be confirmed through the submission of a parking report, to be reviewed to the satisfaction of the Engineering Department;
- the availability of water and sanitary servicing must be identified and allocated by Council, if approved; and
- any necessary studies, including but not limited to parking, traffic, noise, environmental, and sun/shadow studies, must be submitted for review and approval by the City.

#### **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 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, review will be given to the appropriateness of redesignating and rezoning the subject lands to facilitate a 4-storey, mixed commercial/residential development, and with respect to ensuring compatibility and integration of the proposal, including number of units, parking, traffic and building height, as it relates to the existing and proposed development, in the surrounding area.

#### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation Plan (Kipling Avenue)

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Item 3, CW(PH) Report No. 37 – Page 4

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

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(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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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 24, 2005**

Item 4, CW(PH) Report No. 37 – Page 2

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northwest corner of Weston Road and Major Mackenzie Drive, in Part of Lot 21, Concession 6, (3812 Major Mackenzie Drive), City of Vaughan. The subject lands have an area of 4.284 ha, with frontage of 170m on Weston Road, and flankage of 180m on Major Mackenzie Drive.

The subject lands are designated “Village Core” with the “Main Street Retail”, “Gateway”, “Village Square” and “Greenway” overlay designations by OPA #650 (Vellore Village District Centre) as shown on Attachment #4, and zoned A Agricultural Zone by By-law 1-88. The subject lands are currently used for agricultural purposes and contain several buildings (storage building and frame garage) that are proposed to be demolished. The surrounding land uses are:

- North - agricultural lands, future Village Core (A Agricultural Zone);
- South - Major Mackenzie Drive; MTO works yard, future Village Core (A Agricultural Zone);
- West - residential lands, future Village Core (RR Rural Residential Zone);
- East - Weston Road; agricultural lands, future Village Core (A Agricultural Zone);

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands and to the Vellore Village Residents’ 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in accordance with the policies of the Official Plan respecting the proposed land uses and compatibility with the surrounding existing and planned land uses in the “Village Core” designation;
- the applications will be reviewed in the context of the urban design objectives of the Official Plan including policies respecting build-to-line (minimum/maximum setback) requirements, minimum gross floor area requirements, building location and massing, and landscape requirements;
- the proposed gas bar use will be reviewed in accordance with the Village Core policies; the Official Plan contains policies regarding the appropriate number and location of gas bars within the District Centre and does not permit any drive-through establishments in the Village Core;
- the Official Plan designates Block 1 on the proposed draft plan of subdivision as a “Village Square”; the development of the Block will be reviewed with respect to the specific policies of the Official Plan, including provision of a central common green space, urban design guidelines, and parkland dedication or cash-in-lieu requirements;
- the proposed zoning categories (C5 Community Commercial Zone for Blocks 1, 2 and 4, and C7 Service Commercial Zone for Block 3) will be reviewed in the context of conformity with the policies of the Official Plan; certain uses in the C5 and C7 Zones, such as the drive-through component of eating establishments, are not permitted in the “Village Core” designation; the necessary zoning exceptions to implement the Official Plan policies and the proposed plan will be reviewed;

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- the Owner is required by the Official Plan to submit proposed land uses and development concept plans in order to establish the appropriate land uses and zoning requirements for the subject lands; the subject lands will be zoned with the “H” Holding Symbol and will not be removed until a site plan for the subject site or block is approved to the satisfaction of the City; supporting reports including but not limited to traffic and transit impact, stormwater management plan; master environmental servicing plan, landscape plan and urban design plan, are required;
- the proposed draft plan of subdivision layout will be reviewed in light of the block and road pattern established in OPA #650, and in consideration of the Block 40 South Plan (File BL40.2004) as shown on Attachment #5; and
- consideration will be given to the manner in which the proposed blocks will be developed with adjacent blocks, particularly the sliver parcels to the west of Blocks 1 and 3, as shown on Attachment #2.

#### **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 proposal will be reviewed in the context of the applicable Official Plan policies respecting urban form and design, permitted uses, transportation, and the appropriate zoning standards required to implement the proposal in accordance with the Official Plan.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Conceptual Site Plan - Block 3
4. Vellore Village District Centre Plan
5. Block 40 (South) Plan

#### **Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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.)

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Item 5, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 24, 2005.

**5 OFFICIAL PLAN AMENDMENT FILE OP.05.007  
MOONROMARR 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 May 16, 2005, be approved; and**
- 2) That the deputation of Mr. Mark Emery, Weston Consulting Group Inc., 201 Millway Avenue, Suite # 19, Vaughan, L4K 5K8, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.007 (Moonromarr Inc.) 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 determined when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Official (OPA #601-Kleinburg-Nashville Community Plan) to redesignate the subject lands shown on Attachment #1 from "Rural Area" to "Suburban Residential", to facilitate the development of 30 lots for single-detached residential dwelling units, with lot areas ranging from 0.5 ha to 1.24 ha, and lot frontages ranging from 47m to 87m as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Huntington Road, south of Kirby Road, in Part of Lots 28 and 29, Concession 9, (11231 Huntington Road), City of Vaughan. The subject lands have an area of 24.57 ha, with 372.4m of frontage on Huntington Road.

