

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 1, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 27, 2005.

**1**

**ZONING BY-LAW AMENDMENT FILE Z.05.021  
PARKTRAIL ESTATES INC.  
PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.021 (Parktrail Estates Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to permit the site-specific additional use of a Retail Warehouse in the EM1 Prestige Employment Area Zone, on the subject lands shown on Attachment #1.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 consists of two parcels, located on the southwest and southeast corners of Edgeley Boulevard and Bass Pro Mills Drive, being Blocks 2 and 3, and the west half of Block 5, Plan 65M-3692, in Lot 13, Concession 5, City of Vaughan. The southwest parcel (Blocks 2 and 3) is 8.26 ha with 267 m frontage on Four Valley Drive, 208 m on Edgeley Boulevard, 218 m on Highway 400, and 340 m on Bass Pro Mills Drive. The southeast parcel (west half of Block 5) is 3.48 ha with 248 m frontage on Bass Pro Mills Drive and 113 m on Four Valley Drive.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), as amended by OPA #517, which permits additional commercial uses, including a place of entertainment, eating establishments, bingo halls, bowling alleys, ice or roller skating rinks and billiard halls; and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1057). The surrounding land uses are:

- North - Bass Pro Mills approved commercial (C1 Restricted Commercial Zone); Vaughan Mills Mall (SCD Shopping Centre District Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - employment (EM1 Prestige Employment Area Zone)
- West - Highway #400

This application is being submitted as part of an attempted settlement process to an appeal to the Ontario Municipal Board on applications previously submitted to amend the Official Plan and Zoning By-law to permit a Motor Vehicle Sales Establishment use, with accessory outside storage and display of vehicles in the EM1 Prestige Employment Area Zone, on Blocks 1, 2 and 3, on Plan 65M-3692 (Files OP.03.020 and Z.03.017). In July 2004, the Owner referred the applications to the Ontario Municipal Board on the basis that the City failed to make a decision within 90 days of the date of the application. The City has advised the Board that they oppose the appeal. The appeal to the OMB has been adjourned in an attempt to reach a settlement. Block 1 has been sold and is currently being developed with a two-storey office building.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 1, CW (PH) Report No. 44 – Page 2

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any 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 application, Staff has identified the following matters to be reviewed in greater detail:

- review will be given to the policies contained in OPA #450 respecting retail warehousing, which shall generally be directed to locations characterized by high visibility and accessibility, and in comprehensively planned groups or centres;
- the proposal will be evaluated in terms of availability of access to an arterial road system, traffic impacts on adjacent land uses and on the regional and local road system, compatibility with adjacent land uses and the existing permitted uses on the subject lands, and urban design impacts on neighbouring lands;
- no concept plan or site plan has been submitted; in considering an application for retail warehousing, studies may be required prior to approval, including a traffic impact study, an urban design plan, a landscape master plan, a comprehensive development plan when dealing with two or more buildings, and a market study;
- the Economic/Technology and Communications Department does not support the proposal on the basis of expanding an already large commercial/retail area of Vaughan Mills Mall and its out parcels, eroding the quality of the employment areas with lower valued uses, additional traffic and parking, and foregoing the opportunity to have growing and high profile uses that contribute to the long-term prosperity of the City.

**Relationship to Vaughan Vision 2007**

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

**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 the retail warehousing policies contained in OPA #450, compatibility with surrounding land uses, and the ability of the arterial and local road network to accommodate the use.

**Attachments**

1. Location Map/Land Use Context Map

**Report prepared by:**

Duncan MacAskill, Planner, ext. 8017  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant A. Uyeyama, Development Manager, 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 JUNE 27, 2005**

Item 2, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 27, 2005.

