

COMMUNICATIONS

Distributed January 27, 2012

	Report No.	Item No.	Committee
C1. J. Clem MacMullin, dated January 19, 2012.	01	10	Committee of the Whole
C2. Rosario Sacco & Orjan B. Carlson, dated January 23, 2012.	01	10	Committee of the Whole
C3. Mr. Bob Adam, dated January 26, 2012.	01	10	Committee of the Whole

Distributed January 30, 2012

C4. Mr. Nick Pinto, dated January 28, 2012.	01	10	Committee of the Whole
C5. Mr. Roy Mason, dated January 27, 2012.	01	10	Committee of the Whole
C6. Confidential memorandum from the Deputy City Clerk, dated January 30, 2012.		1	Council - Addendum
C7. Memorandum from the Commission of Planning, dated January 27, 2012.	01	8	Committee of the Whole

Distributed January 31, 2012

C8. Mr. David Matthews, dated January 30, 2012.	01	10	Committee of the Whole
C9. Mr. Roy Mason, dated January 31, 2012.	01	10	Committee of the Whole
C10. Mr. Dirk Drieberg, dated January 31, 2012.	01	10	Finance & Administration Committee

Disclaimer Respecting External Communications

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Please note there may be further Communications.



100 Conair Parkway, Woodbridge, Ontario L4H 0L2
Phone: (905) 265-4500
Toll Free: 1-877-526-6247
Fax: (905) 265-4599

January 19, 2012

City of Vaughan
City Clerk's Office
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Jeffery Abrams, City Clerk

Re: Zoning By Law Amendment Application
611428 Ontario Limited
File No. Z.11.031
City of Vaughan

C	1
Item #	10
Report No.	01
Council - Jan. 31/12	

Dear Mr. Abrams:

It has come to our attention that a re-zoning application has been submitted by 611428 Ontario Limited for the land northeast of our property located at 100 Conair Pkwy. We respectfully request that this application be denied as the re-zoning of the land from Prestige Employment Area ("EM1") to General Employment Area ("EM2") conflicts with our company's image and our expectations of the prestigious business park that we currently reside. Our planning consultant has advised that "EM2" zoning would also be inconsistent with the City zoning policies for lands abutting and/or visible from a 400 series highway.

Conair is a leader in personal care and small kitchen appliances and has been located in Vaughan since 2007. Our decision to build our facility in Vaughan was based on many considerations including the prestigious nature of the business park. We're advised that re-zoning to General Employment Area would allow esthetically unpleasing storage practices in the area which would make the business park less appealing. The impact to our investment in the property and building could be irreversible.

Our customers know us to have premium, high quality products. It's important that our image reflect our products so that our customers know they are getting value. Due to our commitment to ensure the business park remains prestigious, we have spent considerable time, effort and money maintaining our property to the highest standard. We feel that the re-zoning of the nearby land would have a negative impact on our business as our facility and the surrounding area are showpieces. If our area is rezoned to General Employment Area, our surroundings will no longer be compatible with our image. As a leader in our industry it's important that our image reflects the values of an industry leader.

During the construction phase of our facility we made every effort to ensure each of our employees had a view of the surrounding areas. This was done to bolster morale and to ensure each employee would feel proud of the environment they work in. If rezoned, we fear that this could have a negative impact on recruiting and retaining employees in this area.

.../2

- 2 -

We built our facility on approximately half of the 31 acres of land that we purchased, leaving the other half vacant for future growth which we estimate will be sometime in 2013 – 2014. If the standards are now relaxed to allow this re-zoning, we must take this into consideration in our future investment strategy within this business park.

We hope you will consider this letter when making your decision in this matter.

Yours truly,



J. Clem MacMullin
Assistant General Manager

cc: Mayor of Vaughan
Members of the City Council
Commissioner of Planning

=== COVER PAGE ===

TO: _____

FROM: CONAIR ADMIN

FAX: 9052654598

TEL:

COMMENT:

To: A. Bellasario

100 Conair Parkway, Woodbridge, Ontario, L4H 0L2

Tel: 905-265-4500 Fax: 905-905-265-4598

Communication Council mtg Jan 31/12

FOR PERSONAL CARE...

CONAIR

CONSUMER PRODUCTS INC.

Fax Communication

TO: Mr. Jeffery Abrams, City Clerk
City of Vaughan **FAX:** 905-832-8535

FROM: Clem MacMullin **FAX:** 905-265-4598

DATE: January 23, 2012 **PAGES:** 3 including fax cover

RE: Zoning By Law Amendment Application
611428 Ontario Limited
File No. Z.11.031
City of Vaughan

Mr. Abrams,

Attached is a letter from Mr. Clem MacMullin, Assistant General Manager,
regarding the above subject.

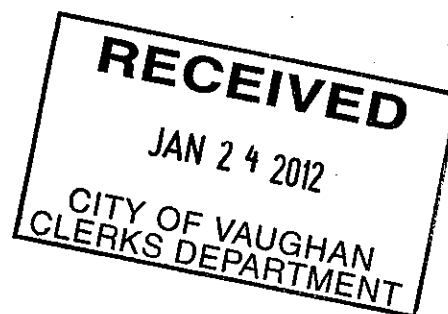
Should you have any questions, please do not hesitate to contact him directly.

Many thanks,

Barb

Barb van Belkom
Executive Assistant

Email: barb_vanbelkom@conair.com
Tel: 905-265-4511



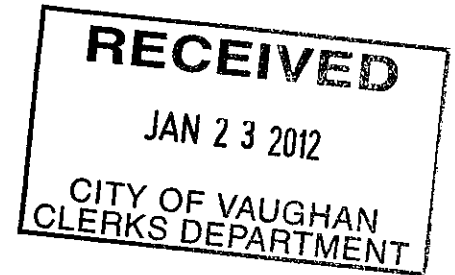
2029832 Ontario Inc.
7050 Weston Road, Suite 705
Woodbridge, Ontario L4L 8G7
T: 905-856-0629
F: 905-856-0698

January 23, 2012

City of Vaughan
City Clerk's Office
2141 Major MacKenzie Drive
Maple, Ontario L6A 1T1

Attention: Mr. Jeffrey Abrams,
City Clerk

**RE: ZONING BY-LAW AMENDMENT APPLICATION
611428 ONTARIO LIMITED
CITY FILE NO. Z.11.031
CITY OF VAUGHAN, ONTARIO**



C	<u>2</u>
Item #	<u>10</u>
Report No.	<u>01</u>
<u>Council - Jan. 31 / 12</u>	

Dear Sir,

We are principals of 2029832 Ontario Inc., the owner of the property identified as 167 Rainbow Creek Drive in the Vaughan West North Business Park, located immediately adjacent to the 611428 Ontario Limited lands.

We have recently been advised of an application by 611428 Ontario Limited to rezone a portion of their lands from EM1(H) Prestige Employment Area to EM2 General Employment Area.

We understand that this Zoning By-law Amendment application has been reviewed by the Committee of the Whole at their recent January 17, 2012 meeting and that this item is on the Agenda for the next City of Vaughan Council Meeting of January 31, 2012, for final discussion and/or approval.

We respectfully request that Council defer any approval of this Zoning By-law Amendment application as we do not believe that the public notice requirements have been satisfied in accordance with the Planning Act.

We understand that the Planning Act requires that notice be given to every owner of land within 120 metres of the subject lands. The planning report included in the Committee of the Whole January 17, 2012 Meeting Report indicates that on September 30, 2011, a notice of Public Hearing was circulated to all property owners within 150 metres of the subject lands and to the West Woodbridge Homeowners Association.