The subject lands are designated "Rural Area" with the southeast corner designated "Valley and Stream Corridor" by OPA #601 (Kleinburg-Nashville Community Plan) as shown on Attachment #3, and the northeast corner designated "Protected Countryside" by the Greenbelt Plan. The lands are zoned A Agricultural Zone by By-law 1-88. The site is used as a horse stud farm and contains several buildings, including a detached residential dwelling, 2 horse stalls and 2 barns. The surrounding land uses are:

- North - agricultural (A Agricultural Zone); Protected Countryside proposed Official Plan Amendment File (OP.05.012);
- South - agricultural (A Agricultural Zone);
- West - Huntington Road; agricultural (A Agricultural Zone);
- East - agricultural (A Agricultural Zone); Protected Countryside

## CITY OF VAUGHAN

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On April 22, 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:

- review will be given to the Official Plan, which requires that any expansion to the Kleinburg-Nashville Community Plan boundary or the limits of urban development within the Community Plan boundary to be considered in a comprehensive manner and in conjunction with a review of the entire Community Plan; the Official Plan provides for a planned population of 6,800 people and requires any urban expansion to consider the implications on the Kleinburg-Nashville community in terms of its residential and village character and servicing implications;
- the Official Plan requires future growth, beyond current approvals be based predominantly on full services subject to the completion of the Kleinburg/Nashville Servicing Strategy.
- the application will be reviewed in consideration of the City's Official Plan, Regional Plan and Provincial Policies, including the community planning boundary and growth management with respect to the appropriateness of redesignating the subject lands from "Rural Area" (i.e. agricultural lands) to "Suburban Residential" to permit estate residential development;
- the Official Plan requires that a planning justification be submitted, which demonstrates the need for the proposed use, the suitability of the location for the proposed use, the impact on agricultural activities, the provision of servicing, the compatibility of the proposed uses with the surrounding area, and the impact of the proposed use on the environment;
- review will be given to the Greenbelt Plan which requires the boundary of the key natural heritage features (Humber River valleylands) in the "Protected Countryside" designation to be delineated; the northeast corner of the site lies within the boundary of the Greenbelt Plan, which requires that a natural heritage and hydrological evaluation be undertaken in order to identify a vegetation protection buffer zone for new development or site alteration within 120 m of a key natural heritage feature within the Natural Heritage System;
- the Greenbelt Plan requires a proposal for non-agricultural use to demonstrate that the use is appropriate for the location in a rural area, that the type of water and sewer servicing is appropriate for the proposed uses, that there are no negative impacts on key natural heritage features and/or key hydrological features or their functions, and that there are no negative impacts on the biodiversity or connectivity of the Natural Heritage System;
- the subject application will be reviewed in consideration of the proposed application to amend the Official Plan (File OP.05.12) for estate residential on the lands located immediately to the north, as shown on Attachment #2;

#### Relationship to Vaughan Vision 2007

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

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**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.

The application should be held in abeyance pending a comprehensive review of the Official Plan. In particular, the proposal to redesignate the subject lands from “Rural Area” to “Suburban Residential”, will be reviewed in the context of the applicable Official Plan and Greenbelt policies respecting the community planning boundaries, growth management and protection of environmental features, and compatibility with adjacent land uses.

**Attachments**

1. Location Map
2. Concept Plan (including proposed development on lands to the north)
3. Kleinburg/Nashville Community Plan (OPA #601) Land Use Schedule

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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 MAY 24, 2005**

Item 6, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 24, 2005.

**6** **DRAFT PLAN OF SUBDIVISION FILE 19T-05V03**  
**TONLU HOLDINGS 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 May 16, 2005, be approved; and**
- 2) That the deputation of Ms. Anne McCauley, Planning Consultant, 119 Clappison Boulevard, Toronto, M1C 2H3, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-05V03 (Tonlu Holdings Limited) BE RECEIVED, and that Staff address any issues identified 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 for Draft Plan of Subdivision approval on the subject lands shown on Attachment #1 to create one block, under a single registered M-Plan, which would facilitate the future development of the 0.5 ha parcel for a mixed-use, three-storey townhouse and office/commercial development, on a common element condominium road.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the west side of Keele Street, north of Major Mackenzie Drive, in Part of Lot 21, Concession 4 (10028-10036 Keele Street), City of Vaughan. The vacant 0.5 ha parcel has 42.763m frontage along Keele Street with an average lot depth of 104.7m.

The site is designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by site-specific OPA #573, which permits a mixed-use commercial and residential development.