**2 OFFICIAL PLAN AMENDMENT FILE OP.05.008  
ZONING BY-LAW AMENDMENT FILE Z.05.014  
ANTORISA INVESTMENTS 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 June 20, 2005, be approved;
- 2) That the following deputations and submissions be received:
  - a) Mr. Peter Weston, on behalf of the applicant and submission containing the following:
    - site maps;
    - written submissions of:
      - i) Mr. Marcello Miceli, 1534799 Ontario Ltd., 7694 Islington Avenue, Vaughan, L4L 1W3, dated June 7, 2005;
      - ii) Mr. Peter Steele, General Manager, Active Green + Ross, 7720 Islington Avenue, Woodbridge, L4L 1W3, dated June 9, 2005;
      - iii) Mr. Arturo Troian, 134 Pioneer Lane, Vaughan, L4L 2J1, dated June 7, 2005;
      - iv) Mr. Peter Lomuto, Northview Auto Centre, 7710 Islington Avenue, Vaughan, L4L 1W3, dated June 7, 2005; and
      - v) photographs;
  - b) Ms. Fiorella Rossl, 10 Pioneer Lane, Vaughan, L4L 2J1;
  - c) Ms. Fosca Nonis, 6 Pioneer Lane, Vaughan, L4L 2J1; and
  - d) Mr. Dragan Kosovac; and
- 3) That the written submission of Ms. Joanne Mauti, President, Woodbridge Core Ratepayers' Association, 128 Wallace Street, Woodbridge, L4L 2P4, dated June 16, 2005, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.008 and Z.05.014 (Antorisa Investments 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 Official Plan (OPA #240 - Woodbridge Community Plan, as amended by OPA #440) and Zoning By-law 1-88 to permit site-specific exceptions to facilitate the development of the subject lands, as shown on Attachment #1, with an 8-storey mixed-use building comprised of 2 storeys of ground related commercial uses fronting

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005

#### Item 2, CW (PH) Report No. 44 – Page 2

onto Islington Avenue, 21 maisonette style townhomes fronting onto Legion Court, and 6 residential storeys containing 132 apartment units as shown on Attachments #2, and #3. The proposed development will be served by 364 parking spaces within three levels of underground parking.

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

The subject lands shown on Attachment #1 have an area of approximately 0.66ha and are located at the southwest corner of Islington Avenue and Regional Road #7, (7720 and 7730 Islington Avenue), in Lot 5, Concession 7, City of Vaughan. The subject property is currently developed with 2 commercial/retail buildings which are proposed to be demolished.

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan) and are further identified as a "Special Policy Area" by OPA #440. The lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(772). The surrounding land uses are as follows:

- North - Regional Road #7; City of Vaughan Community Centre (OS2 Open Space Park Zone)
- South - existing commercial uses (C1 Restricted Commercial Zone)
- West - Legion Court Road; Humber River Valley (OS1 Open Space Conservation Zone)
- East - Islington Avenue; existing residential (R3 Residential Zone)

On May 27, 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the subject lands are identified as a "Special Policy Area" by the Official Plan. The Provincial Policy Statement that came into effect March 1, 2005, and which applies to the applications, identifies that a "Special Policy Area" is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside of the (Humber River) flood plain. The applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, and the requirements of the appropriate Provincial Ministries and the Toronto Region and Conservation Authority;
- review will be given to the Provincial Policy Statement, which states that any change or modification to the site-specific policies or boundaries applying to a Special Policy Area must be approved by the Minister's of Municipal Affairs and Housing and Natural Resources, prior to any City approvals being granted;
- the proposal will be reviewed within the context of the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed mixed-use development from a land use impact, density, and built form perspective;
- the applications will be reviewed in the context of the "Highway 7 Land Use Futures Study", which will provide direction on the appropriate land use for the site;

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005

#### Item 2, CW (PH) Report No. 44 – Page 3

- the design of the proposed 8-storey mixed use building, and detailed site planning issues including, but not limited to, site design and traffic/pedestrian circulation, flood-proofing the building, access, parking, and height will be reviewed through the site development process;
- the design and location of the driveway access, any necessary road improvements and traffic related matters will be reviewed by the City and Region Engineering Departments; a traffic impact report may be required;
- the plan proposes 364 parking spaces to serve both the residential and commercial uses. The adequacy of the proposed parking supply will be assessed and may require the submission of a parking report, to be reviewed to the satisfaction of the Engineering Department;
- the availability of water and sanitary servicing for the proposed development 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

The applicability of the 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 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 applications will be reviewed to ensure consistency with the 2005 Provincial Policy Statement, in particular, the "Special Policy Area" section, which requires approval of the applications by the Province, as the property is located within the Humber River flood plain, and the "Highway 7 Land Use Futures Study".

