

6. **OFFICIAL PLAN AMENDMENT FILE OP.03.023(N)
ZONING BY-LAW AMENDMENT FILES Z.03.071(N) & Z.03.071(S)
DRAFT PLAN OF SUBDIVISION FILES 19T-05V05(N) & 19T-05V05(S)
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
PRELIMINARY REPORT**

P.2006.31

Recommendation

The Commissioner of Planning recommends:

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

The Owner has submitted applications for the northerly and southerly portions of the subject lands shown on Attachment #1, as follows:

North Proposal – Files OP.03.023(N)/Z.03.071(N)/19T-05V05(N)

1. An application to amend the Official Plan, specifically OPA #332, as amended by OPA #535, to redesignate the subject lands shown on Attachments #1 and #2, from "Open Space-Special Policy Area 3" to "Industrial" to permit uses including processing, manufacturing, assembling, warehousing, contractor and building material yard, open storage and limited retail; and to "Prestige Industrial" to permit uses including processing, manufacturing, assembling, warehousing, retail warehousing and office; and to "General Commercial" to permit uses including commercial, retail, restaurants, financial institutions, and business and professional offices. The proposed designations are shown on Attachment #2.

2. An application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1 from OS2(H) Open Space Park Zone with the Holding Symbol "H" to M1 Restricted Industrial Zone, M2 General Industrial Zone and C1 Restricted Commercial Zone, as shown on Attachment #4. The following exceptions would be required:

M1-Restricted-Industrial-Zone (Block 12)

- i) require a minimum lot frontage of 10m, whereas 35m is currently required.

M2 General Industrial Zone (Blocks 9-11 and Blocks 15-17)

- i) permit open storage on Blocks 9-11 and Blocks 15-17, up to a maximum of 30% of the lot area, whereas a maximum of 10% is permitted; and

- ii) permit open storage on Block 9, being a corner lot, whereas open storage is not permitted on a corner lot.

- An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #4 to facilitate an industrial plan of subdivision on 33.653 ha. The development details are as follows:

Blocks 1 to 8, 12 to 14, 18 and 19 - Industrial	16.654 ha
Blocks 9 to 11 and 15 to 17 - Outside/Open Storage (No Buildings)	10.957 ha
Block 20 - Storm Water Management Facility Pond	3.000 ha
Blocks 21 to 26 - 0.3m Reserves	0.006 ha
<u>Streets</u>	<u>3.036 ha</u>
Total	33.653 ha

South Proposal – Files Z.03.071(S) and 19T-05V05(S)

The Owner has submitted the following applications:

- An application to amend the Zoning By-law to permit retail warehousing, automobile service station/gas bar with a car wash, and a retail store with a pharmacy, as additional permitted uses in the M1 Restricted Industrial Zone – Area "B", being Blocks 1-4 and 7, on Attachment #5.
- An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #5 to facilitate an industrial and commercial plan of subdivision on 27.729 ha. The development details are as follows:

Blocks 1 to 3, 5 and 6 - Industrial	9.597 ha
Blocks 4 and 7 Industrial/Commercial	16.021 ha
Blocks 8 to 14 inclusive - 0.3m Reserves	0.016 ha
<u>Streets</u>	<u>2.095 ha</u>
Total	27.729 ha

Background - Analysis and Options

The lands subject to the northerly applications as shown on Attachment #1 are located east of Keele Street and on the north side of McNaughton Road, in Part of Lots 22 to 24, Concession 3, City of Vaughan. The lands subject to the applications on the southerly portion of the subject lands as shown on Attachment #1 are located north of Major Mackenzie Drive and west of McNaughton Road, in Part of Lots 21 and 22, Concession 3, City of Vaughan. The lands subject to all the applications have a combined area of 61.382ha as shown on Attachment #3.

The lands subject to the north proposal as shown on Attachment #4 are designated "Industrial - Part N", "Open Space-Special Policy Area 3", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area", which includes "Areas of High Aquifer Vulnerability" and "Areas of Low Aquifer Vulnerability" designations by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). These lands are zoned M2(H) General Industrial Zone with the Holding Symbol "H" and OS2(H) Open Space Park Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #1.

