

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 17, 2005

Item 1, Report No. 56, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 17, 2005.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.017
ZONING BY-LAW AMENDMENT FILE Z.05.032
ISABELLA FILIPPELLI
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 October 11, 2005, be approved; and**
- 2) That the deputation of Ms. Nadia Zuccaro, EMC Group Limited, 7577 Keele Street, Suite 200, Concord, L4K 4X3, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.017 and Z.05.032 (Isabella Filippelli) 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

The Owner has submitted the following applications to:

1. Amend the Official Plan, specifically the "Low Density Residential" policies in OPA #240 (Woodbridge Community Plan), as amended by OPA #554, to permit an increase of one additional residential lot in the Intersite Place subdivision from a maximum of 11 to 12 lots, with the amendment affecting the subject lands shown on Attachment #1; and,
2. Amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1 from RR Rural Residential Zone (minimum 45 m frontage and 4,000 m² lot area) to R1 Residential Zone (minimum 18 m frontage and 540 m² lot area).

The proposed amendments will facilitate the severance of the 0.4 ha parcel of land into two residential lots as shown on Attachment #2. The proposed lots will have frontages of 35 m (Lot 1) and 32 m (Lot 2), and lot areas of 0.24 ha and 0.16 ha, respectively. Lot 1 will contain the existing single detached dwelling.

Background - Analysis and Options

The 0.4 ha site shown on Attachment #1 is located on the west side of Pine Valley Drive, north of Langstaff Road, being 8550 Pine Valley Drive, in Part of Lot 11, Concession 7, City of Vaughan. The subject lands are currently developed with one residential dwelling.

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The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) and zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(404). The site-specific exception restricts the existing dwelling on the lot to a defined building envelope. The surrounding land uses are as follows:

- North - detached residential (RR Rural Residential Zone)
- South - Intersite Place (road); detached residential (RR Rural Residential Zone)
- West - valley land (OS1 Open Space Conservation Zone)
- East - Pine Valley Drive; National Golf Course (OS2 Open Space Park Zone)

On September 16, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Islington Woods Community Association and Weston Downs Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

History

Together with the lands to the north and south (numbered 1-11 on Attachment #1), the property was the subject of site-specific OPA #167, which was approved by the Ministry of Municipal Affairs and Housing on February 2, 1984, and subsequently incorporated into OPA #240. The amendment permitted a maximum of ten residential lots on the basis of municipal water supply and private septic systems. The restriction on the number of lots was to ensure the lots were large enough to support a septic system. This is no longer a concern as sanitary service is now available to the subject lands.

On April 17, 2001, Council approved applications to amend the Official Plan and Zoning By-law (Paul Perovich Jr. – OP.00.023 and Z.00.108), specifically the "Rural Residential" policies and RR Rural Residential Zone standards, to facilitate the severance of the original northerly lot into two residential lots (identified as "9" and "10" on Attachment #1), each having 45 m frontages and lot areas of 0.22 ha and 0.17 ha, thereby increasing the maximum number of lots permitted in the Official Plan from 10 to 11 lots.

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:

- i) the appropriateness of the proposed amendment to the Official Plan to increase the lot count by an additional one lot in the area of Intersite Place, from 11 to 12 lots, and the proposed rezoning from RR Zone to R1 Zone to facilitate a severance of the subject lands into two lots, will be reviewed in light of water and sanitary servicing availability, and consistency with surrounding lots with respect to lot frontage and lot area;
- ii) the appropriateness of rezoning the subject lands from RR Zone to R1 Zone, rather than maintaining a site-specific RR Zone category and standards, if approved, will be reviewed;
- iii) the applications will be reviewed with respect to the potential for a precedent being set for similar applications in the area; and,
- iv) the availability of water and sanitary servicing capacity for the proposed development must be identified, and allocated by Council, if approved.

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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 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 light of the appropriateness of the intended severance of the subject lands into two lots, and the area context with respect to consistency of lot frontage and lot area, to determine if the proposed amendments to the Official Plan and Zoning By-law can be supported.

Attachments

1. Location Map
2. Proposed Site Plan/Severance Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
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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Item 2, Report No. 56, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 17, 2005.

2 **ZONING BY-LAW AMENDMENT FILE Z.05.042**
ARGENTO 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 October 11, 2005, be approved; and**
- 2) That the deputation of Mr. Joran Weiner, Argento Developments Inc., 8700 Dufferin Street, Concord, L4K 4S6, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.05.042 (Argento Developments 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

The Owner has submitted an application to amend the Zoning By-law to rezone the subject lands from A Agricultural Zone to C2 General Commercial Zone as shown on Attachment #1. The subject lands are to be consolidated with the adjacent commercial block to the east which is zoned C2 General Commercial Zone in Approved Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.), and to facilitate the future City View Road, as shown on Attachment #2.

Background - Analysis and Options

The 0.27ha site shown on Attachment #1 is located on the north side of Major Mackenzie Drive, west of Highway #400, in Part of Lot 21, Concession 5, City of Vaughan. The vacant lands have frontage of 30m on Major Mackenzie Drive and a depth of 140m.

The subject lands are designated "High Performance Employment Area" by OPA #600 and zoned A Agricultural Zone by By-law 1-88. The site is currently vacant. The surrounding land uses are:

- North - agricultural lands (A Agricultural Zone); future residential (RT1(H) Residential Townhouse Zone with the "H" Holding Symbol)
- South - Major Mackenzie Drive; commercial lands (C1(H) Restricted Commercial Zone with the "H" Holding Symbol and C2 General Commercial Zone)
- West - agricultural lands (A Agricultural Zone)
- East - future commercial lands (C2 General Commercial Zone)

On August 26, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands and to the Vellore Woods 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.

