

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 1, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 28, 2005.

1
ZONING BY-LAW AMENDMENT FILE Z.04.074
NER-ISRAEL - JOSEPH (JT) TANENBAUM YESHIVAH COLLEGE OF TORONTO
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 February 21, 2005, be approved; and**
- 2) That the following deputations be received:**
 - a) Ms. Jacqueline Thoman, H & R Developments, 3625 Dufferin Street, Suite 500, Downsview, M3K 1N4, on behalf of the applicant; and**
 - b) Mr. Ken Rubin, 61 Strauss Road, Thornhill, L4J 8Z4.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.074 (Ner-Israel - Joseph (JT) Tanenbaum Yeshiva College of Toronto) 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 Zoning By-law to rezone a portion of the subject lands ($\pm 299.3 \text{ m}^2$) shown on Attachments #1 and #2 from A Agricultural Zone to RVM1(B) Residential Urban Village Multiple Dwelling Zone One to facilitate a severance for the creation of one residential lot. The retained lands (5.35 ha) will continue to be used by the Ner Israel College under the A agricultural Zone.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southwest of Bathurst Glen Drive and Apple Blossom Drive, within Approved Draft Plan of Subdivision 19T-98V11 in Part of Lot 14, Concession 2 (Planning Block 10), City of Vaughan.

Currently, the ± 5.37 ha landholding has road frontage of 65.856m on Bathurst Glen Drive and 9.5m on Apple Blossom Drive. Upon rezoning and severance, the severed parcel will be used for the purposes of a 9.5m residential lot with frontage on Apple Blossom Drive and a depth of $\pm 31.467\text{m}$ as shown on Attachment #2. The retained 5.35ha parcel will continue to be used by the Ner-Israel College, and will maintain frontage on Bathurst Glen Drive with a depth of 246.96m, under the A Agricultural Zone.

The site is designated "Low Density Residential" under OPA #600 and zoned A Agricultural Zone by By-law 1-88. The surrounding lands uses are:

- North - Apple Blossom Drive; residential (RV4 Residential Zone)
- South - open space (OS4 Open Space Woodlot Zone)
- East - Bathurst Glen Drive; residential (RV3, RV4 Residential Zones)
- West - residential (RVM1 (A), RV3, RV4 Residential Zones)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 1, CW(PH) Report No. 12 – Page 2

On January 28, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. 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 has identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation permits a mix of lot sizes and building types with a maximum permitted net density of 22 units/ha; the proposed rezoning to facilitate the severance for 1 lot would conform to the Official Plan;
- the minimum lot frontage and area requirements of the RVM1(B) Zone and the A Agricultural Zone will be reviewed for the severed and retained parcels, respectively, to determine compliance with the applicable zone standards, and if any exceptions are necessary; and
- the application will be reviewed in the context of the existing and future land use; however, the proposed parcel to be severed is surplus to the needs of the Ner-Israel College, and have not been identified for any specific purpose in the subdivision agreement for Approved Draft of Subdivision 19T-98V11, which the severed and retain lands are located within.

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 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 appropriateness of the proposed rezoning and severance will be reviewed in the context of the applicable Official Plan policies and the requirements of By-laws 1-88.

Attachments

1. Location Map
2. Draft Reference Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215
Arto Tikiryan, Senior Planner, ext 8212
Grant A. Uyeyama, Manager of Development Planner, 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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 2, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 28, 2005.