Mr. Jeffrey Abrams
January 23, 2012
Page 2

Planning Department interpretation that the notice circulation distance be from the area of the lands to be rezoned is not appropriate nor correct for this rezoning application. Although the 611428 lands will in the future be severed to create individual blocks, they are currently part and parcel of the entire 611428 Ontario Limited land holdings and therefore Notice of Public Meeting circulation distances should have been based on a minimum of 120 metres from the limits of the entire 611428 Ontario Limited lands.

The Planning Department's interpretation of Public Meeting Notice circulation distance is not an appropriate approach as a situation may arise, whereby an area subject to a rezoning application which is located in the middle of the applicant's lands satisfies the 120 metre criteria without requiring any public notice being sent to other land holdings which are immediately adjacent to the applicant's lands.

We are providing a copy of Attachment 3 figure, which is included in the Committee of the Whole Meeting Report, marked up to indicate the relative location of our property as it relates to the 611428 Ontario Limited lands.

As illustrated on the attached figure 3, the 167 Rainbow Creek Drive property is located within 120 metres of the limits of the 611428 Ontario Limited lands and we therefore should have been notified of the subject Zoning By-law Amendment application. Although we have not reviewed this application in detail we note that the proposed EM2 General Employment zoning allows for outside storage.

We purchased the 167 Rainbow Creek Drive property with the intention of constructing an office building in a prestige Employment Business Park in the City of Vaughan. We specifically chose this property due to its close proximity to the Rainbow Creek Valley and for its exposure to the future Highway 427 extension.

As you are aware, the Rainbow Creek valley is a prominent natural open space feature in the City of Vaughan. City of Vaughan and Toronto and Region Conservation Authority staff have worked diligently, in concert with the developer, to protect this prominent valley feature and to incorporate this feature with the City pathway network system.

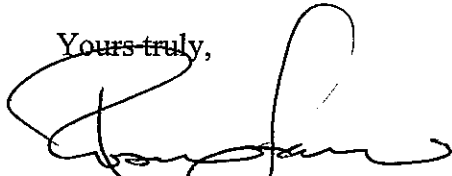
Allowing outside storage adjacent to this natural feature and in close proximity to the future Highway 427 will tarnish the reputation of the City of Vaughan and its green initiatives. The outside storage would be visible by pedestrians using the pathway system and by the many motorists who will be using the future Highway 427. It will be an eye sore to many and a risk to the abutting natural valley. We would consider it poor judgment on the part of the City of Vaughan if they were to grant approval of this rezoning application which would permit outside storage adjacent to the Rainbow Creek Valley and visible to a 400 series highway.

Mr. Jeffrey Abrams
January 23, 2012
Page 3

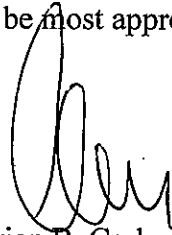
We wish to reiterate that due process has not been followed on the Zoning By-law Amendment Application filed by 611428 Ontario Limited and we respectfully request that City of Vaughan Council not approve this application. We also respectfully suggest that City of Vaughan Council request the City Planning Department to review their procedures on similar applications to ensure that this situation does not occur in the future.

City of Vaughan attention to this matter would be most appreciated.

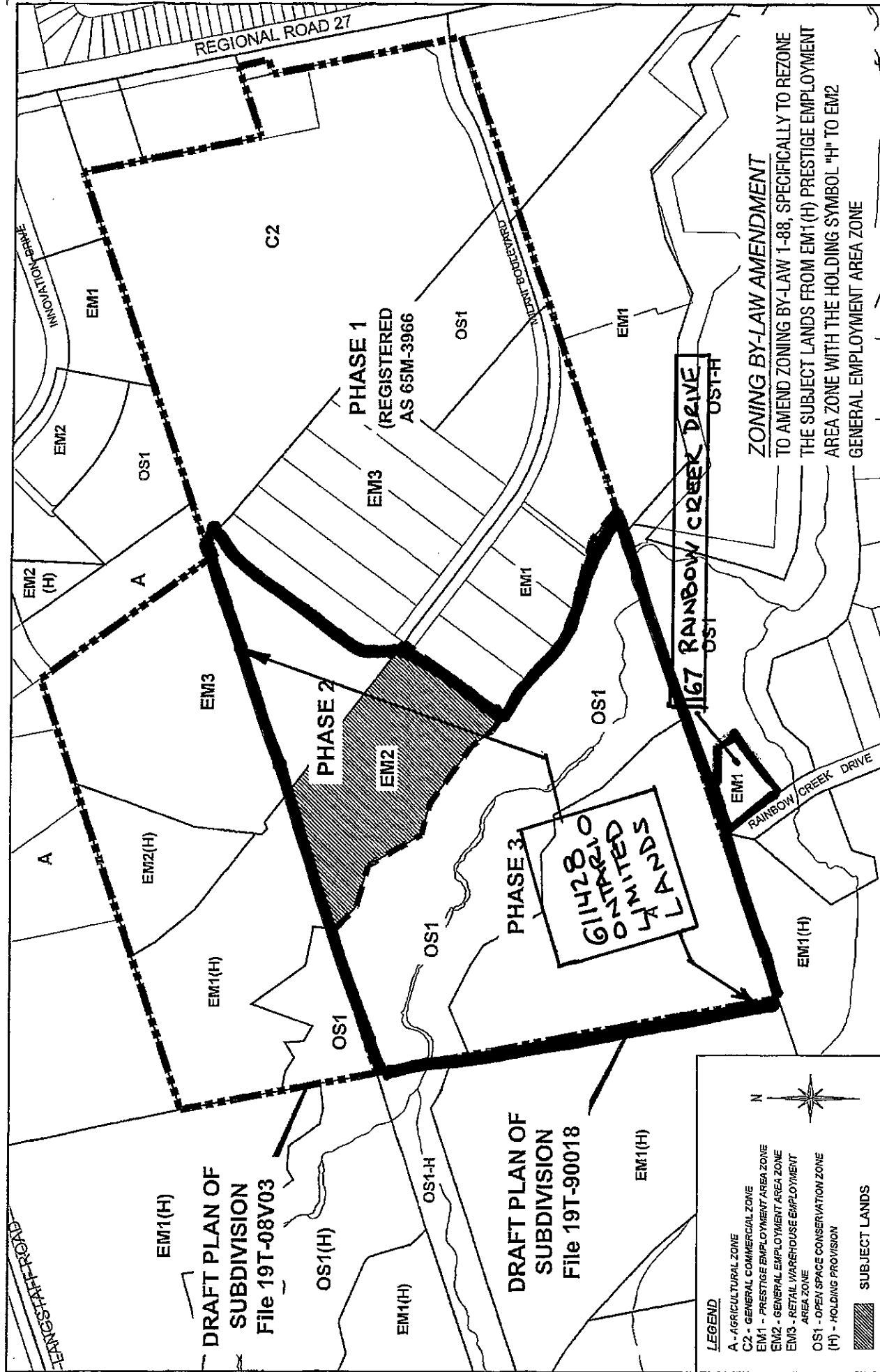
~~Yours truly,~~

A handwritten signature in black ink, appearing to be 'Rosario Sasco', written over the crossed-out phrase 'Yours truly,'.

Rosario Sasco, P.Eng.

A handwritten signature in black ink, appearing to be 'Orjan B. Carlson'.

