

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2005

Item 1, Report No. 52, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 26, 2005.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.016
ZONING BY-LAW AMENDMENT FILE Z.05.029
STEELES MEMORIAL CHAPEL
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 September 19, 2005, be approved;
- 2) That the applicant meet with the Local Councillor and the affected residents to address the issues identified, prior to this matter being brought forward to a Committee of the Whole meeting; and
- 3) That the following deputations, petition and written submissions be received:
 - a) Mr. Julius DeRuyter, PMG Planning Consultants, on behalf of the applicant;
 - b) Mr. Ross McInnes, 8 Sylvester Court, Thornhill, L4J 5R1, petition dated September 4, 2005, and written submission dated September 19, 2005;
 - c) Ms. Ursuline Husband, 8 Sylvester Court, Thornhill, L4J 5R1;
 - d) Ms. Alla Lesa Danciu, 24 Sylvester Court, Thornhill, L4J 5R9;
 - e) Ms. Raffaella Malfara, 108 Royal Palm Drive, Thornhill, L4J 5P8;
 - f) Ms. Tina Malfara, 106 Royal Palm Drive, Thornhill, L4J 5P8;
 - g) Mr. Farzad Shahriari, 2 Sylvester Court, Thornhill, L4J 5R1, and written submission;
 - h) Mr. I. R. Fraizinger and Mrs. Mary Fraizinger, 6 Sylvester Court, Thornhill, L4J 5R1, and written submission dated September 19, 2005;
 - i) Mr. Noel Saroea, 20 Sylvester Court, Thornhill, L4J 5R1;
 - j) Ms. Mary Pisani, 112 Royal Palm Drive, Thornhill, L4J 5P8; and
 - k) Mr. Saverio Boragina, 88 Royal Palm Drive, Thornhill, L4J 5P8.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.016 and Z.05.029 (Steeles Memorial Chapel) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 amend the Official Plan (OPA #210 - Thornhill Community Plan) and Zoning By-law (1-88) to redesignate and rezone the rear portion (1,428.44 m²) of the subject lands as shown an Attachment #1, from "General Commercial" to "Low Density

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Residential” and C1 Restricted Commercial Zone to R4 Residential Zone, respectively. The proposed redesignation and rezoning would facilitate the future severance of 4 lots each having 10.66m frontage on the south side of Royal Palm Drive and a depth of 33.5m, to facilitate single detached dwellings as shown on Attachment #2. The portion of the property fronting onto Steeles Avenue West to a depth of 152.5m will continue to be used by the existing funeral home.

Background - Analysis and Options

The 0.778 ha site shown on Attachment #1 is located on the north side of Steeles Avenue West through to Royal Palm Drive (350 Steeles Avenue West), in Part of Lot 26, Concession 1, City of Vaughan.

The subject lands are designated “General Commercial” by OPA #210 (Thornhill-Vaughan Community Plan), which permits commercial uses, retail stores, leasing and exchanging of goods and services, restaurants, banks and business and professional offices; an Official Plan Amendment to redesignate the northerly 33.5m of the property to “Low Density Residential” is required to permit residential uses. The lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(106), which permits a funeral home with a caretaker's residence and sets out provisions for landscaping/buffering, parking and other general development requirements. The surrounding land uses are:

- North -Royal Palm Drive; residential (R3 Residential Zone)
- South - Steeles Avenue West; residential (City of Toronto)
- West - commercial (C1 Restricted Commercial Zone)
- East - residential on Sylvester Court (R4 Residential Zone), and commercial on Steeles Avenue West (C1 Restricted Commercial Zone)

On August 26, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Residents' Association. To date, no responses 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.

Previous Application History

On June 28, 1999, Vaughan Council refused applications to amend the Official Plan (OP.98.030) and Zoning By-law (Z.98.127), and for Site Development approval (DA.98.105) to facilitate a similar proposal as the subject applications, to redesignate and rezone the rear 30.6m to permit 4 residential lots each having 10.66m frontage.