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Preliminary Review

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

- i) the application will be reviewed with respect to the Official Plan policies and permitted uses for the “High Performance Employment Area”, and consistency with the approved Block 33 West Plan with respect to lotting and road layout; and;
- ii) review will be given to the appropriateness of the proposed rezoning from A Agricultural Zone to C2 General Commercial Zone to facilitate the future road and the creation of a block to be added to the adjacent commercial block in Approved Draft Plan of Subdivision 19T-03V08, and any exceptions to the zoning by-law that may be required to provide consistency in zoning with the easterly commercial block.

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 the context of providing consistency in zoning with the easterly commercial block in Approved Draft Plan of Subdivision 19T-03V08, and with the approved Block 33 West Plan with respect to the lotting and road layout.

Attachments

1. Location Map/Proposal
2. Approved Draft Plan of Subdivision 19T-03V08 (adjacent lands to the east)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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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Item 3, Report No. 56, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 17, 2005.

**3 OFFICIAL PLAN AMENDMENT FILE OP.05.021
ZONING BY-LAW AMENDMENT FILE Z.05.043
DRAFT PLAN OF SUBDIVISION FILE 19T-05V08
PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT CORPORATION
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 October 11, 2005, be approved;
- 2) That the applicant be requested to 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;
- 3) That the following deputations and written submissions be received:
 - a) Mr. J. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of the applicant;
 - b) Mr. Deryck Bagg, 2993 Teston Road, Maple, L6A 1S1, and written submission dated October 11, 2005 and written submission on behalf of Ms. Evelyn Hare, 2985 Teston Road, Maple, L6A 1S1, dated October 11, 2005;
 - c) Mr. Karim Tahir, 29 Zafarullah Khan Crescent, Vaughan, L6A 3A5;
 - d) Mr. Muhammad Amjad Khan, 28 Ahmadiyya Avenue, Maple, L6A 3A2;
 - e) Dr. Hameed Mirza, 78 Nasir Crescent, Maple, L6A 3B2;
 - f) Ms. Ada Ruzza, 10823 Jane Street, Maple, L6A 1S1 and written submission dated September 21, 2005;
 - g) Mr. K. Cheema, 5 Abdus Salam Street, Maple, L6A 3A3; and
 - h) Dr. Mohammad Baten, 48 Tahir Street, Maple, L6A 3A9; and
- 4) That the following written submission and petitions be received:
 - a) Ms. Rubina Shah, 5 Bashir Street, Maple, L6A 3A3;
 - b) Petition submitted by Ms. Shehla Mirza, 78 Nasir Crescent, Maple, L6A 3B2; and
 - c) Petition submitted by Mr. Rizwan Ahmad, 80 Nasir Crescent, Maple, L6A 3B2.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.021, Z.05.043 and 19T-05V08 (Pianora Holdings Corp., c/o Solmar Development Corporation) 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

The Owner has submitted the following development applications to:

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1. Amend the Official Plan to redesignate the subject lands shown on Attachment #1 from “Planned Road Re-Alignment” and “Low Density Residential” to “Medium Density Residential/Commercial” with site-specific policies to permit a maximum residential density of 29.5 units per hectare and the following uses: a service station/gas bar with drive-through, mechanical car wash, and eating establishment including take-out and convenience, with a drive-through;
2. Amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RVM1(B) Residential Urban Village Multiple RVM1(B) Zone One, RT1 Residential Townhouse Zone, C3 Local Commercial Zone and OS1 Open Space One Zone, with the appropriate site-specific exceptions to implement a proposed development comprised of 1 semi-detached dwelling unit, 50 street townhouse dwelling units, a service station/gas bar with drive-through, mechanical car wash, and eating establishment including take-out and convenience, with a drive-through; and
3. A draft plan of subdivision application to facilitate the redevelopment of the residual lands (approx. 2.262ha) that will occur north of the existing Teston Road and south of the proposed re-alignment of Teston Road, as shown on Attachment #2.

Background - Analysis and Options

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

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

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

On September 16, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, those individuals requesting notification, and to the Columbus Trail Ratepayers Association. 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.

History

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

The Owner subsequently revised the plans to accommodate 1 semi-detached lot, 1 multiple unit block (stacked townhouse units with 150 below grade parking spaces), 5 street townhouse blocks and 2 buffer blocks. The revised application was scheduled to be considered at a Public Hearing on May 2, 2005, however prior to the meeting, the Owner requested the Development Planning Department to close the above-noted files.

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Preliminary Review

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

- i) the applications will be reviewed in the context of the Provincial Policy Statement and Regional and City Official Plan policies;
- ii) the applications 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;
- iii) the appropriateness of the proposed zoning and requested site-specific exceptions in the context of the surrounding land uses;
- iv) a conceptual site plan will be required for the proposed local commercial block to demonstrate the appropriateness and compatibility of the proposed C3 Zone and additional site-specific commercial uses with the existing and planned development in the surrounding area;
- v) comments from the Region of York will be required to address the proposed amendment to the Official Plan, the proposed subdivision layout and Teston Road realignment and with respect to access to the commercial site;
- vi) a Phase 1 Environmental Site Assessment and a noise study is required by the Engineering Department for review and approval prior to Council's consideration of this application;
- vii) the availability of servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- viii) urban/architectural design guidelines will be required to ensure enhanced building elevations are provided for the dwelling units that abut the proposed Teston Road re-alignment; and, the landscape buffer requirements along the Teston Road re-alignment will also be reviewed.

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 reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed commercial and residential uses from a land use impact, density, and built form perspective with the surrounding land uses.

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Attachments

1. Location Map/Proposed Official Plan
2. Draft Plan of Subdivision
3. Proposed Zone Schedule

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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.)