

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 10, 2008**

Item 1, Report No. 55, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 10, 2008.

**1 OFFICIAL PLAN AMENDMENT FILE OP.08.013  
ZONING BY-LAW AMENDMENT FILE Z.08.048  
VINCE DI TOMMASO**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008, be approved;
- 2) That the draft motion regarding an update on the Islington Avenue Corridor Secondary Plan verbally presented by deputant Franca Poretta, and the responses provided by the agent for the applicant, be reviewed by Planning staff and a memorandum be provided as early as possible to Members of Council in anticipation of a community meeting to be convened by the Ward 2 Sub-Committee;
- 3) That the following deputations and written submission be received:
  - a) Mr. Joseph Salvatore, Intra Architect Inc., 2501 Rutherford Road, Bldg. B, Suite 25, Vaughan, L4K 2N6, on behalf of the applicant;
  - b) Ms. Lora Castellucci, Pine Grove Public School, School Council, 86 Gamble Street, Woodbridge, L4L 1R2;
  - c) Ms. Miriam Gillespie, 2 Thomson Creek Blvd., Woodbridge, L4H 1B7, and written submission dated October 16, 2008, on behalf of Mr. Giovanni Lancia;
  - d) Ms. Ester Lancia, 8310 Islington Avenue, Woodbridge, L4L 1W8, on behalf of Mr. Giovanni Lancia;
  - e) Ms. Franca Poretta, 40 Birch Hill Road, Woodbridge, L4L 1J2; and
  - f) Ms. Franca Stirpe, 487 Wycliffe Avenue, Woodbridge, L4L 8S7; and
- 3) That the following written submissions and petitions be received:
  - a) Ms. Joanne Federici, 6 Hartman Avenue, Woodbridge, L4L 1R6;
  - b) Mr. Corrado Giliberta and Mr. Walter Di Ruscio, OCA NERA, Fine Italian Cuisine, 8348 Islington Avenue, Woodbridge, L4L 1W8, dated October 27, 2008; and
  - c) Petitions dated October 28, 2008, October 30, 2008, and November 3, 2008.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.013 and Z.08.048 (Vince Di Tommaso) 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 October 10, 2008, a Notice of Public Meeting was circulated to all property owners within 120m of the subject lands, and to those individuals requesting notification. As of October 20,

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2008, one letter was received by the Development Planning Department from a resident living southwest of Clarence Street and Rutherford Road, expressing opposition to the proposed development based on the following issues (in part):

- the development is next door to a pre-school/elementary school and half a kilometre away from a second elementary school and would impact the school and parental drop-off traffic for the schools;
- the increase in traffic that would be generated by the proposed development will aggravate an already dangerous traffic situation for the school children and area residents;
- the development will change the hamlet character of the area and impact the enjoyment of the existing residents and senior citizens.

Any responses received will be addressed in the technical review and included 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, to facilitate the future development of the site with two 4-storey apartment buildings connected by a walkway bridge and comprised of 85 residential units with the main entrance from Islington Avenue, as shown on Attachment #2:

1. An application to amend the Official Plan (File OP.08.013), specifically OPA #597 (Islington Avenue Corridor Secondary Plan), to redesignate the subject lands from "Medium Density Residential" to "High Density Residential", and to increase the maximum permitted density from 1.0 to 1.53 FSI (Floor Space Index), and the maximum permitted building height from 3½-storeys to 4-storeys.
2. An application to amend the Zoning By-law (File Z.08.048), specifically By-law 1-88, to rezone the subject lands from R2 Residential Zone to RA3 Apartment Residential Zone with the following exceptions to implement the concept plan shown on Attachment #2:
  - a) permit a minimum lot area of 4,412.94 m<sup>2</sup> or 51 m<sup>2</sup>/unit, whereas 5,695 m<sup>2</sup> or 67m<sup>2</sup>/unit is required;
  - b) permit a minimum front yard, rear yard and interior side yard setbacks of 4.2 m, 2.88 m and 0 m, respectively, whereas 7.5 m is required;
  - c) permit a minimum parking standard of 1.35 spaces/unit (including 0.18 spaces/unit for visitor parking), whereas 1.75 spaces per unit (including 0.25 spaces/unit for visitor parking) is required;
  - d) permit a minimum amenity area of 2,375.18 m<sup>2</sup>, whereas 2,520 m<sup>2</sup> is required; and
  - e) any other exceptions required to implement the final site plan, if approved.