Orjan B. Carlson



Proposed Zoning

Location: Part of Lot 9,
Concession 9

Applicant:

611428 Ontario Limited

N:\0711 ATTACHMENTS\2-11-031.dwg



Attachment

File: Z.11.031
Related File: 19T-90018
Not to Scale
Date: December 14, 2011

3

adidas®

GROUP

January 26, 2012

City of Vaughan
City Clerk's Office
2141 Major Mackenzie Drive
Maple, Ontario
L6A 1T1

C	<u>3</u>
Item #	<u>10</u>
Report No.	<u>01</u>
<u>Council - Jan. 31 / 12</u>	

Attention: Mr. Jeffery Abrams, City Clerk

Dear Sir:

Re: Zoning By-law Amendment Application
611428 Ontario Limited
File No. Z.11.031
City of Vaughan

Further to my letter dated January 12, 2012 regarding the subject application to 'down zone' the subject lands from Prestige Employment (EM1) to General Employment (EM2) I respectfully request Council to defer consideration of the approval of this application, at this time, so that a complete planning analysis of the application can be undertaken by City staff.

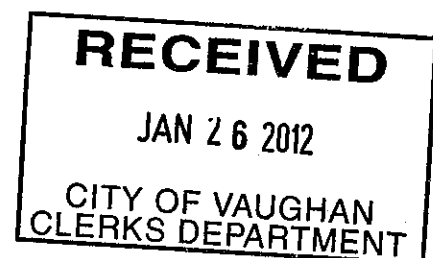
The staff report does not address why the subject lands and neighbouring lands were originally zoned Prestige Employment, notwithstanding that OPA 450 designates the lands, in part, Prestige Employment and General Employment.

I submit to you that the lands were originally zoned Prestige Employment because of the fact that they will have direct exposure/visibility from future Highway No. 427 (please see Attachment 6 which was taken from the Staff Planning Report). It is important to note that we do not know the finished grades of future Highway No 427 and as such the future Highway and exist ramp to Langstaff Road could be looking down upon these lands that could contain open storage of goods, materials construction equipment and vehicles. Is this the image that the City of Vaughan wishes to promote? I think not.

In other areas of the City, and throughout the Region of York, there are policies that do not permit open storage to be visible from streets, let alone 400 series Highways. The location of the adidas Canada head office should be held as an example of the type of development that is sought for this area.

adidas Canada Limited
8100 Highway 27
Woodbridge, Ontario
L4H 3N2

T: 905.266.4200
F: 905.266.4388
www.adidas.com





GROUP

I sincerely believe staff inadvertently overlooked the history leading up to the initial zoning of these lands for Prestige Employment (EM1), notwithstanding the apparent land use designation of General Employment imposed by the governing policy document, OPA 450.

You see, staff did not address policy of **3.5 b) of OPA 450** which reads as follows:

*"Outside of the Centres, Prestige Areas shall be interpreted to extend a minimum of one lot depth in from the boundary arterial road **or provincial highway**. Council in considering the zoning of the lands within the area designated Employment Area General **may** zone for prestige uses to recognize an existing situation or to accommodate a particular development concept which might be compromised by the use of a zone category normally associated with the Employment Area General designation."*

Again, I submit to you that the area lands were specifically and purposefully zoned Prestige Employment, notwithstanding the General Employment designation of OPA 450, because of the proximity and exposure to future Highway 427, and the desire to promote a prestige development along the Highway 427 corridor.

Clearly, staff did not fully address the history behind the establishment of the existing Prestige Employment zoning, and did not address Policy 3.5b) of OPA 450 which could very well be considered as the most important policy applicable to this application.

It is apparent that Committee of the Whole did not have all relevant planning information before them on January 17th when they recommend approval of the subject application.

In view of the foregoing, I am requesting that Council defer consideration of this application and refer the application back to staff for a complete evaluation and report on all applicable Official Plan policies.

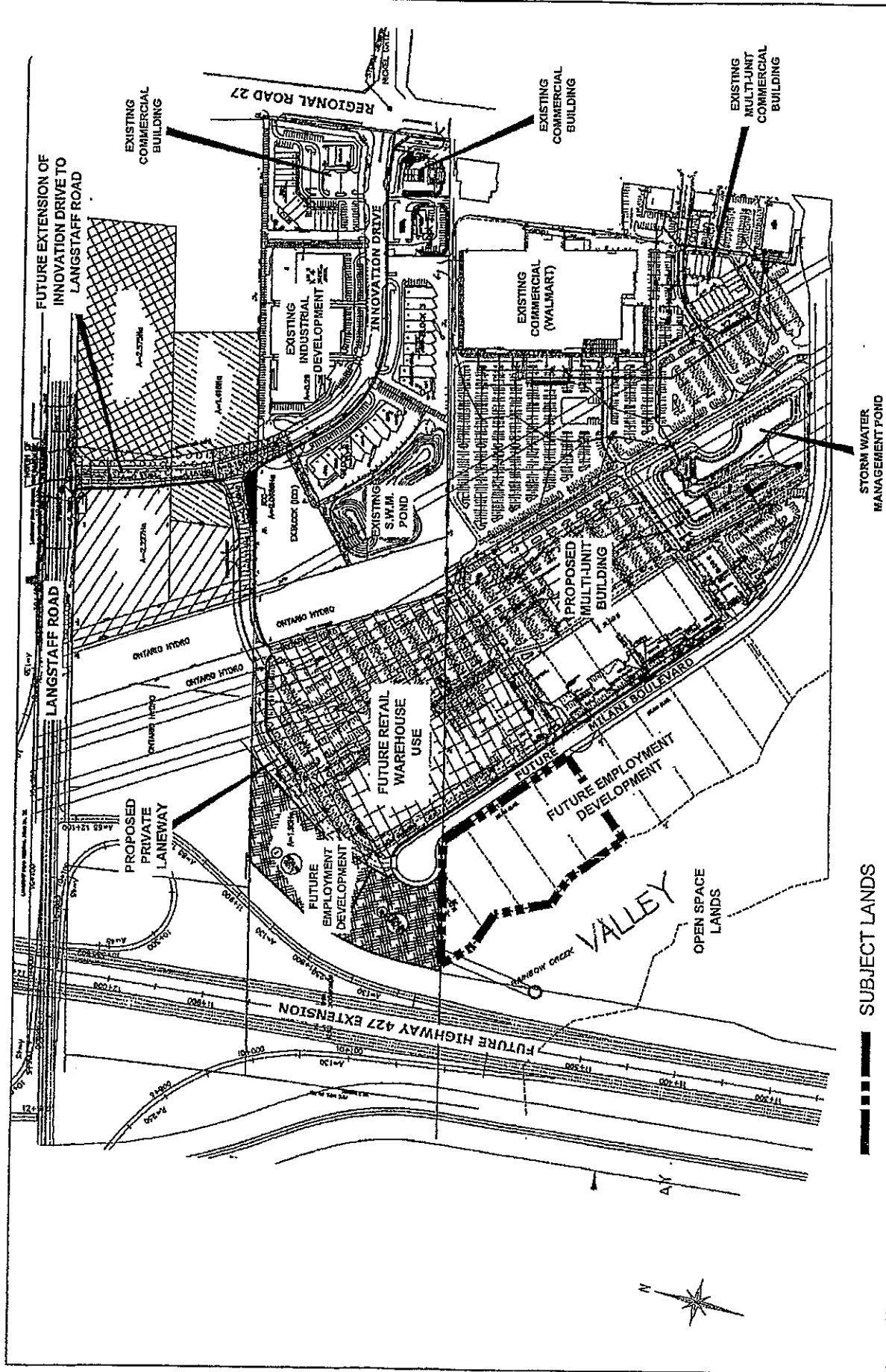
Yours truly,

Bob Adam, CFO of adidas Canada

cc: Mr. Mayor and Members of Council
Mr. John Mackenzie, Commissioner of Planning
Mr. Joseph Sgro, ZZEN Group
Mr. Vic De Zen, ZZEN Group

adidas Canada Limited
8100 Highway 27
Woodbridge, Ontario
L4H 3N2

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F: 905.266.4388
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Overall Concept Plan For Milani Boulevard

