

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2008**

Item 1, Report No. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**1 OFFICIAL PLAN AMENDMENT FILE OP.07.007  
ZONING BY-LAW AMENDMENT FILE Z.07.043  
L & L 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 April 7, 2008, be approved;
- 2) That the following deputations, written submissions and photographs be received:
  - a) Mr. Theo Van Driel, Van Driel Architect, 67 Corley Avenue, Toronto, M4E 1T8, on behalf of the applicant;
  - b) Ms. Julie Salvatore, 132 Davidson Drive, Vaughan, L4L 1M4 and written submission dated April 1, 2008;
  - c) Mr. Ken Stevens, 52 Waymar Heights Boulevard, Woodbridge, L4L 2P7 and written submission;
  - d) Mr. Willem (Bill) Ubbens, 84 Waymar Heights Boulevard, Woodbridge, L4L 2P7, written submission and photographs;
  - e) Mr. Rudy Miller, 83 Davidson Drive, Vaughan, L4L 1M2;
  - f) Ms. Andrea Lutzeier, Andrea C. Lutzeier, Barrister & Solicitor, 270 The Kingsway, Suite #200, Toronto, M9A 3T7, on behalf of residents of 120 Waymar Heights Boulevard;
  - g) Mr. Gary Howard, 33 Rolling Court, King City, L7B 1E8, on behalf of residents of 145 Waymar Heights Boulevard;
  - h) Mr. Bobby Pillitteri, 159 Pine Valley Crescent, Woodbridge, L4L 2W3;
  - i) Ms. Ginette Adragna, 108 Waymar Heights Boulevard, Woodbridge, L4L 2P6; and
  - j) Mr. Douglas J. Farren, 318 Whitehead Crescent, Bolton, L7E 3Y5, on behalf of resident at 161 Waymar Heights Boulevard; and
- 3) That the following written submissions and petitions be received:
  - a) Mr. Pat Pillitteri, 12 Bradwick Drive, Unit 2, Concord, L4K 3P6, dated April 2, 2008;
  - b) Mr. Anthony Pillitteri, 12 Bradwick Drive, Unit 2, Concord, L4K 3P6, dated April 2, 2008;
  - c) Ms. Cristina Pillitteri, 12 Bradwick Drive, Unit 2, Concord, L4K 3P6, dated April 2, 2008;
  - d) Mr. Ron Kortleve, 15 Waymar Heights Boulevard, Woodbridge, L4L 2P6, dated April 1, 2008;
  - e) Resident, 47 Waymar Heights Boulevard, Woodbridge, L4L 2P6, dated March 20, 2008;
  - f) Mr. V. Di Tommaso, 99 Waymar Heights Boulevard, Woodbridge, L4L 2P6 dated March 20, 2008;
  - g) Petitions signed by Waymar Heights Boulevard residents, dated April 3, 2008;
  - h) Petitions signed by Gamble Street residents, dated April 3, 2008;
  - i) Ms. Anna DeBartolo, Trustee – Vaughan, York Region District School Board, 196 Deer Run Court, Woodbridge, L4L 9J4, dated April 7, 2008; and
  - j) Ms. Jane Ross, Manager of Accommodation Planning & Property Development, York Region District School Board, 60 Wellington Street West, Box 40, Aurora, L4G 3H2, dated April 7, 2008.

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#### **Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.07.007 and Z.07.043 (L & L Holdings Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

#### **Economic Impact**

This will be addressed when the technical report is completed.

#### **Communications Plan**

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to land owners located on Waymar Heights Boulevard and Davidson Drive, 99, 100, 102 and 103 Gamble Street, the Board of Trade Golf Course, and Pine Grove Elementary School. As of March 29, 2008, several letters have been received by the Development Planning Department from residents in the area and the Board of Trade Golf Course, requesting to be notified of the status of the applications and expressing concern with respect to maintaining the character of the area. Specifically, there were 7 letters in opposition; 12 letters requesting future notice of meetings; and, 1 petition signed by 44 homeowners in opposition, that were received. Any additional responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

At the November 19, 2008, Committee of the Whole meeting, Mr. Joseph Salvatore, who resides at 132 Davidson Drive, appeared on deputation on behalf of several residents in the area, to address the subject development proposal. Mr. Salvatore requested that the City protect the existing character of the established large lot residential area through inclusion of policies in an Official Plan Amendment and rezoning to R1V Old Village Residential Zone through a Zoning By-law Amendment to apply to Davidson Drive, Waymar Heights Boulevard and the Gamble Street cul-de-sac. The Development Planning Department will be responding to this deputation in a separate report to a future Committee of the Whole meeting.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1 (146 and 160 Waymar Heights Boulevard):

1. An Official Plan Amendment Application (File OP.07.007) to amend the "Low Density Residential" policies in OPA No. 240 (Woodbridge Community Plan), to reduce the minimum lot area for lands abutting the Board of Trade Golf and Country Club from 930m<sup>2</sup> to 768.25 m<sup>2</sup>.
2. A Zoning By-law Amendment Application (File Z.07.043) to amend By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone (minimum 845 m<sup>2</sup> lot area and 30 m lot frontage) to R2 Residential Zone (minimum 450 m<sup>2</sup> lot area and 15 m lot frontage).

