

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2006**

Item 1, Report No. 39, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2006.

**1 OFFICIAL PLAN AMENDMENT FILE OP.06.005  
ZONING BY-LAW AMENDMENT FILE Z.06.013  
GATETRAIL ESTATES INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved;
- 2) That the following deputations and written submissions be received:
  - a) Ms. Helen Petrou, 14 Okanagan Drive, Richmond Hill, L4C 9R8;
  - b) Mr. Harry Edwards, Pro-Dell Investments Inc., 18 Lexington Drive, Markham, L3P 6V3 and written submission dated June 19, 2006, on behalf of Ms. Francine Klodawski;
  - c) Mr. Larry Green, 3 Penticton Court, Richmond Hill, L4C 9S1;
  - d) Ms. Irina Oren, 41 Okanagan Drive, Richmond Hill, L4C 9R9 and written submissions dated June 14, 2006 and June 19, 2006;
  - e) Ms. Louise DiMonte, 7 Keremeos Crescent, Richmond Hill, L4C 9R9;
  - f) Councillor Elio Di Iorio, Ward 5, Town of Richmond Hill, P.O. Box 300, 225 East Beaver Creek Road, Richmond Hill, L4C 4Y5 and written submission dated June 16, 2006;
  - g) Mr. Alex Oren, 41 Okanagan Drive, Richmond Hill, L4C 9R9;
  - h) Ms. Marlene Green, 3 Penticton Court, Richmond Hill, L4C 9S1; and
  - i) Mr. Paul Boyer, 6 Penticton Court, Richmond Hill, L4C 9S1 and written submission dated June 15, 2006; and
- 3) That the following written submissions be received:
  - a) Mr. Larry Curts, 152 Stephen Street, Richmond Hill, L4C 5R1;
  - b) Police Constable Daniel Strauss, 8909 Bathurst Street, Richmond Hill, L4C 0H4, dated June 15, 2006;
  - c) Mr. Giulio Baldassarra, 136 Birch Avenue, Richmond Hill, L4C 6C7, dated June 13, 2006;
  - d) Resident of 131 Birch Avenue, Richmond Hill, L4C 6C5, dated June 13, 2006;
  - e) Residents of 133 Birch Avenue, Richmond Hill, L4C 6C5, dated June 13, 2006;
  - f) Peter and Donna Mayor, 1040 Rutherford Road, Maple, L6A 1S2, dated June 15, 2006;
  - g) Mr. Mark Ovsey, 334 Beverley Glen Boulevard, Thornhill, L4J 7S7, dated June 12, 2006;
  - h) Mr. Michael Hirschberg, 35 Keremeos Crescent, Richmond Hill, L4C 9R9;
  - i) The Grimman Family, dated June 12, 2006;
  - j) Mr. George Ivanoff, President, Rudolf Steiner Centre, 9100 Bathurst Street, #4, Thornhill, L4J 8C7, dated June 14, 2006;
  - k) Ms. Helen Voong, resident of Bathurst & Carrville, dated June 15, 2006;
  - l) Mr. Paul P. Ginou, Fraser Milner Casgrain LLP, 1 First Canadian Place, 100 King Street West, Toronto, M5X 1B2, dated June 15, 2006, on behalf of Senang Investments Limited;
  - m) Ms. Angela Gargaro, 10 Okanagan Drive, Richmond Hill, L4C 9R8, dated June 16, 2006;
  - n) M. Preiano, 26 Aranka Court, Richmond Hill, L4C 7T9, dated June 14, 2006;
  - o) Ms. May Seto, 1 Keremeos Crescent, Richmond Hill, L4C 9R9, dated June 14, 2006;

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- p) Petition from area residents, dated June 16, 2006;
- q) Michele Rossi, Toronto Waldorf School, 9100 Bathurst Street, #1, Thornhill, L4J 7C7, dated June 16, 2006;
- r) Mr. Rudy P. Bratty, President, Nine-Ten West Limited, 7501 Keele Street, Suite 100, Vaughan, L4K 1Y2, dated June 19, 2006; and
- s) Ms. Yvonne Philpott, Secretary, Board of Directors, The Christian Community, 901 Rutherford Road, Vaughan, L6A 1SA, dated June 19, 2006.

#### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.005 and Z.06.013 (Gatetrail Estates 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 the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA No. 600 to:
  - a) redesignate the subject lands from "Medium Density Residential/Commercial Area" to "High Density Residential/Commercial Area" to permit 8 high-rise buildings with the number of storeys ranging from 4 to 30 storeys, and one single storey commercial building, with a total of 8,682 m<sup>2</sup> of commercial GFA and 2,416 residential units as shown on Attachments #2 and #3; and,
  - b) to permit a maximum net residential density of 370 units/ha.
2. Amend Zoning By-law 1-88 to rezone the subject lands from C4 Neighbourhood Commercial Zone and M1 Industrial Zone to appropriate zoning categories to facilitate the proposed development. The Owner is proposing to also retain all of the uses currently permitted in the C4 Neighbourhood Commercial Zone, plus have drive-through facilities operating in conjunction with a bank or financial institution and eating establishment uses.

#### Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Rutherford Road and Bathurst Street, in Part of Lot 16, Concession 2, City of Vaughan. The 6.53 hectare site represents the assembly of 3 parcels all having frontage on Rutherford Road, including 828 Rutherford Road, being a 0.18ha parcel of land owned by R and K Mabilia which the Applicant has an option to purchase. The subject lands are presently developed with trailers used as sales offices for future residential homes to be built within the applicant's larger subdivision landholding.

The subject lands are designated "Medium Density Residential/Commercial" by OPA No. 600 and further designated a "Neighbourhood Commercial Centre", and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1217). The surrounding land uses are:

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- North - future street and residential townhouse blocks (RT1(H) Residential Townhouse Zone subject to a Holding Provision)
- South - Rutherford Road; existing commercial plaza in Block 10 (C4 Neighbourhood Commercial Zone)
- East - Bathurst Street; Town of Richmond Hill, existing commercial and residential uses
- West - future street, and future stormwater management pond (OS1 Open Space Conservation Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Town of Richmond Hill. 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:

- i) the appropriateness of the proposed density, height, and intensity of the mixed use development will be reviewed;
- ii) the impact of the high density development within Block 11; but outside of the core Carrville District Centre, which is a planned node and intensified area of mixed residential and commercial development located west of the subject lands, will be reviewed;
- iii) the impact of introducing high residential density on the entire Block 11 area with respect to the impact on traffic, community services and schools; parkland dedication and allocation of water and wastewater servicing and associated phasing of services will be reviewed; and
- iv) a complete site plan application proposal should also be submitted to allow for a comprehensive review of the proposal; as well as the necessary studies required to be submitted in support of the applications, including but not limited to the following: planning justification, traffic impact, parking, noise, sun/shade and wind studies, and environmental reports.

#### Relationship to Vaughan Vision 2007

The applicability of these applications 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 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 proposed redesignation of the subject lands to "High Density Residential/Commercial", and the impact on services and to the Carrville District Centre, will be reviewed.

#### Attachments

1. Location Map
2. Conceptual Site Plan
3. Perspective Elevations (Looking Southwest)

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**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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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2006**

Item 2, Report No. 39, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2006.

**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 June 19, 2006, be approved;
- 2) That the following deputations and written submission be received:
  - a) Mr. Thomas Lederer, Davis & Co. LLP, 1<sup>st</sup> Canadian Place, Suite #5600, Toronto, M5X 1E2, on behalf of the applicant;
  - b) Mr. Levant Tinaz, President, Maple Landing Ratepayers' Association, 27 Broomlands Drive, Maple, L6A 2K2 and written submission dated June 19, 2006; and
  - c) Mr. Alan Kay, Maple Village Ratepayers' Association, 604 Barrhill Road, Maple, L6A 1N6; and
- 3) That the written submission of Ms. Eileen P. Costello, Aird & Berlis LLP, BCE Place, Suite #1800, Box 754, 181 Bay Street, Toronto, M5J 2T9, dated June 19, 2006, be received.

