

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 29, 2011

Item 1, Report No. 52, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 29, 2011.

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**OFFICIAL PLAN AMENDMENT FILE OP.11.006
ZONING BY-LAW AMENDMENT FILE Z.11.030
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
C/O INFRASTRUCTURE ONTARIO
WARD 4**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated November 15, 2011, be approved; and**
- 2) **That the deputation of Mr. Neil Palmer, Stellarbridge Management Inc., 111 Creditstone Road, Vaughan, L4K 1N3, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.006 and Z.11.030 (Her Majesty the Queen in Right of Ontario, C/O Infrastructure Ontario) 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: October 21, 2011.
- b) Circulation Area: 150 m of the subject lands, and to the East Woodbridge Community Association and the Concord West Ratepayers' Association.
- c) Comments Received as of November 1, 2011: None.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a parking area associated with the adjacent employment building at 7171 Jane Street (Attachment #4):

1. Official Plan Amendment File OP.11.006 to redesignate the subject lands from "Public Use Area - Electric Power Facility" under the Provincial Parkway Belt West Plan (PBWP) to "Prestige Area" under the City's Employment Area Plan (OPA #450), as shown on Attachment #3; and,
2. Zoning By-law Amendment File Z.11.030 to amend Zoning By-law 1-88, specifically to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to PBM7 Parkway Belt Industrial Zone, as shown on Attachment #3.

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Site-specific zoning exceptions required to implement the proposal may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed when the technical report is completed.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ East of Jane Street, south of Highway 407, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Public Use Area - Electric Power Facility” by the Provincial Parkway Belt West Plan. ▪ “Parkway Belt West Lands” by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011), which is pending approval from the Region of York. ▪ An amendment to OPA #450 is required to redesignate the lands from “Public Use Area - Electric Power Facility” under the Parkway Belt West Plan to “Prestige Area” under the City’s OPA #450 (Employment Area Plan), and to permit use of the subject lands to be used for a parking area.
Parkway Belt West Plan Amendment	<ul style="list-style-type: none"> ▪ The Owner has submitted a concurrent application (File No.19-DP-1500-11014) to the Ministry of Municipal Affairs and Housing (MMAH) to remove the subject lands from the Provincial Parkway Belt West Plan. ▪ The application is currently under review by MMAH, and shall be approved by the Ministry, prior to the technical report being considered by Vaughan Council.
Zoning	<ul style="list-style-type: none"> ▪ PB2 Parkway Belt Complementary Use Zone by Zoning By-law 1-88. ▪ An Amendment to the Zoning By-law is required to rezone the lands from PB2 Parkway Belt Complementary Use Zone to PBM7 Parkway Belt Industrial Zone, to facilitate the development of a parking area on the subject lands, associated with the adjacent employment building at 7171 Jane Street, which is zoned PBM7 Zone, subject to Exception 9(1067) by Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in the context of the Provincial Parkway Belt West Plan, other applicable Provincial Plans, the Region of York Official Plan, OPA #450 (Employment Area Plan), and the City of Vaughan Official Plan 2010.
b.	Appropriateness of Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the lands to PBM7 Parkway Belt Industrial Zone, to permit a parking area associated with the adjacent employment building at 7171 Jane Street, will be reviewed in consideration of the Official Plan, Zoning By-law 1-88, and the surrounding land use context.
c.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Site Plan Application for the subject lands, which will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping, servicing and grading. ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), permeable pavers, bio-swales, water efficient and drought tolerant landscaping, reducing construction waste and diverting waste from landfills, etc, will be reviewed and implemented through the site plan process, if approved.
d.	Lease, Shared Parking and Access	<ul style="list-style-type: none"> ▪ The applications, if approved, will facilitate a lease of the subject lands from Infrastructure Ontario and Land Corporation to Stellarbridge Management Inc., the Owner of 7171 Jane Street. Stellarbridge Management Inc. is required to submit Minor Variance and Consent Applications to permit shared parking on the subject lands with 7171 Jane Street, as well as, to obtain reciprocal access easements. The applications must be approved to the satisfaction of the Vaughan Committee of Adjustment.
e.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments, including, but not limited to: the Canadian National Railway, Hydro One Networks, the Ministry of Municipal Affairs and Housing, the Toronto and Region Conservation Authority, and the Toronto Transit Commission, if required. ▪ Additional studies may be required in support of the applications, to be determined through City and Public Agency review.