#### Attachments

1. Location Map
2. Preliminary Site Plan
3. Cross Section

#### Report prepared by:

Clement Messere, Planner, ext. 8791  
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 JUNE 27, 2005

#### Item 3, CW (PH) Report No. 44 – Page 2

The subject lands were removed from the Parkway Belt West Plan on October 23, 1997, and were redesignated to "Prestige Employment Area", and subsequently redesignated to "Mixed High Density Residential/Commercial" and "Valleyland and Open Space" by OPA #605, which was adopted by Council on September 22, 2003 and is awaiting approval from the Region of York. The Owner has requested the Region defer the valleyland portion of the amendment area at this time in order to expedite the approval of OPA #605 for the developable tableland portion of the site. The lands are zoned PB1 Parkway Belt Open Space Zone by By-law 1-88.

OPA #605 designates the subject lands "Mixed High Density Residential/Commercial Use", which permits the proposed mixed-use residential/commercial development at a maximum Floor Space Index of 2.0 and establishes maximum building heights and development standards. The proposed development would conform to the maximum density provisions and standards of the Official Plan, if approved by the Region of York. The amendment would also permit recreational uses subject to the satisfaction of the TRCA.

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association, and to the Vaughanwood Ratepayers Association. To date one letter has been received from the Famee Furlane Club of Toronto, the Owners of the lands to the immediate east. The letter expressed general support for the application, provided parking complied to the zoning by-law requirement, traffic lights are installed at the entrances of both their lands and the subject lands and that an additional access point from Steeles Avenue is provided. 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 application will be reviewed in the context of Official Plan Amendment #605, which is awaiting approval from the Region of York;
- the proposal will be reviewed in the context of the surrounding area, with special attention to be given to the appropriate buffering and structural setback to the valley lands (additional lands owned by the applicant), to the satisfaction of the Toronto and Region Conservation Authority;
- the application deals with the tableland portion of the site only; however, consideration will be given to the final disposition of the valleyland portion of the site through the zoning amendment and related site development application;
- review will be given to the appropriate integration of the subject lands with the adjacent lands to the south to provide comprehensive development as it relates to shared access points, amenity areas and overall road network;
- the proposal to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RA3 Apartment Residential Zone and any zoning exceptions required to implement the proposed site plan (related File DA.05.007), will be identified and evaluated in the technical report;
- the lands front onto Islington Avenue, a Regional Road, and therefore, traffic, the design and location of the driveway access and any necessary road improvements must be approved by the Region of York Transportation and Works Department;

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 3, CW (PH) Report No. 44 – Page 3

- the subject lands abut both the CP and CN Rail lines and Islington Avenue, and are in close proximity to Steeles Avenue and Highway 407, therefore, consideration will be given to such issues as noise, vibration, and possible abatement measures including fencing, berming and appropriate setbacks, which may impact the final site plan design; a noise impact study will be required to demonstrate how these matters can be addressed;
- the subject lands were formerly a landfill site, and therefore, Phase One and Phase Two Environmental Site Assessment reports have been submitted; a Remedial Action Plan was recommended by these reports to determine the suitability of the land for development; the completion of the remedial plan may impact the final site development plan; the remedial plan must be peer reviewed and approved to the satisfaction of the City, prior to Council's approval of the site plan;
- the overall parking supply must be confirmed to the satisfaction of the Engineering Department and may require the submission of a parking study;
- 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, and environmental studies, must be submitted for review and approval by the City and Region of York.

**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, review will be given to the applicable policies in the Official Plan, compatibility and integration of the proposal with surrounding land uses, the appropriate density for the site, the adequacy of the proposed parking supply, noise and vibration in proximity to the rail lines and roads, soil quality and remediation, the traffic generation and access to Islington Avenue, and the building height and site design.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
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 JUNE 27, 2005**

Item 4, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 27, 2005.