Preliminary Review

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

- the lands are subject to OPA #264, as approved by the Ontario Municipal Board (OMB) on July 27, 1995, which redesignated the rear 41 m of the subject lands and the adjacent lands as far west as Payson Avenue, from “Low Density Residential” to “General Commercial”, and included a provision for a 6m wide landscaped berm and fencing along the south side of Royal Palm Drive;
- the maximum permitted net density in the “Low Density Residential” designation is 22 units/ha; the proposed density is 28 units/ha (4 units / 0.1428 ha), and will be reviewed in light of compatibility with lot sizes on Royal Palm Drive and the surrounding area, and in consideration of OPA #264 and the related OMB decision;

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- the proposed lotting will be reviewed for consistency with the residential lots on Sylvester Court to the east (zoned R4) and on the north side of Royal Palm Drive (zoned R3);
- if the proposed applications are approved an application for land severance will be required to create the proposed residential lots;
- review will be given to identify any zoning exceptions for the funeral home that may be required as a result of the proposed severance of the rear 33.5m of the property; and the existing site plan for the funeral home may require amendment as a result of the proposed severance;
- the site has access to storm and sanitary sewers and municipal water on Royal Palm Drive, however, no service connections are in place for the proposed lots; review will be given to determine if there is sufficient servicing capacity available to allocate to the subject lands; and
- all necessary studies including, but not limited to, stormwater management and noise, must be submitted for review and approval by the City; the noise report is to address fencing and landscaping requirements between the commercial and residential uses.

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 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, consideration will be given to the appropriateness of the redesignation and rezoning of the rear 33.5m of the property from commercial to residential to facilitate 4 lots for single detached dwellings. The applications will be reviewed in light of the proposed built form including the existing development and lotting pattern landscaping, fencing and noise attenuation between the residential and commercial land uses in the vicinity, and context of the development policies in OPA #210 and amending OPA #264, as approved by the OMB.

Attachments

1. Location Map
2. Proposed Severance and Rezoning

Report prepared by:

Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
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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and Rutherford Road, in Block 10, being Part of Lot 16, Concession 2, City of Vaughan. The 26.39 ha site has 389 m frontage along Dufferin Street and 674.3m flankage along Rutherford Road. The northeast corner of the property is developed with a dwelling and a farm which is proposed to be demolished.

The site is designated “Low Density Residential”, “Medium Density Residential/Commercial” and “Valley Lands” by OPA #600. The northwest quadrant of the subject lands as shown on Attachment #1 is also designated “Settlement Area” by OPA #604 (Oak Ridges Moraine Conservation Plan). The Block 10 Plan further defines the land uses as low and medium density residential, open space, stormwater management pond facility, neighbourhood park, separate school and Carrville District Centre. The subject lands are zoned ‘A’ Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

- North - Rutherford Road; approved draft plan of subdivision 19T-95066 (Nine-Ten West Limited) single detached dwelling (A Agricultural Zone)
- South - vacant/future park and residential (OS2 Open Space Park Zone, RV4 Residential Urban Village Zone Four)
- East - residential (RV4(W) Residential Urban Village Zone Four (Wide Shallow Lots), RV4 Residential Urban Village Zone Four, RVM1 (A) Residential Urban Village Multiple Zone One)
- West - Dufferin Street; residential (RVM1 (A) Residential Urban Village Multiple Zone One; vacant/future commercial (presently A Agricultural Zone)

