

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2006

Item 1, Report No. 45, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2006.

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**OFFICIAL PLAN AMENDMENT FILE OP.99.014
ZONING BY-LAW AMENDMENT FILE Z.99.034
DANLAUTON HOLDINGS LTD. (FRANK MAMMONE IN TRUST)**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the following deputations and written submissions, be received:
 - a) Ms. Marilyn lafrate, 55 Marwood Place, Maple, L6A 1C5;
 - b) Mr. Alberto Vitullo, and written submission from Mr. Goffredo Vitullo, Major Fifty Investments Inc., 30 Moyal Court, Vaughan L4K 4R8, dated September 6, 2006; and
 - c) Mr. John Kersey, 10223 Hwy 50, Kleinburg, L0J 1C0, and written submission, dated September 7, 2006; and
- 3) That the following written submissions be received:
 - a) Mr. Carmelo Calabro, 1338462 Ontario Limited, 40 Bradwick Drive, Unit 23, Concord, L4K 1K5, dated September 7, 2006;
 - b) Mr. Charles Peters, dated September 7, 2006;
 - c) Mr. Murray Peters and Mr. J. Lee Peters, dated September 7, 2006;
 - d) Mr. and Mrs. James Fraser, dated September 7, 2006; and
 - e) Ms. Norine W. Kersey, Mr. John Kersey, and Ms. Darlene Kersey, dated September 7,

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.99.014 and Z.99.034 (Danlauton Holdings Ltd. (Frank Mammone in Trust)) 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 #600 to redesignate the tableland portion of subject lands from "Agriculture Area" (primary use is farming) to "Industrial"; and;
2. Amend Zoning By-law 1-88 to:
 - a) rezone the westerly 120m of the subject lands from A Agricultural Zone to C6 Highway Commercial Zone as shown on Attachment #2, to permit an automobile gas bar/service station, an automobile repair shop and an eating establishment with drive-through, on 2.16 ha of the subject lands; and

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- b) rezone the balance of the tableland portion of the subject lands from A Agricultural Zone to EM2 General Employment Area Zone as shown on Attachment #2, to permit a recycling operation, including concrete crushing and wood grinding, and ancillary recycling operation uses, on approximately 12.48 ha of the subject lands.
3. The easterly portion of the subject lands within the valley (OS1 Open Space Conservation Zone) and in the hydro corridor (A Agricultural Zone) as shown on Attachment #1, are not subject to development.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Highway #50, north of Major MacKenzie Drive, municipally known as 10335 Highway #50, in Part of Lot 23, Concession 10, City of Vaughan. The subject lands are designated "Agriculture Area" and "Valley and Stream Corridor" and are located within the "Employment Secondary Plan Study Area" by OPA #600.

The applicant currently owns lands at 8940 Jane Street (south of Rutherford Road), where a recycling operation is located. The subject applications have been submitted to address the intended relocation of the existing Jane Street waste recycling operation to the subject Highway #50 location, along with additional commercial uses.

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - existing agricultural lands and valleyland (A Agricultural Zone and OS1 Open Space Conservation Zone)
- South - existing agricultural lands and valleyland (A Agricultural Zone and OS1 Open Space Conservation Zone)
- East - hydro corridor (A Agricultural Zone)
- West - Regional Road 50; agricultural area (Town of Caledon)

On August 25, 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 applications will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies; the appropriateness of the proposed uses will be assessed in the context of the site location, building form, intensity of development of the site, and compatibility with the existing and permitted land uses in the surrounding area;
- ii) a Site Development Application should be submitted in support of the applications to address the appropriateness of the proposal, in consideration of site design, parking, landscaping, and building elevations, prior to proceeding to a future Committee of the Whole meeting; particular attention will be given to access and traffic impact on Regional Road #50, which will require review and approval by the Region's of York and Peel;