**4 OFFICIAL PLAN AMENDMENT FILE OP.05.015  
ZONING BY-LAW AMENDMENT FILE Z.05.028  
2055065 ONTARIO 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 June 20, 2005, be approved;
- 2) That the applicant meet with the Local Councillor, the Ratepayers Associations and residents who have expressed concerns, to address any outstanding issues, prior to this matter being brought forward to a Committee of the Whole meeting; and
- 3) That the following deputations and submissions be received:
  - a) Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, and site rendering submitted, on behalf of the applicant;
  - b) Mr. Tom Bartoffy, 21 Chavender Place, Woodbridge, L4L 1K4 and written submissions dated June 16, 2005 and June 20, 2005;
  - c) Ms. Shirley Davidson, 8243 Kipling Avenue, Woodbridge, L4L 2A5;
  - d) Ms. Marcelle Barclay; and
  - e) Mr. Greg Barbieri, President, Kipling Ratepayers' Association, 27 Cheltenham Avenue, Woodbridge, L4L 1X7; and
- 4) That the following written submissions be received:
  - a) Mr. Dino Biasone, 8251 Kipling Avenue, Woodbridge, L4L 2A5, dated June 2, 2005; and
  - b) Ms. Lorraine Kimbell, 28 Hurricane Avenue, Woodbridge, L4L 1V4, dated June 13, 2005.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.015 and Z.05.028 (2055065 Ontario 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 on the subject lands shown on Attachment #1 to:

1. Redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" under OPA #240 (Woodbridge Community Plan); and,

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005

#### Item 4, CW (PH) Report No. 44 – Page 2

2. Rezone the subject lands from R1 Residential Zone to RVM1 (A) - (semi-detached dwellings) and RVM1 (B) – (street townhouse dwellings) Residential Urban Village Multiple Zone One, under By-law 1-88.

The applications would facilitate the development of the subject lands as shown on Attachment #2 with 8 street townhouse dwellings and 4 semi-detached dwellings, fronting onto Kipling Avenue and Chavender Place, respectively.

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

The subject lands shown on Attachment #1 are located on the northeast corner of Kipling Avenue and Chavender Place in Part of Lot 9, Concession 7, City of Vaughan. The 0.29ha parcel represents a consolidation of 2 separate properties (8281 and 8291 Kipling Avenue) into one development parcel. The lands currently contain 2 detached residential dwellings that will be demolished.

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential (R1 Residential Zone)
- South - Chavender Place; existing residential (R2 Residential and R3 Residential Zones)
- West - Kipling Avenue; townhouse residential (RM1 Multiple Residential Zone)
- East - existing residential (R1 Residential Zone)

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Kipling Ratepayers' Association and the West Woodbridge Homeowners' Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

#### **Preliminary Review**

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

- the proposal will be reviewed with respect to the policies of the Official Plan including but not limited to density, compatibility and traffic impact on Kipling Avenue and Chavender Place;
- the proposal will be reviewed in the context of the surrounding land uses, with particular consideration given to the relationship between the proposed medium density use and the predominantly low density built form in the surrounding area;
- the proposed RVM1 (A) and RVM1 (B) Residential Urban Village Multiple Zones are typically utilized within the City's new urban growth areas. The appropriateness of utilizing these standards within a mature area will be assessed; and any zoning exceptions that may be required to implement the proposed plan will be reviewed;
- the design and location of the proposed driveway access, and any necessary road improvements will be considered by the Engineering Department; and
- the availability of water and sanitary servicing capacity for the proposed development must be identified, and allocated by Council, if approved.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 4, CW (PH) Report No. 44 – Page 3

**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 applications will be reviewed in consideration of the applicable Official Plan policies, compatibility with the surrounding land uses, the appropriateness of the zone categories and standards proposed to implement the plan.

**Attachments**

1. Location Map
2. Preliminary Site Plan

**Report prepared by:**

Clement Messere, Planner, ext. 8791  
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 JUNE 27, 2005

Item 5, CW (PH) Report No. 44 – Page 2

North - vacant (A Agricultural Zone)  
South - Major Mackenzie Drive; vacant/proposed residential (A Agricultural Zone)  
East - golf driving range (A Agricultural Zone)  
West- existing residential dwelling (A Agricultural Zone)

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods Ratepayers Association and to the Millwood Woodend 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:

- OPA #600 permits temporary uses in future urban areas, subject to a number of criteria; the proposal will be reviewed in accordance with these policies and the surrounding land use context;
- the application will be reviewed in the context of the Block 40 South Block Plan; and
- the appropriateness of continuing the temporary use for an additional maximum period of 3 years, will be reviewed.