Applicant: 611428 Ontario Limited
Location: Part of Lot 9,
Concession 9

W:\P\1\ATTACHMENTS\2011.031.dwg



Attachment

6

File: Z11.031

Related File: 19T-90018

Not to Scale

Date: December 14, 2011

C	4
Item #	10
Report No.	01 - CW
Council - Jan. 31/12	

From: Abrams, Jeffrey
Sent: Sunday, January 29, 2012 7:09 AM
To: Bellisario, Adelina
Subject: Fw: Council Meeting - January 31, 2012 Re: Report 1, Agenda Item 10
Importance: High
Attachments: Council January 31, 2012 - Re_611428 Ontario Limited.pdf

From: The WWHA, Inc. [mailto:wwha@wwha.ca]
Sent: Saturday, January 28, 2012 10:06 PM
To: Abrams, Jeffrey
Subject: Council Meeting - January 31, 2012 Re: Report 1, Agenda Item 10

Dear Mr. Abrams,

Please find attached our letter of correspondence in regards to Report No. 1 of the Committee of Whole, Agenda Item 10 (*611428 Ontario Limited, File No. Z.11.031*) and we respectfully ask that you add it to the correspondence for Council Meeting of January 31st, 2012 and distribute accordingly.

Should you have any questions, please do not hesitate to contact us.

Many thanks,

Nick Pinto
 President
 The West Woodbridge Homeowners Association Inc.



January 27, 2012

City of Vaughan
City Clerk's Office
2141 Major Mackenzie Drive
Vaughan, ON L4L 1T4

Attention: Mr. Jeffrey Abrams, City Clerk

RE: Zoning By-Law Amendment Application
611428 Ontario Limited
File No. Z.11.031
Ward 2

Dear Sir(s) and Madam(s),

Further to our deputations at the Committee of Whole (Public Meeting) on October 25th, 2011 and at the Committee of the Whole on January 17th, 2012, we are writing to you to further confirm our position regarding the above-mentioned matter.

First and foremost, the City's Official Plan Amendment No. 450 highlights the importance of maintaining locations for employment lands. The decisions of Council in adopting these policies for employment lands, created a framework for continued job growth for the current and future development cycle. And clearly provides the hallmark of a strong and sustainable city.

The subject lands are designated **Prestige Employment Area Zone** and abut lands that are designated **Open Space Conservation Zone**. These Prestige Employment lands have been set apart through the city's Official Plan Amendment No. 450 to further enhance the city's economic development. In addition, on the west side of the subject lands, the future Highway 427 extension is scheduled to be constructed and it will play an increasingly important role in servicing the transportation needs of existing and new businesses. And the Open Space Conservation Zone which is comprised of a wooded area and West Rainbow Creek which is a functional part of the Humber River have also been set apart through the city's Official Plan Amendment No. 450 in order to protect the natural environment.

Deviations from Plans, Policies or Regulations

- The proposed Zoning By-Law Amendment would permit a range of uses such as: contractor's yard, autobody repair shop, truck terminal, building supply outlet, car brokerage (including trucks), etc., and outdoor storage not currently permitted in "Prestige Employment" designated properties.

- The proposed Zoning By-Law Amendment would permit a minimum 5 m wide landscaping strip that includes the provision of trees along the rear lot line of the subject lands.

Arguments Against Rezoning

- The “Prestige Employment” designation in OPA No. 450 located along provincial highways and arterial road within the employment lands is because they play a defining role in the urban structure and they will be a major force in shaping the City’s corporate image.
- The intent of the “Prestige Employment” designation for employment lands west and east of the future Highway 427 extension is to ensure the subject property is primarily reserved for development of high prestige in character with high quality urban design standards and landscaping would be essential and some restrictions on uses would be applied while obtaining attractive working environments.
- The “Prestige Employment Areas” land development policies of OPA No. 450 do not permit outside storage of goods or material in this designation.
- OPA No. 450 specifically states that: “The plan is intended to be flexible enough to accommodate all uses appropriate to any structural element of the employment area without an amendment to the plan.”
- The proposed Zoning By-Law Amendment, if approved, would erode Vaughan’s “Prestige Employment” designated lands and permit further encroachment of land uses not appropriate for the Prestige Employment designated lands within the area.
- The “Open Space Conservation Zone” abutting the subject property designation in OPA No. 450 is the City’s commitment to maintaining and promoting a healthy natural environment and protecting Vaughan’s unique and special natural heritage features for the present generation and all successive generations.
- The proposed Zoning By-Law Amendment, if approved, will have some pollution and sedimentation effect to the Open Space Conservation area abutting the subject property and will diminish and deteriorate the wooded area and West Rainbow Creek.
- The proposed Zoning By-Law Amendment represents an incompatible land use for the subject lands and should not be located in close proximity to the future Highway 427 extension.

The applicant, in our opinion, has not effectively considered the potential ways and means that these lands could be developed for other purposes over the long-term, including a cluster of office-related uses or business and civic uses both of which, we believe could be feasible, if appropriately planned, given the highly visible nature of the site on future Highway 427 extension.

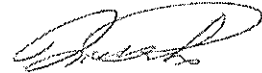
Vaughan's West Corporate Employment zone is currently home to many businesses that have invested in building mixed-used buildings and they provide a wide range of goods and services. The existing developments throughout the Employment area have been developed with quality physical design, innovative urban design and built form, and have been undertaken in a manner which minimizes the impact on the natural environment and compliment the natural landscape. As the population and jobs continue to grow in the City and the Region, they will play an increasingly important role in serving our future needs.

We are extremely concerned that the proposed Zoning By-Law Amendment, if approved will have a negative effect on the overall structure of the employment community and will become economically unviable for existing and future businesses of the community.

We would again like to reiterate our position that we object to this Zoning By-Law Amendment application and we respectfully request that Council defer any decisions with a recorded vote and refer it back to staff to carry out a comprehensive planning review and report back to a future Committee of Whole for council and public deliberations.

If you would like to discuss this further please do not hesitate to contact me.

Respectfully yours,



Nick Pinto
President
The West Woodbridge Homeowners Association Inc.

cc: Honourable Mayor and Members of Council
Mr. John Mackenzie, Commissioner of Planning
Grant Uyeyama, Director of Development Planning

From: MacKenzie, John
Sent: Friday, January 27, 2012 4:16 PM
To: Abrams, Jeffrey; Bellisario, Adelina
Subject: Fw: 611428 Ontario Limited File: Z.11.031
Attachments: Approved Block Plan, Sch B OPA343.pdf

C	<u>5</u>
Item #	<u>10</u>
Report No.	<u>01-CW</u>
<u>Council - Jan 31/12</u>	

Adelina and Jeffrey, I believe this should be considered for circulation by Clerks to Council members prior to the upcoming Council meeting regarding the above noted file that will be considered by Council from last Committee of the Whole.

