

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009**

Item 1, Report No. 20, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 14, 2009.

**1 PUBLIC MEETING NOTIFICATION FOR PLANNING APPLICATIONS  
CITY OF VAUGHAN  
FILE 12.29  
WARDS 1- 5**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 31, 2009:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 12.29 (City of Vaughan) 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 6, 2009, a Notice of a Public Meeting was advertised in the Vaughan Today, which satisfies the public notification requirements of the *Planning Act*. An additional notice was placed in the Vaughan Citizen on March 12, 2009. As of March 19, 2009, 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**

On February 3, 2009, Vaughan Council adopted the following recommendation (in part) of the Commissioner of Planning with respect to proposed changes to the public hearing notification for planning applications and policy studies:

- “1. THAT a Public Meeting be held to:
- i) amend the public notification procedures outlined in OPA #478, specifically to increase the minimum public notification area for planning applications requiring a public meeting from 120 m to 150 m; and,
  - ii) amend Zoning By-law 1-88, specifically to permit a temporary sales office for the sale of or the taking of reservations for the purchase of residential units in a residential apartment condominium building only when the zoning is in place, whereas By-law 1-88 currently permits a temporary sales office when the Official Plan is in effect.”

The purpose of this Public Meeting is to obtain input from the public regarding the proposed changes to the City’s minimum public notification area and By-law 1-88 as noted above.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009

Item 1, CW(PH) Report No. 20 – Page 2

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

On May 13, 2008, the Committee of the Whole (Working Session) considered a report from the Commissioner of Planning regarding several issues respecting the public meeting notification for planning applications and policy studies, in response to Council's desire to engage the public in the land use planning process. The report considered the existing notification policies and procedures currently utilized within the City of Vaughan, examined the notification policies and procedures of other municipalities, and established options and recommendations to improve and reinforce the notification process for planning applications and policy studies requiring a public meeting.

On January 12, 2009, the Committee of the Whole (Working Session) considered a supplementary report from the Commissioner of Planning in response to the initial discussions and input received at the May 13, 2008 Committee of the Whole (Working Session) meeting. The recommendations of the Commissioner of Planning in the report dated January 12, 2009, were ratified by Council on February 3, 2009, and specifically included two recommendations with respect to scheduling a Public Meeting to consider the proposed changes to the minimum public notification area for planning applications requiring a public meeting, and an amendment to Zoning By-law 1-88 regarding the timing of when a temporary sales office for a residential condominium building may be erected.

The intent of increasing the minimum notification area for all planning applications requiring a public meeting from 120 m, as prescribed by the *Ontario Planning Act*, to 150 m is to allow the City and to provide an increased opportunity for public participation in the planning process. An amendment to OPA #478 is required to increase the minimum notification area from 120 m to 150m

The proposed amendment to Zoning By-law 1-88, specifically to permit a temporary sales office for the sale of or the taking of reservations for the purchase of residential units in residential apartment and condominium buildings only when the zoning is in place, is intended to ensure that the appropriate zoning is in place for a proposed residential condominium building, prior to the advertising or sales of a new development, and to provide greater certainty with respect to the development status of the project for the public when considering potential purchases in the development.

#### **Preliminary Review**

Through the City's comprehensive review of the existing public hearing notification process and By-law 1-88, the Development Planning Department has identified that amendments to OPA #478, and Zoning By-law 1-88, are required to implement the Recommendations of the Commissioner of Planning which were approved by Council on February 3, 2009. Accordingly, it will be necessary to undertake the following actions for implementation:

- i) unless there are matters identified at this Public Meeting, which require further consideration, the Development Planning Department will proceed with a technical report to the Committee of the Whole Meeting on May 12, 2009; and,
- ii) proceed with facilitating Council's adoption and enactment of the implementing Amendments to OPA #478, and Zoning By-law 1-88, respectively, at the Council Meeting of May 26, 2009, thereby allowing for implementation in June 2009, if there are no appeals to the Amendments to OPA #478 and Zoning By-law 1-88.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009**

Item 1, CW(PH) Report No. 20 – Page 3

**Regional Implications**

N/A

**Conclusion**

The above-noted changes to OPA #478 and Zoning By-law 1-88 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 the next Committee of the Whole meeting on May 20, 2008. This will be followed up immediately with the adoption and enactment of the implementing Official Plan and Zoning By-law Amendments, if there are no appeals to the proposed amendments.

**Attachments**

N/A

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Mauro Peverini, Manager of Development Planner, ext. 8407

/LG)



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009

Item 2, CW(PH) Report No. 20 – Page 2

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

The subject lands shown on Attachment #1 are located southwest of Regional Road 7 and Keele Street, known municipally as 7700 Keele Street, being Parts 1-7 inclusive on Plan 65R-115898, in Part of Lots 5 and 6, Concession 4 and Part of the Road Allowance between Lots 5 and 6, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #1.

The subject lands are designated as “Prestige Areas Centre and Avenue 7 Corridor” and as a “Transit Stop” by OPA #660 (Avenue 7 Plan), which permits retail, institutional office, business and civic uses on the subject lands. OPA #660 also recognizes existing uses under a previously approved Official Plan Amendment. The lands are also subject to the “Prestige Area” policies under OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses with no outside storage. The proposed additional land uses on the subject lands conform to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which does not permit the proposed commercial uses on the subject lands and therefore, an amendment to By-law 1-88 is required.

#### **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 applicable City and Regional Official Plan policies, the requirements of By-law 1-88, the appropriateness of permitting the proposed commercial uses in the EM1 Prestige Employment Area Zone;
- ii) the compatibility of the proposed uses with the existing and other currently permitted uses on the subject lands will be reviewed; and,
- iii) the availability of parking to support the proposed uses on the subject lands will be reviewed; a parking study may be required.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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 Meeting 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 commercial uses in the EM1 Zone, compatibility with existing and permitted uses on the subject lands and the availability of parking for the additional commercial uses.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009**

Item 2, CW(PH) Report No. 20 – Page 3

**Attachments**

1. Location Map
2. Site Plan-Existing Building

**Report prepared by:**

Christina Napoli, Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

/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.)



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009

#### Item 3, CW(PH) Report No. 20 – Page 2

The property is accessed from Regional Road 7. The subject lands are designated "General Commercial" by OPA #240. The proposed development conforms with the Official Plan. The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception Paragraph 9(778) which does not permit a drive-through accessory to a bank. Accordingly, a Zoning By-law Amendment 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:

- i) the application will be reviewed in the context of the minimum development standards and requirements of By-law 1-88;
- ii) the appropriateness of the drive-through facility will be assessed in the context of its' compatibility with other land uses and on-site circulation on the subject lands;
- iii) the appropriateness of the proposed drive-through design including its location, width and number of car stacking spaces will be reviewed;
- iv) an amendment to the approved site plan agreement for the subject lands is required to implement the proposed development, including changes to the approved building elevations; and,
- iv) the location and design of any signage and lighting required for the bank and the functioning of the drive-through facility must be reviewed to the satisfaction of the City, if approved.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

#### Regional Implications

The application has not been circulated to the Region of York for review and comment, as it does not impact on Regional objectives.

#### 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 Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed drive-through accessory to a bank will be reviewed in the context of the minimum development standards of By-law 1-88, compatibility with other uses on the subject lands, the proposed design and proper on-site circulation.

#### Attachments

1. Location Map
2. Overall Site Plan
3. Proposed Drive-Through
4. Proposed Elevations - Building "C"



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 14, 2009**

Item 3, CW(PH) Report No. 20 – Page 3

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Mauro Peverini, Manager of Development Planning, 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.)