#### **Relationship to Vaughan Vision 2007**

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

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application together with comments from the public and Council expressed at the Public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal to extend the existing temporary use by-law applicable to the site for an additional three years will be reviewed in the context of the Official Plan Policies respecting temporary uses, the Block Plan for Block 40 South, and the surrounding land uses.

#### **Attachments**

1. Location Map
2. Site Plan

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

Laura Janotta, Planner, ext. 8634  
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 JUNE 27, 2005**

Item 6, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 27, 2005.

**6** **ZONING BY-LAW AMENDMENT FILE Z.05.026**  
**SHAWN MARK IN TRUST**  
**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 June 20, 2005, be approved; and**
- 2) That the following deputations be received:**
  - a) Mr. Mark Yarrington, on behalf of the applicant; and**
  - b) Ms. Maria Micks, 111 Pine Hollow Crescent, Maple, L6A 2L5.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.026 (Shawn Mark in Trust) 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 Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to R2 Residential Zone with the required site-specific exceptions to facilitate a future consent.

The application would facilitate the development of three (3) residential lots plus one part lot to be added to the abutting lands to the east (Block 164 of Plan 65M-3094) to form a complete lot as shown on Attachment #2. The future lots would complete the lotting within the existing plan of subdivision (65M-3094) and complete the Pine Hollow Crescent road allowance. The future lots are proposed to have lot areas ranging between 519m<sup>2</sup> to 613m<sup>2</sup>, and 276m<sup>2</sup> for the part lot, with lot frontages of 15m and 15.5m for the full lots and 4.06m for the part lot.

**Background - Analysis and Options**

The 0.24ha site shown on Attachment #1 is located on the east side of Jane Street, south of Teston Road, on the north side of Pine Hollow Crescent, in Lot 24, Concession 4, City of Vaughan. The site is developed with a residential bungalow.

The subject lands are designated "Low Density Residential" by OPA #350 (Maple Community Plan) and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are as follows:

- North - proposed residential subdivision (19T-02V11)
- South - Pine Hollow Crescent, existing residential (R2 Residential Zone)
- East - existing residential (R2 Residential Zone)
- West - Jane Street; proposed secondary school (C4 Neighbourhood Commercial Zone)

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005

#### Item 6, CW (PH) Report No. 44 – Page 2

On May 27, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Maple Landing Ratepayers and Columbus Trail Residents' Associations. 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 proposal will be reviewed in the context of the surrounding land use, with particular consideration given to the appropriateness of the proposed residential infilling in relation to the existing "Low Density" built form of the adjacent lots, and whether the number of lots, lot area and lot frontage are appropriate;
- the proposal to rezone the subject lands from A Agricultural Zone to R2 Residential Zone, and to permit any zoning exceptions required to implement the development, will be identified and evaluated in the technical report; the rezoning would facilitate the severance of the subject lands through approvals to be obtained from the Committee of Adjustment;
- the lands front onto Pine Hollow Crescent, a City road, and therefore, traffic, the design and location of the driveway accesses, and any necessary road improvements will be considered by the Engineering Department; and,
- the dedication of the two blocks to complete the right-of-ways for both Pine Hollow Crescent and Jane Street, will be reviewed by the City and the Region of York, respectively;
- the availability of water and sanitary servicing for the proposed development 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 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 the proposed lot areas and lot frontages for the proposed lots, with the surrounding area.

#### **Attachments**

1. Location Map
2. Conceptual Site Plan

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 6, CW (PH) Report No. 44 – Page 3

**Report prepared by:**

Glenn White, Planner, ext. 8213

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 JUNE 27, 2005**

Item 7, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 27, 2005.

**7**

**ZONING BY-LAW AMENDMENT FILE Z.05.025  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V04  
ST. MAGNUS DEVELOPMENTS 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 June 20, 2005, be approved; and**
- 2) That the deputation of Mr. Peter Russell, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.025 and 19T-05V04 (St. Magnus Developments 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**

St. Magnus Developments Inc. (St. Magnus), has submitted an application to amend the Zoning By-law for lands owned by St. Magnus Developments and for other lands owned by Vellore Village Estates Inc. (Vellore). In addition, St. Magnus has applied for approval of a Draft Plan of Subdivision, File 19T-05V04. The lands affected by these applications and their ownership is shown on Attachment #1.

