

CITY OF VAUGHAN

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

Item 1, Report No. 56, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 14, 2009.

**1 OFFICIAL PLAN AMENDMENT FILE OP.09.003  
ZONING BY-LAW AMENDMENT FILE Z.09.026  
1539253 ONTARIO LTD.  
WARD 1**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 1, 2009, be approved;
- 2) That the following deputations and written submission be received:
  - a) Mr. Iain Craig, Box 157, Kleinburg, L0J 1C0;
  - b) Mr. Ken Schwenger, KARA, 118 Coldspring Road, Kleinburg, L0J 1C0, and written submission dated November 25, 2009; and
  - c) Mr. John McMahon, 5900 Kirby Road, Kleinburg, L0J 1C0; and
- 3) That the written submission from Craig and Bernice Floyd, 207 Stegman's Mill Road, Kleinburg, L0J 1C0, dated December 1, 2009, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.09.003 and Z.09.026 (1539253 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.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: November 6, 2009
- b) Circulation Area: 150 m and the Kleinburg and Area Ratepayers Association
- c) Comments Received as of November 17, 2009: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a recreational facility consisting of a 9 hole golf course, golf driving range, golf club house building, 4 baseball diamonds, 4 soccer fields, an ice rink, swimming pool, lawn bowling and bocce courts, tennis courts, a picnic area, and accessory maintenance and storage buildings, and 720 parking spaces:

1. An Official Plan Amendment Application (File OP.09.003) to amend OPA #600, to permit a site-specific amendment to facilitate recreational uses on the subject lands in conformity with the policies of the Official Plan, as follows:

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	<b>Official Plan Policy (OPA #600)</b>	<b>Proposed Amendment to OPA #600</b>
a.	<p>The subject lands are designated “Rural Use Area”.</p> <p>Limited recreational uses (including land for outdoor parks, playgrounds, outdoor athletic fields, miniature golf, golf course, golf driving ranges, and buildings and structures accessory to these uses) shall only be permitted in the Rural Use Area, subject to an Official Plan Amendment and the criteria outlined in Sections 6.2.1 and 6.2.2.</p>	<ul style="list-style-type: none"> <li>▪ Official Plan Amendment to permit recreational uses as required by OPA #600.</li> </ul>

2. A Zoning By-law Amendment Application (File Z.09.026) to amend Zoning By-law 1-88, to permit additional recreational uses on the subject lands within the “A” Agricultural Zone as shown on Attachment #3, as follows:

	<b>By-law Standard</b>	<b>By-law 1-88 A Agricultural Zone Requirements</b>	<b>Proposed Exceptions to the A Agricultural Zone</b>
a.	Permitted uses	<p>Permits limited recreational uses as follows:</p> <ul style="list-style-type: none"> <li>- bowling green</li> <li>- curling rink</li> <li>- private or municipal swimming or wading pool</li> <li>- skating rink</li> <li>- tennis courts</li> </ul>	<p>Permit the following additional recreational uses on the subject lands:</p> <ul style="list-style-type: none"> <li>- 9 hole golf course, golf driving range, and golf club house building</li> <li>- baseball diamonds, soccer fields</li> <li>- lawn bowling and bocce courts</li> <li>- picnic area</li> <li>- accessory maintenance and storage buildings</li> </ul>

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ East side of Kipling Avenue, north of Teston Road (municipally known as 10951 Kipling Avenue) and shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Rural Use Area” (majority of internal site) and “Valley and Stream Corridor” (along the frontage of Kipling Avenue) by OPA #600.</li> <li>▪ The proposed recreational uses conform to the Official Plan, however, OPA #600 only permits these uses subject to a site-specific Official Plan Amendment.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by By-law 1-88.</li> <li>▪ The proposed additional recreational uses are not permitted in the A Agricultural Zone, and therefore, an amendment to By-law 1-88 is required.</li> </ul>
Greenbelt Designation	<ul style="list-style-type: none"> <li>▪ “Protected Countryside” by the Provincial Greenbelt Plan, as further discussed in this report.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies. In particular, the conformity of the proposal will be reviewed in accordance with the Greenbelt Plan.</li> </ul>
b.	Justification for the proposed use	<ul style="list-style-type: none"> <li>▪ The need or justification for the proposed use, its size, its location and whether it will impact the natural features of the site and the surrounding area must be demonstrated in accordance with the polices of OPA #600.</li> </ul>