2

**ZONING BY-LAW AMENDMENT FILE Z.04.071
DRAFT PLAN OF SUBDIVISION FILE 19T-04V16
ANLAND WOODBRIDGE 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 February 21, 2005, be approved; and
- 2) That the following deputations be received:
 - a) Ms. Nadia Zuccaro, EMC Group Limited, 7577 Keele Street, Suite 200, Concord, L4K 4X3, on behalf of the applicant;
 - b) Mr. Dominic Marano, 15 Twilight Terrace, Woodbridge, L4L 2Y8; and
 - c) Mr. Mario Codispoti, 10 Twilight Terrace, Woodbridge, L4L 2N6.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.04.071 and 19T-04V16 (Anland Woodbridge 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 applications to amend the Zoning By-law and for Draft Plan of Subdivision approval on the subject lands shown on Attachment #1 to:

1. amend Zoning By-law 1-88 to rezone the subject lands from R2 Residential Zone to R3 Residential Zone to facilitate the proposed draft plan of subdivision, shown on Attachment #2; and
2. permit a draft plan of subdivision consisting of 12 single-detached lots with frontages ranging between 12m to 15.8m on a cul-de-sac road.

Background - Analysis and Options

The subject lands are located south of Langstaff Road, west of Islington Avenue, being Lots 3 and 4 on Registered Plan M-1117 (8456 and 8770 Islington Avenue), in Part of Lot 10, Concession 7, City of Vaughan, as shown on Attachment #1. The 0.762ha parcel represents an assembly of two residential lots with access currently from Islington Avenue. The property is heavily treed with a gradual eastward slope towards Islington Avenue. The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA # 597, the latter which was adopted by Council on June 23, 2003, and is awaiting Region of York approval. The lands are currently zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 2, CW(PH) Report No. 12 – Page 2

- North - existing residential lot with a dwelling, (R2 Residential Zone)
- South - residential lot, (R3 Residential Zone); approved Draft Plan of Subdivision 19T-96V13
- East - Islington Avenue, existing residential homes (R2 Residential Zone)
- West - future residential (approved Draft Plan of Subdivision 19T-96V13), (R3 and R4 Residential Zones)

On January 28, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the “Low Density Residential” designation of OPA#240 (Woodbridge Community Plan) permits detached and semi-detached dwelling units at a gross residential density of 8.6units/ha (maximum 7 units); OPA #597, when in full force and effect amends OPA #240 and identifies the west half of the subject lands as “Area 1”, which permits a maximum gross residential density of 17units/ha while the remainder of the site (east half) maintains a gross residential density of 8.6 units/ha, The gross density calculation includes the net residential land area, streets, and one-half of the boundary streets (Islington Avenue and Autumn Ridge Court), resulting in a total site area of 0.937ha. Based on this land area the permitted number of units would be as follows:

West portion OPA#597 (0.47ha @17uph) = 8 units
East portion OPA#597 (0.47ha @ 8.6uph) = 4 units

Total = 12 units

The proposed draft plan of subdivision would conform to the maximum density provisions of the Official Plan, upon adoption of OPA #597 by the Region of York;

- The Region of York has circulated OPA #597 to the Ministry of Municipal Affairs and Housing (MMA) for comment since certain lands within OPA #597 are located within the Woodbridge Special Policy Area (development that is permitted within the flood plain). The MMA has indicated that there are outstanding issues with respect to the Special Policy Area designation and for this reason the OPA has not been approved. Prior to recommending approval of the draft plan, OPA #597 shall be in full force and effect;
- the proposed infill development will be reviewed to ensure compatibility with the existing and proposed surrounding land uses;
- the appropriateness of the proposed lotting and road pattern will be reviewed to ensure the design is compatible with adjacent lands, with consideration to be given to the proposed double cul-de-sac design, the relationship between Lot 1 and the semi-detached lot to the immediate west, and the impact on the development potential for the residential property to the immediate north, and whether a future northerly road connection should be protected;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 2, CW(PH) Report No. 12 – Page 3

- the proposed cul-de-sac road incorporates Alternative Design Standards for a reduced road allowance width; the final road design must be to the satisfaction of the Engineering Department;
- the proposed development represents an extension of approved Plan of Subdivision 19T-96V13, as shown on Attachment #2; the urban design guidelines approved for the adjacent subdivision, should be applied to the subject lands to ensure consistency;
- Council allocation of water and sanitary sewage capacity is required;
- the site is heavily treed, and a tree inventory and preservation report is to be submitted and approved by the City.

