COMMITTEE OF THE WHOLE (PUBLIC HEARING) SEPTEMBER 19, 2005

3. OFFICIAL PLAN AMENDMENT FILE OP.03.023
ZONING BY-LAW AMENDMENT FILE Z.03.071
DRAFT PLAN OF SUBDIVISION FILE 19T-05V05
YORK MAJOR HOLDINGS INC./YORK CIRCLE HOLDINGS INC.
PRELIMINARY REPORT

P.2005.53

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.03.023, Z.03.071 and 19T-05V05 (York Major Holdings Inc./York Circle Holdings Inc.) 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.

Purpose

York Major Holdings Inc. and York Circle Holdings Inc. (ie. York Major) have submitted the following development applications:

- 1. An application to amend the Official Plan for lands owned by York Major and for other lands municipally known as 2 and 4 Hill Street and 23 and 33 Station Street (not owned by York Major) as shown on Attachment #2. The application proposes to redesignate the lands from "Prestige Industrial" and "Open Space (Special Policy Area 3)" by OPA #332, as amended by OPA #535 (Maple Valley Plan) to "High Density Residential/Commercial", "Medium Density Residential/Commercial", "Prestige Industrial" with policies to permit commercial uses, and "General Commercial", to implement the proposed land use plan shown on Attachment #2.
- 2. An application to amend the Zoning By-law amendment application to rezone the lands owned by York Major as shown on Attachment #2 from M1(H) Restricted Industrial Zone and OS2(H) Open Space Park Zone both with the "H" Holding Symbol by By-law 1-88, as amended by By-law 242-2003 to RA3 Residential Apartment Zone, RM2 Residential Multiple Zone Two, RT1 Residential Townhouse Zone, RS1 Residential Semi-Detached Dwelling Zone, C1 Restricted Commercial Zone, EM1 Prestige Employment Area Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, to implement the proposed land use plan shown on Attachment #2.
- 3. An application for Draft Plan of Subdivision approval to facilitate the development of the lands owned by York Major as shown on Attachment #2, with the following:

Use	Height	Units	Hectares
High Density Residential	4 Buildings – 24	1118 units	3.73 ha
	storeys each		
Semi-Detached Dwellings	2 storey	248 units	6.14 ha
Street Townhouse Dwellings	3 storey (maximum)	242 units	5.72 ha
Block Townhouse Dwellings	3 storey (maximum)	150 units	2.5 ha
Commercial/Industrial Blocks	3.57 ha	N/A	3.57 ha
Park	1.33 ha	N/A	1.33 ha

Background - Analysis and Options

The 31.44ha (lands owned by York Major) site is located north of Major Mackenzie Drive and east of Keele Street, on the north and south sides of the extension of McNaughton Road, in Part of Lots 21 and 22, Concession 3, City of Vaughan as shown on Attachment #1. The subject lands are designated "Prestige Industrial" and "Open Space (Special Policy Area 3)" by OPA #332, as amended by OPA #535 (Maple Valley Plan). The lands are also designated as "Oak Ridges Moraine Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The lands are zoned M1(H) Restricted Industrial Zone and OS2(H) Open Space Park Zone both with the "H" Holding Symbol by By-law 1-88, as amended by By-law 242-2003. The surrounding land uses are:

- North vacant (OS2 (H) Open Space Park Zone) closed Keele Valley landfill (OS1 Open Space Conservation Zone)
- South Hill Street; vacant lands, cemetery other lands owned by York Major (M1 (H) Restricted Industrial Zone and OS2 Open Space Park Zone)
- West GO Transit station, railway line, existing residential (M3 Transportation Industrial Zone and R5 Residential Zone)
- East golf course (OS2 and OS2 (H) Open Space Park Zones)

On August 26, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Sherwood Maple Village and Gates of Maple Ratepayers Associations. A fax was received from the Maple Sherwood Ratepayers Association identifying that the Association opposes the proposed high density residential uses on the Oak Ridges Moraine and that there is a lack of school facilities to support the development.

Comments have also been received from GO Transit advising that with the increased residential development within the vicinity of the GO Transit station it is expected that ridership will increase and in order to accommodate this demand, a substantial parking expansion will be required along with improved vehicular and pedestrian access.