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c.	Greenbelt Plan	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “Protected Countryside”, and form part of the Natural Heritage System” and are identified as a rural area within the Agricultural System by the Greenbelt Plan. The proposed development is a non-agricultural use, and therefore, a justification report must demonstrate its conformance with the policies in Sections 3.1.4 and 3.2.2 being the Agricultural System and Natural System, respectively, of the Greenbelt Plan.</li>   <li>▪ The appropriateness of permitting the recreational facility and the range of proposed uses on the subject lands will be reviewed in the context of its location, surrounding area and its impact on the natural heritage and key features on the site and with the policies identified in Section 4.1.1 and 4.1.2 of the Greenbelt Plan.</li> </ul>
d.	Supporting Studies/Material	<p>A Planning Justification Study has been submitted for review. The following additional supporting materials, but not limited to, are required to be submitted by the applicant for review:</p> <ul style="list-style-type: none"> <li>▪ a report demonstrating agricultural conversion in the Greenbelt area (LEAR report);</li> <li>▪ a Vegetation Enhancement Plan as per the Greenbelt policies;</li> <li>▪ a Conservation Plan as per the Greenbelt policies;</li> <li>▪ a Functional Servicing Report; and,</li> <li>▪ a Traffic and Parking Impact Study.</li> </ul>
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The subject lands are partially located within a Regulated Area of the Humber River Watershed. A Permit is required from the TRCA prior to any development. The TRCA requires that a site visit be undertaken to determine the development limits, and that the additional reports and studies as prescribed by the Greenbelt Plan must be provided.</li> </ul>

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f.	Future Site Plan	<p>The Owner will be required to submit a future Site Plan Application to address issues related to:</p> <ul style="list-style-type: none"><li>▪ the road network, storm water management, water and sanitary servicing, and the necessary road widenings;</li><li>▪ a record of site condition (RSC) will be required at the site plan stage, to the satisfaction of the Vaughan Engineering Department;</li><li>▪ opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
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**Relationship to Vaughan Vision 2020 / Strategic Plan**

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

**Regional Implications**

The applications together with a request for exemption from Regional approval of the Official Plan Amendment was circulated to the Region of York for review and comment. The request for an Official Plan Amendment exemption was considered by the Regional Development Review Committee and denied, as the amendment is for a non-farm development in the agricultural and/or rural area, within the Regional Greenbelt System, and may affect Regional road infrastructure. The Region of York will be the final approval authority on the Official Plan Amendment, should it be supported by Vaughan Council.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 266 North Rivermede Road, located south of Langstaff Road, and west of Dufferin Street, being Lot 8 on Plan 65M-2223, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Employment Area General” by OPA #450 (Employment Area Growth and Management Plan).</li> <li>▪ The proposed use of the property conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ EM1 Prestige Employment Area Zone by By-law 1-88.</li> <li>▪ The proposed public garage use is not permitted in an EM1 Prestige Employment Area Zone, and therefore, an amendment to the Zoning By-law is required.</li> <li>▪ Generally, the implementing zoning for lands designated “Employment Area General” by the Official Plan and located internal to an employment area is EM2 General Employment Area Zone, which would permit the proposed public garage use as-of-right.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposed Use	The appropriateness and compatibility of permitting a public garage use in an EM1 Prestige Employment Area Zone will be reviewed in consideration of the original intent and purpose of the EM1 zoning on the property and surrounding lands, and the existing land use context of the area. Any additional zoning exceptions will be identified through the technical review.
b.	Phase 1 Environmental Site Assessment	The Phase 1 Environmental Site Assessment submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
c.	Additional Studies	Review will be given to determine if additional studies are required to support the proposed development.



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**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 subject lands are located internal to the subdivision, and therefore, there are no Regional implications.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Survey Plan

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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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- iii) the site was recently subject to a comprehensive Official Plan Amendment, which designated the lands “Prestige Area” and “Employment Area General” with some “Valley Land”. The proposed retail warehouse uses should be included as part of a large and more comprehensive Zoning By-law Amendment Application to avoid piece-meal planning and a more integrated and coordinated approach to development in this area.