The zoning changes and the lands affected are shown on Attachment #2 and the proposed draft plan of subdivision is shown on Attachment #3. Details of these applications are as follows:

- Rezone the subject lands from A Agricultural Zone to RVM1 (A) Residential Urban Village Multiple Dwelling Zone One, to permit 7 townhouse blocks (for 28 street townhouse units); and 1 semi-detached block (for 1 unit to be combined with another unit in the adjacent subdivision block).
- Rezone a portion of the Vellore lands from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to match the zoning of the existing townhouses to the west; and
- Rezone a second portion of the Vellore lands from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RVM1 (A) Residential Multiple Family Zone One to match the existing zoning on the abutting Vellore owned lands to the east.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 7, CW (PH) Report No. 44 – Page 2

**Background - Analysis and Options**

The St. Magnus owned portion of the subject lands, have a lot area of 0.8 ha, and are located on the west side of Weston Road, south of Davos Road, in Part of Lot 18, Concession 6, City of Vaughan.

The overall lands are designated “Medium Density Residential/Commercial” and “Low Density Residential” by OPA #600, and zoned A Agricultural Zone and RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) by By-law 1-88. The surrounding land uses are:

- North - vacant land/proposed residential (RVM1(A) Residential Zone)
- South - vacant land/proposed residential (RV4 Residential Urban Village Four Zone and RVM1 (A) Residential Urban Village Multiple Dwelling Zone)
- East - Weston Road; commercial (C3 Local Commercial Zone)
- West - residential (RV3 Residential Urban Village Zone Three and RVM1 (WS-R) Residential Urban Village Multiple Dwelling Zone (Wide & Shallow Lot)

The proposed St. Magnus subdivision application 19T-05V04 shown on Attachment #3, applies to a parcel that was not included in the overall Vellore Village plan of subdivision for the development of the lands surrounding the St. Magnus site. The Vellore subdivision plan 19T-89024, was approved by the Ontario Municipal Board on February 28, 1998. That plan set out the road pattern in this area and set out blocks for the future development of street townhouses and semi-detached dwellings, as shown on Attachment #4.

St. Magnus and Vellore have agreed to a slightly revised road and lotting pattern to accommodate development on the St. Magnus land, shown on Attachment #2. Since the road pattern through the St. Magnus lands will alter the road pattern in the approved Vellore subdivision plan 19T-89024, St. Magnus, on behalf of Vellore, is requesting that the zoning be changed on Vellore lands to be consistent with the zoning of the surrounding lands. The changes to the lotting of the blocks and road pattern in the Vellore subdivision plan 19T-89024, will be addressed by the Owner during the final plan registration of that plan.

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Woods and Rimwood Ratepayers Associations. 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 rezoning the subject lands will be reviewed in consideration of the applicable Official Plan policies, the Block 39 Plan, By-law 1-88, and the existing and proposed surrounding land uses;
- the applications will be reviewed with respect to the permitted densities prescribed in the Official Plan; the “Medium Density Residential” designation permits a net residential density of between 17 to 40 units per ha, with the average net density taken across all the “Medium Density Residential/Commercial” areas within the Block 39 Plan in the range of 25 to 35 units per ha;
- review will be given to the proposed road and lotting pattern;

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 7, CW (PH) Report No. 44 – Page 3

- 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; and
- the availability of water and sewer servicing capacity for the proposed draft plan of subdivision 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 these 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 applications will be reviewed in the context of the applicable Official Plan policies and the Block 39 Plan conformity with the permitted density for the subject lands. Review will also be given to compatibility with the surrounding land uses and the road and lotting pattern in the approved subdivision for the surrounding lands.

**Attachments**

1. Location Map
2. Proposed Zoning (and Showing Proposed Revisions to Block 39 Lotting & Road Pattern)
3. Draft Plan of Subdivision
4. Site Location within Approved Block 39 Plan

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Mauro, Peverini, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

*Regional Councillor Jackson declared an interest with respect to the foregoing matter, as she resides within close proximity of these lands, and did not take part in the discussion or vote on the matter.*

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 8, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 27, 2005.