The applications would facilitate the future severance of the two existing residential lots having a combined area of 4,225 m<sup>2</sup> into five residential lots as shown on Attachment #2, with lot areas ranging between 768.25 m<sup>2</sup> to 921.83 m<sup>2</sup> and minimum lot frontages of 18.28 m, for the purposes of constructing five single-detached dwellings.

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

The subject lands shown on Attachment #1 are comprised of two residential properties located at the southwest corner of Waymar Heights Boulevard and Gamble Street, abutting the Board of Trade Golf Course, being Lots 1 and 2 on Registered Plan M-4134 (146 and 160 Waymar Heights Boulevard, respectively), in Lots 9 and 10, Concession 7, City of Vaughan.

The property at 146 Waymar Heights Boulevard has a lot area of 2,232.5 m<sup>2</sup>, lot frontage of 45.725 m, and a lot depth of 49 m. The property at 160 Waymar Heights Boulevard has a lot area of 1992.9 m<sup>2</sup>, lot frontage of 45.725 m, and a lot depth of 45 m. A house exists on each of the two lots, which are proposed to be demolished, should the applications be approved.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), subject to a provision that lands abutting the Board of Trade Golf and Country Club shall be a minimum of 930 m<sup>2</sup> in lot area. The lands are zoned R1V Old Village Residential Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

#### **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 surrounding land uses, with particular consideration given to the consistency of the proposed development in terms of lot sizes and frontages and building form with existing development on Waymar Heights Boulevard;
- ii) the applicant has requested that the subject lands be zoned R2 Residential Zone, which provides for minimum 15 m lot frontages. However, based on the 18.28 m frontages shown on the concept plan (Attachment #2), the corresponding zone category should be reflective of the R1 Residential Zone (minimum lot frontage of 18 m). The appropriateness of the proposed R2 Residential Zone and associated standards will be reviewed; and,
- iii) 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.

#### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed amendments to the Official Plan and Zoning By-law to facilitate the severance of two (2) residential lots into five (5) smaller lots will be reviewed in consideration of

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the applicable Official Plan policies, Zoning By-law standards, and consistency with the existing development pattern and form of development on Waymar Heights Boulevard and in the surrounding area.

**Attachments**

1. Location Map
2. Proposed Site Plan

**Report prepared by:**

Clement Messere, Planner, ext. 8409  
Mauro Peverini, Senior Planner, ext. 8407

/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. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

**2** **OFFICIAL PLAN AMENDMENT FILE OP.08.0033**  
**ZONING BY-LAW AMENDMENT FILE Z.08.016**  
**1720447 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 April 7, 2008, be approved; and**
- 2) That the deputation of Ms. Lindsay Dale-Harris, Bousfields, 3 Church Street, Suite #200, Toronto, M5E 1M2, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.003 and Z.08.016 (1720447 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**

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and the Crestwood Springfarm-Yorkhill Residents Association. As of March 29, 2008, 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.

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #1:

1. An Official Plan Amendment Application (File OP.08.003) to amend OPA #210 (Thornhill Community Plan), to permit an increase in the total approved number of units currently allowed on the site, from 223 to 238 (ie. an additional 15 apartment units).
2. A Zoning By-law Amendment Application (File Z.07.016) to amend By-law 1-88, specifically to permit an increase in the total number of units currently allowed on the site, from 223 to 238 (ie. and additional 15 apartment units). The property is subject to an Ontario Municipal Board (OMB) Decision Order, which would permit a maximum of 223 units (townhouse and apartment units) within an RA3 Apartment Residential Zone category (from the current R2 Residential Zone, which permits single detached dwellings units) upon approval of a site plan application. The applicant has submitted a related site plan application (File DA.07.068), which will be considered at a future Committee of the Whole meeting.

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The proposed amendments would facilitate the overall development of the property with a total of 54 three storey townhouse units, and 184 apartment units within a 14 storey building, as shown on Attachment #2.