**Purpose**

To amend the City’s Zoning By-law 1-88, to rezone the subject lands (Attachments #1 and #2) from A Agricultural Zone to EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone as shown on Attachment #3, to permit general employment, retail warehouse, service commercial and stormwater management pond uses, respectively, and to permit the following site-specific exceptions on the property:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements</b>	<b>Proposed Exceptions to By-law 1-88</b>
a.	Minimum Landscape Strip Width (along Regional Road 50 - EM3 Retail Warehouse Employment Area Zone)	9.0m	Permit a minimum 6.0m wide landscape strip, where a building with windows faces a street line.
b.	Minimum Landscape Strip Width on Employment Lands Abutting an Open Space Zone (affecting EM2 General Employment and EM3 Retail Warehouse Employment Area Zones)	7.5m	3.0m
c.	Parking and Building Setbacks for the EM3 Retail Warehouse Zone and C7 Service Commercial Zone	Parking and building setback requirements applied separately to each respective zone category.	For the purposes of zoning, the lands zoned C7 Service Commercial Zone and EM3 Retail Warehouse Employment Area Zone shall be deemed to be a single lot for the purposes of applying minimum parking and building setback requirements.

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d.	Minimum Front Yard Setback (C7 Service Commercial Zone – opposite Regional Road 50)	9.0m	6.0m
e.	Minimum Exterior Side Yard Setback (C7 Service Commercial Zone – opposite Langstaff Road)	9.0m	6.0m
f.	Permitted Uses in the C7 Service Commercial Zone	C7 Service Commercial Zone uses only.	EM3 Retail Warehouse Employment Area Zone uses shall be permitted in the C7 Service Commercial Zone, except Swimming Pool and Recreational Vehicle Leasing/Retail/Sales.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Northeast corner of Regional Road 50 and Langstaff Road, being Part of Lot 11, Concession 10, in Planning Block 64, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>▪</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Prestige Area” (adjacent to Regional Road 50), “Employment Area General” (internal to employment area) and “Stream Corridors” (valleylands) by OPA #450 (Employment Area Growth and Management Plan), as amended by OPA #631.</li> <li>▪ Service Nodes are also permitted in “Prestige Area” designations to a maximum size of 1.2 ha, to be zoned C7 Service Commercial Zone, to permit service commercial uses that serve the businesses in the area.</li> <li>▪ OPA #631 designates a “Retail Warehouse” location southeast of Rutherford Road and Regional Road 50, and also permits Retail Warehousing on the subject lands in accordance with the retail warehouse policies and criteria in OPA #450.</li> <li>▪ The proposed amendment to the Zoning By-law conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by By-law 1-88.</li> <li>▪ An amendment to the Zoning By-law is required to rezone the property to the proposed employment, service commercial and open space zones, and to permit the proposed site-specific exceptions, to facilitate the proposed zoning by-law amendment in conformity with the Official Plan.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

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**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of Proposed Uses	<p>The appropriateness of rezoning the property to permit general employment, retail warehouse, service commercial and stormwater management pond uses on the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the Official Plan, Zoning By-law, Block 64 Plan, and the surrounding land use context.</p> <p>The appropriateness of permitting EM3 Retail Warehouse Zone uses in a C7 Service Commercial Zone will also be reviewed.</p>
b.	Block 64 Land Use Plan	<p>The proposed rezoning will be reviewed in the context of the approved Block 64 Land Use Plan (Attachment #4) to determine the compatibility and appropriateness of the proposed zone categories and road pattern.</p>
c.	Traffic Impact Study	<p>The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York, the Region of Peel and the Vaughan Engineering Department.</p>
d.	Phase 1 and Phase 2 Environmental Reports	<p>The Phase 1 and Phase 2 Environmental Site Assessment Reports submitted in support of the application must be reviewed and approved by the Vaughan Engineering Department.</p>
e.	Future Site Plan Application	<p>The Owner will be required to submit a future Site Plan Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and servicing and grading, upon a development proposal(s) being generated on the EM3 and C7 lands only.</p> <p>The proposed development must conform to the applicable Urban Design Guidelines (Huntington Glen (Block 64) Urban Design Guidelines) for the entire subject lands.</p>
f.	Additional Studies	<p>Review will be given to determine if additional studies are required to support the proposed development.</p>

**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.

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**Regional Implications**

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

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Approved Block 64 Land Use Plan

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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. 56, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 14, 2009.