Relationship to Vaughan

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 applications, 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, review will be given to ensuring compatibility of the proposed infill development with the adjacent neighbourhood having regard to appropriate lotting and road pattern.

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 3, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 28, 2005.

3 **ZONING BY-LAW AMENDMENT FILE Z.04.061**
SAM BANCHERI
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 February 21, 2005, be approved; and**
- 2) **That the following deputations be received:**
 - a) **Mr. Peter J. Smith, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant; and**
 - b) **Mr. Y. M. Pelech, EMC Group Limited, 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, on behalf of Gold Park Group.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.061 (Sam Bancheri) 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 Zoning By-law to rezone the subject lands (Attachment #1) from A Agricultural Zone to C9 Corporate Centre Zone to permit a 1211m² retail building on a 0.4 ha lot (Attachment #2).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Jane Street and Regional Road 7, in Lot 6, Concession 4, City of Vaughan. The 0.4 ha site has approximately 68 m frontage on Regional Road 7, and a flankage of 45m on Jane Street.

The subject lands are designated "Corporate Centre Node" and "Valleylands" by OPA #500 (Corporate Centre Plan) and zoned A Agricultural Zone by By-law 1-88. Retail uses are permitted in the "Corporate Centre Node" designation. The surrounding land uses are:

- North - stormwater pond (A Agricultural Zone)
- South - Regional Road 7; office building/multi-unit building (C8 Office Commercial Zone)
- East - vacant; approved subdivision 19T- 00V21(C9-H Corporate Centre Zone)
- West - Jane Street; gas bar, commercial plaza (C7 Service Commercial Zone)

On January 28, 2005, 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 a comprehensive report to the Committee of the Whole.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 3, CW(PH) Report No. 12 – Page 2

Preliminary Review

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

- the Toronto and Region Conservation Authority (TRCA) advises that the property is located within the Authority's Fill Extension Program Area and a tributary of the East Humber traverses the west portion of the site; the development limits of the site requires determination, and the proposed crossing of the tributary to obtain access on Jane Street will require approval from the TRCA;
- OPA #528 identifies the planned road network improvements, together with supporting policies for the Corporate Centre Plan, and shows the westerly extension of Barnes Court to intersect with Regional Road 7, east of the subject lands (Attachment #3); the alignment of the planned road and its impact on the subject property will be assessed;
- the Owner has submitted a preliminary site plan showing a 1211m² retail building with access on Regional Road 7 and Jane Street; access to the site will be determined by the Region of York Transportation and Works Department;
- the development of the subject lands will be assessed in the context of the surrounding land uses, including the adjacent easterly parcel fronting onto Regional Road 7, the approved plan of subdivision (19T-00V21) further to the east, and the planned extension of Barnes Court intersecting with Regional Road 7; a comprehensive development plan for this area of the Corporate Centre may be required; and
- any exceptions to the zoning standards which may be required will be reviewed in the context of the surrounding area, and in consideration of a formal site plan application.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the 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 development limits of the site must be determined by the TRCA, and the Region of York must determine access requirements. A comprehensive development plan may be required, which takes into consideration the adjacent easterly parcel fronting onto Regional Road 7, the approved plan of subdivision for mixed use development further to the east, and the planned extension of Barnes Court to intersect with Regional Road 7.

Attachments

1. Location Map
2. Concept Plan
3. OPA #528 - Proposed Road Network (Corporate Centre)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 3, CW(PH) Report No. 12 – Page 3

Report prepared by:

Duncan MacAskill, Planner, ext. 8017

Arto Tikiryan, Senior Planner, ext. 8212

Grant A. 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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 4, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 28, 2005.