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 200m 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the draft plan will be reviewed for conformity with the density provisions in OPA #600, with respect to the “Low Density Residential” designation which permits detached units at a maximum net density of 22 units/ha and the “Medium Density Residential/Commercial” designation, which are areas generally located along major arterial roads and certain primary streets, and are primarily residential with limited commercial uses at a net residential density between 17 and 40 units/ha;
- the appropriateness of the proposed residential zone categories including RV4, RV4(W), RVM1 (A,B) and RVM1 (WS-B) to facilitate detached, semi-detached lots, and townhouses, will be reviewed;
- conformity of the proposed District Centre with the Carrville District Centre Study will be reviewed once the study is finalized in the Fall; information on the form and building type of the residential and commercial component within the Carrville District Centre will be required and reviewed for consistency and conformity with the Carrville District Centre Plan, particularly as the applicant is proposing an RA3 Apartment Residential Zone category;
- review will be given to the appropriateness of amending the RA3 Apartment Residential Zone to permit the following additional residential and commercial uses within the District

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Centre; Block Townhouses, Bank or Financial Institution, Brewers Retail Outlet, Business or Professional Office, Club or Health Centre, Day Nursery, Eating Establishment, Eating Establishment Convenience with or without drive-thru, Eating Establishment Take-Out, L.C.B.O. Outlet, Mixed Use Development, Personal Service Shop, Pet Grooming Establishment contained within a wholly enclosed building, Photography Studio, Place of Entertainment, Retail Store, Service or Repair Shop, Supermarket, Veterinary Clinic and Video Store;

- consistency of the draft plan of subdivision with the approved Block 10 Plan and adjacent existing and approved plans will be reviewed, with respect to land use, lotting and road layout;
- the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- the Zoning By-law Amendment and Draft Plan of Subdivision applications are subject to the Oak Ridges Moraine Conservation Plan as both applications were submitted after November 16, 2001; the applicant must submit a report demonstrating conformity with the “Settlement Area” provisions of the Oak Ridges Moraine Conservation Plan.

Relationship to Vaughan Vision 2007

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

Conclusion

The above-noted issues, but not limited to, will be considered in the technical review of the applications, 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 applications will be reviewed in the context of the density and development policies contained in OPA #600, with respect to conformity with the Oak Ridges Moraine Plan in OPA #604; and the appropriateness of the lotting and road patterns with the Block 10 Plan and co-ordination with the adjacent plans of subdivision.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
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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Item 3, Report No. 52, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 26, 2005.

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**OFFICIAL PLAN AMENDMENT FILE OP.03.023
ZONING BY-LAW AMENDMENT FILE Z.03.071
DRAFT PLAN OF SUBDIVISION FILE 19T-05V05
YORK MAJOR HOLDINGS INC./YORK CIRCLE HOLDINGS 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 September 19, 2005, be approved; and
- 2) That the following deputations be received:
 - a) Mr. Peter Russell, KLM Planning Partners Inc., on behalf of the applicant;
 - b) Mr. Frank Lippa, 70 Honey Locust Court, Maple, L6A 1G2;
 - c) Mr. Douglas J. Knowlton, 94 Denton Circle, Maple, L6A 2N4;
 - d) Mr. Dave Frattaroli, 33 Station Street, Maple, L6A 1P9;
 - e) Mr. Mike Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 3Z1; and
 - f) Ms. Daniela Martinis, Secretary, Maplewood Ravines Community Association, 49 Appalachian Road, Maple, L6A 2V9.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.03.023, Z.03.071 and 19T-05V05 (York Major Holdings Inc./York Circle Holdings Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

York Major Holdings Inc. and York Circle Holdings Inc. (ie. York Major) have submitted the following development applications:

1. An application to amend the Official Plan for lands owned by York Major and for other lands municipally known as 2 and 4 Hill Street and 23 and 33 Station Street (not owned by York Major) as shown on Attachment #2. The application proposes to redesignate the lands from "Prestige Industrial" and "Open Space (Special Policy Area 3)" by OPA #332, as amended by OPA #535 (Maple Valley Plan) to "High Density Residential/Commercial", "Medium Density Residential/Commercial", "Prestige Industrial" with policies to permit commercial uses, and "General Commercial", to implement the proposed land use plan shown on Attachment #2.
2. An application to amend the Zoning By-law amendment application to rezone the lands owned by York Major as shown on Attachment #2 from M1(H) Restricted Industrial Zone