The lands subject to the south proposal as shown on Attachment #5 are designated "Prestige Industrial - Part B", "Prestige Industrial - Part L", and "Prestige Industrial - Part M", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332, as amended by OPA #535 and OPA #604. These lands are zoned M1(H) Restricted Industrial Zone - Areas "B" and "C" with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #1.

The applications for both proposals are required to demonstrate conformity to the *Oak Ridges Moraine Conservation Plan* in accordance with OPA #604. The subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site, and any use and/or building/structure is contingent on the subject lands being removed from the Secondary Buffer Area by the Ministry of the Environment, and/or Certificate of Approval No. A230610 being amended by the Ministry of the Environment, to permit the proposed uses and buildings/structures.

The surrounding land uses are:

- North - industrial (M2 General Industrial Zone)
- South - industrial (M1 Restricted Industrial Zone), cemetery (OS2 Open Space Park Zone); Major Mackenzie Drive, future residential (RS1(H) Residential Semi-Detached Zone, RD3(H) Residential Detached Zone Three)
- West - railway line (M3 Transportation Industrial Zone)
- East - golf course (OS2 Open Space Park Zone), closed Keele Valley Landfill (OS1 Open Space Conservation Zone)

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Gates of Maple Ratepayers' Association and Maple Village Ratepayers' Association. To date, no written comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

A Public Hearing was held on September 19, 2005 and ratified by Council on September 26, 2005 for Files OP.03.023, Z.03.071 and 19T-05V05 proposing 1118 residential units in 4 apartment buildings, 248 semi-detached dwelling units, 242 street townhouse units and commercial/industrial developments on 31.44 ha, generally consistent with the location of the South Proposal. The Files were appealed to the Ontario Municipal Board (OMB), and are before the OMB pending the outcome of the current applications.

Preliminary Review

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

- i) the applications will be reviewed in the context of the City's Official Plan, the Regional Official Plan and Provincial Policies, including establishing the appropriate uses which do not conflict with the monitoring and mitigation requirements for the closed landfill site;
- ii) the appropriate documents must be submitted in support of the Official Plan and Zoning By-law Amendment applications to demonstrate conformity of the applications 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;
- iii) the subject lands are located within the Waste Disposal Assessment Area in OPA #332 and any proposed uses are required to address the Waste Disposal Assessment Area policies of OPA #332, which includes 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 effect the implementation of the landfill environmental controls and on-going monitoring and maintenance;

- iv) the subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site and will require the Ministry of the Environment to amend Certificate of Approval No. A230610 for the closed Keele Valley Landfill Site to permit the uses and buildings/structures proposed and/or remove the lands from the Secondary Buffer Area of the Keele Valley Landfill Area;
- v) a record of site condition acknowledgement by an officer from the Ministry of the Environment is required for any development on the lands to confirm that the lands are free of any environmental constraints to permit the proposed development;
- vi) the appropriate studies including a Planning Justification Report; an updated Maple Valley Master Environmental and Servicing Plan; Oak Ridges Moraine Conformity Report; Gas, Leachate and Geotechnical Reports as required by the Waste Disposal Assessment Area policies in OPA #332; an assessment of the applications in the context of the Ministry of the Environment's Guideline D-4 "Land Use On or Near Landfills and Dumps"; Phase I Environmental Site Assessment in accordance with the requirements of Ontario Regulation 153/04 (Soil, Ground Water and Sediment Standards); Noise and Vibration Report; Traffic Impact Analysis; Archaeological Report; Development Concept Plan; and Urban Design Guidelines and Architectural Design Guidelines, are required to undertake a comprehensive review of the proposal;
- vii) the development of the subject lands requires a Council approved comprehensive design scheme, which is to identify vehicular and pedestrian linkages between the industrial area and surrounding community and provide for access to the railway line facilities;
- viii) a phasing plan is required to demonstrate the implementation of the overall plan, which is to provide a coordinated landscape and buffer treatment between industrial and commercial sites; and
- ix) the requirements of GO Transit respecting additional land for the Maple GO Station must be reviewed.

Relationship to Vaughan Vision 2007

The applicability of these applications 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 addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Provincial policies, including the Provincial Policy Statement, Region and City Official Plan policies, and the Oak Ridges Moraine Conservation Plan. 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 with the monitoring and mitigation requirements for the closed landfill site.

