

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 3, 2011

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Official Plan Designation	<ul style="list-style-type: none"> ▪ “Medium Density Residential/Commercial” by OPA #600, which would permit the proposed Business or Professional Office use. ▪ “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval and is not yet in effect. The proposed Business or Professional Office use would be permitted in this designation. ▪ The proposal conforms to the Official Plans.
Zoning	<ul style="list-style-type: none"> ▪ C1 Restricted Commercial Zone (tableland) and OS1 Open Space Conservation Zone (valleyland-privately owned) by By-law 1-88, subject to site-specific Exception 9(1245). ▪ The application to permit a Business or Professional Office use on the C1 lands requires a Zoning By-law Amendment application as site-specific Exception 9(1245) restricts the permitted uses to a Day Nursery only. The proposal does not include any revisions to the site layout or circulation. The privately-owned OS1 Open Space Conservation Zone lands are not impacted by the application.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable City Official Plan policies.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of permitting a Business or Professional Office use on the subject lands will be reviewed in the context of the existing and planned uses in the surrounding area. ▪ Review will be given to the impact and compatibility of the proposed use on the existing Day Nursery. ▪ Consideration will be given to the traffic impact and on-site parking condition resulting from the introduction of a Business or Professional Office use on the property.

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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 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, 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.

Attachments

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

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager 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.)

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and McGillivray Shore House) as shown on Attachment #3. A 58 m² two storey addition is also proposed to the Thomas Wright House as shown on Attachment #3. In addition, the following site-specific zoning exceptions are proposed to implement the site plan shown on Attachment #3:

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	i) Block Townhouse Dwelling ii) Apartment Dwelling iii) Multiple Family Dwelling	i) 65 Stacked Townhouse Units within 5 Block Townhouse Dwellings ii) 2 Single Family Detached Dwellings
b.	Minimum Front Yard (Kipling Avenue)	4.5 m	3.0 m
c.	Minimum Parking Requirements	i) 65 Stacked Townhouse Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 114 spaces plus, 2 Single Family Detached dwellings @ 3.0 spaces per unit = 6 spaces Total Required Parking =120 spaces ii) A strip of land not less than 3.0m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.	i) Minimum of 93 parking spaces ii) A strip of land not less than 1.4m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.

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d.	Permitted Yard Encroachments and Restrictions	A balcony may encroach into the required interior side yard to a maximum of 0.3m and no encroachment shall be closer than 1.2 m to an interior side yard.	A balcony (Block “D”) may encroach into the required interior side yard (south) to a maximum of 0.7m and no encroachment shall be closer than 0.9 m to the interior side yard (south).
e.	Minimum Amenity Area	3905 m ²	2900 m ²
f.	Minimum Lot Area Per Unit	230 m ² per unit	115 m ² per unit

Other zoning exceptions may be identified through the detailed review of the application.

A related Site Development Application (File DA.11.112, Wycliffe Kipling Ltd. and Antoinette Marie Algieri) has also been submitted to facilitate the development as shown on Attachment #3.

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East side of Kipling Avenue, south of Meeting House Road, known municipally as 8161, 8171 and 8177 Kipling Avenue, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2. ▪ The property is an assembly of three residential lots with a total lot area of 0.77 ha and 77 m frontage on Kipling Avenue. The site is developed with 2 detached heritage dwellings, one being 2-storeys (8161 Kipling Avenue – Thomas Wright House) and the other 1-1/2 storeys (8177 Kipling Avenue – McGillivray Shore House).
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Mid Density Mixed Use” by OPA #695 (Kipling Avenue Corridor Plan). OPA #695 is incorporated into the Vaughan Official Plan 2010 under Section 11.5 of Volume 2. The new City of Vaughan Official Plan 2010 was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. ▪ The proposal conforms to the Official Plans.