**4 ZONING BY-LAW AMENDMENT FILE Z.04.065
GANZ REALTY LTD.
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 February 21, 2005, be approved; and**
- 2) That the deputation of Mr. Peter Weston, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.04.065 (Ganz Realty Ltd.) 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 Zoning By-law as shown on Attachments #1 and #2, to permit a gas bar and convenience retail store with associated drive-through, and a free-standing eating establishment (537m) with drive-through, as additional uses in the EM1 Prestige Employment Area Zone.

Background - Analysis and Options

The applicant's lands are located on the south side of Regional Road #7, between Highway #427 and Roybridge Gate, in Lot 5, Concession 9, City of Vaughan (Attachment #1). The vacant 8.7 ha site has approximately 165m frontage on Roybridge Gate, 475m flankage on Regional Road #7 and 71m on the Highway 427 exit ramp. However, the lands subject to the proposed zoning amendment are restricted to the area of the property at the southwest corner of Regional Road 7 and Roybridge Gate, comprising 1.28 ha.

The subject lands are designated "Prestige Area" and "Centre" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The subject lands are also located within the Vaughan West Corporate Business Park Block Plan. The surrounding land uses are:

- North - Regional Road #7; gas station (C7 Service Commercial Zone), employment lands (EM1 Prestige Employment Area Zone)
- South - Royal Group Crescent; employment uses (EM1 Zone and EM2 General Employment Area Zone)
- East - Roybridge Gate; vacant (C8 Office Commercial Zone)
- West - Highway #427 off-ramp (PB1-S Parkway Belt Linear Facilities Zone)

On January 28, 2005, 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 a comprehensive report to a future Committee of the Whole meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 4, CW(PH) Report No. 12 – Page 2

Preliminary Review

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

- the additional uses are proposed within an area identified as the second phase of development (1.28 ha) of the Owner's overall site, at the intersection of Regional Road 7 and Roybridge Gate; the proposed uses will be assessed in light of the "Prestige Area" and "Service Node" policies in OPA #450, and the City-wide automobile gas bar policies in OPA #424;
- an Eating Establishment use is permitted in all Employment Zones, restricted to one per multi-unit building and to a maximum gross floor area of 185m²; the Owner's site plan (Attachment #2) shows a free-standing eating establishment (537m² GFA) with drive-through, and a gas bar and convenience retail store (325m²) with drive-through within the proposed amendment area (Phase 2 development); the site plan also shows five employment buildings within the Phase 1 development area; the appropriateness of the proposed Phase 2 uses in the context of the Phase 1 and surrounding land uses and the Vaughan West Corporate Business Park Block Plan, will be evaluated;
- the appropriateness and configuration of the proposed buildings and drive-through facilities will also be assessed in light of urban design and vehicular circulation considerations through a detailed site plan; and
- the appropriate zone standards to facilitate the proposed development will be reviewed in conjunction with the Owner's related Site Development application, File DA.05.003.

Relationship to Vaughan Vision 2007

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

Conclusion

The above issues, but not limited to, will be considered in the technical review of the 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 additional uses in the EM1 Zone will be assessed in light of the applicable Official Plan policies (OPA #450 and OPA #424) and By-law 1-88 requirements, and the surrounding land use context. The proposed drive-through facilities will require further technical analysis through the review of the detailed site plan to address urban design and vehicular circulation.

Attachments

1. Location Map
2. Proposed Site Plan

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Development Manager, 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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 5, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 28, 2005.

5

**OFFICIAL PLAN AMENDMENT FILE OP.04.021
ZONING BY-LAW AMENDMENT FILE Z.04.073
680401 ONTARIO LIMITED, IN TRUST FOR NETWORK REALTY
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 February 21, 2005, be approved; and**
- 2) That the deputation of Mr. Jim Kirk, Malone Given Parsons Limited, 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.021 and Z.04.073 (680401 Ontario Limited, In Trust for Network Realty) 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 Official Plan to permit an increase to the maximum net residential density from 148 units/ha to 174 units/ha affecting the subject lands and the northerly abutting Alterra lands designated "Mixed Commercial/Residential Area" on Attachments #1 and #2.