Attachments

1. Location/Zoning Map
2. OPA No. 332 – Land Use Schedule
3. McNaughton Community Land Use Plan
4. Draft Plan of Subdivision – North
5. Draft Plan of Subdivision – South

Report prepared by:

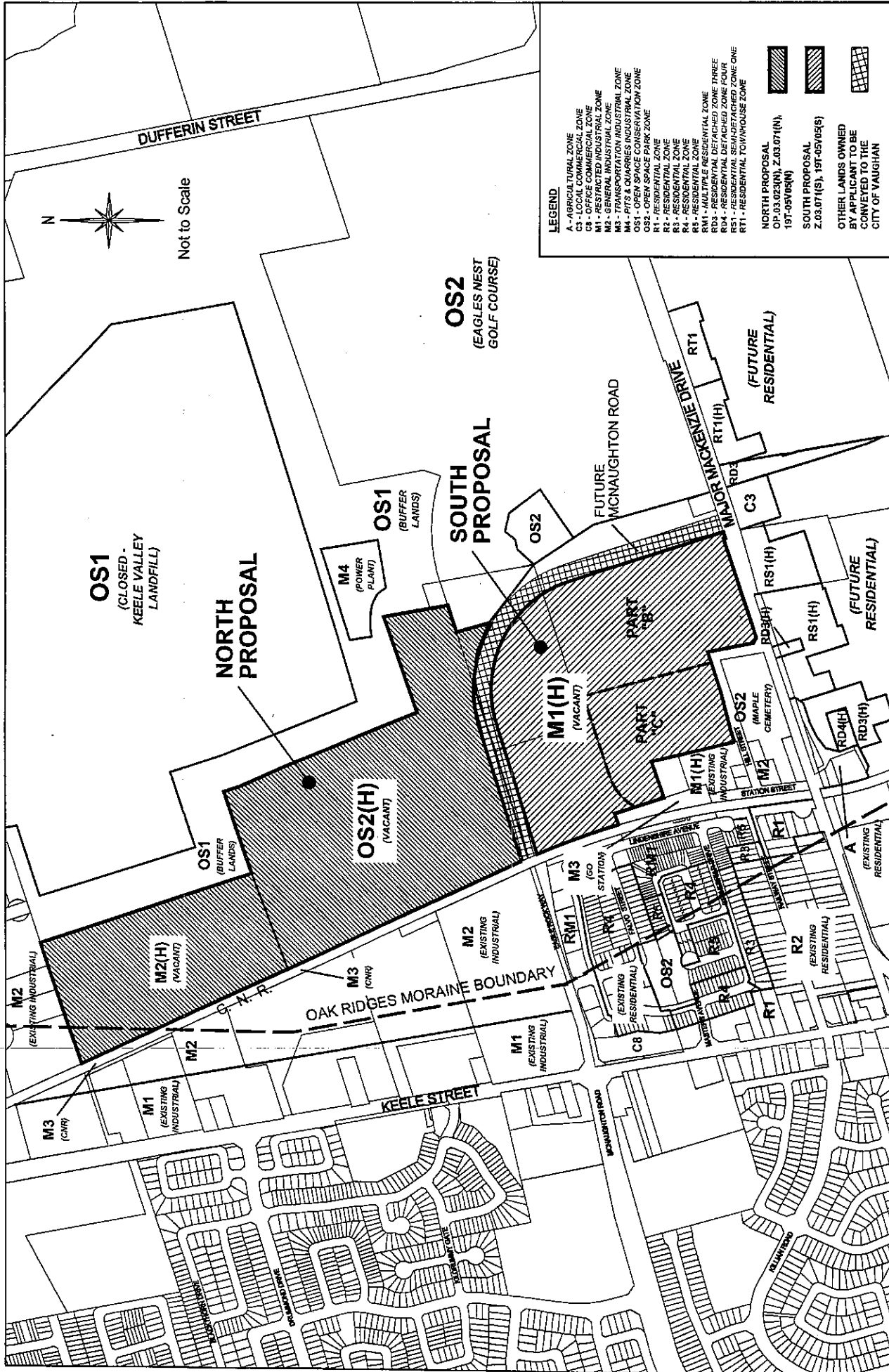
Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location / Zoning Map

Part of Lots 22, 23 & 24,
Concession 3

APPLICANT:
YORK MAJOR HOLDINGS INC. &
YORK CIRCLE HOLDINGS INC.