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and OS2(H) Open Space Park Zone both with the “H” Holding Symbol by By-law 1-88, as amended by By-law 242-2003 to RA3 Residential Apartment Zone, RM2 Residential Multiple Zone Two, RT1 Residential Townhouse Zone, RS1 Residential Semi-Detached Dwelling Zone, C1 Restricted Commercial Zone, EM1 Prestige Employment Area Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, to implement the proposed land use plan shown on Attachment #2.

- 3. An application for Draft Plan of Subdivision approval to facilitate the development of the lands owned by York Major as shown on Attachment #2, with the following:

Use	Height	Units	Hectares
High Density Residential	4 Buildings – 24 storeys each	1118 units	3.73 ha
Semi-Detached Dwellings	2 storey	248 units	6.14 ha
Street Townhouse Dwellings	3 storey (maximum)	242 units	5.72 ha
Block Townhouse Dwellings	3 storey (maximum)	150 units	2.5 ha
Commercial/Industrial Blocks	3.57 ha	N/A	3.57 ha
Park	1.33 ha	N/A	1.33 ha

Background - Analysis and Options

The 31.44ha (lands owned by York Major) site is located north of Major Mackenzie Drive and east of Keele Street, on the north and south sides of the extension of McNaughton Road, in Part of Lots 21 and 22, Concession 3, City of Vaughan as shown on Attachment #1. The subject lands are designated "Prestige Industrial" and "Open Space (Special Policy Area 3)" by OPA #332, as amended by OPA #535 (Maple Valley Plan). The lands are also designated as "Oak Ridges Moraine Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned M1(H) Restricted Industrial Zone and OS2(H) Open Space Park Zone both with the “H” Holding Symbol by By-law 1-88, as amended by By-law 242-2003. The surrounding land uses are:

- North - vacant (OS2 (H) Open Space Park Zone) closed Keele Valley landfill (OS1 Open Space Conservation Zone)
- South - Hill Street; vacant lands, cemetery other lands owned by York Major (M1 (H) Restricted Industrial Zone and OS2 Open Space Park Zone)
- West - GO Transit station, railway line, existing residential (M3 Transportation Industrial Zone and R5 Residential Zone)
- East - golf course (OS2 and OS2 (H) Open Space Park Zones)

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Sherwood Maple Village and Gates of Maple Ratepayers Associations. A fax was received from the Maple Sherwood Ratepayers Association identifying that the Association opposes the proposed high density residential uses on the Oak Ridges Moraine and that there is a lack of school facilities to support the development.

Comments have also been received from GO Transit advising that with the increased residential development within the vicinity of the GO Transit station it is expected that ridership will increase and in order to accommodate this demand, a substantial parking expansion will be required along with improved vehicular and pedestrian access.