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

The subject lands shown on Attachment #1 are currently comprised of an assembly of 3 separate lots (8294, 8298 and 8302 Islington Avenue) being Lots 2, 3 and 4 on Plan M-1107 and are located on the west side of Islington Avenue, south of Langstaff Road, in Lot 9, Concession 7, City of Vaughan.

The 0.44 ha parcel is relatively flat with a gradual slope towards the west and abrupt upward slope at the western most part of the site. There are three existing single family dwellings on the site, all of which are planned for demolition. There are mature trees randomly scattered throughout the site, and a heavily treed area in the westerly portion of the site.

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The subject lands are designated “Medium Density Residential” by OPA #597 (Islington Avenue Corridor Secondary Plan) and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

#### Preliminary Review

Following a preliminary review of the 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, the Provincial Growth Plan, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the area, with particular consideration given to the appropriateness and compatibility of the proposed redesignation and rezoning, floor space index (FSI), building design, building height, and site design, including consideration of the wooded areas, zoning standards, site access and parking, and a fire route must be adequately provided including appropriate overhead clearance for bridge design;
- iii) the proposed zero lot line will be reviewed in the context of the proposed development and the potential development of the abutting lands to the south;
- iv) the applications will be reviewed in the context of the Urban Design Guidelines within OPA #597 and the Islington Avenue Design Guidelines;
- v) the necessary studies (ie. functional servicing brief, parking, traffic, tree inventory and assessment, Phase I Environmental Report, etc.) in support of the applications are required to be submitted and approved to ensure servicing, parking, environmental, and traffic are satisfactorily considered and appropriate to facilitate the proposed development;
- vi) the applications will be reviewed with respect to the inclusion of the applicable sustainable development policies in the implementing Official Plan Amendment and subsequently at the site plan approval stage, if approved;
- vii) the subject lands are located entirely within the regulation limit as defined by the Toronto and Region Conservation Authority (TRCA) and therefore, the requirements and approval of the TRCA will be required;
- viii) the rear portion of the site may be within the Regional Forest and Greenland Systems in the Regional Official Plan; accordingly, the applications will be reviewed with respect to the applicable Regional policies and confirmed with the Region of York;
- ix) review will be given to the road widenings that may be required by the Region of York along Islington Avenue and may affect the site design; and,
- x) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.

#### Relationship to Vaughan Vision 2020

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 applications have been circulated to the Region of York for review and comment. The subject lands are designated "Urban Area" and identified as an Urban Corridor by the Region of York Official Plan. Any issues will be addressed when the technical report is considered. The Owner has applied for an exemption from Regional approval of the Official Plan Amendment, which has been granted by the Region.

**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 Provincial policies, Regional and City Official Plan policies, the appropriateness and compatibility of the proposed development in the context of the surrounding land uses, built form, environmental considerations, land use, and the proposed zoning exceptions required to implement the proposed development.

**Attachments**

1. Location Map
2. Proposed Site Plan
3. Elevations - North & East
4. Elevations - South & West

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Mauro Peverini, Senior Planner, ext. 8407

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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 NOVEMBER 10, 2008**

Item 2, Report No. 55, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 10, 2008.

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**ZONING BY-LAW AMENDMENT FILE Z.08.051  
TERWOL DEVELOPMENTS INC. (EAST COMMERCIAL)**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008:

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.051 (Terwol Developments Inc. [East Commercial]) 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 October 10, 2008, a Notice of Public Meeting was circulated to all property owners within 120m of the subject lands, and to the Millwood Woodend Ratepayers' Association. As of October 20, 2008, 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.

**Purpose**

The Owner has submitted a Zoning By-law Amendment Application (File Z.08.051) on the subject lands shown on Attachment #1, to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C3 Local Commercial Zone, which permits a bank or financial institution; business and professional office; personal service shop; photography studio; and video store uses within a shopping centre format, and to propose the following additional uses:

- i) club or health centre;
- ii) eating establishment, convenience;
- iii) eating establishment, convenience with a drive-through;
- iv) place of entertainment (e.g., theatre, arena, billiard hall);
- v) service or repair shop; and,
- vi) a drive-through associated with a permitted bank or financial institution.

