

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 7, 2007

Item 1, Report No. 24, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 7, 2007.

**1 ZONING BY-LAW AMENDMENT FILE Z.06.071
DRAFT PLAN OF SUBDIVISION FILE 19T-06V13
BOCA EAST INVESTMENTS LIMITED**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 30, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.071 and 19T-06V13 (Boca East Investments 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.

Communications Plan

N/A

Purpose

The Owner has submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision on the subject lands shown as Area "A" on Attachment #1. The proposal is to rezone the lands from OS2 Open Space Park Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, and OS1 Open Space Conservation Zone, to facilitate a 108.742 ha Draft Plan of Subdivision as shown on Attachment #2. The breakdown is as follows:

1 Retail Warehouse Block (Block 1) (EM3 Retail Warehouse Zone)	9.051 ha
1 Prestige Employment Area Block (Block 7) (EM1 Prestige Employment Zone)	0.426 ha
2 Employment Area General Blocks (Blocks 4 & 6) (EM2 General Employment Area Zone)	8.343 ha
3 Mixed Prestige and Employment Area General Blocks (Blocks 2, 3 & 5) (Split EM1 Prestige Employment Area Zone and EM2 Employment Area General Zone)	66.369 ha
3 Stormwater Management Blocks (OS1 Open Space Conservation Zone)	7.113 ha
3 Open Space/Valleyland Blocks (OS1 Open Space Conservation Zone) Roads, Widenings and Reserve Blocks	10.869 ha 6.571 ha
TOTAL AREA	108.742 ha

The Owner is also requesting that the 4.070 ha parcel of land shown as Area "B" on Attachment #1, be zoned from A Agricultural Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone as shown on Attachment #2.

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An exception is proposed to permit outside storage on corner lots in the EM2 General Employment Zone.

Background - Analysis and Options

The 108.742 ha site is located on the east side of Regional Road 50, west side of Huntington Road, and south of Rutherford Road, in Part of Lots 13-15, Concession 10, City of Vaughan, as shown on Attachment #1.

The subject lands are designated “Prestige Area”, “Employment Area General” and “Valley Lands” under OPA #450 (Employment Area Plan), as amended by OPA #631, the latter which was approved by the Region of York on March 28, 2007. The lands are also subject to the approved Block 64 Plan and zoned OS2 Open Space Park Zone and A Agricultural Zone by By-law 1-88.

The surrounding land uses are:

- North - Rutherford Road, existing gas bar (C7 Service Commercial Zone) and CP Intermodal Terminal (A Agricultural Zone)
- South - agricultural and existing residential dwelling (A Agricultural Zone)
- East - Huntington Road, agricultural and existing residential (A Agricultural Zone)
- West - Regional Road 50; City of Brampton, existing agricultural uses with proposed commercial and residential

On April 5, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association and the Ministry of Transportation. As of April 16, 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 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 Block 64 Plan as shown on Attachment #3. Review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, with respect to land use, access, lotting and road pattern. The resolution of Council on June 26, 2006 to approve the Block Plan was subject to several outstanding block plan matters with respect to: transportation, environment, master environmental servicing plan, hydrogeology, soil analysis, urban design guidelines and landscape master plan, and development phasing, being resolved through the submission of documents and plans, to be approved prior to the approval of any draft plan of subdivisions/site development applications by the City and other relevant public agencies;
- ii) Subsection 5(d) of OPA #631 states “the northern most east/west road, which is the most central east/west road within Block 64 (Attachment #3), connecting Huntington Road and Regional Road 50, will be located so as to ensure an equitable opportunity for landowners adjacent to the collector road to proceed with development. This provision shall not prevent proper and safe alignment of the collector road at the intersections with Regional Road 50 and Huntington Road”. The final alignment of the east/west road in the southerly portion of the proposed draft plan of subdivision will need to be determined through the subdivision approval stage;