N:\M\T\1 ATTACHMENTS\OP_Vop_03_023r_03_071

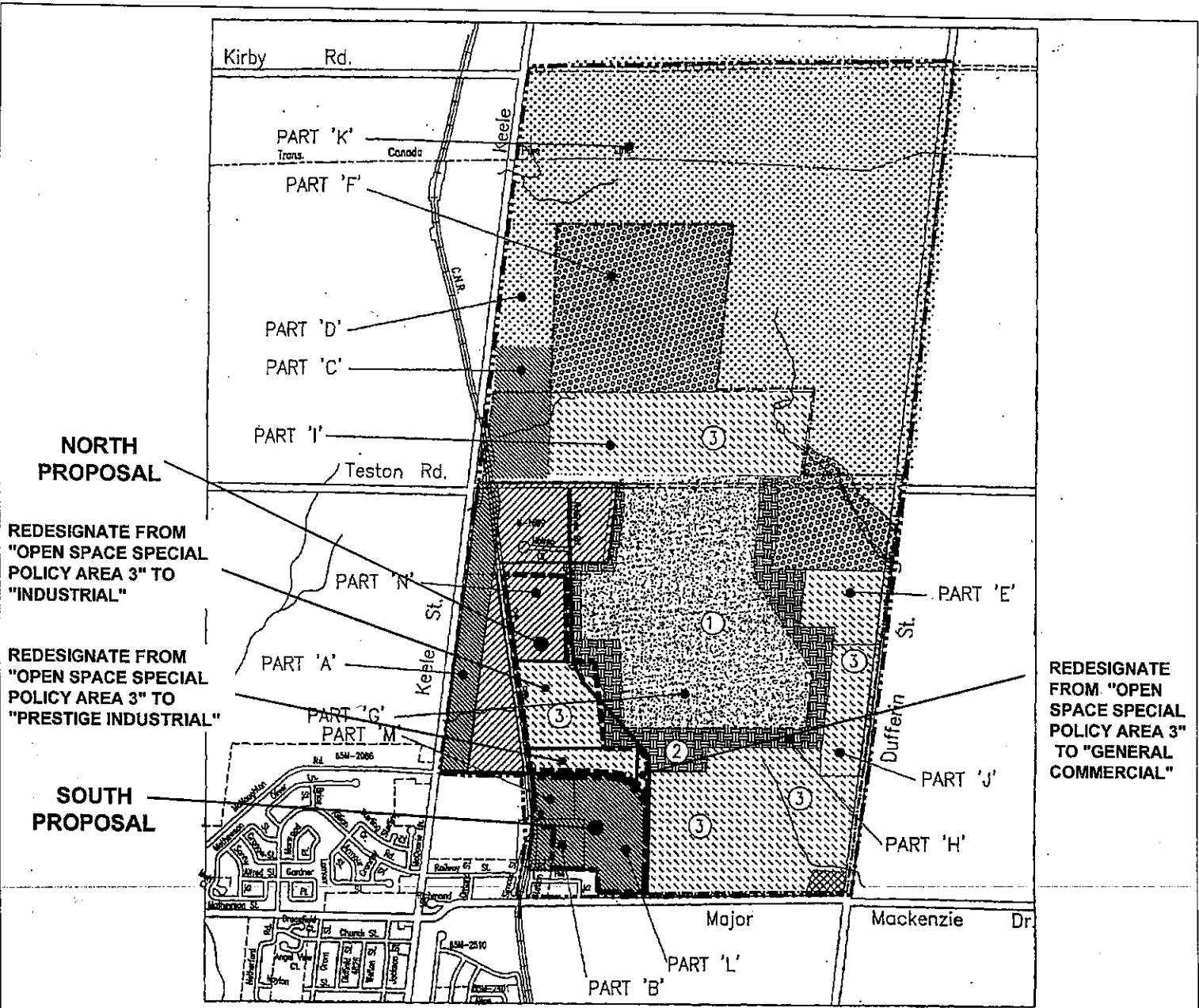
City of Vaughan

Development Planning Department

Attachment 1

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

April 11, 2006



LEGEND

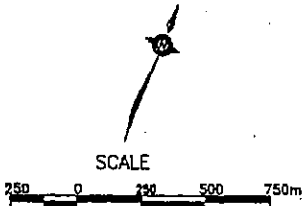
NORTH PROPOSAL
 OP.03.023(N), Z.03.071(N), 19T-05V05(N)