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Zoning	<ul style="list-style-type: none"> ▪ R3 Residential Zone and RM2 Multiple Residential Zone by By-law 1-88, subject to site-specific Exception 9(1297), which permits only semi-detached dwellings. ▪ The lands are proposed to be rezoned entirely to RM2 Multiple Residential Zone to facilitate the proposed stacked townhouse development. An amendment to By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable City Official Plan policies, specifically OPA #695 (Kipling Avenue Corridor Study).
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility, the availability of parking and the appropriate development standards required to implement the site plan.
c.	Woodbridge Heritage Conservation District Plan (HCDP)	<ul style="list-style-type: none"> ▪ The subject lands are designated under Part V of the Ontario Heritage Act. The retention and relocation of the Thomas Wright House and the McGillivray Shore House must be reviewed and approved by the Vaughan Cultural Services Division and Heritage Vaughan. ▪ A Heritage Impact Study has been submitted for review and approval by the Cultural Services Division. ▪ The proposed development including the 2 storey addition to the Thomas Wright House must conform to the Heritage Conservation District Plan guidelines for Character Area 1 (Kipling Avenue North) and be approved by the Vaughan Cultural Services Division and Heritage Vaughan.

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d.	Access, Road Widening and Parking Review	<ul style="list-style-type: none"> ▪ Access improvements and any required road widening along Kipling Avenue must be approved by the Vaughan Engineering Department. ▪ An Access and Parking Study has been submitted in support of the application which must be approved by the Vaughan Engineering Department.
e.	Additional Studies	<ul style="list-style-type: none"> ▪ Review will be given to determine if additional studies are required to support the proposed development.
f.	Environmental Impact	<ul style="list-style-type: none"> ▪ A Phase 1, Environmental Site Assessment for the subject site has been submitted for City approval. ▪ Additional environmental reports and a Record of Site Condition are required to determine the suitability of the lands for redevelopment.
g.	Slope Stability	<ul style="list-style-type: none"> ▪ The site is generally flat with a descending grade toward a slope at the north east portion of the site. This area is regulated by the Toronto and Region Conservation Authority. Geotechnical and slope stability studies must be approved in consultation with the Toronto and Region Conservation Authority.
h.	Proposed Related Site Plan and Elevations	<ul style="list-style-type: none"> ▪ The proposed related site plan will be reviewed to determine the appropriate site design, to enhance pedestrian connections and permeability throughout the site, and to review the adequacy of the on-site amenity area. ▪ Opportunities for relocating the proposed garbage enclosure internal to the site and within the proposed buildings will be reviewed. ▪ Opportunities for reducing the amount of paved area on the site will be reviewed. ▪ The proposed building elevations will be reviewed with respect to their compatibility with the existing built form in the surrounding area and with the heritage dwellings on the site. The side elevations for Blocks “A” and “C” (Attachment #5) will need to be upgraded.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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 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 Zoning By-law Amendment 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. Site Plan
4. Streetscape
5. Elevations (Typical)

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
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.)

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Item 3, Report No. 21, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on May 3, 2011, as follows:

By receiving Communication C1 from Mr. Paul Mantella, Nashville Area Ratepayers Association, dated April 6, 2011.

**3 OFFICIAL PLAN AMENDMENT FILE OP.09.007
ZONING BY-LAW AMENDMENT FILE Z.09.036
DIBATTISTA FARMS 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 and Director of Development Planning, dated April 12, 2011, be approved; and
- 2) That the following deputations and communications be received:
 1. Ms. Diana Santo, MMM Group Ltd., 100 Commerce Valley Drive, West, Thornhill, L3T 0A1, on behalf of the applicant, and Communication C3, dated April 12, 2011; and
 2. Mr. Charles McCusker, 11300 Huntington Road, Kleinburg, L0J 1C0, and Communication C4.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

THAT the Public Hearing report for Files OP.09.007 and Z.09.036 (DiBattista Farms 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: March 18, 2011
- b) Circulation Area: 150 m and the Kleinburg and Area Ratepayers Association
- c) These applications were originally scheduled for Public Hearing on January 12, 2010, however the agent requested a deferral on January 8, 2010.
- d) Comments Received as of March 24, 2011:
 - The Kleinburg and Area Ratepayers Association (KARA) originally wrote a letter dated December 18, 2009, and are concerned with noise, traffic and light from heavy equipment, and dust, pollution, smell and wear and tear of the rural roads by large vehicles. In addition, they are concerned with the future loss of agricultural land and expect the City-wide Official Plan to protect such resources.