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- iii) OPA #450 permits a wide range of employment uses within the “Prestige Area” and “Employment Area General” designations: “Prestige Area” blocks (EM1) are to be located adjacent to arterial roads and the future Highway #427 extension, “Employment Area General” (EM2) would be for the internal subdivision blocks, and “Valley Lands” would be for the stormwater management and open space valley land blocks (OS1). The proposed rezoning would implement these designations, however, consideration should be given to creating smaller blocks within Blocks 2 and 3 to avoid any split zoning on these lands;
- iv) the proposed Block 3 falls within the study area for the Highway #427 Transportation Corridor. The Ministry of Transportation (MTO) has confirmed that this is a critical area where a potential westerly alignment or interchange may be required and have requested the City to place an “H-Holding Zone” on the entire Block 3 until the MTO has concluded its Environmental Assessment (EA) for the Highway #427 extension. The Highway #427 Transportation Corridor EA Study is underway with a more defined study area to be presented along with several alternative alignments;
- v) Subsection 6.3.2 (vi) of By-law 1-88 states “no outside storage shall be permitted on any corner lot” in the EM2 General Employment Area Zone. The appropriateness of not applying this provision to the subject lands will be reviewed; and,
- vi) any necessary and appropriate zoning exceptions to implement the final plan of subdivision, if approved by Council, will be reviewed and identified in the technical report.

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

On March 28, 2007 the Region of York approved OPA #631, the Secondary Plan for the Block 64 Area.

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 Owner will need to work with the Development Planning Department to ensure that the proposed subdivision layout and the rezoning of the lands meets the intent of OPA #450, as amended by OPA #631, the approved Block 64 Plan, and that the Highway #427 extensions and Transit Corridor is protected.

Attachments

1. Location Map
2. Proposed Subdivision and Zoning
3. Approved Block 64 Plan

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Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext. 8635

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

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Item 2, Report No. 24, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 7, 2007.

**2 ZONING BY-LAW AMENDMENT FILE Z.06.079
MARKET LANE HOLDINGS LTD.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 30, 2007, be approved;
- 2) That the following deputations and written submissions be received:
 - a) Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9;
 - b) Mr. Angelo Potkidis, 27 Rosebury Lane, Woodbridge, L4L 3Z1, and written submission dated April 30, 2007;
 - c) Ms. Joanne Mauti, Woodbridge Core Ratepayers' Association, 128 Wallace Street, Woodbridge, L4L 2P4, and written submission dated April 30, 2007;
 - d) Ms. Martha Bell, 63 Riverside Drive, Woodbridge, L4L 2L2, and written submission (undated);
 - e) Ms. Heather Grand, 53 Woodbridge Avenue, Suite 102, Woodbridge, L4L 9K9;
 - f) Mr. Ken Maynard, 8074 Kipling Avenue, Woodbridge, L4L 2A1;
 - g) Ms. Linda Mae Maxey, 65 Cheltenham Avenue, Woodbridge, L4L 1K6;
 - h) Mr. William Potkidis, 21 Park Drive, Woodbridge, L4L 2H4; and
 - i) Mr. Robert Pittiglio, 17 Fair Ground Lane, Woodbridge, L4L 3B6; and
- 3) That the written submission of Ms. Kate Duncan, 206 Woodbridge Avenue, Woodbridge, L4L 2S8, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.079 (Market Lane Holdings Ltd.) 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 a Zoning By-law Amendment application on the subject lands shown on Attachment #1, specifically to amend By-law 1-88 to:

- i) rezone the subject lands from C4 Neighbourhood Commercial Zone and RA2 Apartment Residential Zone, to entirely RA2 Apartment Residential Zone to facilitate a proposed mixed use residential/commercial development;

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- ii) add a drive-through use to be accessory to a permitted bank use in Building “G” as shown on Attachment #2 as a permitted use on the subject lands; and
- iii) provide for ground floor commercial uses and necessary zoning exceptions, to the RA2 Apartment Residential Zone as required to implement the proposed development.

The Zoning By-law Amendment Application will facilitate the future development of the subject lands with two, 4-storey mixed-use condominium buildings comprised of 102 residential units and 2437m² of ground floor commercial uses as shown on Attachment #2. The proposal represents Phase 2 to the Market Lane redevelopment scheme. The subject lands have a lot area of 1.6 ha and the mixed use development is proposed to be served by 148 residential parking spaces and 85 retail parking spaces in addition to the 166 parking spaces for the existing commercial complex. Phases One and Two will function as one complex as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 represent Phase Two of the Market Lane redevelopment scheme and are located on the north side of Woodbridge Avenue between Wallace Street and Clarence Street within the Market Lane commercial complex, being Part of Lots A, B and C on Registered Plan 1200, in Lot 7, Concession 7 (112, 116 and 124 Woodbridge Avenue), City of Vaughan.