SOUTH PROPOSAL
 Z.03.071(S), 19T-05V02(S)

LEGEND

Industrial	Waste Disposal Assessment Area
Prestige Ind.	Area Subject To Amendment No. 332
Open Space	
North Maple Residential Area	
General Commercial	

Open Space Special Policy Areas	Roads
Special Policy Area 1	Existing Arterial
Special Policy Area 2	Feeder
Special Policy Area 3	Proposed 35m Arterial
	23m Primary (Future)



**OPA No. 332,
 As Amended**

APPLICANT:
 YORK MAJOR HOLDINGS
 INC. & YORK CIRCLE
 HOLDINGS INC.

Part of Lots 22, 23 & 24
 Concession 3



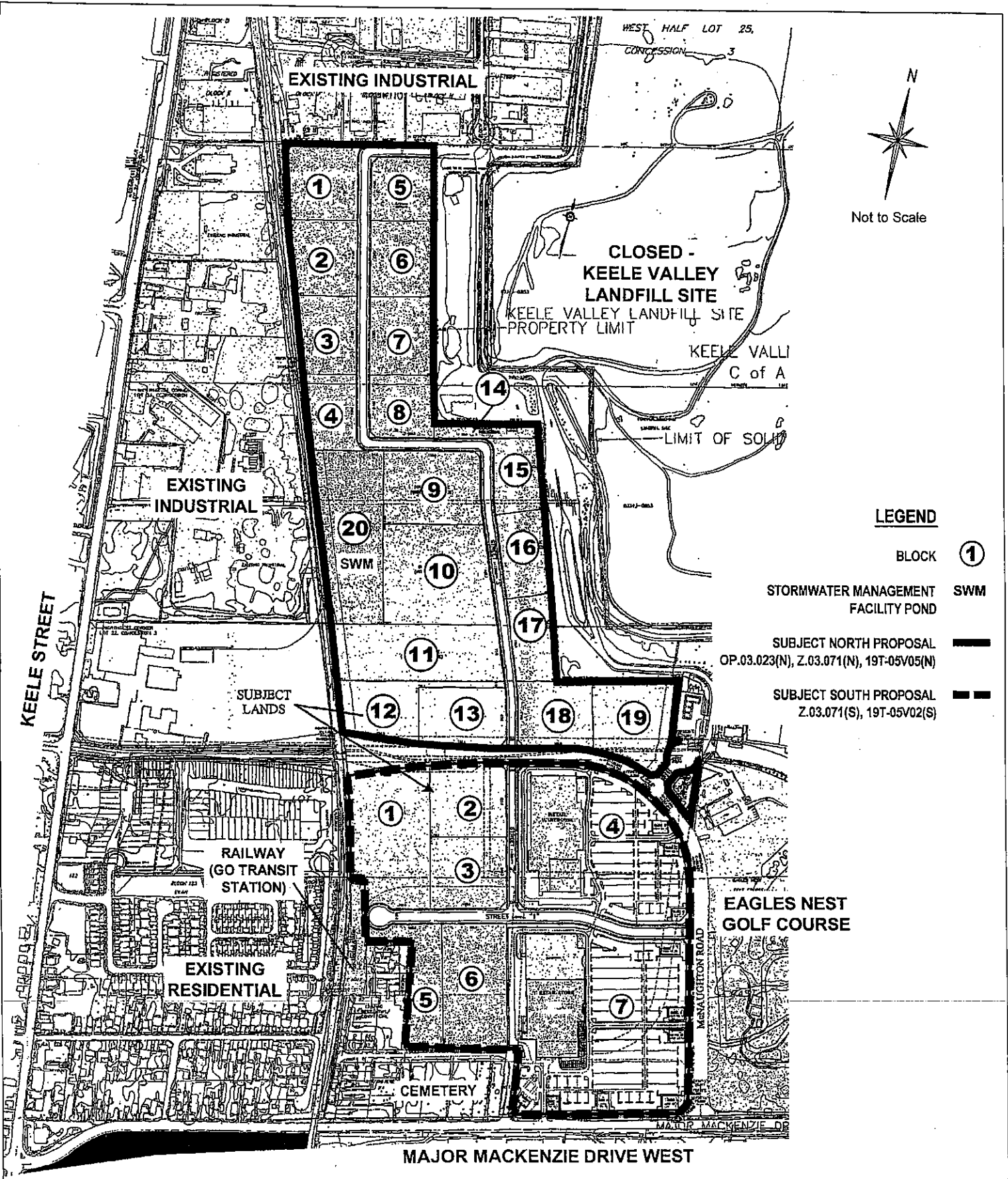
Development Planning Department

Attachment

FILE No's:
 OP.03.023(N), Z.03.071(N)
 & 19T-05V05(N);
 Z.03.071(S) &
 19T-05V05(S)

April 10, 2006

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**McNaughton Community
Land Use Plan**

APPLICANT:
YORK MAJOR HOLDINGS
INC. & YORK CIRCLE
HOLDINGS INC.

Part of Lots 22, 23 & 24
Concession 3



Development Planning Department

Attachment

FILE No's:
OP.03.023(N), Z.03.071(N)
& 19T-05V05(N);
Z.03.071(S) &
19T-05V05(S)

March 17, 2006

3

SCHEDULE OF LAND USE

BLOCKS	±Ho.
BLOCKS 1-8, 12-14, 18 and 19 - INDUSTRIAL	13 18.654
BLOCKS 9-11 and 15-17 - OUTSIDE STORAGE (WITH NO BUILDINGS)	6 10.957
BLOCK 20 - STORM WATER MANAGEMENT	1 3.000
BLOCKS 21-26 - 0.3m RESERVE	6 0.006
STREETS	3.036

TOTAL	26	33.653
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REZONE BLOCKS 9-11, & 14-17 AND PARTS OF BLOCKS 4 & 8 FROM OS2 OPEN SPACE PARK ZONE TO M2 GENERAL INDUSTRIAL ZONE