On February 28, 2005, Council approved Zoning By-law Amendment Application Z.03.094 and Site Development Application DA.04.069 to rezone the subject lands from C1 (H) Restricted Commercial Zone with an "H" Holding provision to C1 Restricted Commercial Zone with site-specific zoning exceptions to permit a three-storey, mixed-use building abutting Keele Street with 233m<sup>2</sup> of ground floor business and professional office uses and five (5) residential units above, and eighteen (18) townhouse units on the balance of the lands as shown on Attachment #3. The surrounding land uses are as follows:

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- North - existing commercial and residential use (C1 Restricted Commercial Zone and R2 Residential Zone, respectively)
- South - existing residential and commercial use (C1 Restricted Commercial Zone)
- East - Keele Street; existing commercial use and a financial institution (C1 Restricted Commercial Zone)
- West - vacant (R1 Residential Zone)/proposed residential development consisting of two, 3-storey mixed-use buildings and 30 residential townhouse units (File Z.04.045)

On April 22, 2005, a Notice of Public Hearing was mailed 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 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 draft plan of subdivision application will be reviewed in the context of the applicable Official Plan policies;
- the applicant has submitted a draft plan of subdivision to create one residential block under one registered M-Plan, which will enable the townhouse lots to be created through the lifting of Part Lot Control; the common blocks for roads and amenity areas are to be created through a Draft Plan of Condominium; consideration will be given to the coordination of land use, servicing and traffic connections with the adjacent lands; and
- the application will be reviewed in the context of the approved Site Development Application (DA.04.069) and Zoning Amendment Application (Z.03.094), to facilitate the proposed townhouses to be sited on freehold lots, with access onto a common element road, and provided with common amenity areas.

#### **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 the proposed draft plan of subdivision will be reviewed in the context of the applicable Official Plan policies, and the current zoning and site plan approvals for the site.

#### **Attachments**

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

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**Report prepared by:**

Stephen Lue, Planner I, Extension 8210  
Mauro Peverini, Senior Planner, Extension 8212  
Grant Uyeyama, Manager of Development Planning, Extension 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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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 24, 2005**

Item 7, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 24, 2005.

**7**

**ZONING BY-LAW AMENDMENT FILE Z.05.020  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V12(R)  
ROYAL GARDEN HOMES 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 May 16, 2005, be approved; and**
- 2) That the deputation of Ms. Joan MacIntyre, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.020 and 19T-03V12(R) (Royal Garden Homes Ltd.) 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 Zoning By-law and to revise the approved Draft Plan of Subdivision (File 19T-03V12), to adjust the zone boundaries to reflect minor adjustments to the lot lines as shown on Attachment #3. The adjustments would result in the reduction of two (2) residential lots from 113 to 111.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the north side of Major Mackenzie Drive, east of Dufferin Street, being Part of Lot 21, Concession 2 (Planning Block 12), City of Vaughan. The residential lands are part of the Carrville – Urban Village 2 Community and designated “Low Density Residential” by OPA #600 and further designated “Natural Core Area” and “Settlement Area” by OPA #604 (Oak Ridges Moraine Conformity Plan). The residential lands are zoned RD3 Residential Detached Zone Three, RD3 (H) Residential Detached Zone Three with Holding Symbol (H), RD4 Residential Detached Zone Four, and RD4 (H) Residential Detached Zone Four with Holding Symbol (H) by By-law 1-88. The Holding Symbol (H) will not be removed until such time as sewage capacity has been identified and has been allocated, accordingly. The surrounding lands uses are as follows:

- North - vacant (Approved Residential Subdivision 19T-00V02)
- South - Major Mackenzie Drive; existing residential (A Agricultural Zone and RR Rural Residential Zone)
- East - vacant (Approved Residential Subdivision 19T-03V14)
- West - vacant (Approved Residential Subdivision 19T-03V22)

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The proposed amendments to the approved draft plan of subdivision are the result of the applicant's decision to increase the frontage of the smaller lots from 11m to 11.6m, to provide a larger garage size to comply with the By-law standards, and to increase some of the lot frontages adjacent to the valley. The intent is to improve the marketability of the lots following discussions with purchasers and builders. The proposed changes to the approved draft plan of subdivision are relatively minor and result in a reduction of two residential lots from 113 to 111. As a result, the amendments would involve the modification to the zoning boundaries. The road pattern for the subdivision plan remains unchanged.

On April 22, 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 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 the proposed revisions to the lotting pattern as it relates to the RD3 and RD4 Zone standards in By-law 1-88, will be reviewed; and
- the applications will be reviewed in the context of the approved Block 12 Plan.

**Relationship to Vaughan Vision 2007**

The applicability of the applications 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 proposed amendments to the Zoning By-law will be reviewed in the context of the requirements of By-law 1-88, and consistency with the approved Block 12 Plan.

**Attachments**

1. Location Map
2. Approved Draft Plan of Subdivision
3. Revised 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.)