A preliminary review of the conceptual site plan shown on Attachment #2, has identified the following zoning exceptions to the C3 Local Commercial Zone:

- i) loading is not permitted between a building and a street, whereas 2 loading/refuse areas are located between buildings and the future Fossil Hill Road extension, and 1 loading/refuse area is located between a building and Street "A";
- ii) a maximum gross floor area of 1860 m<sup>2</sup> is permitted, whereas a gross floor area of 2000m<sup>2</sup> is proposed;
- iii) a 6 m wide landscaping strip is required abutting a street, whereas a 3 m wide landscaping strip is proposed along Major Mackenzie Drive and Street "A".

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The conceptual commercial site plan is shown on Attachment #2, and proposes the following:

- Site Area = 10,711.1 m<sup>2</sup>
- Major Mackenzie Drive Frontage = 127 m
- Fossil Hill Road (Extension) Frontage = 60 m
  
- Building A = 350 m<sup>2</sup> Gross Floor Area (GFA)
- Building B = 600 m<sup>2</sup> GFA
- Building C = 720 m<sup>2</sup> GFA
- Building D = 330 m<sup>2</sup> GFA
- Total = 2000 m<sup>2</sup> GFA
  
- Site Coverage = 18.6%
  
- Parking Spaces Required = 120  
(6 parking spaces/100 m<sup>2</sup> GFA)
- Parking Spaces Provided = 120

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

The subject lands are designated “Medium Density Residential/Commercial” by OPA #600, as shown on Attachment #5. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands are identified as “Medium Density” in the approved Block 39 Plan, as shown on Attachment #4. The surrounding land uses are shown on Attachment #1.

On November 24, 2006, the subject lands were draft approved as part of Plan of Subdivision 19T-03V03 (Terwol Developments Inc.) and identified as Block 37 (future residential). The zoning for the subject lands remained as A Agricultural Zone, as the final use of the lands was still being determined at the plan of subdivision stage. The Owner is now proceeding to develop the site with commercial uses, in accordance with the “Medium Density Residential/Commercial” designation and policies.

#### **Preliminary Review**

Following a preliminary review of the 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 Regional and City Official Plans, and the Block 39 Plan with respect to conformity and appropriateness of the proposed additional land uses to the applicable policies and requirements;
  
- ii) the required technical reports for Block 39, including but not limited to, are to be finalized as part of Plan of Subdivision 19T-03V03, and/or revised and/or prepared respecting the master environmental and servicing plan, environmental site assessment, sustainable development report, transportation/transit management and impact assessment report, pedestrian and bicycling report, noise report (i.e., to address loading/refuse areas in proximity of the residential areas), heritage/archaeological report, and urban design and architectural control guidelines, which are to be submitted and approved to the satisfaction of the City and external public agencies;
  
- iii) the Spine Services Agreement for the roads and servicing infrastructure must be finalized to the satisfaction of the City, and Plan of Subdivision 19T-03V03 must be registered, prior to the finalization of a site plan application for the subject lands;

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- iv) the proposed development will require site plan approval, at which time the proposed development will be reviewed with respect to the inclusion of sustainable building and site design features, site access and parking, pedestrian and bicycling connections (i.e., connections to the greenway system along the future extension of Fossil Hill Road and to the transit services along Major Mackenzie Drive and the future extension of Fossil Hill Road), loading areas, landscaping, and screening, along with other site plan issues;
- v) the proposed reduction in the landscaping strips along Major Mackenzie Drive and Street “A” (the latter, which faces the proposed residential dwelling units), the proposed location of the drive-through adjacent to Major Mackenzie Drive, and the proposed location of the loading/refuse areas adjacent to residential areas and along the future extension of Fossil Hill Road and Street “A”, will be reviewed with respect to the impact on the streetscape and urban design policies; and,
- vi) the appropriateness of the proposed zoning, additional land uses, and exceptions, will be reviewed within the context of the surrounding existing and planned land uses and the Block 39 Plan.

#### **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 expressed by the public and Council at the Public Hearing or in writing, and 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, the Block 39 Plan requirements, appropriateness of the proposed zoning and exceptions, and compatibility with adjacent land uses.