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

The subject lands shown on Attachment #1 are located on the north side of Steeles Avenue West, east of Bathurst Street, and municipally known as 520 Steeles Avenue West, City of Vaughan.

The subject lands are designated “High Density Residential” by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA’s #247 and #572; and are currently zoned R2 Residential Zone by By-law 1-88, subject to an OMB Decision Order that would rezone the property to RA3 Apartment Residential Zone to facilitate the townhouse and apartment uses, upon approval of a site plan application. The surrounding land uses are shown on Attachment #1.

#### **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 amending the Official Plan and Zoning By-law to permit an additional 15 apartment units on the subject lands will be considered in light of the City’s Official Plan policies for “High Density Residential” uses in OPA #210, as amended; the OMB’s Decision Order approving the redesignation and rezoning to facilitate the townhouse and apartment uses to a maximum of 223 units; the implementing RA3 Apartment Residential Zone standards in By-law 1-88; the area context; and, in consideration of the site design proposed in the related Site Plan File DA.07.068;
- ii) review will be given to the availability of water and sanitary sewer servicing capacity for the proposed increase in the number of units for the site; and,
- iii) Phase I and Phase II (if required) Environmental Site Assessment Reports must be completed in accordance with the City’s Policy and Procedures, prior to final consideration of the applications.

#### **Relationship to Vaughan Vision 2020**

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

#### **Regional Implications**

The applications have been circulated to the Region of York and to the City of Toronto for review and comments. Any issues will be addressed 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 proposal to permit 15 additional apartment units (from 223 to 238) will be reviewed in light of the applicable Official Plan policies, Zoning By-law standards, the OMB Decision Order originally permitting the 223 townhouse and apartment units, and the area context.

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**Attachments**

1. Location Map
2. Conceptual Site Plan

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Arto Tikiryan, Senior Planner, ext. 8212

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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. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 14, 2008.

### **3 ZONING BY-LAW AMENDMENT FILE Z.08.012 BERKLEY DEVELOPMENTS (JANE) INC.**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated April 7, 2008:

#### Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.012 (Berkley Developments (Jane) 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

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of March 29, 2008, 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.

#### Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1, from A Agricultural Zone to C10 Corporate District Zone.

The Owner is also proposing the following exceptions to the C10 Corporate District Zone:

- i) a maximum building height of 36.1 m, whereas 15 m is permitted;
- ii) a maximum density of 1.69 FSI, whereas 0.75 FSI is permitted; and,
- iii) a minimum of 247 parking spaces, whereas 290 spaces are required.

The proposed rezoning and exceptions are to facilitate the development of a seven-storey office building (7,044.067 m<sup>2</sup>) with ground floor retail (720.7 m<sup>2</sup>), on a 0.62 ha site, as shown on Attachment #2.

#### Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Jane Street, north of Regional Road 7, and municipally known as 7895 Jane Street, in Part of Lots 6 and 7, Concession 4, City of Vaughan.

The location of the 23.0 m wide road allowance is designated "Prestige Area" by OPA #450 (Employment Area Plan). The remainder of the lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), as amended by OPA #528 (Transportation Plan), and further amended by OPA #663 (Highway 7 Plan). OPA #663 has been adopted by the City of Vaughan, however is awaiting approval from the Region of York. The subject lands are zoned A Agricultural Zone by By-law 1-88.



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The surrounding land uses are shown on Attachment #1.

#### **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:

- iv) the proposed rezoning and exceptions would be in accordance with OPA #500 and OPA #663 as adopted, except for the proposed increase in FSI, which is a maximum of 0.75 in OPA #500, and the proposed FSI of 1.69 is contingent upon the approval of OPA #663 by the Region of York, which would permit a maximum FSI of 2.0 within the "Corporate Centre District" designation;
- v) the Owner has accommodated the 23 m right-of-way for the construction of the Portage Parkway (formally known as Applewood Crescent) extension as required under OPA #528, and the exact location of the road extension will be confirmed to ensure the appropriate zoning standards are captured for the proposed office development; and,
- vi) the application will be reviewed to ensure the appropriateness of the proposed zone category and exceptions to facilitate the proposed office building on the subject lands within the context of the existing and planned land uses, and the Urban Design Guidelines that apply to all lands designated "Corporate Centre District" by OPA #500.

#### **Relationship to Vaughan Vision 2020**

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

#### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed 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 proposal will be reviewed in light of the applicable Official Plan policies, Zoning By-law requirements, and compatibility with the existing and planned uses in the surrounding area.

#### **Attachments**

1. Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Elevations

#### **Report prepared by:**

Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212

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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.)