**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 a revised 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" within OPA #600 with a mixed use category/designation to permit both commercial and residential uses. The application contemplates policies permitting a commercial component having a Floor Space Index (FSI) of 1.0 times the site area and a minimum height of 3 storeys, and a residential component having a Floor Space Index (FSI) of 2.7 times the site area within two towers having a maximum height of 32 storeys.

**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 1.667 ha vacant site has 97m frontage on Riverrock Gate and 129m flankage on Jane Street.

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#### Item 2, CW(PH) Report No. 39 – Page 2

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:

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

On May 26, 2006 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, MI Developments Inc., the Blessed Trinity Expansion Committee, History Hill, 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 a comprehensive report to the Committee of the Whole.

The Owner had originally submitted an Official Plan Amendment application (File OP.05.020) to redesignate the 1.66 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 to permit a high rise residential apartment development with a Floor Space Index (FSI) of 2.7 times the site area. A Public Hearing previously took place on November 21, 2005. The Maple Landing Ratepayers Association, the Blessed Trinity Expansion Committee and MI Developments Inc. (Magna International) expressed concern with the application. On March 6, 2006, Council considered a technical report from the Development Planning Department that recommended refusal of the Official Plan Amendment application, and resolved to defer consideration of the application. Subsequently, the applicant submitted the revised mixed residential/commercial proposal, which is the subject of this Public Hearing report.

#### **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 mixed commercial and residential uses and density will be reviewed in the context of the site location, potential building form, and compatibility with the surrounding existing, proposed and permitted land uses; and
- iii) the applicant must submit supporting studies, including a planning justification study to determine and assess the impacts of introducing residential uses to an existing 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.

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

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

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**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments 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 residential uses to an existing Employment Area; land use compatibility and impact on the surrounding land uses; and impacts on the surrounding road network and municipal infrastructure.

**Attachments**

1. Location Map
2. Concept Site Plan

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
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, CW(PH) Report No. 39 – Page 2

Ventana Homes Inc. owns the land municipally known as 10980, 10960 and 10944 Dufferin Street, which is 30.23ha in size and comprised of approximately 10.8ha of tableland and 19.43ha of valleyland. In February 2006, Ventana Homes Inc., in conjunction with Dufferin Heights Estates Inc. (the landowners to the south) jointly submitted an Official Plan Amendment Application (File OP.06.007) to increase the permitted density on the overall combined tableland (13.72ha) from 5.5 units/ha to 7.2 units/ha. The Official Plan Amendment Application was considered at a Public Hearing held on April 18, 2006, and will be considered together with the subject applications and the Dufferin Heights zoning and subdivision applications, in a future technical report to the Committee of the Whole.

The subject lands are designated "Executive Residential" within the "North Maple Residential Area" and "Open Space" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). OPA #604 further identifies the subject lands as "Oak Ridges Moraine Settlement Area" and "Oak Ridges Moraine Natural Core Area (Open Space)". The subject tablelands are zoned A Agricultural Zone and the valleylands are zoned OS5 Open Space Environmental Protection Zone, by By-law 1-88. The surrounding land uses are:

- North - existing residential (R1 Residential Zone), valleylands (OS5 Open Space Environmental Protection Zone)
- South - proposed residential subdivision (A Agricultural Zone, File 19T-06V02), valleylands (OS5 Open Space Environmental Protection Zone)
- East - Dufferin Street; existing cemetery use (OS2 Open Space Park Zone) and vacant land (A Agricultural Zone)
- West - East Don River (OS1 Open Space Conservation Zone, OS5 Open Space Environmental Protection Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maplewood Ravines Community 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.

#### **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 applicable Provincial, Regional and City policies, with respect to, but not limited to land use, environmental protection, final development limits, density and subdivision design;
- ii) the appropriateness of the proposed lotting and road pattern for the development will be reviewed in the context of the proposed plan of subdivision to the south (19T-06V02), and the existing development to the north;
- iii) the Owner will be required to submit for review, an overall land use concept plan for the lands in the northwest quadrant of Dufferin Street and Teston Road to coordinate matters such as, but not limited to, the overall lotting and road pattern, including access to Dufferin Street, and the development limits separating the tableland and open space valleylands to the satisfaction of the Toronto and Region Conservation Authority and the Development Planning Department;
- iv) consideration will be given to the appropriateness and compatibility of the proposed density on parkland dedication;

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- v) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved;
- vi) a planning justification, traffic, servicing, environmental, and archeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- vii) the subject lands are within the Oak Ridges Moraine and designated “Settlement Area” and “Natural Core Area” by OPA #604; the appropriate documents must be submitted with demonstrate conformity of the proposal to the Oak Ridges Moraine Conservation Plan in accordance with OPA #604; and
- viii) noise attenuation measures for the residential lots adjacent to Dufferin Street need to be determined.