LEGEND

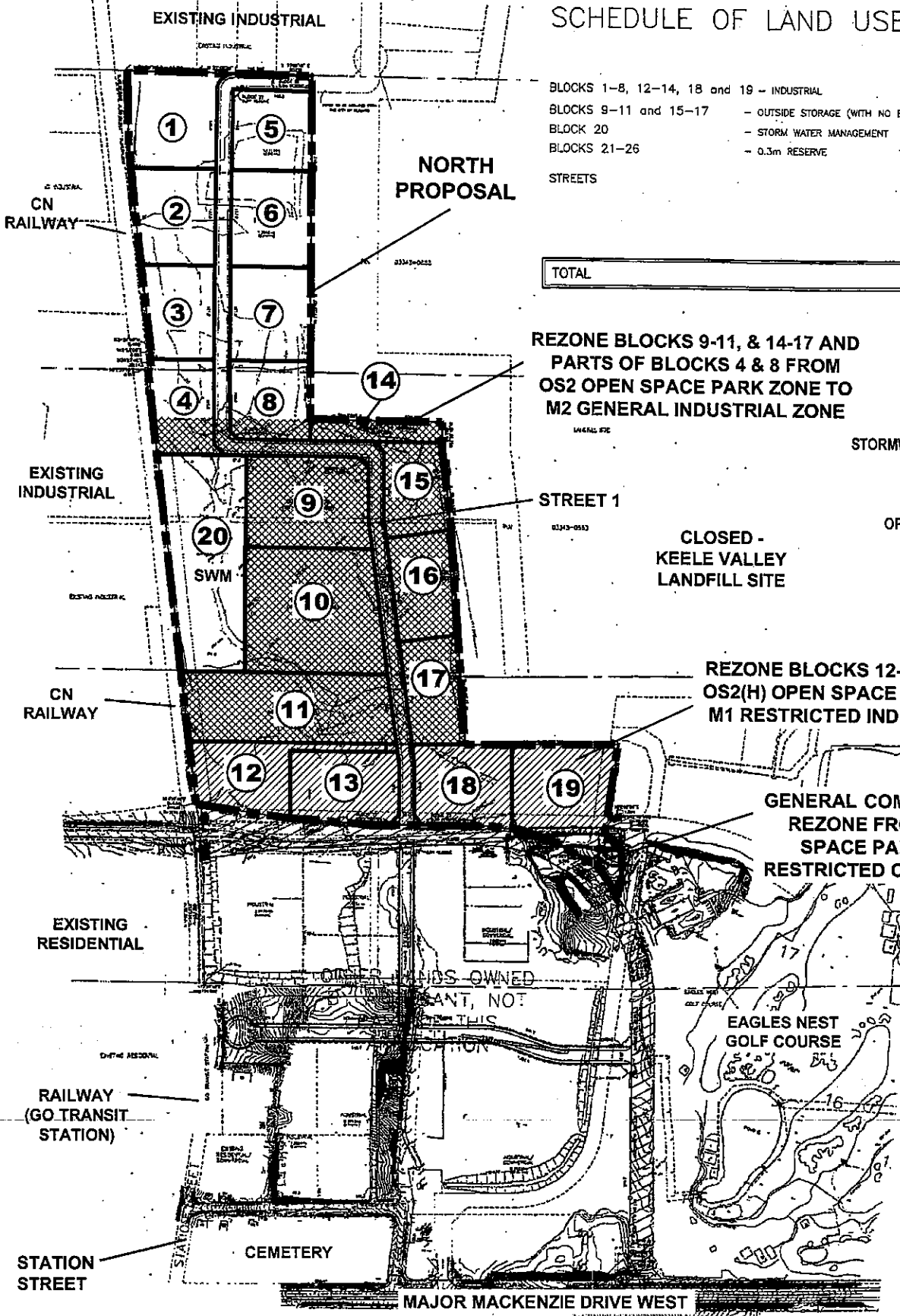
BLOCK ①
 STORMWATER MANAGEMENT FACILITY POND SWM

SUBJECT LANDS
 OP.03.023(N), Z.03.071(N),
 19T-05V05(N)

CLOSED - KEELE VALLEY LANDFILL SITE

REZONE BLOCKS 12-13, 18-19 FROM OS2(H) OPEN SPACE PARK ZONE TO M1 RESTRICTED INDUSTRIAL ZONE

GENERAL COMMERCIAL BLOCK - REZONE FROM OS2(H) OPEN SPACE PARK ZONE TO C1 RESTRICTED COMMERCIAL ZONE



Draft Plan of Subdivision (North)

APPLICANT:
 YORK MAJOR HOLDINGS
 INC. & YORK CIRCLE
 HOLDINGS INC.

Part of Lots 22, 23 & 24
 Concession 3



Development Planning Department

Attachment

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

April 11, 2006

4

EXISTING INDUSTRIAL

SCHEDULE OF LAND USE

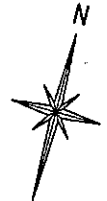
BLOCKS 1-3, 5 and 6	- INDUSTRIAL	BLOCKS	±Ha.
BLOCKS 4 and 7	- INDUSTRIAL/COMMERCIAL	5	9.597
BLOCKS 8-14	- 0.3m RESERVE	2.	18.021
STREETS		7	0.016
			2.095