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- The Nashville and Area Ratepayers Association (NARA) originally wrote a letter dated December 22, 2009 and they do not support the temporary use. Construction yards and equipment should be located in corridors that zone for such use, and not near existing and future residential. Haulage is being done day and night. It was also questioned as to whether the Owners were paying agricultural or industrial taxes.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to recognize the existing use of 0.81 ha of the overall 40.47 ha subject lands for the outside storage of construction material:

1. An Official Plan Amendment Application (File OP.09.007) to amend the “Agriculture Area” policies of OPA #600 as follows:

	Official Plan Policy	Proposed Amendment
a.	Agricultural uses remain a priority, and additional (non-farm) land uses are permitted subject to an amendment to the Official Plan, and subject to individual proposals being in conformity with specific evaluation criteria. The temporary use policies of OPA #600 also do not permit any use requiring outside storage in the Agricultural Area.	Official Plan Amendment to permit the existing outside storage of construction materials on a 0.81 ha portion of the overall 40.47 ha subject lands to be maintained for a temporary period not to exceed 6 years.

2. A Zoning By-law Amendment Application (File Z.09.036) to amend Zoning By-law 1-88, specifically to permit the following additional uses within the “A” Agricultural Zone, as follows:

	By-law Standard	By-law 1-88 ‘A’ Agricultural Zone Requirements	Proposed Exceptions to the ‘A’ Agricultural Zone
a.	Permitted uses	Outside storage is not a permitted use.	Permit the outside storage of construction materials as an additional use on a 0.81 ha portion of the overall 40.47 ha subject lands, for a temporary period not to exceed 3 years (maximum permitted by the Planning Act), with the future option to submit a Zoning By-law Amendment Application to permit the use for an additional 3 year period, for a total maximum period of 6 years.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ 11100 Huntington Road, being on the west side of Huntington Road and south of Kirby Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Agriculture Area” by OPA #600.▪ The Application to permit the outside storage use (of construction materials) in the “Agriculture Area” designation does not conform to the Official Plan, and therefore, an amendment to OPA #600 is required. ▪ “Agricultural” and “Natural Area” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect. The proposal does not conform to the new Official Plan. • The Temporary Use policies in the new City of Vaughan Official Plan 2010 (Section 10.1.2.4) provides that a By-law may be enacted to permit temporary uses of land provided the temporary use meets the following conditions in the new Official Plan:<ul style="list-style-type: none">a. is consistent with the general intent of the Plan;b. is consistent with adjacent land-uses;c. is temporary in nature and can be easily terminated when the temporary zoning by-law expires;d. sufficient servicing and transportation capacity exists for the temporary use; and,e. maintains the long-term viability of the lands for the uses permitted in the Plan. ▪ The lands on the east side of Huntington Road, opposite the subject lands, form part of the North Kleinburg-Nashville Secondary Plan within the new City of Vaughan Official Plan 2010 and are designated for a future residential community, as shown on Attachment #4. In addition, the lands further south of Huntington Road are part of the proposed Nashville Heights Community which is proceeding through the Planning Approval process.

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Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ The outside storage use (of construction materials) is not permitted in the A Agricultural Zone, and therefore, an amendment to By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

The overall property is 40.47 ha in size. The temporary 0.81 ha outside storage area, as shown on Attachments #1, #2 and #3 is located adjacent to the east side of the CP Rail line, which traverses through the front easterly portion of the site in a northwest to southeast direction.

The materials currently being stored on site are those utilized as part of the construction of sewers and watermains, concrete forming, earthworks and road construction, and typically include: plastic pipes, cement blocks, catch basins and lumber/plywood.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> • The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Justification for the proposed use	<ul style="list-style-type: none"> • The need and justification for the proposed outside storage use on a temporary basis, its size, location and whether it will impact the surrounding area, must be demonstrated in accordance with the policies of the Official Plan. • The applicant has submitted a Planning Justification Report in support of the applications, which must be revised to include, but not limited to, the following: <ul style="list-style-type: none"> i) a conceptual site plan identifying, but not limited to, the location of the proposed storage area(s), type of materials being stored, height of materials, lighting, noise, on site circulation, fencing, appropriate height and width of berming, and landscaping; ii) the proposed hours of operation; and, iii) the amount of truck traffic generated by the facility, truck types and truck loads. <p>If the applications are approved, the conceptual site plan will form the basis for the implementing Official Plan and Zoning By-law Amendments.</p>