**Relationship to Vaughan Vision 2007**

The applicability of these applications 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 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; compatibility of the proposal in light of the opportunities for co-ordinated development with the adjacent proposed subdivision lands to the south; the appropriate access locations, lotting and road pattern; proposed zoning; and, the ability of the municipal infrastructure to accommodate the proposed development.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision

**Report prepared by:**

Stephen Lue, Planner I, 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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- 461 Single Detached Units:	
- 13 (minimum 24.4m lot frontage)	1.847ha
- 100 (minimum 18.3m frontage)	9.528ha
- 81 (minimum 15.3m frontage)	5.257ha
- 162 (minimum 12.5m frontage)	7.174ha
- 105 (minimum 11m frontage)	4.015ha
- 178 Semi Detached Units	4.653ha
- 50 Townhouse Units	1.292ha
- 5 Residential Part Blocks (Block 560-564)	0.098ha
- Existing House (Block 565)	0.264ha
- Woodlot (Block 566)	1.753ha
- School (Block 567)	2.311ha
- Neighbourhood Park (Block 568)	0.918ha
- Linear Park (Blocks 569-571)	0.429ha
- Buffer Area (Blocks 572-575)	0.574ha
- Roads, Widening & 0.3m Reserves	<u>11.625 ha</u>
- Total Site Area	51.93ha

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

The subject lands shown on Attachment #1 are located on the west side of Weston Road, south of Teston Road, in Planning Block 40 South (Attachment #4), in Part of Lot 23, Concession 6, and Part of Block 21, within Registered Plan 65M-2192, City of Vaughan. The subject lands have an area of 51.93ha, and approximately 625m frontage on Weston Road. The subject lands are designated "Low Density Residential", "Medium Density Residential-Commercial", "Elementary School", "Neighbourhood Park" and "Tableland Woodlot" by OPA #600, and are zoned A Agricultural Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential (RR Rural Residential Zone)
- South - vacant (A Agricultural Zone)
- East - Weston Road; vacant, future commercial and residential (C3 Local Commercial Zone, C4 Neighbourhood Commercial Zone, RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four)
- West - vacant (A Agricultural Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. Any 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 proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the conditions of approval for the Block 40 South Plan shall be satisfied prior to draft plan of subdivision approval;
- ii) the proposed draft plan of subdivision will be reviewed for consistency with the approved Block 40 Plan, including coordination of lotting and road patterns and compatibility with the adjacent plans of subdivision;

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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2006

#### Item 4, CW(PH) Report No. 39 – Page 3

- iii) the “Low Density Residential” designation of the Official Plan permits detached and semi-detached units at a maximum average net density of 16 to 18 units per hectare; the “Medium Density Residential-Commercial” designation permits townhouse units at a maximum average net density of 25 to 35 units per hectare; review will be given to ensure the densities within the proposed draft plan of subdivision conform to the Official Plan;
- iv) the applications will be reviewed to ensure the appropriateness of the proposed zone categories and the related zone standards;
- v) the final disposition of the buffer lands proposed adjacent to the existing residential properties to the north and to be zoned RR Rural Residential Zone will be reviewed to the satisfaction of the City;
- vi) the delineation of the existing woodlot (OS4 Zone) and the proposed OS1 zone category will be determined to the satisfaction of the City and the Toronto and Region Conservation Authority;
- vii) the appropriateness of the proposed neighbourhood park and buffer areas will be reviewed in the context of the applicable policies of the Official Plan, Block Plan, and the requirements of the Parks Development Department;
- viii) the size, configuration and location of the proposed elementary school block will be reviewed in the context of the Block Plan and the requirements of the School Board; and
- ix) the availability of 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 the applications 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 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 policies of the Official Plan, the approved Block 40 South Plan, and compatibility with the existing and proposed surrounding land uses.

#### Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision
3. Draft Plan of Subdivision with Proposed Zoning
4. Approved Block 40 South Plan (April 24, 2006)

#### Report prepared by:

Carmela Marrelli, Planner, ext. 8791  
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 5, Report No. 39, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2006.

**5** **OFFICIAL PLAN AMENDMENT FILE OP.06.013**  
**ZONING BY-LAW AMENDMENT FILE Z.06.035**  
**1643750 ONTARIO LIMITED (RICE DEVELOPMENTS)**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved; and**
- 2) That the following deputations be received:**
  - a) Mr. Andrew Bigauskas, Rafael & Bigauskas Architects, 1140 Sheppard Avenue West, Unit # 1, North York, M3K 2A2, on behalf of the applicant; and**
  - b) Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, 15 Francis Street, Woodbridge, L4L 1P7.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.013 and Z.06.035 (1643750 Ontario 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.

**Purpose**

The Owner has submitted the following applications to amend the Official Plan and Zoning By-law on the subject lands (comprised of Phases 1 and 2) shown on Attachment #1, specifically to:

- 1. Amend OPA #240 (Woodbridge Community Plan), as amended by site-specific OPA #542 to:**
  - i) increase the maximum permitted net residential density on the subject lands from 85uph to 150uph, thereby increasing the maximum number of residential apartment units permitted by the Official Plan from 115 units to 203 units, and more specifically for Phase 2 from 34 units to 122 units; and,**
  - ii) increase the maximum permitted building height from 4-storeys to 8-storeys for Phase 2, only.**
- 2. Amend Zoning By-law 1-88, specifically Exception 9(1131) to:**
  - a) permit a total of 203 residential units on the subject lands (Phases 1 and 2) within two buildings, and specifically 122 units in Phase 2;**
  - b) amend the existing building envelope for Phase 2 to permit an 8 storey, 122 unit residential condominium building; and,**

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- d) permit a minimum of 298 parking spaces for Phases 1 and 2, whereas 355 spaces are currently required, of which a minimum of 114 spaces will be located in Phase 1 and 184 spaces in Phase 2.

The applications will facilitate the development of Phase 2 of the subject lands with an 8-storey residential condominium building with 122 units and served by 184 parking spaces as shown on Attachments #2 and #3.

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

The subject lands shown on Attachment #1 is comprised of two development Phases. Phase 1 has been approved for a 4 storey, 81 unit residential building and is currently under construction. Phase 2 has not been constructed, and was formerly comprised of a 4-storey building with 64 residential units, which is now being replaced with the current 8-storey proposal. Phases 1 and 2 were approved as one development parcel and the site-specific development policies of the Official Plan (OPA #542) and Zoning By-law (Exception 9(1131)) implemented the overall density and parking standards across both phases. The subject lands are located on the north side of Regional Road #7 between Wigwoss Drive and Pine Valley Drive, in Lot 6, Concession 7, City of Vaughan. The subject lands are comprised of two irregular-shaped blocks being the front portion of the Cosmetic Surgery Hospital (4650 Regional Road #7). Phases 1 and 2 are physically separated by Jersey Creek, and have a combined land area of 1.35 ha. Phases 1 and 2 were severed from the hospital property by Consent (Files B1/01 and B2/02), and Minor Variance (Files A23/01 and A24/01) applications approved by the Committee of Adjustment. The applications to amend the Official Plan and Zoning By-law for Phase 2 results in an increase in density and residential units for the overall development.

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #542, which permits an overall density of 85 units/ha over the combined subject lands and zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1131). The surrounding land uses are:

- North - open space, private hospital (A Agricultural Zone)
- South - Regional Road #7; funeral home, residential, open space (C1 Restricted Commercial Zone, R1 Residential Zone and OS1 Open Space Conservation Zones, respectively)
- East - office complex (C1 Restricted Commercial Zone)
- West - residential (R2 Residential Zone)

On May 26, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Vaughanwood 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.