The subject lands are designated “Mixed Use Commercial” by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Policy) and are also subject to the “Special Policy Area” (SPA) flood plain policies of the Official Plan. The subject lands are zoned RA2 Apartment Residential Zone and C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(348). The surrounding land uses are:

- North - Arbors Lane, existing condominium building (RM2 Multiple Residential Zone), existing residential homes (R3 Residential Zone)
- South - Woodbridge Avenue, existing commercial buildings (C1 Restricted Commercial Zone), existing condominium building (Terraces) (RA2 Apartment Residential Zone)
- East - existing commercial buildings, City parking lot, proposed 5-storey residential condominium building (Signature One) (C4 Neighbourhood Commercial Zone), existing residential (R2 Residential Zone)
- West - Woodbridge library (C4 Neighbourhood Commercial Zone), 6 storey residential condominium building under construction (Phase 1) (RA2 Apartment residential Zone), existing retail store (C4 Neighbourhood Commercial Zone), Fairground Lane, existing townhomes (RM2 Multiple Residential Zone)

On April 5 2007, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Woodbridge Core Ratepayers Association, the Friends of the Village Group, and individuals requesting notification. As of April 16, 2007, no written 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 application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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- i) the application will be reviewed in the context of the Provincial Policy Statement, Regional and City Official Plan policies, and the Woodbridge Core Historic Urban Design Guidelines;
- ii) the application 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 and site design, including consideration of the appropriate amenity/green area, impact on parkland dedication, density, zoning standards, and on-site vehicular and pedestrian circulation;
- iii) the plan is dependant on the City-owned lands (to the northeast) both for access and parking; the disposition of the City lands and/or the creation of the necessary easements must be determined prior to final approval of a site development application;
- iv) the subject zoning application, if approved, will require the submission of future site development and condominium applications to facilitate the mixed-use development;
- v) consideration will be given to the appropriateness of a drive-through use in the Woodbridge Historic Core, and the impact of this use in Building “G”, specifically with regard to the overall on-site vehicular traffic and pedestrian circulation and potential vehicles queuing onto Woodbridge Avenue;
- vi) any site-specific zoning exceptions that are required to implement a future site plan will be identified and evaluated in the technical report; the applicant will also need to identify the appropriate types of commercial uses that will occupy the ground floor of each building, and compatible with the residential apartments above;
- vii) a parking and traffic impact study will be required to be submitted in support of the application in order to determine parking adequacy for the proposed mixed-use development, and identify any associated traffic impacts and means for mitigation; noise and environmental reports will also be required;
- viii) the structures municipally known as 116 and 124 Woodbridge Avenue as shown on Attachment #2 are identified as heritage structures and the disposition of each will be determined through the development process and approved by the Cultural Services Department; all attempts to maintain, restore and incorporate these structures, specifically 124 Woodbridge Avenue (the Gilmour Hotel) should be considered by the applicant as recommended by the Vaughan Heritage Committee; the new structures should incorporate heritage architectural design features and colour schemes to maintain the heritage appearance of this portion of Woodbridge Avenue;
- ix) the lands are subject to the “Special Policy Area” (flood plain) policies of OPA #440 and the requirements of the Toronto and Region Conservation Authority; and
- xi) the availability of water and sanitary servicing capacity for the proposed 102 condominium units must be identified and allocated by Council, if approved.

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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, the application will be reviewed in the context of the Official Plan policies and the Woodbridge Core Urban Design Guidelines, and with respect to the appropriateness and compatibility of the proposed development, in light of the existing and approved land uses in the surrounding area, including but not limited to, the abutting heritage structures and character of the Woodbridge Core.

Attachments

1. Location Map
2. Site Plan
3. Conceptual Elevations - Building "F"
4. Conceptual Elevations - Building "G"

Report prepared by:

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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.)