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

Conclusion

The 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. Proposed Zoning and Official Plan Designation
4. Preliminary Site Plan

Report prepared by:

Erika Ivanic, Planner, ext. 8485
Christina Napoli, Senior 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.)

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Item 2, Report No. 52, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 29, 2011.

**2 ZONING BY-LAW AMENDMENT FILE Z.11.028
 LANGSTAFF GOSPEL HALL AND ALBERT AND MARGARET CLINGEN
 WARD 4**

The Committee of the Whole (Public Hearing) recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated November 15, 2011, be approved; and**
- 2) **That the deputation of Mr. Yuri M. Pelech, EMC Group Ltd., 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.028 (Langstaff Gospel Hall ET AL) 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: October 21, 2011
- b) Circulation Area: 150 m and to the Thornhill Woods Community Association
- c) Comments Received as of November 1, 2011: None

Purpose

The Langstaff Gospel Hall and Albert and Margaret Clingen have jointly submitted Zoning By-law Amendment File Z.11.028 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 in the manner shown on Attachment #3, as follows:

- a) Part 1 from R1 Residential Zone, subject to Exception 9(1124B) to A Agricultural Zone, subject to Exception 9(1124A);
- b) Part 2 from RV3(W.S) Residential Urban Village Zone Three, subject to Exception 9(1063) to A Agricultural Zone, Exception 9(1124A); and,
- c) Part 3 from RV3(W.S) Residential Urban Village Zone Three, subject to Exception 9(1063) to R1 Residential Zone, subject to Exception 9(1124B);

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The application will facilitate the severance of a 423.3m² parcel of land as shown on Attachment #3 from 1300 Langstaff Road (Clingen property) to be conveyed and consolidated with 1350 Langstaff Road (Langstaff Gospel Hall), to permit the use of the severed lands for the Langstaff Gospel Hall and implement a consistent zone category (R1 Residential Zone and A Agricultural Zone) on 1300 and 1350 Langstaff Road, respectively. No new development is proposed. To date, an application for Consent to Sever the lands has not been filed with the Committee of Adjustment.

Background - Analysis and Options

Location	<ul style="list-style-type: none">1300 and 1350 Langstaff Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">“Low Density Residential” by OPA #600; and, “Low Rise Residential” by the new City of Vaughan Official Plan 2010, which was approved Vaughan Council on September 7, 2010 (and modified on September 27, 2011) and is pending approval from the Region of York.The application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">A Agricultural Zone, subject to Exception 9(1124A) (Langstaff Gospel Hall, 1350 Langstaff Road) by Zoning By-law 1-88;R1 Residential Zone, subject to Exception 9(1124B) and RV3(W.S) Residential Urban Village Zone Three, subject to Exception 9(1063) (Clingen property, 1300 Langstaff Road) by Zoning By-law 1-88.The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment 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:

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan	<ul style="list-style-type: none">▪ The application will be reviewed in consideration of the applicable and City Official Plan policies.
b.	Appropriateness of Proposal	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed rezoning for the subject lands will be reviewed in consideration of the requirements of Zoning By-law 1-88, as amended, and in the context of compatibility with other uses on the site and the surrounding land use context, recognizing that the proposed rezoning is for a lot consolidation and no new development is proposed.
c.	Proposed Amendments to Zoning By-law 1-88	<ul style="list-style-type: none">▪ The required amendments to Zoning By-law 1-88 including changes to existing site-specific Exceptions 9(1063), 9(1124A) and 9(1124B) and corresponding exception schedules will be reviewed.

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 Plan
2. Location Plan
3. Proposed Zoning and Severance Plan

Report prepared by:

Laura Janotta, Planner, ext. 8634
Christina Napoli, Senior Planner, ext. 8483
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.)