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- iii) all necessary studies to support the proposed applications will need to be submitted by the applicant for review and approval by the City and appropriate public agencies, including but not limited to, a planning justification report, traffic impact assessment, noise report, and functional servicing report;
- iv) the disposition of the applicant's easterly valleylands and lands within the hydro corridor will need to be determined; and,
- v) the proposed use of the site will need to be reviewed by the Toronto and Region Conservation Authority to identify potential impacts on the valleylands located in the easterly portion of the applicant's lands, and to confirm the limits of the valleyland and buffer;
- vi) the subject lands are located within the "Employment Secondary Plan Study Area" identified in OPA #600, which affects lands located east of Highway #50, west of the Kleinburg Nashville Community Plan and Regional Road #27, and between Nashville Road and Langstaff Road; OPA #600 indicates that the "Agriculture Area" policies shall apply to the subject lands until a Secondary Plan Amendment for the Study Area lands is adopted by the City, giving the lands full urban status, and providing appropriate policies and a detailed land use schedule; review will be given to determine if the subject applications can proceed in advance of a Secondary Plan for the area; and
- vii) review will be given to identify if the proposed development of the subject lands will have any impact upon the Province's Environmental Assessment, which will determine the preferred alignment for the Highway #427 extension (from its current terminus at Regional Road #7), which is currently on-going.

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 Provincial Policy Statement, and Regional and City Official Plan policies, and compatibility with the existing and permitted land uses in the area. Consideration will also be given to traffic impact, site design and access to Regional Road 50; proceeding in advance of a Secondary Plan for the area as envisioned in OPA #600; and, in consideration of the Province's Environmental Assessment, which will determine the preferred alignment for the Highway #427 extension.

Attachments

1. Location Map
2. Proposed Zoning

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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Background - Analysis and Options

The subject lands shown on Attachment #1 represent an assembly of 2 properties into one 2.18ha parcel. The subject lands are located on the east side of Kipling Avenue, south of Langstaff Road (8299 and 8355 Kipling Avenue), in Lots 9 and 10, Concession 7, City of Vaughan.

The subject lands are irregular in shape and relatively flat with heavily vegetated croppings comprised of trees and shrubbery scattered throughout the property. There are two structures and a tennis court located on the parcel, which are to be demolished to facilitate the proposed development.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and subject to Section 3.4 "Residential Site Specifics", which requires large single-detached lots abutting the Board of Trade Golf Course. The lands are zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - Board of Trade Golf Course (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)
- South - existing single detached dwellings, (R1 Residential Zone), approved single (R3 Residential Zone) and semi-detached dwellings (R5(H) Residential Zone)
- East - Board of Trade Golf Course (OS1 Open Space Conservation Zone and OS2 Open Space Park Zone)
- West - Kipling Avenue; existing townhouse and residential dwellings (RM1 Multiple Residential Zone and R3 Residential Zone)

On August 25, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Kipling Avenue Ratepayers Association and West Woodbridge Homeowners Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive 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 development will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) on September 11, 2006, Council approved Terms of Reference for the preparation of a Land Use Study for the Kipling Avenue Corridor, which includes the subject lands; the proposal will be reviewed in the context of the Kipling Avenue Land Use Study as it relates to land use, built-form, urban design, amenity space, and relationship to the open space corridor; the applications will be held in abeyance pending the findings and recommendations of the Study;
- iii) 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 built form, density, and site design, impact on parkland dedication, including consideration of the appropriate amenity area, relationship to the open space, zoning standards, site access and parking;

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- iv) the applications, if approved, will require the submission of future Site Development and Condominium applications to permit a common element condominium comprised of 126 freehold townhouse units with a common share of the road, parking and open space areas;
- v) any zoning exceptions required to implement the proposed development, if approved, will be identified and evaluated in the technical report and implemented through the zoning by-law amendment application;
- vi) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved;
- vii) the necessary studies in support of the applications are required, including but not limited to, planning justification, traffic, noise, and environmental reports; and,
- viii) the development limits adjacent to the open space system must be confirmed by the Toronto and Region Conservation Authority.

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, upon finalization of the Kipling Avenue Land Use Study. In particular, the applications will be reviewed in the context of the final recommendations in the Kipling Avenue Land Use Study, and if the development form is appropriate with regard to density, built form and site design.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-06V03
3. Proposed Site Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064
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. 45, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2006.

**3 OFFICIAL PLAN AMENDMENT FILE OP.06.012
ZONING BY-LAW AMENDMENT FILE Z.06.033
390 STEELES WEST HOLDINGS INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved; and**
- 2) **That written submission from Mr. Ross McInnes, 8 Sylvester Court, Thornhill, L4J 5R1, dated, September 18, 2006, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.012 and Z.06.033 (390 Steeles West Holding 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 on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application, specifically to amend OPA #210 (Thornhill Community Plan), as amended by OPA #264, to redesignate the northerly 33m of the subject lands as shown on Attachment #2 from "General Commercial" to "Low Density Residential", to permit single detached residential dwellings.
2. A Zoning By-law Amendment Application, specifically to amend By-law 1-88, to rezone the northerly 33m of the subject lands as shown on Attachment #2 from M1 Restricted Industrial Zone to R4 Residential Zone, to permit single detached residential dwellings on minimum 9m lot frontages.

The proposed redesignation and rezoning would facilitate the future severance of six residential lots each having a frontage of 9.89m on the south side of Royal Palm Drive and a depth of 33m to facilitate the development of single detached dwellings. The southerly portion of the property fronting onto Steeles Avenue West would continue to be used by the existing commercial plaza.

Background - Analysis and Options

The 10,989.2m² site as shown on Attachment #1 is located on the north side of Steeles Avenue West and runs through to the south side of Royal Palm Drive (390 Steeles Avenue West), in Part of Lot 26, Concession 1, City of Vaughan.

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The subject lands are designated "General Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA 264, which permits commercial uses, retail stores for the leasing and exchanging of goods and services, restaurants, banks and business and professional offices. There is an existing commercial plaza building at 390 Steeles Avenue West, which is a 4,034m² one-storey building with a partial second floor. An Official Plan Amendment to redesignate the northerly 33m of the property to "Low Density Residential" is required to permit the proposed residential uses and recognize the proposed density of 23.5 units/ha.

The subject lands are zoned C2 General Commercial Zone on the southerly portion and M1 Restricted Industrial Zone on the northerly portion by By-law 1-88, subject to Exception 9(448). The surrounding land uses are:

- North - Royal Palm Drive; existing residential (R4 Residential Zone)
- South - Steeles Avenue West; existing residential (City of Toronto)
- East - existing commercial plaza (C1 Restricted Commercial Zone)
- West - existing commercial plaza (C2 General Commercial Zone)

A zoning amendment is required to permit the proposed residential use on the northerly portion of the property.

On August 25, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Crestwood Springfarm Yorkhill Resident's 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.

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 proposal will be reviewed in consideration of the policies of OPA 210 as amended by OPA #264 which redesignated the rear 41m of the subject lands and the adjacent lands on the south side of Royal Palm Drive, from "Low Density Residential" to "General Commercial";
- ii) the proposal will be reviewed in the context of the "Low Density Residential" policies in OPA #210; and the impact on parkland dedication will also be reviewed;
- iii) the proposed applications will be reviewed to determine the appropriateness of the proposed severance of the property; and application(s) for land severance will be required to create the proposed residential lots;
- iv) review will be given to identify any zoning exceptions for the C2 zoned commercial plaza that may be required as a result of the proposed severance of the rear 33m of the property; review will also be given to the existing site plan for the plaza, which may require amendment as a result of the proposed severance;
- v) 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

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- vi) 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 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 will be 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 33m of the property from industrial/commercial to residential to facilitate the development of 6 residential lots for single detached dwellings. The applications will be reviewed in light of the proposed built form including the existing development, lotting pattern, landscaping, fencing and noise attenuation between the residential and commercial land uses in the vicinity, and in the context of the development policies in OPA #210 as amended by OPA #264.

Attachments

1. Location Map
2. Proposed Severance and Rezoning Plan

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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Item 4, Report No. 45, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2006.

**4 OFFICIAL PLAN AMENDMENT FILE OP.06.020
ALTERRA CUSTOM BUILDERS INC.**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.020 (Alterra Custom Builders 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, specifically OPA #210 (Thornhill Community Plan), to increase the maximum net residential density on the subject lands shown on Attachment #1, from 148 units/ha to 203 units/ha (ie. an increase of 99 units from 263 to 362), on the 1.787 ha site.

It is noted that Building "A" as shown on Attachment #2 is currently under construction, and will comprise an 8-storey, 182 unit residential condominium building when constructed. On February 28, 2005, Council approved Site Development File DA.03.076 to permit Building "B" consisting of 180 units within an 8-storey building.

The proposal to increase the density on the subject lands would result in the residential unit count in Building "B" increasing from 81 to 180 units. Due to market demands existing unit sizes have been reduced providing an opportunity to increase the number of units without impacting the building foot-print or building height which will remain in accordance with the previously approved site plan. The additional 99 units will however result in minor revisions to the building elevations which will be requiring an amendment to the existing site plan as shown on Attachments #3 and #4.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Maison Parc Court and Dufferin Street, (2 and 8 Maison Parc Court), in Part of Lot 1, Concession 2, City of Vaughan. The subject lands are designated "Mixed Commercial/Residential Area" by OPA No. 210 (Thornhill-Vaughan Community Plan) as amended by OPA No.471; and, zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1216), which would facilitate the proposal without requiring any amendments to the zoning by-law. The total land area for lands subject to this amendment is 1.787 ha. The surrounding land uses are:

- North - open space valley (OS1 Open Space Conservation Zone), CN Rail line
- South - Maison Parc Court; highrise residential (RA3 Apartment Residential Zone), open space park (OS2 Open Space Park Zone)
- East - open space valley (OS1 Open Space Conservation Zone)
- West - Dufferin Street; commercial (C1 Restricted Commercial Zone)

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On August 25, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and the Glen Shields Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review, and included in a comprehensive staff report to a future Committee of the Whole Meeting.

Preliminary Review

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

- i) the application will be reviewed in the context of the Provincial Policy Statement, and Regional and City Official Plan policies, to determine the appropriateness of the proposed increase in density;
- ii) the application will be reviewed in the context of the approved and existing land uses in the surrounding area, including the existing and future high density permitted to the south of the subject lands, with particular consideration given to the appropriateness and compatibility of the proposed density and its impact on traffic and transportation road improvements/phasing, community services and schools; and parkland dedication;
- iii) the availability of water and sanitary servicing capacity for the additional units must be identified and allocated by Council, should the application be approved;
- iv) a site plan application has been submitted and will be reviewed to determine the appropriateness of the density increase on the subject lands, and the elevations to facilitate the additional units if approved; and
- v) the necessary studies will be required to be submitted in support of the applications, including but not limited to a planning justification, traffic, and functional servicing reports.

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 availability of water and sanitary servicing capacity, the appropriateness of the proposed density increase when reviewed in accordance with the Provincial Policy Statement and the Regional and City Official Plans, will be considered.

Attachments

1. Location Map
2. Site Plan
3. Building "B" Elevations
4. Building "B" Elevations

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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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Item 5, Report No. 45, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2006.

**5 OFFICIAL PLAN AMENDMENT FILE OP.06.022
ZONING BY-LAW AMENDMENT FILE Z.06.049
2088756 ONTARIO LIMITED**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006, be approved;
- 2) That the following deputations, written submission, and aerial photo, be received:
 - a) Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and aerial photo, on behalf of the applicant;
 - b) Ms. Franca Porretta, 40 Birch Hill Road, Woodbridge, L4L 1J2; and
 - c) Mr. Albert Borgo, 8477 Islington Avenue, Woodbridge, L4L 1X3, and written submission, dated September 8, 2006; and
- 3) That the written submission of Mr. Emilio Bisceglia, Bisceglia & Associates, 7941 Jane Street, Suite 200, Concord, L4K 4L8, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.022 and Z.06.049 (2088756 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 applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Redesignate the subject lands from "Low Density Residential" to "Medium Density Residential" under OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan); and,
2. Rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone under By-law 1-88, with the following zoning exceptions to implement the final site plan, if approved:
 - i) a minimum front yard setback of 3.0m, whereas 4.5m is required; and
 - ii) a minimum lot area per unit of 207m², whereas 230m² is required.

The applications would facilitate the development of the subject lands with a 10 unit common element townhouse project as shown on Attachment #2.

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Islington Avenue, north of Pine Grove Road, being Lot 13 on Registered Plan M-1113 (8441 Islington Avenue), City of Vaughan. The 0.51ha parcel is currently developed with one detached residential dwelling that is proposed to be demolished.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - detached residential dwellings (R2 Residential Zone)
- South - Place of Worship (R2 Residential Zone); Pine Grove Lodge Retirement Residence and Long Term Care Centre (R3 Residential Zone)
- West - Islington Avenue; residential dwellings under construction (R2 Residential Zone)
- East - Ardorini Missionaries Shrine and Seminary (R3 Residential Zone)

On August 25, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Islington Woods Community Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, 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 policies of the Official Plan, and in particular OPA #597 (Islington Avenue Corridor Study), including but not limited to land use, density, compatibility, parkland dedication and traffic impact on Islington Avenue;
- ii) the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the relationship between the proposed medium density use and the predominantly low density built form in the surrounding area;
- iii) the appropriateness of the proposed RM2 Multiple Residential Zone, and any required exceptions to implement the proposal, if approved, will be reviewed;
- iv) the applicant is required to submit an Environmental Site Assessment Phase I for review and approval by the appropriate agencies/departments, and any other studies as may be required for review and approval, in support of the applications through the development process;
- v) the design and location of the proposed driveway access, and any necessary road improvements must be approved by the Region of York; and
- vi) the availability of water and sanitary servicing capacity for the proposed development 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.

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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 application will be reviewed in consideration of the applicable Official Plan policies, including the Islington Avenue Corridor Official Plan Amendment, land use, density, compatibility with the surrounding land uses and the appropriateness of the proposed zone categories and standards to implement the plan.

Attachments

1. Location Map
2. Concept 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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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2006

Item 6, Report No. 45, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2006.

**6 ZONING BY-LAW AMENDMENT FILE Z.06.034
LOUISE M. HAWKINS**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the following report of the Commissioner of Planning, dated September 18, 2006, be received; and
- 2) That the written submission from Mr. Dirk de Lege, DDL Real Estate Group Inc., 82 Reeve Drive, Markham, L3P 6C4, dated September 12, 2006, requesting that the application be withdrawn, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.034 (Louise M. Hawkins) 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 shown on Attachment #1 from A Agricultural Zone to EM1 Prestige Employment Area Zone to facilitate the development of the site for prestige employment uses at a future date.

Background - Analysis and Options

The subject lands area located on the east side of Jane Street, north of Regional Road #7 (7961 Jane Street), in Part of Lot 7, Concession 4, City of Vaughan. The 0.16ha site has a 35m frontage on Jane Street and a depth of 47m, and is developed with a two-storey brick dwelling and a frame garage as shown on Attachment #2.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned A Agricultural Zone. The surrounding land uses are as follows:

- North - vacant employment area (EM1 Prestige Employment Area Zone), existing Mennonite Church Cemetery (OS2 Open Space Park Zone)
- South - existing multi-unit industrial building (EM1 Prestige Employment Area Zone)
- East - vacant employment area (EM1 Prestige Employment Area Zone), valley lands (OS1 Open Space Conservation Zone)
- West - Jane Street; existing multi-unit industrial building (EM1 Prestige Employment Area 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 proposed rezoning from A Agricultural Zone to EM1 Prestige Employment Area Zone would implement the "Prestige Area" designation and policies of the Official Plan.

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On August 25, 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 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) review will be given to the appropriateness of the proposed rezoning from A Agricultural Zone to EM1 Prestige Employment Area Zone and the compatibility of the proposed prestige employment uses with the other permitted uses in the surrounding area;
- ii) comments will be required from York Region and the Toronto and Region Conservation Authority with respect to the existing access, servicing and any planned road widenings, and proximity to the existing easterly open space system, which may affect the ability to develop the site;
- iii) review will be given to storm water management, sanitary/water servicing, lot grading, traffic and the arterial road network at the site plan stage, to the satisfaction of the Vaughan Engineering Department and appropriate external public agencies;
- iv) a Phase 1 ESA is required for the subject property and shall be reviewed to the satisfaction of the Vaughan Engineering Department;
- v) review will be given to preservation of the existing structures on the subject lands, which are listed in the City's "Inventory of Significant Heritage Structures"; the building is a foursquare house built circa 1920; the Cultural Services Division recommends the preservation of the buildings and incorporation into any new development of the site; and,
- vi) review will be given to creating a legal non-conforming use should the residence remain on the subject lands until it is developed for prestige employment uses.

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 A Agricultural Zone to EM1 Prestige Employment Area Zone to facilitate the development of the site for prestige employment uses at a future date, will be reviewed.

Attachments

1. Location Map
2. Plan of Survey

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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

/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 7, Report No. 45, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 25, 2006.

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**ZONING BY-LAW AMENDMENT FILE Z.06.053
1275620 ONTARIO INC.**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 18, 2006:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.053 (1275620 Ontario 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 on the subject lands shown on Attachment #1, specifically to amend By-law 1-88 in the following manner:

1. Rezone Area "A", as shown on Attachment #2, from RD3 Residential Detached Zone Three and RD4(H) Residential Detached Zone Four with the Holding Symbol "H" to RD3(H) Residential Detached Zone Three with the Holding Symbol "H";
2. Rezone Area "B", as shown on Attachment #2, from RD3 Residential Detached Zone Three and RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to RD4 Residential Detached Zone Four; and
3. Rezone Area "C", as shown on Attachment #2, from RD3 Residential Detached Zone Three to RD3(H) Residential Detached Zone Three with the Holding Symbol "H".

The application is the result of minor shifting of the location of the Holding Zones and revisions of approved of Draft Plan of Subdivision (File 19T-02V10) as proposed by the Owner. The proposed rezoning would result in a reduction of approximately 3 lots from the approved Draft Plan of Subdivision 19T-02V10.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Dufferin Street and north of Rutherford Road, in part of Lot 17, Concession 3, within Planning Block 18, City of Vaughan. The subject lands are located within the approved Draft Plan of Subdivision 19T-02V10, as shown on Attachment #1. The subject lands are currently vacant.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", and "Valley Lands" by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), which further designates the lands "Settlement Area". The subject lands are zoned RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "H", RD4 Residential Detached Zone Four, RD4(H) Residential Detached

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Zone Four with the Holding Symbol "H", OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone, by By-law 1-88 subject to Exception 9(1228). The surrounding lands uses for each area are as follows:

- North - Area "A": future residential (RD3, RD3(H) Residential Detached Zone Three with and without the Holding Symbol "H", and RD4 Residential Detached Zone Four); Area "B": future residential (RD3 Zone); Area "C": future residential (RD3 Zone)
- South - Area "A": vacant (Agricultural Zone); Area "B": future residential (RD4 Zone and RD4(H) Zone); Area "C": future residential (RD3(H) Zone)
- East - Area "A" and Area "B": future residential (RD3 Zone, RD4(H) Zone, and RD4 Zone); Area "C": future storm water management pond (OS5 Open Space Environmental Protection Zone)
- West - Area "A": woodlot (OS5 Zone); Area "B": future residential (RD4(H) Zone); Area "C": future residential (RD3 Zone)

On August 25, 2006, 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 a comprehensive staff 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) the application will be reviewed in the context of the surrounding land uses to assess compatibility with respect to the proposed lotting pattern, the approved Block 18 Plan, and the approved Draft Plan of Subdivision File 19T-02V10;
- ii) the application will be reviewed by the City and the Toronto and Region Conservation Authority in the context of the policies of the Official Plan and the appropriateness of the rezoning of the residential properties adjacent to the open space areas (i.e. west side of Area "A" and east side of Area "C"); and
- iii) an Oak Ridges Moraine conformity report is required to be submitted in support of this application. The report will be reviewed in the context of the requirements of OPA #604.

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 the proposed rezoning will be reviewed in the context of the applicable Official Plan policies, the requirements of Zoning By-law 1-88, and compatibility of the proposed lotting pattern in the context of the surrounding land uses.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-02V10

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Report prepared by:

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/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.)