From: Roy Mason [mailto:RMason@KLMPlanning.com]
Sent: Friday, January 27, 2012 02:37 PM
To: MacKenzie, John
Cc: bob.adam@adidas.com <bob.adam@adidas.com>; Uyeyama, Grant
Subject: 611428 Ontario Limited File: Z.11.031

John;

I wish to advise that I am acting on behalf of adidas Canada. Further to Mr. Bob Adam's letters concerning the subject application, I wish to draw to your attention the approved Block Plan for the area. The Block Plan was approved in 1996, in and around the time that OPA 450 was adopted by Council. The Block Plan was one of the planning tools used to implement the policies of OPA 450. Clearly, the land use schedule of the Block Plan shows the subject lands designated as Prestige Industrial, hence the reason for the existing Prestige Employment (EM1) zone category. I am not aware of any amendments to the Block Plan to change the Prestige Industrial category, but perhaps they exist. I have not been able to find any record of a change. I have attached an extract of the approved Block Plan, and the land use schedule of OPA 343 which is attached to OPA 450.

I am also fully aware that the Block Plans are not statutory documents under the Planning Act, but in the City of Vaughan they have been consistently used to further define land use categories provided for in secondary plan documents. In view of the issues and points raised in Mr. Adam's letters to Council, and in view of the Block Plan land use designation I am asking that Council defer consideration of the subject application until staff have an opportunity to fully evaluate and report on the history behind the establishment of the existing EM1 zone category and all relevant policies of the Official Plan, specifically Policy 3.5 of OPA 450.

Best regards

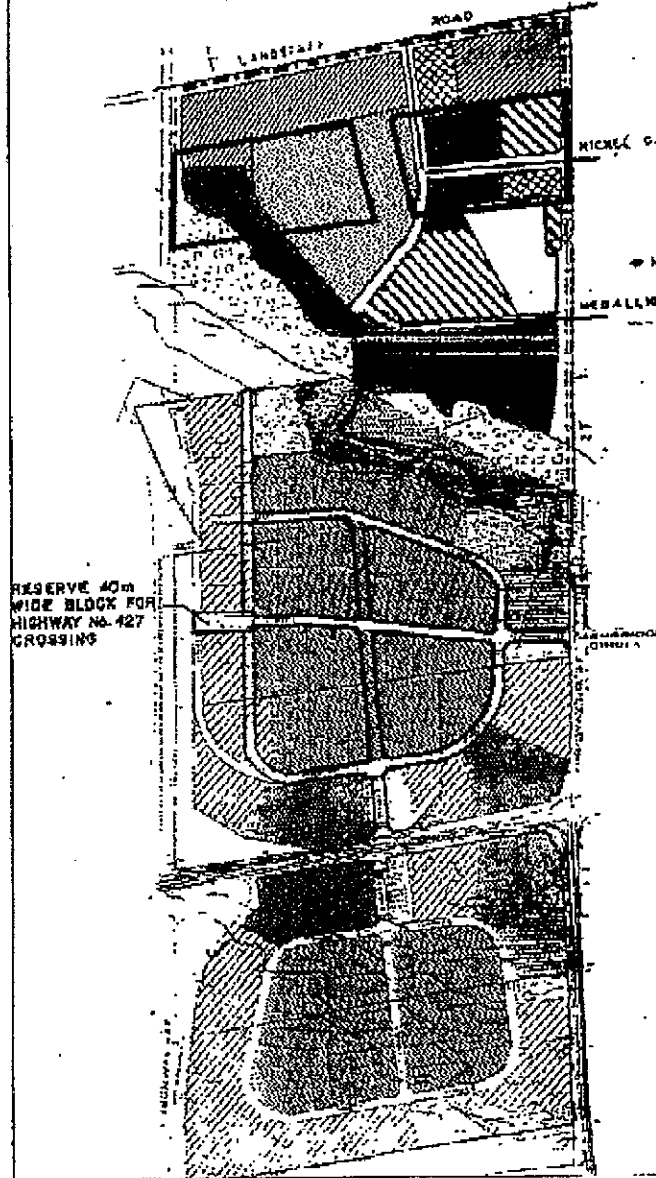
Roy Mason BES
 VICE PRESIDENT

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3
 T 905.669.4055 (ext. 223) F 905.669.0097 E rmason@klmplanning.com

RED LINED PLAN, DECEMBER 9, 1996



LEGEND (LANDS NORTH OF CREEK)

- SPECIAL PURPOSE INDUSTRIAL
- SERVICE COMMERCIAL
- OFFICE COMMERCIAL
- PRESTIGE INDUSTRIAL
- RESTRICTED INDUSTRIAL
- OPEN SPACE

NOTE: LAND USE DESIGNATIONS NORTH OF VALLEY SHOWN IN ACCORDANCE WITH REBAILING IN APPENDIX II OF OPA No. 400

VAUGHAN WALK
CORPORATE BUSINESS PARK

BLOCK PLAN



LEGEND (LANDS SOUTH OF CREEK)

- SPECIAL PURPOSE INDUSTRIAL
- RESTRICTED INDUSTRIAL
- RESTRICTED INDUSTRIAL
- OFFICE COMMERCIAL
- SERVICE COMMERCIAL
- OPEN SPACE
- LANDFILL
- STORAGE WATER MANAGEMENT FACILITY
- 15 METRE WATER MANAGEMENT OF TRACK LIMIT
- SUBJECT PROPERTY

ATTACHMENT "3"
VWCBP BLOCK PLAN
(APPROVED DEC. 9, 1996)

FILE #	REPORT #
197-89083 Z.00.020	LOCATION LOT 10, CONC. 2

SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPROVED:
ESSON UNIFORM LTD

DATE: 30/05/2001
SCALE: NOT TO SCALE

APPENDIX II

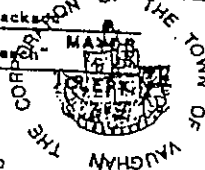
SCHEDULE "B" (LAND USE) TO OPA No. 343

(VAUGHAN WEST CORPORATE BUSINESS PARK)

THIS IS SCHEDULE 'B'
TO AMENDMENT NO. 343
ADOPTED THE 20TH DAY OF November, 1990.