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c.	Appropriateness of Proposed Use	<ul style="list-style-type: none">• The appropriateness of the proposed temporary land use will be reviewed in consideration of compatibility with the surrounding existing and planned land uses.• The appropriateness of the request to amend the Official Plan to permit the temporary use for a maximum period of 6 years, and the Zoning By-law for two, 3 year periods, will be reviewed.
d.	CP Rail	<ul style="list-style-type: none">• The property abuts the CP Rail Line. The application has been circulated to CP Rail for review and comments.
e.	Future Site Plan	<ul style="list-style-type: none">• Should the Official Plan and Zoning By-law Amendment Applications be approved, the Owner will be required to submit a formal Site Plan Application to implement the development and address details related to the location, area and size of the open storage area, access, landscaping, berming, fencing and screening, and any setbacks required from the CP Rail line.

Status of Deforested Area At Rear of the Property

The Region of York charged the Owner under the Provincial Offences Act for the deforestation of an area at the rear of the property (Attachment #2). On February 8, 2011, the Ontario Court of Justice ordered that pursuant to Section 431(b) of the *Municipal Act, 2001*, S.O.2001, Chapter 25, as amended, the Defendant shall:

1. Comply with the conditions, requirements and timelines set out in the Reforestation Plan and its associated Schedules and Plans prepared by MMM Group Limited, dated February 3, 2011.
2. Permit the employees and/or agents of the Regional Municipality of York to access the area or areas delineated by the Plan until February 8, 2015 for the purpose of monitoring the Plan.

It was further ordered that the Reforestation Plan is to be completed to the satisfaction of the Region by February 8, 2015.

The Owner has also applied for a Permit with the Toronto and Region Conservation Authority (TRCA) for the restoration of the woodlot and headwater feature at the rear of the property. The Permit and supporting documents will be reviewed by TRCA Staff, and the TRCA will work together with the Region of York to monitor the affected area.

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

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Committee and denied, as the amendment is for a non-farm development in the agricultural area, and may affect Regional road infrastructure. The Region of York will be the final approval authority on the Official Plan Amendment, should the application 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
4. Subject Lands in Relation to the North Kleinburg-Nashville Secondary Plan

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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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	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Permitted Uses in the C5 Community Commercial Zone	<ul style="list-style-type: none"> - Bank or Financial Institution - Brewers Retail Outlet - Business or Professional Office - Club or Health Centre - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Convenience with Drive-Through - Eating Establishment, Take –Out - L.C.B.O. Outlet - Office Building - Personal Service Shop - Pet Grooming Establishment, to be contained within a wholly enclosed building - Place of Amusement - Pharmacy - Photography Studio - Place of Entertainment - Retail Store - Service or Repair Shop - Supermarket - Veterinary Clinic - Video Store 	<p>To permit the following additional uses in the C5 Zone:</p> <ul style="list-style-type: none"> - Department Store; - Office and Stationery Supply; - Business and Professional Office, including for Regulated Health Professionals; - Print Shop; and, - Bank or Financial Institution with or without a drive-through facility
c.	Maximum Building Height in the C5 Zone	11 m	No maximum building height
d.	Maximum Lot Area in the C5 Zone	25,000 m ²	94,447 m ²
e.	Loading Space Requirements in the C5 Zone	Two (2) loading spaces for every 10,000 m ² GFA or portion thereof are required.	No loading spaces