Any additional responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the applications will be reviewed in the context of the Provincial Policy Statement, applicable Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan, Ministry of Environment Guidelines, and the requirements of GO Transit, the appropriate Provincial Ministries and the Toronto and Region Conservation Authority;
- the applications will be reviewed in the context of the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development from a land use impact, density and built form perspective;
- the appropriate documents must be submitted in support of the Official Plan and Zoning By-law Amendment applications to demonstrate conformity of the proposal to the Oak Ridges Moraine Conservation Plan in accordance with OPA #604; the conformity analysis will assist in determining the appropriate land uses for the subject lands;
- the subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site, and will require the Certificate of Approval to be amended by the Ministry of the Environment to allow for any proposed land use change or development of the site;

- the subject lands are located within the "Waste Disposal Assessment Area" in OPA #332, as amended, which permits uses related to the monitoring and mitigation of the waste disposal activities; any proposed use is required to address the Waste Disposal Assessment Area policies of OPA #332, which include undertaking gas, leachate, stormwater management and hydrogeological studies, and demonstrating that the proposed uses will not be adversely impacted by the closed landfill and will not affect the implementation of the landfill environmental controls and on-going monitoring and maintenance;
- a record of site condition acknowledged by an officer from the Ministry of the Environment is required prior to any development on the lands to confirm that the lands are free of any environmental constraints to permit the proposed development:
- the following reports/studies are required in support of the applications: Oak Ridges
 Moraine Conformity Report; Traffic Impact Analysis; Stormwater Management and
 Functional Services Report; Planning Justification Report; an updated Maple Valley
 Master Environmental Servicing Report; an assessment of the applications in the context
 of the Ministry's Guideline D-4 "Land Use On or Near Landfills and Dumps"; Noise
 Report; Gas, Leachate and Geotechnical reports as required by OPA #332, as amended;
 and Urban Design Guidelines;
- a phasing plan is required to demonstrate the anticipated implementation of the overall plan:
- a comprehensive urban design/streetscape master plan in accordance with OPA #332 is required;
- noise attenuation measures for the residential uses due to the GO Transit railway and industrial/commercial uses will need to be determined; and.
- the availability of water and sanitary servicing must be identified and allocated by Council, if approved.

Relationship To Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. The applications will be reviewed in the context of the Provincial Policy Statement, applicable Regional and City Official Plan policies, the Oak Ridges Moraine Conservation Plan, Ministry of Environment Guidelines, and the requirements of GO Transit, the appropriate Provincial Ministries and the Toronto and Region Conservation Authority. In addition, the proposed development will be reviewed with respect to the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development from a land use, density and built form perspective.

Attachments

- 1. Location Map
- 2. Proposed Land Use Plan
- 3. Proposed Draft Plan of Subdivision

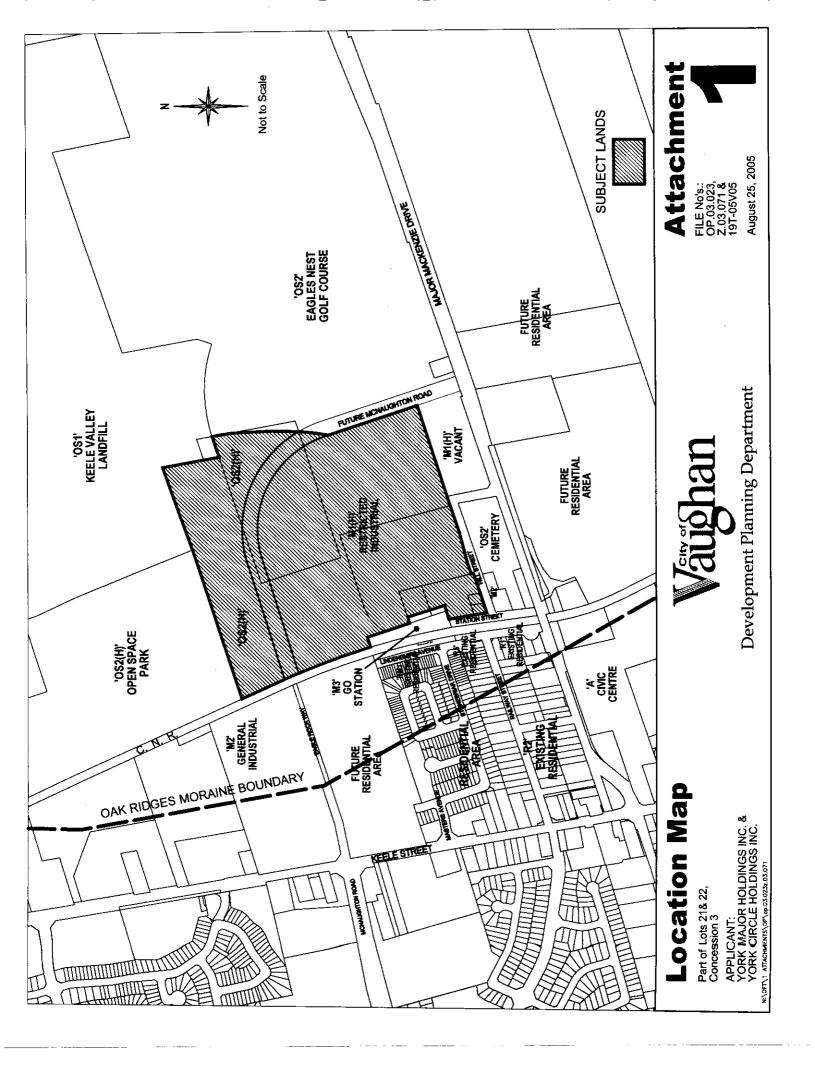
Report prepared by:

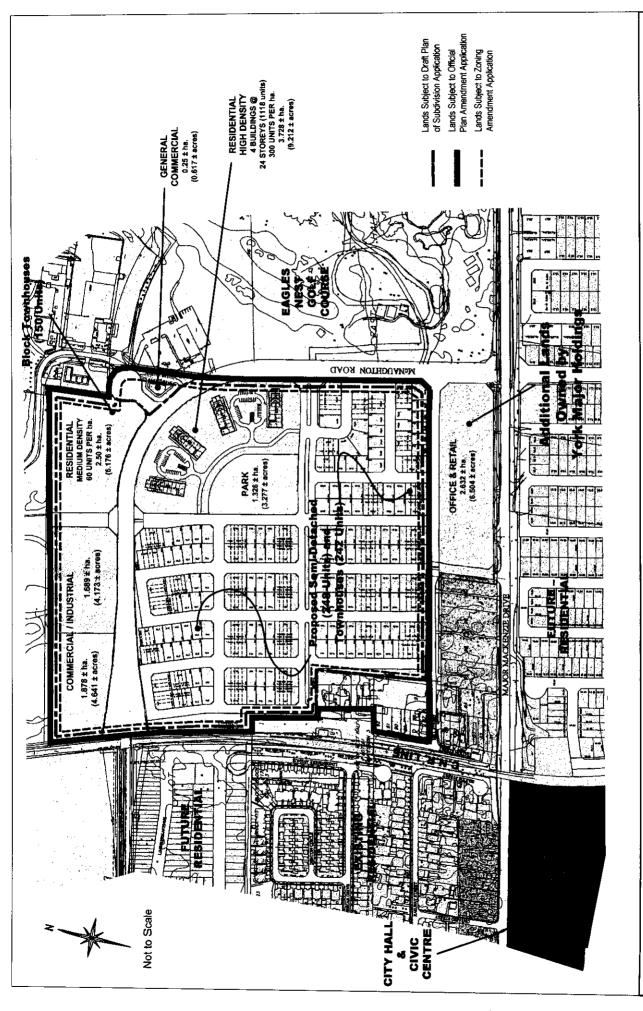
Mauro Peverini, Senior Planner, ext. 8407 Grant Uyeyama, Manager, Development of Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY Commissioner of Planning MARCO RAMUNNO Director of Development Planning

/CM





Attachment

FILE No's.: OP.03.023, Z.03.071 & 19T-05V05

August 10, 2005

APPLICANT: YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC. N:\DFT\1_ATTACHMENTS\0P\0P.03.023z.03.071

Part of Lots 21& 22, Concession 3

Proposed Land Use Plan

Development Planning Department

SHIER BERTH MAJOR MACKENZIE DRIVE

LANDS SUBJECT TO DRAFT PLAN OF SUBDIVISION APPLICATION

Proposed Draft Plan of Subdivision

Part of Lots 21& 22, Concession 3 APPLICANT: YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.

Development Planning Department

FILE No's.: OP.03.023, Z.03.071 & 19T-05V05

September 14, 2005