Any additional responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

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Preliminary Review

Following an initial review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the Provincial Policy Statement, applicable Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan, Ministry of Environment Guidelines, and the requirements of GO Transit, the appropriate Provincial Ministries and the Toronto and Region Conservation Authority;
- the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development from a land use impact, density and built form perspective;
- the appropriate documents must be submitted in support of the Official Plan and Zoning By-law Amendment applications to demonstrate conformity of the proposal to the *Oak Ridges Moraine Conservation Plan* in accordance with OPA #604; the conformity analysis will assist in determining the appropriate land uses for the subject lands;
- the subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site, and will require the Certificate of Approval to be amended by the Ministry of the Environment to allow for any proposed land use change or development of the site;
- the subject lands are located within the “Waste Disposal Assessment Area” in OPA #332, as amended, which permits uses related to the monitoring and mitigation of the waste disposal activities; any proposed use is required to address the Waste Disposal Assessment Area policies of OPA #332, which include undertaking gas, leachate, stormwater management and hydrogeological studies, and demonstrating that the proposed uses will not be adversely impacted by the closed landfill and will not affect the implementation of the landfill environmental controls and on-going monitoring and maintenance;
- a record of site condition acknowledged by an officer from the Ministry of the Environment is required prior to any development on the lands to confirm that the lands are free of any environmental constraints to permit the proposed development;
- the following reports/studies are required in support of the applications: Oak Ridges Moraine Conformity Report; Traffic Impact Analysis; Stormwater Management and Functional Services Report; Planning Justification Report; an updated Maple Valley Master Environmental Servicing Report; an assessment of the applications in the context of the Ministry’s Guideline D-4 “Land Use On or Near Landfills and Dumps”; Noise Report; Gas, Leachate and Geotechnical reports as required by OPA #332, as amended; and Urban Design Guidelines;
- a phasing plan is required to demonstrate the anticipated implementation of the overall plan;
- a comprehensive urban design/streetscape master plan in accordance with OPA #332 is required;
- noise attenuation measures for the residential uses due to the GO Transit railway and industrial/commercial uses will need to be determined; and,

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- the availability of water and sanitary servicing must be identified and allocated by Council, if approved.

Relationship To Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. The applications will be reviewed in the context of the Provincial Policy Statement, applicable Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan, Ministry of Environment Guidelines, and the requirements of GO Transit, the appropriate Provincial Ministries and the Toronto and Region Conservation Authority. In addition, the proposed development will be reviewed with respect to the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development from a land use, density and built form perspective.

Attachments

1. Location Map
2. Proposed Land Use Plan
3. Proposed Draft Plan of Subdivision

Report prepared by:

Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager, Development of 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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Item 4, Report No. 52, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 26, 2005.

**4 OFFICIAL PLAN AMENDMENT FILE OP.05.018
ZONING BY-LAW AMENDMENT FILE Z.05.039
ANDRIDGE HOMES FIVE 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 September 19, 2005, be approved;
- 2) That the following depositions, presentation material and written submissions be received:
 - a) Mr. John Stevens, Stevens Consulting, on behalf of the applicant, and presentation material dated September 19, 2005;
 - b) Mrs. Luana Peters, on behalf of Woodland Acres Ratepayers' Association (not registered with the City of Vaughan), 74 Woodland Acres Crescent, Maple, L6A 1G1, and two written submissions, one dated September 18, 2005;
 - c) Ms. Daniela Martinis, Secretary, Maplewood Ravines Community Association, 49 Appalachian Road, Maple, L6A 2V9;
 - d) Mr. Gora Aditya, 3 Fidler's Court, Maple, L6A 1E9, and written submission dated September 14, 2005;
 - e) Mr. Frank Lippa, 70 Honey Locust Court, Maple, L6A 1G2;
 - f) Ms. Silvana Lippa, representing STORM Coalition, 70 Honey Locust Court, Maple, L6A 1G2, and written submission on behalf of Ms. Debbe Crandall, STORM Coalition, Box 533, Bolton, L7E 5T4, dated September 19, 2005;
 - g) Mr. Tony Gaglia, 81 Baynards Lane, Richmond Hill, L4C 9B9;
 - h) Mr. Mike Preisman, on behalf of Chabad Lubavitch of Richmond Hill, 618 Elgin Mills Road West, Richmond Hill, L4C 4M2;
 - i) Mr. Joseph Hacoen, Woodland Court Shopping Centre Inc., 277 Spring Gate Boulevard, Vaughan, L4J 3G3, and written submission dated September 15, 2005;
 - j) Ms. Sharon Moriarty, 140 Rebecca Court, Maple, L6A 1G2;
 - k) Mr. Bruce McKinlay, 45 Quail Run Boulevard, Maple, L6A 2V9;
 - l) Mr. Everton Thompson, 67 Quail Run Boulevard, Maple, L6A 2V9;
 - m) Mr. Sat R. Chopra, 798 Woodland Acres Crescent, Maple, L6A 1G2;
 - n) Dr. Stephen Sinclair, 231 Woodland Acres Crescent, Maple, L6A 1G1; and
 - o) Ms. Sara Loates, 57 Woodland Acres Crescent, Maple, L6A 1G1; and
- 3) That the following written submissions be received:
 - a) Mr. Martin Gerskup and Mr. Derik Abrahams, Woodland Acres Ratepayers' Association (not registered with the City of Vaughan), dated September 8, 2005;
 - b) Rabbi Mendel Bernstein, Chabad Lubavitch of Richmond Hill, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2, dated September 16, 2005;
 - c) The Tersigni Residence, 41 Honey Locust Court, Maple, L6A 1G2, dated September 19, 2005; and
 - d) Councillor Lynn Foster, Ward 4, Town of Richmond Hill, 225 East Beaver Creek Road, P.O. Box 300, Richmond Hill, L4C 4Y5, dated September 19, 2005.