#### **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 applications will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, and the Highway #7 Policy Review; the proposal appears to be consistent with the draft OPA #661 document to implement the Highway #7 Policy Review, which has not yet been dealt with by Council;

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- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed increase in density and building height, site design and built form, including consideration of the appropriate amenity area, zoning standards, site access and parking for Phase 2;
- iii) co-ordination of development including road and open space pedestrian connections, building form, accessibility, etc. with the adjacent lands to the north (Cosmetic Surgery Hospital and open space valleylands) will be reviewed;
- iv) on February 13, 2006, Council resolved that all future official plan amendments, include a minimum 10m ecological buffer, outside of the development lot or block, adjoining a valley and stream corridor with the appropriate buffer to be provided to the satisfaction of the City and the Toronto and Region Conservation Authority; the applications will be reviewed in the context of this policy;
- v) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved; and,
- vi) the necessary studies in support of the applications are required, including traffic and parking, noise and environmental reports.

**Relationship to Vaughan Vision 2007**

The applicability of these applications 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 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 development, in light of the increase in density and height, and in consideration of the site design and built form, and existing and approved land uses in the surrounding area.

**Attachments**

1. Location Map (Phases 1 and 2)
2. Proposed Site Plan (Phase 2)
3. Proposed South and West Elevations (Phase 2)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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



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East - Regional #27; vacant (C8 Office Commercial Zone)

West - Roybridge Gate; proposed gas bar, File DA.05.066 (C7 Service Commercial Zone)

The “Prestige Area” designation of the Official Plan provides opportunities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses. The “Service Node” policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees. The proposed rezoning of the subject lands from C8 Office Commercial Zone to EM3 Retail Warehouse Employment Area Zone along with the full range of C7 Service Commercial uses would conform to the Official Plan.

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to West Woodbridge Homeowners’ Association. To date, no comments have been received. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

#### Preliminary Review

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

- i) consideration will be given to the appropriateness of the proposed rezoning from C8 Zone to EM3 Zone, and compatibility of the proposed retail warehouse and service commercial uses with the other permitted uses in the surrounding area;
- ii) review will be given to identifying any zoning exceptions to the EM3 Zone to facilitate the development of the proposed concept site plan, if appropriate; and
- iii) a complete site plan application will be required to allow for a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the surrounding area.

#### 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 appropriateness of rezoning the subject lands from C8 Zone to EM3 Zone, and to permit the full range of C7 Service Commercial uses to facilitate the development of the concept plan through a required site plan application, will be reviewed.

#### Attachments

1. Location Map
2. Conceptual Site Plan

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**Report prepared by:**

Christina Napoli, Planner, ext. 8483

Arto Tikiryan, 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.)

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Item 7, Report No. 39, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2006.

**7** **OFFICIAL PLAN AMENDMENT FILE OP.06.016**  
**ZONING BY-LAW AMENDMENT FILE Z.06.037**  
**MR. AND MRS. SAVO SARDARO**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 19, 2006, be approved;**
- 2) That the deputation of Mr. Alan Kay, Maple Village Ratepayers' Association, 604 Barrhill Road, Maple, L6A 1N6, be received; and**
- 3) That the written submission of Gordon and Pauline Stephenson, dated June 12, 2006, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.016 and Z.06.037 (Mr. and Mrs. Sardaro) 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:

1. An Official Plan Amendment Application (File OP.06.016) to:
  - i) redesignate the easterly approximately 16m of the subject lands, as shown on Attachment #1 (2194 Major Mackenzie Drive), from "Office Commercial" to "Maple Commercial Core Area"; and
  - ii) amend the policy requirement of the "Maple Commercial Core Area" designation in OPA #350 (Maple Community Plan) that 70% of the frontage at grade level be used for street-related retail, office and service uses to 62%.
2. A Zoning By-law Amendment Application (File Z.06.037) to rezone the easterly approximately 16m of the subject lands, as shown on Attachment #1 (2194 Major Mackenzie Drive), from R2 Residential Zone to C1 Restricted Commercial with a site-specific exception to implement a future site plan, as shown on Attachment #2.