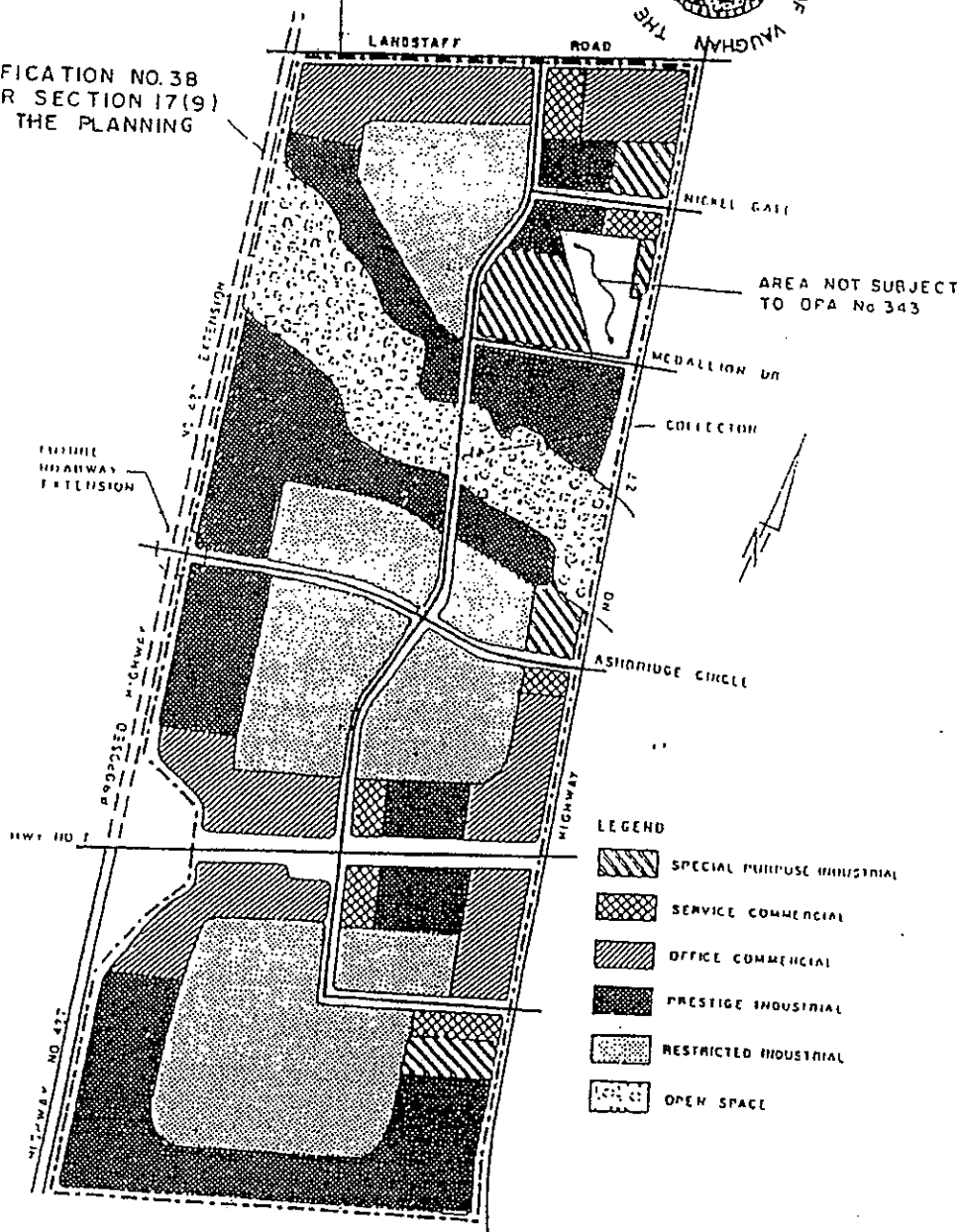
"L.D. Jackson"

"J.D. Leach"



AREA SUBJECT TO
AMENDMENT NO. 343

MODIFICATION NO.38
UNDER SECTION 17(9)
OF THE PLANNING
ACT



LEGEND

- SPECIAL PURPOSE INDUSTRIAL
- SERVICE COMMERCIAL
- OFFICE COMMERCIAL
- PRESTIGE INDUSTRIAL
- RESTRICTED INDUSTRIAL
- OPEN SPACE

SCALE
0 150 300m



Development Planning Department
Tel: (905) 832-8565 Fax: (905) 832-6080

memorandum

C	<u>7</u>
Item #	<u>8</u>
Report No.	<u>01-CW</u>
<u>Council - Jan 31 / 12</u>	

DATE: JANUARY 27, 2012
TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
SUBJECT: COMMUNICATION – Council Meeting – January 31, 2012

ITEM 8 - COMMITTEE OF THE WHOLE MEETING – JANUARY 17, 2012
STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION 19T-06V04, PHASE III
GREENBROOKE DEVELOPMENTS INC.
WARD 3

Background – Analysis and Options

On January 17, 2012, the Committee of the Whole considered a report from the Commissioner of Planning with respect to the proposed street name of "Silver Sterling Crescent" for Street "H", and adopted the following recommendation;

- "1) That consideration of this matter be deferred to the Council meeting of January 31, 2012; and,
- 2) That the Commissioner of Planning review the policy and practices on street-naming in light of the list of potential street names previously approved by Council."

At that meeting, there was a discussion by the Committee of the Whole to change the proposed street name from "Silver Sterling Crescent" to "Sterling Silver Crescent". Development Planning Staff discussed this name change with the applicant, who was agreeable to the change. The revised name "Sterling Silver Crescent" was forwarded to the Region of York for review, and the proposed revised name was refused due to existing similar streets in Vaughan named Sterling Court and Sterling Crescent. Accordingly, the recommendation in the staff report to approve "Silver Sterling Crescent" should be adopted.

With respect to Council's recommendation to review the policy and practices on street naming, the Commissioner of Planning will bring forward a report to a future Committee of the Whole meeting in Spring 2012 that will address the policy on street naming and include a list of potential street names for Council's approval.

Conclusion

The Region of York has advised that it will not approve the street name "Sterling Silver Crescent". Accordingly, the Development Planning Department recommends that the original proposed street name "Silver Sterling Crescent", be approved, as recommended in Item #8 on the Committee of the Whole report from the Commissioner of Planning dated January 17, 2012.

Attachments

1. Location Map
2. Approved Plan of Subdivision

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

Copy to: Clayton Harris, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning
Jack McAllister, Senior GIS Technician



Location Map

Part of Lot 23,
Concession 6

APPLICANT:
GREENBROOKE DEVELOPMENTS INC.