**4 ZONING BY-LAW AMENDMENT FILE Z.09.029  
JOHN DUCA  
WARD 3**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 1, 2009, be approved; and
- 2) That the written submission from Mr. David A. McKay, MHBC Planning, Urban Design & Landscape Architecture, 7050 Weston Road, Suite #230, Woodbridge, L4L 8G7, dated November 30, 2009, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.029 (John Duca) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Meeting was circulated: November 6, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of November 17, 2009: None

**Purpose**

To amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from PBM7 Parkway Belt Industrial Zone under Exception 9(691) to EM1 Prestige Employment Area Zone. The proposed rezoning would facilitate the development of the property with a 9-storey, 12,546 m<sup>2</sup> office building as shown on Attachments #3, #4, and #5, and requires the following (but not limited to) site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements (EM1 Zone)</b>	<b>Proposed Exceptions to By-law 1-88 (EM1 Zone)</b>
a.	Maximum Building Height	15m	33m

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b.	Minimum Lot Frontage	65m	34.9m (existing)
c.	Minimum Lot Area	8000m <sup>2</sup>	5,294.8m <sup>2</sup> (existing)
d.	Minimum Number of Parking Spaces	509 spaces	332 spaces on the subject lands (the applicant is also proposing to utilize and construct 178 additional parking spaces on the PB1(S) Zone lands to the south, which are also owned by the Applicant.
e.	Minimum Regular Parking Space Size	2.7m x 6.0m	2.7m x 5.8 m
f.	Minimum Handicapped Parking Space Size	3.9m x 6.0m	3.65m x 6.0m
g.	Minimum Number of Handicapped Parking Spaces	1 space per 100/spaces	1 space per 300/spaces
h.	Minimum Setback for Portions of the Building Below Grade (Weston Road and Century Place)	1.8m	0m
i.	Minimum Landscape Strip Width Abutting a Regional Road (Weston Road)	9.0m	6.0m
j.	Minimum Front Yard Setback (Weston Road)	9.0m	6.0m

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Southeast corner of Century Place and Weston Road, being southwest of Highways #400 and #407, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Prestige Area” by OPA #450 (Employment Area Growth and Management Plan). The implementing zoning is EM1 Prestige Employment Area Zone in By-law 1-88.</li> <li>▪ The proposed rezoning conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ PBM7 Parkway Belt Industrial Zone by By-law 1-88, subject to Exception 9(691).</li> <li>▪ Although the proposed office building use is permitted in the existing PBM7 Zone, the Applicant is proposing to rezone the site to EM1 Prestige Employment Area Zone to be consistent and in conformity with the “Prestige Area” designation in OPA #450.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> <li>▪ The appropriateness of rezoning the lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone including the proposed uses and the site-specific exceptions required to facilitate the proposed development will be reviewed in consideration of the policies of the Official Plan, the requirements of the Zoning By-law, and the surrounding land uses.</li> </ul>
b.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> <li>▪ The Traffic Impact and Parking Study submitted in support of the application must be reviewed and approved by the Region of York, the Ministry of Transportation, and the Vaughan Engineering Department. The adequacy of the parking supply for the proposed development on the subject lands will be reviewed.</li> <li>▪ The additional parking on the PB1(S) Zone lands to the south (in their ownership) cannot be included in the required parking count for the proposed EM1 Zone land, as the PB1(S) lands may be required in the future by the Ministry of Transportation (MTO) for its’ transitway line, which maybe located to the north of the CN Rail line shown on Attachment #2.</li> </ul>

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c.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"><li>▪ The application has been circulated to the Ministry of Transportation (MTO) for their review, as the site is in close proximity to both Highway's 400 and 407 and the MTO transitway right-of-way.</li></ul>
d.	Future Site Plan Application	<ul style="list-style-type: none"><li>▪ The Owner will be required to submit a future Site Plan Application, which will be reviewed to ensure appropriate building and site design, access, internal pedestrian and vehicular circulation, parking, landscaping, servicing and grading.</li><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li></ul>
e.	Additional Studies	<ul style="list-style-type: none"><li>▪ Review will be given to determine if additional studies are required in support of the proposed development.</li></ul>

**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 preliminary issues identified in this report and any other issues identified through the processing of the application 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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Underground Parking Layout
5. Conceptual Rendering

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**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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.)