TOTAL	14	27.729
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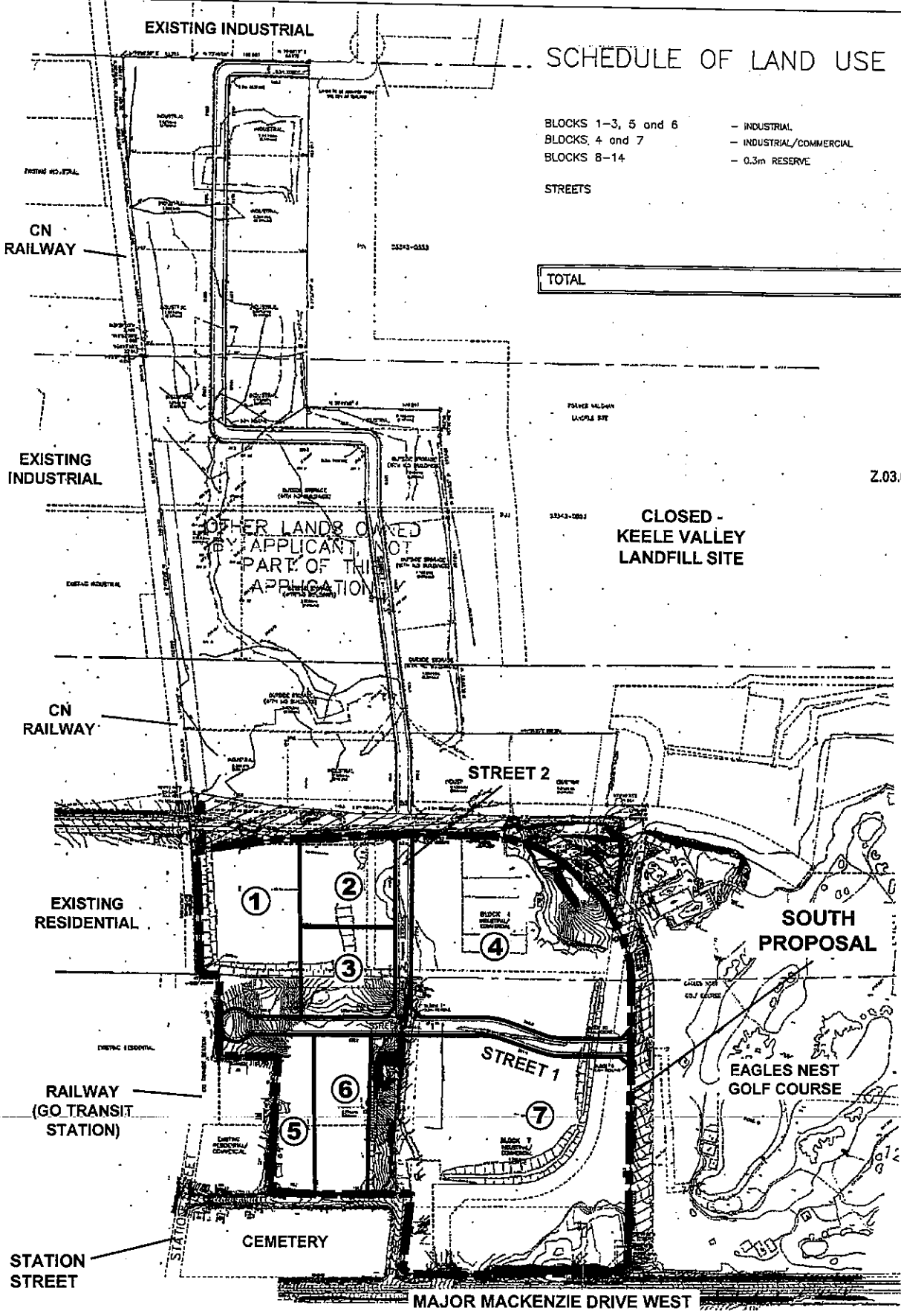
LEGEND

BLOCK ①

SUBJECT LANDS
Z.03.071(S), 19T-05V05(S)



Not to Scale



CLOSED -
KEELE VALLEY
LANDFILL SITE

OTHER LANDS OWNED
BY APPLICANT, NOT
PART OF THIS
APPLICATION

BLOCKS 1-4, 7:
M1(H) Restricted
Industrial Zone -
Area "B"

BLOCKS 5 & 6:
M1(H) Restricted
Industrial Zone -
Area "C"

Draft Plan of Subdivision (South)



Attachment 5

APPLICANT:
YORK MAJOR HOLDINGS
INC. & YORK CIRCLE
HOLDINGS INC.

Part of Lots 21 & 22
Concession 3

Development Planning Department

FILE No's.:
Z.03.071(S) &
19T-05V05(S)

April 11, 2006