#### **Attachments**

1. Location Map
2. Conceptual Site Plan
3. Consolidated Applications (Terwol Developments Inc.)
4. Block 39 Plan
5. OPA #600 – Schedule “B” - Vellore Urban Village 1

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

Judy Jeffers, Planner, ext. 8645  
Mauro Peverini, Senior Planner, ext. 8407

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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 NOVEMBER 10, 2008**

Item 3, Report No. 55, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 10, 2008.

**3 ZONING BY-LAW AMENDMENT FILE Z.08.040  
K & K HOLDINGS LTD.**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.040 (K & K 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**

On October 10, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of October 20, 2008, 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.

**Purpose**

The Owner has submitted an application to amend Zoning By-law 1-88, specifically to permit a Motor Vehicles Sales Establishment as a permitted use on the subject lands zoned A Agricultural Zone on Attachment #1. The application will facilitate the development of the subject lands with a 3,049.81 m<sup>2</sup> establishment for the sales and service of farm/heavy equipment/trucks.

**Background - Analysis and Options**

The 1.4 ha subject lands, which are part of an overall 6.8 ha site shown on Attachment #1, are located west of Keele Street on the north side of Kirby Road, in Part of Lot 31, Concession 4, City of Vaughan.

The subject lands are designated "Agriculture Area" by OPA #600, which permits the proposed use. The subject lands are zoned A Agricultural Zone by By-law 1-88, which does not permit the proposed use, and therefore, an amendment to the Zoning Bylaw is required. The surrounding land uses are shown on Attachment #1.

**Preliminary Review**

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

- ii) the application will be reviewed in the context of the policies contained within OPA #600, Zoning By-law 1-88, and the surrounding land use context to determine the appropriateness of the proposed Zoning By-law Amendment;

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- iii) the zoning amendment application will be reviewed together with the related Site Development File DA.08.057, and will include but not be limited to, sustainable building and site development features, building location, access, parking, traffic impact, landscaping, building elevations, and stormwater management;
- iv) the Owner must satisfy all requirements of CN Rail, including but not limited to, building design and setbacks, and noise and vibration issues, etc; and
- v) an Environmental Phase 1 report must be submitted for review to the satisfaction of the Vaughan Engineering Department; if necessary, further studies such as for parking, traffic impact, geotechnical and stormwater management may be required to be submitted for review in support of the Zoning By-law Amendment Application.

#### **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 Zoning By-law Amendment Application will be reviewed in consideration of the policies in OPA #600, the zoning requirements in By-law 1-88, the appropriateness of the proposed use and zoning standards, the requirements of CN Rail, and compatibility with the existing uses in the surrounding area.

#### **Attachments**

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

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

Stephen Lue, Planner, ext. 8210  
Mauro Peverini, Senior Planner, ext. 8407

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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. 55, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 10, 2008.

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4    **ZONING BY-LAW AMENDMENT FILE Z.08.053**  
**2124396 ONTARIO LTD.**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 3, 2008:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.053 (2124396 Ontario 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**

On October 10, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of October 20, 2008, 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.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to permit a metal sorting/recycling facility use with no outside storage, within the existing industrial building shown on Attachment #2, on the subject lands zoned EM2 General Employment Area Zone on Attachment #1.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located southeast of Langstaff Road and Weston Road, known municipally as 562 Chrislea Road, being Lot 45 on Plan 65M-2588, in Part of Lot 10, Concession 5, City of Vaughan.

The subject lands are designated "Employment Area General" and subject to the "Waste Recycling" policies (Subsection 2.2.7.2) in OPA #450 (City Employment Area Plan). The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, which does not permit recycling uses as-of-right. The applicant is proposing to amend By-law 1-88, to permit a metal sorting/recycling use in the EM2 Zone.

**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:

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- vi) the application will be reviewed in the context of the applicable City and Regional Official Plan policies, and By-law 1-88, including the appropriateness of permitting a metal sorting/recycling use with no outside storage in the EM2 Zone, and identifying any necessary zoning exceptions that may be required, if the application is supportable.

**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, review will be given to the appropriateness of permitting a metal sorting/recycling use with no outside storage in the EM2 General Employment Area Zone, within an existing industrial building.

**Attachments**

- 1. Location Map
- 2. Site Plan

**Report prepared by:**

Christina Napoli, Planner, ext. 8483  
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.)