

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2007

Item 1, Report No. 35, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 25, 2007.

1 **OFFICIAL PLAN AMENDMENT FILE OP.07.002**
ZONING BY-LAW AMENDMENT FILE Z.07.007
GALCAT INVESTMENTS 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 18, 2007, be approved; and**
- 2) That the deputation of Mr. Neil Palmer, Stellarbridge Management Inc., 111 Creditstone Road, Vaughan, L4K 1N3, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.002 and Z.07.007 (Galcat Investments 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 on the subject lands shown on Attachment #1:

1. An application to amend the Official Plan to redesignate the subject lands from "Special Complementary Use Area" within the Parkway Belt West Plan to "Employment Area General" under OPA #450 (Employment Area Plan); and,
2. An application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to EM2 General Employment Area Zone.

The proposed redesignation and rezoning of the 3.67 ha property will facilitate the future use and development of the subject lands for general employment uses. The applicant has provided a conceptual site plan (Attachment #2) showing how the property can be developed, however, as there is no tenant confirmed for the site, the drawing will be reviewed for discussion purposes only.

Background - Analysis and Options

The subject lands are located east of Pine Valley Drive and south of Highway 407, in Part of Lots 2 and 3, Concession 6, City of Vaughan, as shown on Attachment #1.

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The subject lands, which are currently vacant, are designated “Special Complementary Use Area” by the Parkway Belt West Plan. On November 28, 1996, the Ministry of Municipal Affairs and Housing approved Amendment No. 106, which deleted the subject lands from the Parkway Belt West Plan. The subject lands are zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The surrounding land uses are:

- North - stormwater management pond (PB2 Parkway Belt Complementary Use Zone)
- South - Hydro Corridor (PB1(S) Parkway Belt Linear Facilities Zone)
- East - open space (PB2 Parkway Belt Complementary Use Zone)
- West - stormwater management pond (PB2 Parkway Belt Complementary Use Zone)

On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Ministry of Transportation, York Region, Toronto and Region Conservation Authority and Hydro One. As of June 11, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed 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 Official Plan policies, the City’s Zoning By-law 1-88, and the area context, to determine the appropriateness of the proposed rezoning and intended development of the site for employment uses;
- ii) review will be given to the following documents that have been submitted by the applicant for approval by the City and applicable external public agencies: Archaeological Assessment, Planning Justification Report, Traffic Impact Study, Geotechnical Investigation, and Phase 1 ESA;
- iii) consideration will be given to identifying appropriate employment uses for the subject lands in consideration of the anticipated traffic volumes for the signalized intersection at Pine Valley Drive; the traffic volumes for the subject lands will need to consider the anticipated volumes that will be generated by the employment lands directly to the west, which have been approved for two employment warehouse buildings with accessory offices;
- iv) review will be given to the access to the site; the property has no frontage on a public road and must be accessed by an easement over the lands to the west (also in the same ownership) by means of an approved right-of-way through the Hydro Corridor connecting to the signalized intersection on Pine Valley Drive;
- v) a formal site plan application will be required at a later date to ensure the ultimate use and development is appropriate for the site; any required exceptions to the by-law will be evaluated at that time.

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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Regional Implications

The Region of York Planning Department has advised that the Official Plan Amendment application is a matter of local significance and has exempted the application from Regional approval. However, the Region of York Transportation and Works Department will require a detailed site plan application to be submitted for review at a later date to ensure all Regional requirements are met, particularly with respect to the amount of traffic that will be generated by the subject lands and abutting westerly employment lands and the impact on the signalized intersection on Pine Valley Drive.

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, consideration will be given to the appropriateness of introducing employment uses to the subject lands, and the impact on traffic and access issues. A formal site plan application should be submitted to demonstrate the ultimate use and development of the subject lands is appropriate, and to identify any required exceptions to the Zoning By-law, which will be evaluated at that time.

Attachments

1. Location Map
2. Concept Site Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215
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. 35, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 25, 2007.

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**ZONING BY-LAW AMENDMENT FILE Z.07.013
611428 ONTARIO LIMITED (C/O TRINITY DEVELOPMENT GROUP)**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved; and**
- 2) That the following deputations be received:**
 - a) Mr. Brent Clarkson, MHBC Planning, 7050 Weston Road, Suite 230, Woodbridge, L4L 8G7, on behalf of the applicant; and**
 - b) Mr. Nick Pinto, 57 Mapes Avenue, Woodbridge, L4L 8R4.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.013 (611428 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.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, specifically to amend the C2 General Commercial Zone provisions of By-law 1-88, in order to facilitate the following amendments:

- a) permit the additional use of a drive-through with a permitted bank use (Building 'C');
- b) permit a reduced "shopping centre" parking standard of 5.5 spaces/100m² GFA for the entire site, whereas the By-law requires a minimum standard of 6 spaces/100m² GFA; and,
- c) provide a new site-specific definition for a "Department Store" use (ie. to facilitate Walmart in Building 'A'), as follows:

"A Department Store shall mean a retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, liquor, beer and wine, lottery products, and garden centre; and where a wide range of services may be provided, including but not limited to: photographic services, restaurant, including take-out and drive through facilities, optical services,

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medical, dental and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive rental, service and repair, car wash, children's amusement facility, travel agency, and personal services.”