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Item 3, Report No. 52, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on November 29, 2011, as follows:

By receiving the following Communications:

- C1 Ms. Arlen Reinstein, dated November 15, 2011;**
- C2 Mr. Dan Francey, 161 Rosedale Heights Drive, Thornhill, L4J 4W1; and**
- C3 Ms. Sandi Pelly, 27 Glen Crescent, Thornhill, L4J 4X4.**

**3 OFFICIAL PLAN AMENDMENT FILE OP.11.007
ZONING BY-LAW AMENDMENT FILE Z.11.032
1541677 ONTARIO LIMITED
WARD 5**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 15, 2011, be approved;
- 2) That the following deputations, communication and coloured rendering be received:
 1. Mr. Jim Kirk, Malone Given Parsons Limited, 140 Renfrew Drive, Suite 201, Markham, L3R 2B3, on behalf of the applicant, and coloured aerial photograph;
 2. Mr. David Butterworth, Kirkor Architects, 20 Martin Ross Avenue, Toronto, M3J 2K8;
 3. Mr. Adam E. N. Pomer, 7 North Park Road, Suite 102, Thornhill, L4J 0C9;
 4. Mr. Sam Grossman, 7 North Park Road, Suite 2101, Thornhill, L4J 0C9;
 5. Ms. Jodi Dolman-Skolnik, 11 Abbeywood Gate, Thornhill, L4J 8P1;
 6. Ms. Lisa Silver, 15 North Park Road, Suite 509, Thornhill, L4J 0A1;
 7. Ms. Jocelyn Estrien, 7 North Park Road, Suite 1700, Thornhill, L4J 0C9;
 8. Mr. Jeff Gorewich, 15 North Park Road, Suite 909, Thornhill, L4J 0A1;
 9. Ms. Rebecca Egier, 51 Glen Crescent, Thornhill, L4J 4W6, and Communication C2, dated November 13, 2011;
 10. Mr. Arlen Charles Reinstein, 171 Rosedale Heights Drive, Thornhill, L4J 4W1;
 11. Ms. Anne Purwitsky, 44 Kingsbridge Circle, Thornhill, L4J 8N7;
 12. Mr. Savino Quatela, 134 Grand Valley Boulevard, Vaughan, L6A 3K6;
 13. Mr. Barry Fishbane, 137 Roseborough Crescent, Thornhill, L4J 4V4;
 14. Ms. Ellen Spiegel, 1 Kingsbridge Circle, Thornhill, L4J 8N8;
 15. Mr. Jack Haft, 183 Charles Street, Vaughan, L4J 3A2;
 16. Mr. Flavio Mester, 30 Chilmar Crescent, Thornhill, L4J 6Y1; and
 17. Mr. Murray Garceau, 7 North Park Road, Penthouse 3, Thornhill, L4J 0C9; and
- 3) That the following Communications be received:
 - C1 Ms. Deborah Winer, Deborah Winer Photography, 40 Glen Crescent, Thornhill, L4J 4W6, dated November 14, 2011;**
 - C3 Ms. Rita Motlis, 15 North Park Road, Thornhill, L4J 0A1, dated November 14, 2011;**
 - C4 Stella Vivat and Hirsch Vivat, 202 Roseborough Crescent, Thornhill, L4J 4V6, dated October 31, 2011;**
 - C5 Mr. Harvey Ecker, 21 Abbeywood Gate, Thornhill, L4J 8P1, dated November 4, 2011;**
 - C6 Mr. George Diamantouros, 15 North Park Road, Suite 514, Thornhill, L4J 0A1, dated November 14, 2011; and**
 - C7 Petition submitted by Mr. Mark McKay, 149 Rosedale Heights Drive, Thornhill, L4J 4W1.**

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Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.007 and Z.11.032 (1541677 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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: October 21, 2011.
- b) Circulation Area: Expanded beyond the minimum 150 m, as shown on Attachment #1 and to the Beverley Glen Ratepayers Association.
- c) Comments Received as of November 1, 2011: None.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of two (2) high-rise residential apartment buildings (18 and 32-storeys), comprised of a total of 560 apartment units connected by a 2-storey podium with recreation amenities and 1,030m² of ground floor commercial area fronting onto Bathurst Street as shown on Attachment #3:

1. Official Plan Amendment File OP.11.007, specifically to amend the Thornhill Vaughan Community Plan (OPA #210) to:
 - i) redesignate the subject lands from "Town Centre Commercial" to "High Density Residential";
 - ii) increase the permitted density in the "High Density Residential" designation from 148 units per hectare to 658 units per hectare (thereby increasing the number of permitted apartment units on the subject lands from 126 to 560 units (an additional 434 units, and with a floor space index (FSI) of 5.09; and,
 - iii) permit 1,030 m² of ground floor commercial uses in the "High Density Residential" designation, whereas commercial uses are not permitted.
2. Zoning By-law Amendment File Z.11.032 to amend Zoning By-law 1-88, specifically to rezone the subject lands from C2 General Commercial Zone to RA3 Apartment Residential Zone, and to permit the necessary zoning exceptions to the RA3 Apartment Residential Zone to implement the proposed development.

Site-specific zoning exceptions identified through the detailed review of the applications will be addressed when the technical report is completed.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ On the southwest corner of Bathurst Street and Beverley Glen Boulevard, municipally known as 7890 Bathurst Street, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Town Centre Commercial” by OPA #210 (Thornhill Vaughan Community Plan). The Town Centre Commercial designation permits residential apartment uses at a maximum density of 148 units per hectare.▪ The subject lands are designated “Mid-Rise Mixed-Use” with a maximum permitted density of 3.5 FSI (floor space index) and a maximum building height of 12-storeys by the City of Vaughan Official Plan 2010 (VOP 2010) adopted by Vaughan Council on September 7, 2010 (modified September 27, 2011) and is pending approval from the Region of York. The proposed FSI of 5.09 and the 18 and 32-storey building heights do not conform to VOP 2010.▪ The applications do not conform to the Official Plans, and therefore, an Official Plan Amendment is required.
Zoning	<ul style="list-style-type: none">▪ C2 General Commercial Zone, subject to Exception 9(4) by Zoning By-law 1-88.▪ The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed residential and commercial uses in a high density residential building form on the subject lands, and with the proposed heights and density, will be reviewed in the context of compatibility with other uses on the site and the surrounding existing and planned land use context. ▪ The appropriateness of the development standards required to implement the proposal will be reviewed.
c.	Future Site Development Plan Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, should the applications be approved. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (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.
d.	Urban Design and Architectural Guidelines/Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The Urban Design Brief submitted in support of the applications will be reviewed in consideration of the applicable Urban Design and Architectural Guidelines for the area. The proposal should be considered by the Vaughan Design Review Panel. ▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.
e.	Traffic Impact Study and Parking	<ul style="list-style-type: none"> ▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department. ▪ Parking is proposed at a rate of 1.2 spaces per unit (1.05 spaces/unit plus 0.15 for visitors) and 3.0 spaces per 100m² of commercial gross floor area. A parking study has been submitted in support of the applications, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.
f.	Phase 1 Environmental Site Assessment	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
g.	Functional Servicing Report/Sewer and Water Allocation	<ul style="list-style-type: none"> ▪ The Functional Servicing Report submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department. Allocation required for the proposed development will be reviewed. The availability of water and sanitary sewage servicing capacity for the proposal must be identified and allocated by Council, if approved; use of the Holding Symbol "(H)" may be required, if servicing capacity is unavailable.
h.	Density Bonusing	<ul style="list-style-type: none"> ▪ The proposed density exceeds Official Plan policy permissions, therefore, opportunities to achieve public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be considered in establishing the appropriate site density, and if approved, density bonusing policies incorporated into the implementing Official Plan Amendment.
i.	Bathurst Street Road Widening and Future Transit	<ul style="list-style-type: none"> ▪ Bathurst Street is identified as a Rapid Transit Corridor by the Region of York Official Plan. Future road widenings and the integration of future transit facilities will be reviewed together with opportunities for limited on-street parking, to the satisfaction of York Region Transportation Services Department.
j.	Studies and Supporting Material	<ul style="list-style-type: none"> ▪ The Planning Justification Report, Pedestrian Level Wind Study and the Sun Shadow Study submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the applications.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

The 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. Conceptual Site Plan
4. Conceptual Perspective (North-West)

Report prepared by:

Laura Janotta, Planner, ext. 8634
Christina Napoli, Senior Planner, ext. 8483
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.)