

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 28, 2005

Item 1, Report No. 66, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 28, 2005.

**1 ZONING BY-LAW AMENDMENT FILE Z.05.048
BLOCK 18 PROPERTIES INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 21, 2005, be approved; and
- 2) That the deputation of Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Suite #1B, Concord, L4K 3P3, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.048 (Block 18 Properties 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 RD4 Residential Detached Zone Four as shown on Attachment #2.

The purpose of the proposed rezoning will allow the subject lands to be added to the adjacent lands (also RD4 Zone) to facilitate a secondary school site.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Rutherford Road between Dufferin Street and Keele Street, in the Block 18 Community Plan Area (1820 Rutherford Road), in Part of Lot 16, Concession 3, City of Vaughan.

The 0.299ha site has a lot frontage of 68.455m on Rutherford Road with a minimum lot depth of 42.031m. All of the approved draft plans of subdivision within the Block 18 Community Plan area include a specific condition of approval to ensure that prior to the registration of any plans of subdivision in the Block, the appropriate arrangements shall have been made respecting the transfer of the subject lands to the York Catholic District School Board for the purposes of a secondary school site.

The subject lands are designated "Low Density Residential" by OPA #600, with a secondary school overlay designation on the land. The subject lands are zoned A Agricultural Zone by By-law 1-88. The surrounding lands uses are:

North - future secondary school and community centre site (RD4 and RD3 Residential Detached Three and Four Zones)

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- South - Rutherford Road; existing residential subdivision (RVM1 (A) and (B) Residential Urban Village Multiple Dwelling Zone One)
- East - future secondary school site (RD4 Zone)
- West - future secondary school site (RD4 Zone), stormwater management pond and a future district park (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)

On October 28, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Maple Village Ratepayers Association. To date, no comments 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 proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the proposed rezoning will be reviewed in the context of the approved Block 18 Plan;
- ii) the appropriateness of the proposed rezoning will be addressed to facilitate a future school site that meets the requirements of the School Board; and,
- iii) any requirements of the Region of York affecting the site and Rutherford Road will be identified and addressed in the technical report.

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 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 proposed rezoning of the property from 'A' Agricultural Zone to RD4 Zone to allow the subject site to be added to the adjacent RD4 lands for the purposes of facilitating a secondary school site will be assessed in light of the Block 18 Plan, the zoning requirements in By-law 1-88, and the surrounding land use context.

Attachments

1. Location Map
2. Proposed Zoning Amendment

Report prepared by:

Stephen Lue, Planner 1, ext. 8210
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. 66, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 28, 2005.

**2 OFFICIAL PLAN AMENDMENT FILE OP.05.020
TESMAR 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 November 21, 2005, be approved; and
- 2) That the following deputations and written submissions be received:
 - a) Mr. Maurizio Rogato, Tesmar Holdings, 122 Romina Drive, Concord, L4K 4Z7;
 - b) Mr. Levant Tinaz, President, Maple Landing Ratepayers Association, 27 Broomlands Drive, Maple, L6A 2K2, and written submission dated November 21, 2005; and
 - c) Mr. Vince Porcelli, 81 Cherokee Drive, Maple, L4A 1X1, and written submission dated November 21, 2005, on behalf of Blessed Trinity Catholic School Expansion Committee.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.020 (Tesmar 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

The Owner has submitted an application to amend the Official Plan to redesignate the 1.667 ha site from "Prestige Area" in OPA #450 (Employment Area Plan) to "Vaughan Centre Secondary Plan Area" and "High Density Residential/Commercial" within OPA #600. The application contemplates a residential apartment building with a maximum Floor Space Index (FSI) of 2.7 times the site area.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Jane Street and Riverrock Gate, in Lot 15, Concession 4, City of Vaughan. The 1.66 ha vacant site has 97m frontage on Riverrock Gate and 129m flankage on Jane Street.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned C7 Service Commercial Zone, by By-law 1-88, subject to Exception 9(1032). The surrounding land uses are:

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- North - vacant employment lands (EM1 Prestige Employment Area Zone). Development applications (OP.05.005 and Z.05.031) have been filed to permit retail commercial land uses
- South - Riverock Gate; employment uses (EM1 Prestige Employment Area Zone)
- East - employment use (EM2 General Employment Area Zone)
- West - Jane Street; automobile dealership (under construction) and gas bar (C1 Restricted Commercial Zone)

On October 28, 2005, a notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands, and to the Maple Landing Ratepayers' Association, the Maple-Sherwood Ratepayers' Association, CN Rail, and Paramount Canada's Wonderland. To date, no comments 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 proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the proposed land use change will be reviewed in the context of the Provincial Policy Statement and Regional and City Official Plan policies;
- ii) the appropriateness and compatibility of the proposed residential use and density will be reviewed in the context of the site location, potential building form through the submission of a conceptual site plan, and compatibility with the surrounding existing, proposed and permitted land uses will be assessed;
- iii) the applicant must submit supporting studies, including a planning justification study to determine and assess the impacts of adding residential lands to the Vaughan Centre Secondary Plan and the resulting impact of deleting the subject lands from the Employment Area. In addition, a traffic, functional servicing, environmental, and noise/vibration studies in support of the application will be required for review and approval by the appropriate agencies/departments; and
- iv) the availability of servicing capacity 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 considered.

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, consideration will be given to the appropriateness of introducing additional residential 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; and impacts on the surrounding road network and municipal infrastructure.

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Attachments

1. Location Map

Report prepared by:

Clement Messere, Planner, ext. 8409

Arto Tikiryan, Senior Planner, ext. 8212

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.)