The proposed zoning by-law amendment, together with the approvals granted by Vaughan Council on August 27, 2001 (File Z.23.90), to rezone the subject lands from A Agricultural Zone and C2 General Commercial Zone to entirely C2 Zone with the additional uses of retail warehousing, supermarket, L.C.B.O. Outlet, beer store and clinic, will facilitate the development of a commercial complex consisting of five buildings – a retail/department store (Building 'A'), a multi-unit commercial building (Building 'B'), a financial institution (Building 'C'), and two freestanding commercial buildings (Buildings 'D' and 'E'), as shown on Attachment #2.

A by-law to implement the rezoning of the subject lands to C2 Zone is subject to Council's approval of a site plan. The Owner has submitted a related Site Development Application (File DA.07.039), which will be reviewed concurrently with the subject zoning amendment application.

Background - Analysis and Options

The vacant, 12.82 ha site is located on the northwest corner of Regional Road #27 and Milani Boulevard, in Part of Lot 9, Concession 9, City of Vaughan, as shown on Attachment #1.

The subject lands are designated “General Commercial” by OPA #451 and zoned A Agricultural Zone and C2 General Commercial Zone by By-law 1-88, subject to site-specific Exception 9(343). The surrounding land uses are:

- North - vacant (A Agricultural Zone; C7 Service Commercial Zone; EM1 Prestige Employment Area Zone; OS1 Open Space Conservation Zone)
- South - vacant (A Agricultural Zone)
- East - commercial (C6 Highway Commercial Zone); vacant (A Agricultural Zone); Regional Road #27; residential (R4 Residential Zone)
- West - stormwater management pond (OS1 Open Space Conservation Zone); vacant (EM2 and EM2 (H) General Employment Area Zone with and without a Holding provision)

On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. As of June 11, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive 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 City's Official Plan policies and Zoning By-law standards with respect to the appropriateness of the proposed uses (drive-through and department store) and parking reduction on the subject lands;
- ii) a Site Development Application (File DA.07.039) has been submitted, and will be reviewed to demonstrate the manner in which certain uses can be accommodated on the property, including, but not limited to, the impacts on parking and vehicular manoeuvrability on the site;

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- iii) review will be given to the following additional documents that have been submitted by the applicant for approval by the City and applicable external public agencies: Traffic Impact Study and Parking Justification Report.

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 ensuring the appropriateness and compatibility of the proposed uses with the uses currently permitted and approved on the subject lands and in the surrounding area, and with respect to ensuring there will not be any parking or traffic impacts associated with the proposed reduction in required parking spaces.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215
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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On May 25, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, Genova Court, Sicilia Street, Campania Court, and Calabria Court, as well as, the Owners of property with municipal addresses 143-165, 183-193, and 172-230 on Castlepoint Drive and 8709-8779 Martin Grove Road. As of June 11, 2007, no comments have been received by the Development Planning Department.

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 appropriateness of the proposed rezoning to R5 Zone to facilitate condominium – style semi-detached dwelling units on a private road will be reviewed in the context of the policies of the Official Plan, and the requirements of By-law 1-88;
- ii) the proposed development concept contemplates residential lots and development accessed by a private road from Sicilia Street, through the hydro corridor as shown on Attachment #3; the appropriateness of the semi-detached dwelling type and number of units, the design of the proposed lots and private road and the impact on parkland dedication will be reviewed in greater detail in the context of the surrounding land uses and built form;
- iii) a formal site plan application should be submitted to determine the appropriateness of the proposal, and to identify any exceptions that may be required to implement the proposal, if approved;
- iv) the development limits of the subject lands must be established to the satisfaction of the City and the Toronto and Region Conservation Authority;
- v) 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 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 Development Planning Department will consider the proposed rezoning in the context of the policies of the Official Plan, the requirements of By-law 1-88, compatibility with the surrounding land uses, the proposed lotting pattern, and the appropriateness and design of the proposed private road.

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Attachments

1. Location Map
2. Subject Lands
3. Concept Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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