**8 OFFICIAL PLAN AMENDMENT FILE OP.05.005  
ZONING BY-LAW AMENDMENT FILE Z.05.031  
DELISLE PROPERTIES 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 June 20, 2005, be approved;
- 2) That the deputation of Mr. Barry Horosko, Bratty and Partners, LLP, 7501 Keele Street, # 200, Vaughan, L4K 1Y2, on behalf of the applicant, be received; and
- 3) That the written submission of Mr. Angelo Baldassarra, History Hill Group, 8700 Dufferin Street, Concord, L4K 4S6, dated June 20, 2005, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.005 and Z.05.031 (Delisle Properties Limited) 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 redesignate a 5.7 ha site shown on Attachment #1 from "Prestige Area" and "Employment Area General" under OPA #450 (Employment Area Plan) to "General Commercial", within the Vaughan Centre Secondary Plan Area under OPA #600, and to amend By-law 1-88 by rezoning the property from EM1 Prestige Employment Area Zone to C1 Restricted Commercial Zone, to permit retail commercial development. Additional uses and site-specific exceptions to the C1 Zone are proposed, as identified in this report.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 consists of 5.7 ha, located at the southeast corner of Rutherford Road and Jane Street, in Lot 15, Concession 4, City of Vaughan. The site is vacant and has approximately 208 m frontage on Rutherford Road and 166 m on Jane Street, as shown on Attachment #2.

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450, and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1170). The surrounding land uses are:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005

#### Item 8, CW (PH) Report No. 44 – Page 2

North - Rutherford Road; vacant/ approved 16-storey residential (A Agricultural Zone)  
South - vacant (C7 Service Commercial Zone)  
East - valley (OS1 Open Space Conservation Zone)  
West - Jane Street; vacant/future commercial (C1 Restricted Commercial Zone)

In April 2003, Council approved applications submitted by the Owner to amend the Zoning By-law and for Site Development (Files: Z.02.007 & DA.02.064), permitting a four-storey office building and three multi-unit industrial buildings on the subject lands, as shown on Attachment #3. Notwithstanding these approvals, and the enactment of an implementing zoning by-law and registration of a site plan agreement, the Owner did not pursue development of the site.

On May 27, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any 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 commercial designation and zone will be reviewed in the context of the surrounding land uses;
- the applicant must provide supporting studies, including a planning justification and market analysis, to determine and assess any impacts of adding commercial lands to the Vaughan Centre Secondary Plan and resulting impact of deleting lands from Vaughan's Employment Area;
- the appropriateness of the additional uses proposed to the C1 Restricted Commercial Zone will be assessed, which includes: Accessory Outdoor Display of Merchandise, Brewers Retail, LCBO Outlet, Wine Shop, Car Rental Service, Catalogue Sales, Convention Centre accessory to a Hotel, Micro Brewery/Winery, Pet Grooming Establishment, Print Shop, Radio Transmission Establishment, Retail Nursery, Retail Warehouse, Tavern, Veterinary Clinic, a Place of Entertainment that includes a multi-screen cinema complex and a place for showcasing various products, services and wares and merchandise, and Outdoor Patio's associated with all Eating Establishments;
- the appropriateness of the proposed exceptions to the By-law, including: reduced parking (4.9 spaces per 100m<sup>2</sup> GFA), landscape strips, driveway access widths, and reduced setbacks, and increased building height from maximum 11m to 20m (or 5-storeys) and a maximum 50m for a hotel to implement the preliminary site plan (Attachment #2), or an alternative land development scenario, will be reviewed against the urban design objectives contained in OPA #600; and
- access, traffic and parking will be reviewed by the City and Region of York, and will require supporting traffic impact and parking justification studies.

#### Relationship to Vaughan Vision 2007

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2005**

Item 8, CW (PH) Report No. 44 – Page 3

**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 introducing additional commercial lands to the Vaughan Centre Secondary Plan in OPA #600, and resulting impact to the Employment Area concerning the deletion of employment lands from OPA #450, land use compatibility and impact on the surrounding land uses. Careful consideration will also be given to the proposed additional commercial uses and exceptions to the Zoning By-law.

**Attachments**

1. Location Map
2. Preliminary Site Plan
3. Current Approved Site Plan

**Report prepared by:**

Duncan MacAskill, Senior 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.)