

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 6, 2004**

Item 1, Report No. 90, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 6, 2004.

**1**

**ZONING BY-LAW AMENDMENT FILE Z.04.062  
THORNHILL CENTRE STREET –TOWN CENTRE  
CITY OF VAUGHAN  
PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004, be approved;
- 2) That the following deputations be received:
  - a) Mr. Lawrence Lubin, Blue Water Ranch, 1 Yorkdale Road, Suite 510, Toronto, M6A 6A1, on behalf of Metrontario Group;
  - b) Mr. Terry Goodwin, 122 Thornridge Drive, Thornhill, L4J 1E3;
  - c) Mr. John Burns, 9 Abbeywood Gate, Thornhill, L4J 8P1;
  - d) Mr. Jeffrey Stone, 7601 Bathurst Street, Suite 304, Thornhill, L4J 4H5; and
  - e) Mr. Dennis Wood, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, on behalf of First Pro Shopping Centre and Metrontario Investments Limited.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.062 (City of Vaughan) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The purpose of the zoning by-law amendment is to introduce new zones and development standards into the City's zoning by-law, By-law 1-88, in order to implement the policies of Official Plan Amendment #671 (Thornhill Town Centre Plan); and to rezone a portion of the Town Centre lands north of Centre Street in accordance with the new zones. The proposed zones include "CMU1 (Mixed Use 1 – Town Centre)", "CMU2 (Mixed Use 2 – Town Centre)", "CMU3 (Mixed Use 3 – Town Centre)", and "RA4 (High Density Residential – Town Centre)".

**Background - Analysis and Options**

The irregular shaped 8.8 ha site is located on the north side of Centre Street, between New Westminster Drive and Bathurst Street, in Part of Lot 6, Concession 2, City of Vaughan. The vacant site has a 174 m frontage on Bathurst Street and 438 m flankage on Centre Street.

The subject lands are designated "Town Centre Commercial" and "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) and are currently zoned C2 General Commercial Zone, subject to Exception 9(1132-B) and A Agricultural Zone, subject to Exception 9(1132-A). The surrounding land uses are:

North - High Density Residential (Liberty Development), and vacant parcel (zoned RA3 & RA3-H, subject to Exception 9(1153), and A Agricultural)

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- South - Centre Street; Promenade Mall, bus terminal (C2 General Commercial Zone); highrise condominium (RA3 Apartment Residential Zone)
- East - Bathurst Street; residential (R5 Residential Zone & RM2 Multiple Residential Zone)
- West - Seniors' Development, (zoned RA2 Apartment Residential, subject to Exception 9(1192); New Westminster Drive

On November 8, 2004, a Notice of Public Hearing was circulated to all property owners within 120 metres of the subject lands and to the Beverly Glen, Brownridge, Concord West and Glen Shields Ratepayers' Associations. To date, no comments have been received. Any 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 a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- The creation of new zones and development standards to implement the policies of Official Plan Amendment #671 (Thornhill Town Centre Plan), including mixed commercial/residential, and commercial/business office uses, and new urban design policies is required. The following new zone categories are proposed:

- (i) Town Centre Mixed Use 1 (Main Street) – CMU1

Uses Permitted on Ground Floor

- i) retail store
- ii) club or health centre
- iii) banking or financial institution
- iv) eating establishment with or without outdoor patio
- v) eating establishment- convenience, with or without outdoor patio
- vi) personal service shop
- vii) photography studio
- viii) video store
- xi) special needs housing
- x) cultural and social facilities
- xi) non-profit clubs
- xii) one park or urban square

Uses Permitted above First Storey (Ground Level)

- xiii) residential apartments
- xiv) business or professional office
- xv) library

- (ii) Town Centre Mixed Use 2 – CMU2

Uses Permitted

- i) block townhouses
- ii) stacked townhouses

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- iii) apartment units
- iv) mixed use live/work units
- v) non-profit special needs housing – residential use
- vi) retail stores\*
- vii) business or professional office
- viii) eating establishment with or without outdoor patio\*
- ix) eating establishment-convenience, with or without outdoor patio\*
- x) personal service shop\*
- xi) video store\*
- xii) photography studio\*
- xiii) supermarket\*
- xiv) park/urban square
- xv) public parking facilities
- xvi) stormwater management facilities
- xvii) places of worship
- xviii) public health facilities
- xix) cultural and social facilities
- xx) non-profit club
- xxi) library
- xxii) daycare

\*These uses shall be developed in a mixed-use form only, with retail or service uses at grade, and residential or Office commercial uses located in storey(s) above grade.

(iii) Town Centre Mixed Use 3 – CMU3

Uses Permitted

All uses permitted in this zone category may be developed in mixed-use format with commercial/service located at grade and office/residential located in storey (s) above; alternatively, these uses may be located in single use buildings.

- i) block townhouses
- ii) stacked townhouses
- iii) apartment buildings
- iv) live/work units
- v) retail stores
- vi) pharmacy
- vii) supermarkets
- viii) business or professional office
- ix) eating establishment with or without outdoor patio
- x) eating establishment- convenience, with or without outdoor patio
- xi) personal service shops
- xii) video stores
- xiii) notwithstanding that individual retail uses with a ground floor in excess of 2,500 sq.m are prohibited, one retail use in a free-standing building with a maximum gross floor area of 12,635 sq.m, will be permitted provided the ground floor area of the building does not exceed 50% of the permitted gross floor area of the building
- xiv) park or urban square
- xv) public parking facilities

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- xvi) stormwater management facilities
- xvii) public health facilities
- xviii) special needs housing
- xix) cultural and social facilities
- xx) non-profit clubs
- xxi) library
- xxii) daycare facilities

(iv) Town Centre High Density Residential – RA4

Uses Permitted

- i) street, block and stacked townhouses
- ii) apartment units
- iii) parks and urban squares
- iv) local convenience use only\*

\* These uses shall be located at grade, and shall be part of a mixed-use commercial/residential building. In addition, the gross floor area (GFA) devoted to local convenience uses shall not exceed 30% of the ground floor area.

- Each of the new zones will include minimum yard requirements, building height and density provisions, maximum parking requirements and other specific built form standards. Attachment #3 to this report provides information relevant to each zone category, however more detailed provisions shall be developed through the by-law amendment review.
- The establishment of a vibrant, pedestrian-friendly shopping environment on a new “Main Street” is central to the Plan for the lands, as articulated in OPA #671. It is therefore essential to ensure that the Official Plan policies are consistently reflected in the provisions of the zoning by-law, and to provide further detail within this document in accordance with the Main Street concept. The by-law must address maximum frontages for individual retail stores, maximum building lengths on Main Street, mixed-use development, and the provision of store entrances on Main Street.
- A zoning provision limiting the maximum ground floor area of the proposed Wal Mart to 6,350 sq.m, will be included to ensure that the parking for this establishment can be accommodated on site.
- The majority of the lands subject to this by-law amendment application are also the subject of an appeal to the Ontario Municipal Board. The Board Hearing has been scheduled to commence on February 28, 2005.

**Relationship to Vaughan Vision 2007**

The principles to be included in a future zoning by-law amendment for the Thornhill Town Centre are consistent with the priorities set by Council in Section 3.2.2 of the Vaughan vision, to:

“Encourage land use designations and urban form to support transit usage.”

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**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with any comments of the public and Council expressed at the public hearing, or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Location Map
2. OPA #671, Schedule "B1": Land Use (Amendment Area North of Centre Street)
3. Proposed Zoning Schedule
4. Preliminary Zoning Provisions

**Report prepared by:**

Anna Sicilia, Planner, ext. 8063  
Paul Robinson, Senior Planner, Policy, ext. 8410  
Wayne M<sup>c</sup>Eachern, Manager of Policy, ext. 8026

/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 2, Report No. 90, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 6, 2004.

**2** **ZONING BY-LAW AMENDMENT FILE Z.04.060**  
**1599732 ONTARIO LIMITED**  
**PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004, be approved;**
- 2) That the following deputations be received:**
  - a) Mr. Claudio Brutto, Brutto Consulting, 61 Creditview Road, Suite 1, Vaughan, L4L 9N4, on behalf of the applicant; and**
  - b) Ms. Janet Mazur, 69 Twyford Road, Etobicoke, M9A 1W5, Executor for the Estate of Stanley Trela at 3600 Major Mackenzie Drive, Maple, L6A 1S1.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.060 (1599732 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The Owner has submitted an application to amend Zoning By-law 1-88 to rezone a 0.762 ha portion of the overall 4.28 ha subject lands (Attachment #1) from A Agricultural Zone to C7 Service Commercial Zone. The rezoning would facilitate the severance of the property, and the future development of a gas bar with a car wash.

**Background - Analysis and Options**

The 4.287 ha vacant property is located at the northeast corner of Weston Road and Major Mackenzie Drive, in Lot 21, Concession 5, City of Vaughan.

The subject lands are designated "Village Core" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan) (see Attachment #2), the latter which is subject to two outstanding appeals, and is currently not in effect. This designation is intended to permit a broad range of retail functions and uses catering primarily to the needs of Vellore residents. Gas bars and car washes are permitted at the intersections of Major Mackenzie Drive and the primary roads at the outside edges of the "Village Core", such as Starling Boulevard. The proposed uses would conform to the Official Plan, upon OPA #650 coming into effect.

The subject lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - farmland, residential/future District Centre (A Agricultural Zone)
- South - Major Mackenzie Drive; vacant/future commercial (A Agricultural Zone)
- East - residential/future District Centre (A Agricultural Zone)
- West - Weston Road; farmland, residential/future District Centre (A Agricultural Zone)

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On November 5<sup>th</sup>, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Residents' Association, Vellore Woods Ratepayers Association, Columbus Trail Residents' Association and the Millwood Woodend Ratepayers' Association. No comments have been received to date. Any 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 a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the proposed severance will fragment land ownership within the "Village Core" and consequently a Development Concept Report (Section 8.2 of OPA #650) is required, to demonstrate the manner in which the severed parcel could be developed, and integration with the retained and adjacent lands;
- OPA #650 (Vellore Village District Centre Plan) is subject to two outstanding appeals; the disposition of this zoning application cannot be determined until the Official Plan is in effect;
- a formal site plan application should be submitted to evaluate the appropriateness of the rezoning from "A" Zone to "C7" Zone to facilitate the proposed severance of the lands and development of a gas bar and car wash; any zoning exceptions to facilitate the severance and an appropriate site layout, building elevations, parking and on-site circulation, driveway access, landscaping, and urban design treatment will be identified in the technical report to a future Committee of the Whole meeting.

**Relationship to Vaughan Vision 2007**

The applicability of this application 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 application, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed zoning amendment application will be reviewed for conformity with the Official Plan policies.

**Attachments**

1. Location Map
2. Vellore Village District Centre Plan (OPA #650)

**Report prepared by:**

Todd Coles, Planner, ext. 8634  
Mauro Peverini, Senior Planner, ext. 8407  
Grant Uyeyama, Manager of Development Planning, ext. 8635

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)





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The subject lands (see Attachment #1) are located southwest of Woodbridge Avenue and Wallace Street, with 7m frontage on the north side of Memorial Hill Drive (1 Memorial Hill Drive), being Lots 17, 18, 19 and 20 and Part of Lots 15, 16 and 23 on Registered Plan 507, in Lot 7, Concession 7, City of Vaughan. The site slopes upward from Wallace Street to the CP Rail right-of-way. The east portion of the site is developed with a detached dwelling, which is to be demolished. There is a substantial wooded area on the westerly portion of the site which will be maintained.

The subject lands are designated “Residential Medium Density” by OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Area Plan). The “Residential Medium Density” designation permits block townhouse dwellings at a maximum net density of 35 units/ha. The related site plan (see Attachment #2), proposes 12 townhouse units on a 0.35 ha parcel, at a net density of 35 units/net ha, which conforms to the Official Plan. The lands are zoned R3 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing townhouse complex (RM2 Multiple Residential Zone)
- South - Memorial Hill Drive; Memorial Hill Park (OS2 Open Space Park Zone)
- East - detached dwelling units (R3 Residential Zone)
- West - CP Railway, right-of-way

On November 5, 2004, a notice of public hearing was mailed to all property owners within 120m of the subject lands and to the Woodbridge Core Ratepayers Association, the Friends of the Village Group, and to individuals requesting notification. To date, no comments have been received. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

**Preliminary Review**

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- the proposed development will be reviewed in accordance with the development criteria outlined in OPA #440 (Woodbridge Core Area Plan) and the Woodbridge Core Urban Design Guidelines with particular attention given to ensuring an appropriate setback from the CP Rail line, the preservation of the woodlot, and that architectural design elements are incorporated into the development and are compatible with surrounding built form, including and that parking and garages not be visible facing Memorial Hill Drive and Wallace Street;
- the current R3 Residential Zone permits single-detached dwellings on minimum 12m lot frontages; as the applicant proposes to rezone the subject lands to RM2 Multiple Residential Zone to permit townhouse units, a zoning amendment is required; the proposed rezoning to RM2 Zone will be reviewed for compatibility with the surrounding built form;
- the site design and unit layout (east Block “B” proposes 7 units), building elevations parking, traffic, woodlot protection, will be reviewed through the zoning amendment and site plan applications, and any exceptions to the RM2 Zone to facilitate the ultimate site development will be identified in a joint technical report to a future Committee of the Whole meeting;

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- the proposed development appears to encroach into the woodlot and accordingly, a tree preservation plan detailing the protection of the woodlot must be submitted; the applicant has indicated that the woodlot is currently under private ownership, but given the development applications before Council, opportunity to rezone the remaining woodlot from R3 Residential Zone to OS4 Woodlot Zone would ensure its protection.
- prior to approval of the related site plan, the City and Region of York shall confirm that adequate water and sewage capacity are available and have been allocated for the proposed development;
- the setback of the townhouse blocks and noise attenuation from the railway line will be reviewed; a noise report must be submitted addressing attenuation requirements and shall be approved by the City in consultation with CP Rail.

**Relationship to Vaughan Vision 2007**

The applicability of this application 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 application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to the appropriateness of the rezoning of the subject lands from R3 Residential Zone to RM2 Multiple Residential Zone to facilitate townhouse development. Review will also be given to the related Site Plan application with regard to the site layout and architectural building design to ensure compatibility and the appropriate interpretation of the townhouses with the adjacent neighbourhood.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Art Tikiryana, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

/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 4, Report No. 90, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 6, 2004.

**4** **ZONING BY-LAW AMENDMENT FILE Z.04.057**  
**SHAICO PROPERTIES INC.**  
**PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.057 (Shaico Properties Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to a future Committee of the Whole.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to permit a showroom with accessory retail and office uses in the C1 Restricted Commercial Zone, with total floor areas as shown on Attachment #3. The proposed exception would permit the existing building (see Attachment #2) to be used by Montana Equipment Ltd, a supplier of kitchen and restaurant equipment.

**Background - Analysis and Options**

The subject lands are located on the southeast corner of Regional Road 7 and Baldwin Avenue, being Lot 5 on Plan 2486 (1965 Regional Road 7) in Part of Lot 5, Concession 3, City of Vaughan.

The irregular-shaped 0.166 ha lot has 29.8 m frontage on Baldwin Avenue and a depth of 37.5 m. The site is developed with an existing one-storey, 203.17 m<sup>2</sup> building and 17 parking spaces as shown on Attachment #2.

The subject lands are designated "Industrial" by OPA #4, which provides opportunities for manufacturing, storage and warehousing. Minor commercial uses, which primarily serve the area are also permitted. The site is zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(582). The surrounding lands uses are:

- North – Regional Road 7; employment (EM1 Prestige Employment Area Zone)
- South – open space (OS1 Open Space Conservation Zone)
- East – residential (R1V Old Village Residential Zone)
- West – Baldwin Avenue; residential (R1V Old Village Residential Zone)

On November 5, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Concord West Ratepayers Association. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

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Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the site-specific zoning Exception 9(582) permits only a Business and Professional Office use on the property; an amendment to the zoning by-law is required to permit the proposed showroom for kitchen and restaurant equipment with accessory retail and office uses;
- the total gross floor area of the building being 203.17 m<sup>2</sup> (2187 ft<sup>2</sup>) is proposed to be allocated as follows (see Attachment #3): Showroom Area = 109.30 m<sup>2</sup> (1176.6 ft<sup>2</sup>); Storage Area = 19.50 (210 ft<sup>2</sup>); Office Area = 15.60 m<sup>2</sup> (168 ft<sup>2</sup>); Retail Area = 40.59 m<sup>2</sup> (437 ft<sup>2</sup>); Entrance/Washroom/Sink = 18.11 m<sup>2</sup> (195 ft<sup>2</sup>);
- the impact of the on-site parking supply of 17 spaces will be reviewed with the addition of the proposed uses; and
- the appropriateness, intensity and compatibility of the proposed uses with the existing uses in the surrounding area, particularly the adjacent residential, will be reviewed.

**Relationship to Vaughan Vision 2007**

The applicability of this application 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 application together with comments from the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed amendment to the Zoning By-law to permit the additional uses of a showroom for kitchen and restaurant equipment with accessory retail and office uses in the C1 Restricted Commercial Zone, will be reviewed.

**Attachments**

1. Location Map
2. Existing Site Plan
3. Proposed Floor Plan & Area Breakdown

**Report prepared by:**

Andrea Seca, Planner, ext. 8215  
Grant Uyeyama, Manager of Development Planning, ext. 8635

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 5, Report No. 90, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 6, 2004.

**5 ZONING BY-LAW AMENDMENT FILE Z.04.051  
PARKTRAIL ESTATES INC.  
PRELIMINARY REPORT**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004, be approved;**
- 2) **That the following deputations and written submission, be received:**
  - a) **Mr. Matthew Cory, Malone Given Parsons, 140 Renfrew Drive, Suite 201, Markham L3S 3H2, on behalf of the applicant; and**
  - b) **Mr. Gerald C. Borean, Parente, Borean, 3883 Highway 7, Suite 207, Vaughan L4L 6C1, on behalf of Frank Mamnone, and written submission dated November 29, 2004.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.051 (Parktrail Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

**Purpose**

The Owner has submitted an application to amend the condition of the Holding 'H' provision of the Zoning By-law for the subject lands zoned C7(H) Service Commercial Zone.

The existing condition of the holding provision requires that, prior to the removal of the holding provision, a site plan agreement for the subject lands shall be registered which provides for the joint, comprehensive development of the subject lands with the 0.22 hectare parcel of land immediately to the north.

The proposed change to the condition of the holding provision would require that prior to the removal of the holding provision, a site plan agreement for the subject lands has been registered which gives consideration, through a comprehensive plan, to the development of the 0.22 hectare parcel of land immediately to the north.

**Background - Analysis and Options**

The subject lands are located on the west side of Jane Street, south of Bass Pro Mills Drive and fronting onto Romina Drive, being part of Block 12, Plan 65M-3692, in Lot 13, Concession 5, City of Vaughan (see Attachment #1). The vacant 1.0 ha site has approximately 46 m frontage on Romina Drive and a depth of 217.4 m.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned C7(H) Service Commercial Zone with the Holding Symbol "H", by By-law 1-88, subject to Exception 9(1057). The surrounding land uses are:

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- North - dwelling/waste recycling facility (EM1-H Prestige Employment Area Zone),  
Vaughan Mills Shopping Centre (SCD Shopping Centre District Zone)
- South - employment lands (EM1 Prestige Employment Area Zone)
- East - Jane Street; employment lands (EM1 Zone)
- West - employment lands (EM1 Zone)

On November 5, 2004, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to a future Committee of the Whole meeting.

#### Preliminary Review

Following a preliminary review of the proposed application, Staff has identified the following matters to be reviewed in greater detail:

- review will be given to the provisions of the Parktrail subdivision agreement, which required a 0.3m reserve to be placed along the north and west property lines, to be lifted to facilitate the joint development of the subject lands and the adjacent 0.22ha parcel to the north (Mammone lands);
- the subject lands are zoned C7(H) Service Commercial Zone, whereas the adjacent 0.22ha parcel to the north is zoned EM1(H) Prestige Employment Area Zone with a Holding Symbol; review will be given to determining if the two parcels can be developed comprehensively, but independently of one another, in light of the different zoning on each property;
- the appropriateness of the revised condition for the removal of the Holding provision on the subject lands will be assessed in light of securing a comprehensive development of both parcels, which is mutually agreeable to both owners.

#### Relationship to Vaughan Vision 2007

The applicability of this application 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 application, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, the proposed amendment to the Zoning By-law and the revised condition for the removal of the Holding provision on the subject lands will be reviewed in light of ensuring that the subject site and the adjacent parcel to the north can be developed comprehensively, but independently of one another.

#### Attachments

1. Location Map

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**Report prepared by:**

Duncan MacAskill, Planner, ext. 8017

Grant A. Uyeyama, Manager of Development Planning, ext. 8635

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)