Recommendation

The Commissioner of Planning recommends:

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THAT the Public Hearing report for Files OP.05.018 and Z.05.039 (Andridge Homes Five Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

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” (maximum 22 units/ha) and “Neighbourhood Commercial Centre” to “High Density Residential” and “Neighbourhood Commercial Centre” with a maximum permitted residential density of 300 units/ha under OPA #600; and,
2. Permit high density residential uses, a gas bar and car wash to the existing permitted C4 Neighbourhood Commercial Zone uses under site-specific Exception 9(1205) to By-law 1-88.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of 3.81ha, located on the southwest corner of Teston Road and Bathurst Street, in Block 12, being Part of Lot 25, Concession 2, City of Vaughan. The site is vacant and has 168m and 185m of road frontage on Teston Road and Bathurst Street, respectively.

The subject lands are designated “Low Density Residential” and “Neighbourhood Commercial Centre” by OPA #600, and further designated “Settlement Area” by OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned C4(H) Neighbourhood Commercial Zone with a ‘H’ Holding Provision by By-law 1-88, subject to Exception 9(1205). The surrounding land uses are:

- North - Teston Road; existing estate residential subdivision (RR Rural Residential Zone)
- South - vacant - future street, church and semi-detached residential dwelling units (RS1 Residential Semi Detached Zone & RD3 Residential Detached Zone)
- East - Bathurst Street; commercial/gas bar (Town of Richmond Hill)
- West - vacant - future street and semi-detached residential dwelling units (RS1 Residential Semi Detached Zone)

The subject lands are identified as Block 1158 within approved draft plan of subdivision 19T-99V08 (Andridge Homes Limited, et al) as shown on Attachment #2.

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, ratepayers groups and those requesting notification. Comments have been received from residents of the Woodland Acres neighbourhood indicating concerns that the proposal is not consistent with the character of the area and that the proposal will create noise, traffic and congestion.

Comments have also been received from the Town of Richmond Hill advising that the lighting and noise from the proposed car wash should not impact the existing residential development on the east side of Bathurst Street, and that due to the existing traffic volumes on Bathurst Street, the residential site plan should not be approved until Bathurst Street is widened to 6 lanes.

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Any additional comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan and the Toronto and Region Conservation Authority;
- the application will be reviewed in the context of the approved and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses, density, and built form perspective;
- the proposed Official Plan designations and zoning for the subject lands will be reviewed with respect to their appropriateness, range of permitted uses, and specific policies and development standards required to implement the proposed plan, if approved;
- the following reports/studies are required in support of the applications: a planning justification report, an urban design master plan, and noise and traffic reports;
- access, traffic and parking will be reviewed by the City and Region of York; and,
- the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments 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 the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed uses from a land use impact, density, and built form perspective with the surrounding land uses.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-99V08

Report prepared by:

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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.)