The applications would facilitate the development of the subject lands with a three-storey senior citizens apartment building, with a total of 24 seniors residential units on the first three-storeys, and an amenity area within the roofline, as shown on Attachment #3. The amenity area will include a lounge room, exercise room, library, storage, and washrooms. Business and professional office uses (444.4m<sup>2</sup>) are proposed along the front of the proposed building in the form of two (2) storey buildings to be used for medical and dental practitioners, office uses, and a travel agency. The total gross floor area of the building is 3,940.19m<sup>2</sup>.

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

The 0.3ha parcel of land is located on the north side of Major Mackenzie Drive, east of Keele Street, being Lots 12, 17 and 18 of Registered Plan 72 (2, 4, and 6 Richmond Street and 2194 Major Mackenzie Drive), City of Vaughan. The subject lands are currently used as residences and as a retail store.

The subject lands are designated "Office Commercial" and "Maple Commercial Core Area" by OPA #350 (Maple community Plan) as amended by OPA #533, and zoned C1 Restricted Commercial Zone and R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential (R2 Residential Zone)
- South - Richmond Street and Major Mackenzie Drive; City of Vaughan Civic Centre (VCC Vaughan Civic Centre Zone)
- East - existing residential (R2 Residential Zone)
- West - existing residential and commercial uses (C1 Restricted Commercial Zone)

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village and Gates of Maple Ratepayers Associations. To date, no comments have been received. Any comments received will be addressed in the technical 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:

- i) the applications will be reviewed in the context of the applicable Provincial, Regional, and City policies;
- ii) the appropriateness of the proposed reduction of the required 70% commercial/office frontage along Major Mackenzie Drive to 62%, will be assessed in the context of the proposed land use and site location, building form, intensity of development on the site, and compatibility with the surrounding existing and permitted land uses;
- iii) the subject lands are located within the Maple Heritage Conservation District Study and Plan currently being undertaken by the City, and the proposed development must be reviewed by Heritage Vaughan;
- iv) the compatibility of the proposed development with the surrounding properties will be reviewed in the context of the Maple Streetscape and Urban Design Guidelines with respect to building form, streetscape, design, etc.;
- v) a planning justification, traffic, parking, noise, sun/shade, servicing, environmental, and archaeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- vi) the Region of York must approve the proposed driveway access location and design, and traffic report;
- vii) the future related site plan application must be reviewed by the Maple Streetscape Community Advisory Committee and in the context of the Maple Heritage Conservation District Study being undertaken;

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- viii) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

**Relationship to Vaughan Vision 2007**

The applicability of these applications 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 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 proposed senior citizens apartment building and commercial uses will be reviewed in consideration of the Provincial, Regional, and City policies, the appropriateness of the proposed use and building form, and compatibility with surrounding land uses.

**Attachments**

1. Location Map
2. Site Plan (Conceptual)
3. Building Elevations (Conceptual)

**Report prepared by:**

Stephen Lue, Planner I, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

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



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#### Item 8, CW(PH) Report No. 39 – Page 2

The proposed amendment to By-law 1-88 would ensure that building permits are only issued when servicing is available. Section 34(5) of the *Planning Act* gives the authority for such an amendment, and states: "A by-law ... may prohibit the use of land or the erection or use of buildings or structures unless such municipal services as may be set out in the by-law are available to service the land, buildings or structures, as the case may be".

It is proposed that the Section 3.0 "General Provisions" of 1-88 be amended to reflect the requirements of the Region of York, and the above noted section of the *Planning Act*.

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

- i) the suitability of this amendment to the general provisions of By-law 1-88, in relation to the provisions of Section 34(5) of the *Planning Act* and the City's Strategy for Reservation/Allocation of Servicing Capacity will be reviewed; and
- ii) the provisions contained within Sections 3.23.a "Thornhill-Vaughan Service Area" and 3.23.b "Urban Service Area" of By-law 1-88 will be reviewed to ensure that there are no conflicts with the proposed new amendments to the Zoning By-law.

#### 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 proposed general amendment to By-law 1-88, 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.

#### Attachments

N/A

#### Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM