

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2007

Item 1, Report No. 13, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

**1 ZONING BY-LAW AMENDMENT FILE Z.06.076
1707397 ONTARIO INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007, be approved; and**
- 2) **That the deputation of Mr. Michael Monett, Michael S. Monett Planning Services, 27 Leameadow Road, Thornhill, L4J 8R6, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.076 (1707397 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.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law respecting the subject lands shown on Attachment #1, specifically to permit a business or professional office use having a maximum GFA of 380m² with a total of 9 offices/examination rooms (for a Regulated Health Professional) within the existing 2-storey residential dwelling, on lands zoned R1V Old Village Residential Zone by By-law 1-88.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Centre Street and Elizabeth Street (57 Centre Street), being Part of Lot 30, Concession 1, City of Vaughan. The 1,130m² site has 23.2m frontage along Centre Street and 49.01m flankage on Elizabeth Street.

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan), which includes provisions that permit a business or professional office use not exceeding 464.5m² in gross floor area. The property is zoned RIV Old Village Residential Zone by By-law 1-88, subject to site-specific exception 9(147), which permits a home occupation use for a business or professional office restricted to a maximum gross floor area of 220m² on the ground floor and a minimum of 10 parking spaces, as reflected on the existing site plan layout shown on Attachment #2. The surrounding land uses are:

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- North - Centre Street; existing commercial (C1 Restricted Commercial)
- South - existing residential (R1V Old Village Residential Zone)
- East - Elizabeth Street; existing residential/home occupation for an accountant's office and vacant lot (R1V Old Village Residential Zone)
- West - existing residential (R1V Old Village Residential Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Society for the Preservation of Old Thornhill. As of February 20, 2007, no comments have been received by the Development Planning Department. 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 context of the contained in OPA #210 policies, and the surrounding uses; to determine the appropriateness of converting the entire residential dwelling into a business or professional office use, and the elimination of the residential component;
- ii) the appropriateness of maintaining the existing R1V Old Village Residential Zone on the subject lands and permitting the business or professional office use as an exception, versus rezoning the subject lands to a suitable Commercial Zone will be reviewed;
- iii) the proposed conversion of the property and dwelling from strictly a residential/home occupation use to entirely a business or professional office use will require the submission of a formal site plan application to allow for a comprehensive review of the proposal; and
- iv) the necessary studies will be required to be submitted and reviewed in support of the application, and may include but are not limited to, traffic, parking and noise reports. A planning justification report has been submitted and is currently under review by the Development Planning Department.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

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, review will be given to the appropriateness of converting the property and dwelling from strictly a residential/home occupation use to entirely a business or professional office use in light of the surrounding land uses and area context. Also, the appropriateness of maintaining the

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existing R1V Old Village Residential zoning on the subject lands to facilitate the business or professional office use versus rezoning the property to a commercial zone category will be reviewed.

Attachments

1. Location Map
2. Site Plan
3. Existing Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
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 2, Report No. 13, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

**2 ZONING BY-LAW AMENDMENT FILE Z.06.074
DRAFT PLAN OF SUBDIVISION FILE 19T-06V15
1668137 ONTARIO INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007, be approved; and
- 2) That the deputation of Mr. Todd Coles, Humphries Planning Group Inc., 216 Chrislea Rd., Suite 103, Woodbridge, L4L 8S5, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.074 and 19T-06V15 (1668137 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.

Communications Plan

N/A

Purpose

The Owner has submitted the following applications:

1. An application to amend the Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone and OS1 Open Space Conservation Zone to R5 Residential Zone and OS1 Open Space Conservation Zone to implement the proposed residential plan of subdivision.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision consisting of the following:
 - 84 semi-detached units (42 lots with minimum 15.0 frontages) 2.36 ha
 - stormwater management block 1.00 ha
 - noise berm block 0.86 ha
 - valleyland block 0.47 ha
 - buffer block 0.11 ha
 - 6.0m wide emergency access block 0.03 ha
 - roads 0.98 ha
 - Total Site Area 5.81 ha

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Langstaff Road, west of the Canadian Pacific Rail line, in Part of Lot 11, Concession 8, City of Vaughan. The lands are currently vacant.

The subject lands are designated “Low Density Residential” (tableland) and “Drainage Tributary” (valleyland) by OPA #240 (Woodbridge Community Plan), and zoned A Agricultural Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) by By-law 1-88, subject to Exception 9(40). The surrounding land uses are:

- North - vacant lands also owned by the applicant (A Agricultural Zone) and valleylands (OS1 Open Space Conservation Zone)
- South - Langstaff Road; detached residential (R4 Residential Zone)
- East - Canadian Pacific Railway right-of-way; detached residential and buffer (OS1 Open Space Conservation Zone and R2 Residential Zone)
- West - valleylands (OS1 Open Space Conservation Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and the West Woodbridge Homeowners' Association. As of February 20, 2007, no comments have been received by the Development Planning Department. 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 subject lands are located within the approved Neighbourhood 4A Development Plan Area of OPA #240 (Woodbridge Community Plan), which are lands situated north of Langstaff Road, south of the CP Rail line, and east of Regional Road 27 as shown on Attachment #3. The Neighbourhood 4A Development Plan contemplates a road pattern for the subject lands which is different from the proposed draft plan of subdivision. The applications will be reviewed by the Development Planning Department in consideration of the approved Neighbourhood 4A Development Plan;
- ii) the subject lands have been used for the placement of contaminated fill material. An Environmental Site Assessment (ESA) report must be submitted and peer reviewed respecting the contamination and identify method(s) of clean-up;
- iii) the density of the proposed development is based on gross density, which is calculated on a neighbourhood basis (the subject lands are located with the Neighbourhood 4A Development Plan Area); review will be given to confirm that the proposed density of the subdivision is within the maximum unit counts established for Neighbourhood 4A; the applications will also be reviewed in the context of the surrounding land uses and the impact on parkland dedication;
- iv) the establishment of the top-of-bank, the removal of fill and the regrading of the site, must be reviewed by the Toronto Region Conservation Authority (TRCA) and the City, in consideration of a geotechnical report submitted for the site and applicable policies;

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- v) required supporting studies must be submitted and approved by the City, including for noise and vibration, tree assessment and preservation, traffic and archaeological assessment;
- vi) the availability of water and sanitary servicing must be identified and allocated by Council, if approved; and,
- vii) the applicant should identify their intentions respect to the disposition of the other lands they own to the north, particularly the completion of the Campania Court cul-de-sac.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

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 Official Plan policies, environmental remediation, subdivision design and layout, the appropriateness of the proposed zone categories, and compatibility with the surrounding land uses. Review will also be given to the proposed density, traffic, and noise vibration in proximity to the CP Rail line.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Neighbourhood 4A Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

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

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Item 3, Report No. 13, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

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**ZONING BY-LAW AMENDMENT FILE Z.06.058
DRAFT PLAN OF SUBDIVISION FILE 19T-06V10
MAPLEWEST ESTATES INC.**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.058 and 19T-06V10 (Maplewest 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.

Communications Plan

N/A

Purpose

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application, specifically to amend By-law 1-88, to rezone the subject lands shown on Attachment #1 from A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS4 Open Space Woodlot Zone to facilitate a residential draft plan of subdivision.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate a 155 unit residential plan of subdivision consisting of the following:

-	155 Single Detached Units (12m & 15 m frontages)	8.09 ha
-	6 future residential part blocks	0.13 ha
-	Neighbourhood Park (Block 162)	3.85 ha
-	Linear Park (Blocks 163-164)	0.44 ha
-	Open Space (Block 165)	20.54 ha
-	10 m Open Space Buffer (Block 166)	0.57 ha
-	Woodlot Buffer (Block 167)	0.13 ha
-	Roads, Widening & 0.3m Reserves	<u>10.23 ha</u>
-	Total Site Area	43.98 ha

Background - Analysis and Options

The subject lands shown on Attachment #1 are located north of Major Mackenzie Drive, on the east side of Pine Valley Drive (10355 Pine Valley Drive), in Part of Lot 23, Concession 6, City of .../2

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Vaughan (Planning Block 40). The subject lands have an area of 43.98 ha, with approximately 395m of frontage on Pine Valley Drive. The subject lands are designated “Urban Area”, “Low Density Residential”, “Valley Lands” and “Neighbourhood Park” by OPA #600 (Attachment #3) and are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The surrounding land uses are:

- North - vacant/proposed Draft Plan of Subdivision 19T-03V05 (A Agricultural Zone), valleylands (OS1 Open Space Conservation Zone)
- South - agricultural/Draft Plan of Subdivision 19T-06V07 (A Agricultural Zone), valleylands (OS1 Open Space Conservation Zone), woodlot (OS4 Open Space Woodlot Zone)
- East - Approved Draft Plan of Subdivision 19T-06V04 (A Agricultural Zone), woodlot (OS4 Open Space Woodlot Zone)
- West - Pine Valley Drive; agricultural (A Agricultural Zone), residential (RR Rural Residential Zone), cemetery (OS2 Open Space Park Zone)

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of February 20, 2007, 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 City's Official Plan and the approved Block 40 South Block Plan with respect to conformity of the proposed Draft Plan of Subdivision to applicable policies and requirements;
- ii) consistency of the proposed draft plan of subdivision with the staked limits of the natural features (Block 165 & 166) is required; the final delineation of the Open Space Blocks will be determined to the satisfaction of the Toronto and Region Conservation Authority and the City;
- iii) the conditions of approval for the Block 40 South Block Plan shall be satisfied prior to draft plan of subdivision approval; outstanding issues include but are not limited to the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and storm water management are to be identified, and a servicing phasing plan for the Block 40 South lands is to be established to the satisfaction of the City;
- iv) the final Block 40 South Block Plan and the required technical reports are to be prepared and/or revised respecting the master environmental and servicing plan, noise report, transportation/traffic management report, heritage/archaeological report, monitoring plan, woodland and edge management report, restoration plan for the valley and stream lands, erosion study, urban design guidelines and architectural guidelines, to address outstanding issues;
- v) the proposed draft plan of subdivision will be reviewed for consistency with the approved Block 40 South Plan including coordination of lotting and road patterns and compatibility with the adjacent plans of subdivision (Attachment #4);

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- vi) the “Low Density Residential” designation of the Official Plan permits detached units at a maximum average net density of 16 to 18 units per hectare; review will be given to ensure the densities within the proposed draft plan of subdivision conform to the Official Plan;
- vii) the lands on the westerly limits of the site identified as “Future Development” (Block 190) are other lands owned by the applicant and not part of this application; this block is within Planning Block 40/47 and will not be considered until such time as the Block 40/47 Block Plan is approved by Council;
- viii) the applications will be reviewed to ensure the appropriateness of the proposed zone categories and the related zone standards;
- 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.

Regional Implications

N/A

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 limits of the valley shall be confirmed by the Toronto and Region Conservation Authority and reflected on the draft plan. 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 adjacent land uses.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision 19T-06V10 with Proposed Zoning
3. OPA #600 – Schedule “B” – Vellore Urban Village 1
4. Concept Plan showing Block 40 (South) Subdivision proposals

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
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.)