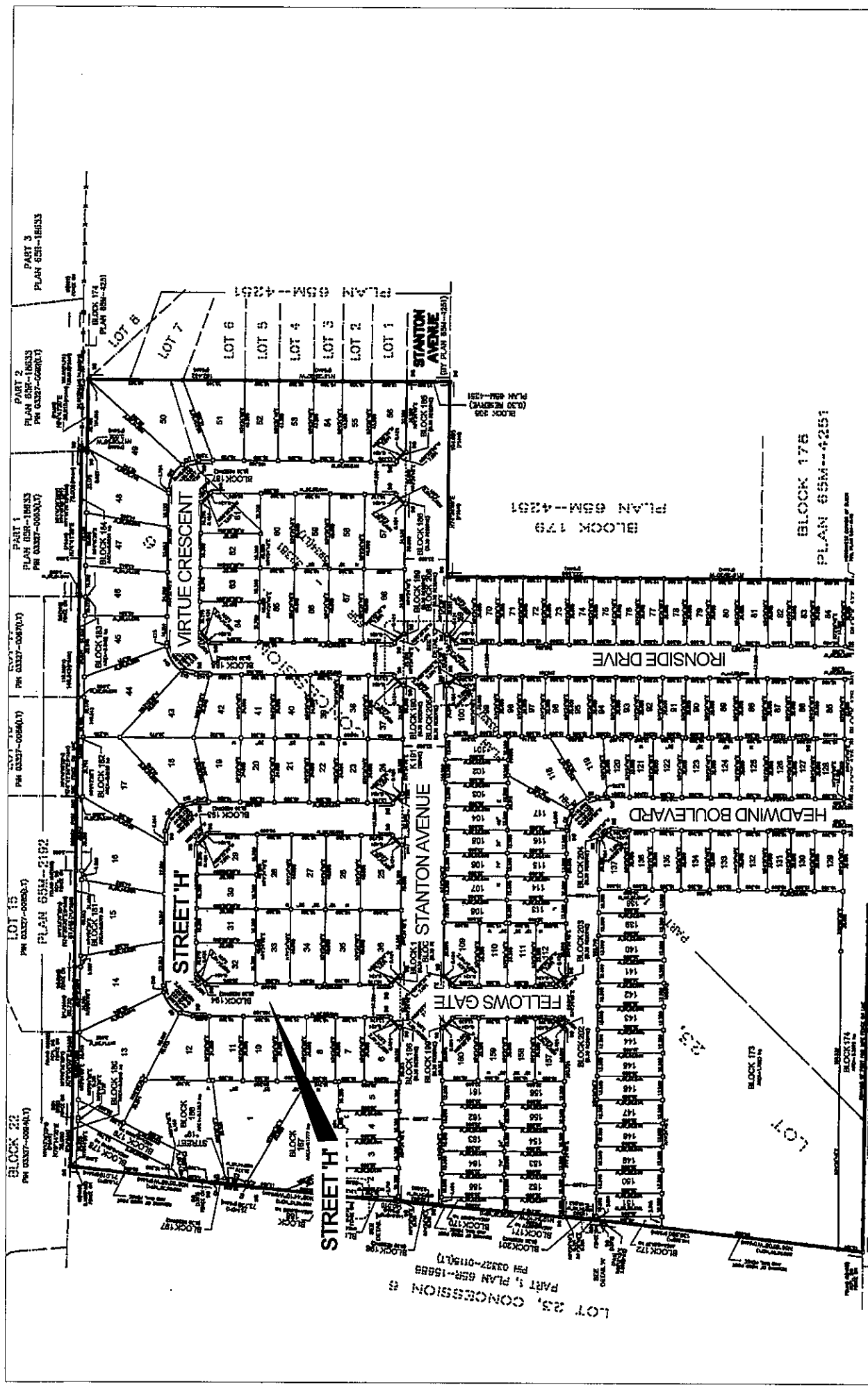


Attachment

FILE No:
19T-06V04 PH 3

Not to Scale
January 17, 2012





Approved Plan of Subdivision



Part of Lot 23,
Concession 6
APPLICANT:
GREENBROOKE DEVELOPMENTS INC.

Attachment

FILE No:
19T-06V04 PH 3
Not to Scale
January 17, 2012

2



January 30, 2012

Mr. Jeffrey Abrams
Clerk
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

C	<u>8</u>
Item #	<u>10</u>
Report No.	<u>01 - CW</u>
<u>Council - Jan. 31/12</u>	

Dear Sir,

Re: Correspondence to Council
January 31, 2012 Meeting

Please provide the enclosed letter to Council as Addendum Correspondence for its meeting of January 31, 2012 in connection with Item 10 of Committee of the Whole Report 10 and By-law 11-2012 (611428 Ontario Limited - File Z.11.031).

Due to the colour reproduction in the attachments to the letter, sufficient copies are provided for all Council members as well as your file.

Yours truly,
MATTHEWS PLANNING & MANAGEMENT LTD.

David Matthews MCIP
President



January 30, 2012

Mayor and Council
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mayor Bevilacqua and Council:

Re: Zoning File Z.11.031
611428 Ontario Limited
Milani Boulevard

I appeared before Committee of the Whole January 17, 2012 to discuss the merits of the proposed zoning change on these lands from EM1 to EM2. For the benefit of Council, I summarized below a number of the points made at that time as follows in support of the proposal:

- It is appropriate for employment areas to have a mix of employment designations to accommodate and encourage to the maximum degree, a variety of economic activities.
- This industrial park displays a diversity of EM1, EM2 and EM3 designations intermixed throughout it. The change proposed in this application is consistent with that pattern and appropriate.
- Both the old and the new Official Plans designate this area for general employment.
- The proposed zoning change, particularly with the automobile related use addition for Block 5, has no adverse effect or impact on any existing use in the area, including the Adidas facility.
- Normal zoning limitations on the amount of outside storage permitted (30%), together with the mandated rear 5 m landscape/planting strip and fencing requirements will effectively screen the outside storage permitted.
- The addition of the requirement for site plan approval for all of these lands as recommended by Committee of the Whole is appropriate and supported by our client as the best means of ensuring the permitted uses and outside storage are designed to a high standard.

.../2

- In addition to site plan control, we remind Council that the developer of these lands maintains and will continue to maintain strict architectural control over future development.

Subsequent to the Committee meeting, correspondence has been received from property owners at 155 Rainbow Creek Drive (Husky Foods) and 167 Rainbow Creek Drive (2029832 Ontario Limited) and 100 Conair Parkway (Conair Consumer Products Inc.). The former address is a food distribution warehouse, the second is a vacant site upon which the owner apparently wishes to construct an office building at some time in the future and the third is a manufacturing/distribution facility. These properties are approximately 240 m (785 ft.), 280 m (920 feet) and almost a kilometre respectively from the nearest point of the subject lands, being the southwest corner of Block 5 upon which the automobile use is to be developed.

Attached are photographs of the view from the Husky Foods property across the valley towards the subject lands clearly showing they are heavily screened from the subject lands by substantial natural vegetation in the Rainbow Creek valley. We also attach for Council's information, photographs of the existing tractor trailer storage yard directly across from the Husky Foods site. We are somewhat surprised by Husky's concerns with respect to outside storage, considering the use that exists directly across the street from their site.

2029832 Ontario Limited suggests that proper notice was not given. This is incorrect. As the attached airphoto illustrates, they are some 240m distant from the lands that are subject of this application or approximately twice the notice distance. As with the Husky property, this site is a considerable distance away and heavily screened by existing valley vegetation.

The Conair property is almost a kilometre away from the subject property. It as well is separated by the heavily vegetated valley, a stormwater management pond and what will be the extension of Highway 427. There is absolutely no impact of the proposed rezoning on Conair. They share no road connection, are physically and functionally totally separate areas and ultimately will be separated by a 400 series highway (Hwy 427). Conair's present view across the stormwater pond is the existing truck storage use on the west side of Rainbow Creek Drive.

To Mayor Bevilacqua and
Council, City of Vaughan

-3-

For the further information of Council, we attach copies of the existing zoning maps for the Vaughan West Business Park to illustrate the mixture of employment designations in the area which, in our view, is appropriate and necessary for Vaughan to maximize its ability to attract a diversity of employment uses. Council will note the large, highly visible area (+/- 80 ac) of EM2 zoned land to the south of the Husky/2029832 Ontario properties as well as the large area of EM2 lands directly adjacent to the north limit of the Conair property. This is in sharp contrast to the subject lands which are not only much smaller in area (6.4 ac) but also not visible across the valley.

Finally we wish to advise Council that our client has made several attempts to contact both representatives of Adidas Canada as well as the West Woodbridge Ratepayers Association to meet and discuss their concerns. Our overtures have unfortunately have been met with no response whatsoever therefore deferral would serve no purpose.

We trust the foregoing information is of assistance to Council.

Yours truly,
MATTHEWS PLANNING & MANAGEMENT LTD.

A handwritten signature in blue ink, appearing to read 'D Matthews', with a stylized flourish at the end.

David Matthews, M.C.I.P.
President

DM:Imm
encl.



Subject Lands

155 Rainbow Creek
(Husky)

280 m

240 m

167 Rainbow Creek
(2029832 Ontario)

Tractor Trailer
Storage

100 Conair Pkwy
(Conair)



View of open storage directly
opposite Husky Foods





View of Existing Land Use Directly across
Rainbow Creek Dr. From #155 (Husky Foods)





View from Rear of Husky Foods
at 155 Rainbow Creek Drive
(Subject lands 280m in distance from this point)





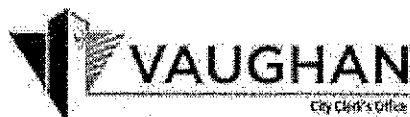
AREA ZONING DESIGNATIONS



From: Abrams, Jeffrey
Sent: Tuesday, January 31, 2012 10:32 AM
To: Bellisario, Adelina
Subject: FW: Council Meeting re 611428 Ontario Limited, File No. Z.11.031

C	9
Item #	10
Report No.	01-CW
Council - Jan. 31 / 12	

Jeffrey A. Abrams
 City Clerk
 City of Vaughan
 2141 Major Mackenzie Drive
 Vaughan, ON L6A 1T1
 Tel: (905) 832-8585 Ext. 8281
 Fax: (905) 832-8535
jeffrey.abrams@vaughan.ca



From: Roy Mason [mailto:RMason@KLMPlanning.com]
Sent: Tuesday, January 31, 2012 10:12 AM
To: MacKenzie, John
Cc: Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Abrams, Jeffrey; bob.adam@adidas.com
Subject: Council Meeting re 611428 Ontario Limited, File No. Z.11.031

January 31, 2012

City of Vaughan
 Planning and Development
 2141 Major Mackenzie Drive
 Maple, Ontario
 L6A 1T1

Attention: Mr. John Mackenzie
 Commissioner of Planning and Development

Dear Sir:

Re: Zoning By-law Amendment Application
 611428 Ontario Limited
 File No. Z.11.031
City of Vaughan

I wish to advise that, on behalf of adidas Canada, I am submitting this letter on a 'without prejudice' basis.

1/31/2012

My client is prepared to consider additional uses on the subject property as follows:

1. The zoning remains as EM1, keeping all permitted uses under the EM1 zone category, and with the additional permitted uses provided as exceptions to the EM1 zone category.
2. Accessory outside storage shall not be permitted.
3. Additional permitted uses;
 - All Season Sports Facility
 - Building Supply Outlet
 - Club or Health Centre
 - Equipment Sales/Rental Establishment
 - Motor vehicle sales establishment, excluding autobody repair
4. Just to be clear, notwithstanding the above permitted uses, my client does not support an Autobody Repair Shop, Contractor's Yard, Meat Packing and Processing, Scrap Paper Storage, sorting or Baling, or a Truck Terminal.

In view of the foregoing, my client is amenable to meet with the applicant and City staff in an effort to establish a list of permitted uses acceptable to all parties. Please ask Council to defer approval of this application to enable a meeting of the concerned parties.

Yours truly
KLM Planning Partners Inc.

Roy Mason BES
VICE PRESIDENT

KLM PLANNING PARTNERS INC.
Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3
T 905.669.4055 (ext. 223) F 905.669.0097 E rmason@klmplanning.com

Fernandes, Sybil

C	<u>10</u>
Item #	<u>10</u>
Report No.	<u>01-F&A</u>
<u>Council - Jan. 31/12</u>	

From: Dirk [double.d@rogers.com]
Sent: Tuesday, January 31, 2012 10:46 AM
To: Fernandes, Sybil
Cc: Fraser, Marjie; Kallideen, Marlon
Subject: RE: VAUGHAN TO HOST 20112 CANADIAN NATIONAL BOYS BANTAM BASEBALL CHAMPIONSHIPS
Attachments: CVBA- 2012 Nationals - Deputation.docx; CVBA - 2012 Bantam Nationals - Draft Budget.xls

Good Morning Sybil:

Thanks for the note...I just wish I had some advance warning on this with regard to the deadline.

Attached please find the following for consideration by Council at their meeting today:

- a) Summary of Deputation
- b) Draft Budget for the 2012 Canadian National Bantam Boys Championships as requested by Councillor Iafrate.

If you have any other questions, please feel free to contact me.

Thanks,

Dirk Driberg
 President
 City of Vaughan Baseball & Softball Association

From: Fernandes, Sybil [mailto:Sybil.Fernandes@vaughan.ca]
Sent: Monday, January 30, 2012 11:57 AM
To: 'Dirk'
Cc: Fraser, Marjie; Kallideen, Marlon
Subject: RE: VAUGHAN TO HOST 20112 CANADIAN NATIONAL BOYS BANTAM BASEBALL CHAMPIONSHIPS
Importance: High

Dirk - At the Finance and Administration Committee meeting of January 16, 2012, your deputation was received by the committee. The Committee's recommendations will be considered by Council tomorrow, January 31st. If you require some action taken on this matter, you may submit a communication for Council's consideration at tomorrow's meeting. If you intend to submit such a communication please send it as soon as possible today.

Sybil Fernandes
 Manager of Administrative Services/
 Deputy City Clerk
 Tel: (905) 832-8585 Ext. 8628
 Fax: (905) 832-8535
 email: sybil.fernandes@vaughan.ca

From: Fraser, Marjie
Sent: Wednesday, January 25, 2012 5:30 PM
To: 'Dirk'
Cc: Fernandes, Sybil
Subject: RE: VAUGHAN TO HOST 20112 CANADIAN NATIONAL BOYS BANTAM BASEBALL CHAMPIONSHIPS

Hello Dirk.

As per your question as to who receives the budget detail, please forward to Sybil Fernandez who oversees the Clerks Department.

Thanks

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

CITY OF VAUGHAN BASEBALL & SOFTBALL ASSOCIATION
2012/2013 CANADIAN NATIONAL BANTAM BOYS CHAMPIONSHIPS
Re: 2012 BUDGET DEPUTATION – JANUARY 16, 2012

- 1) Request for \$25K funding assistance for 2012 and \$20K for 2013 for the Vaughan Baseball Association be included in the final 2012 and 2013 Operating Budgets for the 2012 and 2013 Canadian National Bantam Boys Championships respectively.
- 2) Funding request from the City of Vaughan is a decrease of \$10K in 2012 and \$15K in 2013 from that received in 2011 in recognition of working toward the concept of sustainability and self-sufficiency.
- 3) Trillium Grant of \$15k that was available to assist in hosting the event in 2011 is no longer applicable and is a further amount that needs to be made up by the Host organization through fundraising and sponsorship activities.
- 4) Funding of National events is consistent and supports the enhancement of the image and reputation of the City of Vaughan as a viable location to host national events and brings in economic development dollars to the City.
- 5) Funding request to be in accordance with a new Funding Policy for National Events in the City of Vaughan which was requested from Staff in 2011 and, to the best of my knowledge, was in the process of being drafted.

CITY OF VAUGHAN BASEBALL SOFTBALL ASSOCIATION

2012 CANADIAN BANTAM NATIONALS

DRAFT BUDGET

Income

Sponsorship	\$ 15,000.00
City of Vaughan	\$ 25,000.00
Snack Bar	\$ 1,500.00
Programs	\$ 2,500.00
Merchandise	\$ 7,500.00
Tickets	\$ 20,000.00
Accommodation Reimbursement	\$ 40,000.00
Total	<u>\$ 111,500.00</u>

Expenses

Accommodations	\$ 59,000.00
Advertising/Marketing	\$ 10,000.00
Host Fees	\$ 3,000.00
Umpires	\$ 3,800.00
First Aid	\$ 2,000.00
Merchandise	\$ 5,000.00
Programs	\$ 2,200.00
Security	\$ 2,000.00
Sound System/Tents	\$ 6,500.00
Transportation	\$ 15,000.00
Parking/Mileage	\$ 2,000.00
Misc.	\$ 1,000.00
Total	<u>\$ 111,500.00</u>