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<p>f.</p>	<p>Accessory Outside Storage in the EM3 Zone</p>	<p>Notwithstanding any other provision of By-law 80-95, where accessory outside storage of goods or materials is a permitted use, it shall be permitted only in accordance with the following provisions of Section 6.3.2 of By-law 1-88:</p> <p>i) Outside accessory storage to a permitted use, shall not exceed thirty (30%) of the lot area;</p> <p>ii) Outside storage is not permitted on any lot unless there is an existing building with a gross floor area of least 550 square metres;</p> <p>iii) No outside storage shall be located in any front yard, exterior side yard or between any main building and a street line, and further shall be no closer than twenty (20) metres to any street line;</p> <p>iv) The outside storage area shall be completely enclosed by a stone or masonry wall or chain link fence with an appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height;</p> <p>v) If a lot has frontage of less than 45.5 metres, no part of any open storage shall be in the side yard;</p> <p>vi) No outside storage shall be permitted on any corner lot;</p> <p>vii) If a lot upon which outside storage is permitted abuts the boundary of a Residential or Open Space Zone, screening shall be provided along such boundary within the Industrial Zone. Screening shall consist of a solid fence a minimum of two (2) metres in height;</p> <p>viii) No outside storage other than the storage of machinery and equipment shall exceed three (3) metres in height;</p> <p>ix) The outside storage of any goods or materials which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery and worn-out appliances or equipment shall not be permitted.</p>	<p>Accessory outside storage shall be permitted for all uses in the EM3 Zone area in accordance with Section 6.3.2 i), ii), iv), viii) and ix) of By-law 1-88.</p>
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The proposed zoning amendments would facilitate the development of the subject lands with commercial and retail warehouse employment uses.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North side of Regional Road 7, between Old Huntington Road and Highway #427, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Prestige Areas-Centres and Avenue Seven Corridor” along Regional Road 7 to a maximum of 200m north of Regional Road 7 by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue 7 Plan) and “Employment Area General” in the interior of the site by OPA #450. ▪ “Commercial Mixed-Use” along Regional Road 7 to a maximum of 200m north of Regional Road 7 and “General Employment” in the interior of the site, under Area Specific Policy – Section 12.13 (Volume 2) of the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending final approval from the Region of York. ▪ The Application conforms to the current Official Plan. The application does not conform to the City of Vaughan Official Plan 2010, which does not permit retail warehouse uses in the “General Employment” designation.
Zoning	<ul style="list-style-type: none"> ▪ “A” Agricultural Zone by By-law 1-88. ▪ The proposed commercial and retail warehouse employment uses are not permitted in the Agricultural Zone; therefore an amendment to Zoning By-law 1-88 is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable, Regional and City Official Plan policies.

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b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning from A Agricultural Zone to C5 Community Commercial Zone and EM3 Retail Warehouse Employment Area Zone together with the proposed additional commercial uses and zoning exceptions for building height, lot area, loading spaces and accessory outside storage will be reviewed in consideration of compatibility with other uses and the surrounding land use context.
c.	Proposed Holding Symbol “(H)” and Future Site Development Application	<ul style="list-style-type: none"> ▪ Review will be given to the applicant’s proposal to apply the Holding Symbol “(H)” to the proposed EM3 Retail Warehouse Employment Zone lands, which shall not be removed to permit a retail warehouse use until such time as a traffic study supporting the use has been submitted and approved to the satisfaction of the Vaughan Engineering Department and Vaughan Council has approved a Site Development Application. ▪ The Owner will be required to submit a future Site Development Application(s) to facilitate development on the respective C5 and EM3(H) lands, or phase thereof, to address issues including but not limited to, built form, massing and design, traffic and transportation related issues, environmental issues, sustainability initiatives and site design. ▪ The Site Development Application(s) must show and protect for the transportation plan/network within the approved Block 57/58 Huntington Business Park Plan, specifically the roads noted below.
d.	Transportation	<ul style="list-style-type: none"> ▪ The subject lands are located within the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #4. The block plan shows an approved east/west road, through the centre of subject lands, which is the future western extension of New Enterprise Way that will connect to Huntington Road and beyond to Old Huntington Road and to Regional Road 50. The Block Plan also shows an approved north/south road, through the centre of the subject lands which is the future southern extension of Huntington Road to New Enterprise Way and beyond to Regional Road 7.
f.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> ▪ The subject lands are located in close proximity to the existing Highway 427 interchange at Regional Road 7 and the Highway 427 Extension Study Area. The application will be reviewed in consideration of comments from MTO.

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

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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. Proposed Zoning
4. Huntington Business Park – Approved Block 57/58 Plan

Report prepared by:

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/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.)