The Owner has also submitted an application to amend the Zoning By-law to permit the following exceptions to the site-specific RA3 Apartment Residential Zone standards on the subject lands shown on Attachments #1 and #2:

- reduction in the minimum residential parking standard from 1.3 to 1.15 spaces/unit;
- reduction in the minimum commercial parking standard from 5.5 spaces/100m² GFA to 3.72 spaces/100m² GFA;
- increase in the maximum permitted surface parking from 20 to 54 spaces;
- reduction in the minimum width of a landscape strip abutting a street from 1.5m to 1.0m;
- revisions to the permitted building envelopes to facilitate a narrower and slightly longer building foot-print;
- increase in the maximum permitted residential GFA from 12,255m² to 13,106m²;
- increase in the maximum permitted residential dwelling unit count on the subject lands from 78 to 135 units (increase of 57 units), or from 227 to 284 units on the combined subject lands and northerly Alterra property; and
- decrease in the maximum permitted commercial GFA from 1,100m² to 725m².

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Steeles Avenue

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 5, CW(PH) Report No. 12 – Page 2

West and Dufferin Street in Part of Lot 1, Concession 2, City of Vaughan. The 1.638 ha irregular-shaped lot has 77m frontage along Dufferin Street and 120m flankage along Steeles Avenue West.

The subject lands are designated “Mixed Commercial/Residential Area” by OPA No. 210 (Thornhill-Vaughan Community Plan), as amended by OPA No. 471. This designation permits apartment units and commercial uses to a maximum of 1,100m². The lands are zoned RA3(H) Apartment Residential Zone with Holding “H” provision by By-law 1-88, subject to site-specific Exception 9(545). The existing zoning permits apartment dwelling units and commercial uses including a bank or financial institution, business or professional office, convenience retail store, eating establishment (provided the GFA does not exceed 350m²), personal service shop, post office, retail store and video store. The surrounding land uses are:

- North - residential (RA3 Apartment Residential Zone)
- South - Steeles Avenue West; commercial (City of Toronto)
- East - open space (OS2 Open Space Park Zone)
- West - Dufferin Street; commercial (C6 Highway Commercial Zone and C1 Restricted Commercial Zone)

On February 17, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- lifting of the “H” Holding provision is subject to Council’s approval of a Site Development application;
- review will be given to the appropriateness and compatibility of the proposed increase in density and the requested amendments to the RA3 Zone, in light of the high density residential apartment building constructed directly to the north, and proposed on the north side of Maison Parc Court, all within the OPA #471 area;
- the proposed increase in units correspond to a decrease in unit size and commercial floor area, which will be reviewed;
- the impact on traffic and parking will be considered in light of the increase in residential units;
- co-ordination of the driveway aisles, perimeter landscaping and landscaped courtyard with the condominium apartment development to the north will be required; and
- the site and building design, parking loading, access, landscaping and engineering will be reviewed upon submission of a detailed site plan application to be approved by Council.

Relationship to Vaughan Vision 2007

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 5, CW(PH) Report No. 12 – Page 3

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments of the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to future Committee of the Whole meeting. In particular, Staff will review the appropriateness of amending the Official Plan increase the permitted density on the subject lands, and providing relief to the RA3 Zone standards in order to facilitate a future residential apartment development.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Manager, 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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 6, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 28, 2005.

6 **OFFICIAL PLAN AMENDMENT FILE OP.04.020**
ZONING BY-LAW AMENDMENT FILE Z.04.072
IVANHOE CAMBRIDGE II INC. & VAUGHAN MILLS ADVISORY SERVICES 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 February 21, 2005, be approved; and**
- 2) That the deputation of Mr. Paul Gleeson, Ivanhoe Cambridge, 95 Wellington Street W, Suite 300, Toronto, M5J 2R2, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.020 and Z.04.072 (Ivanhoe Cambridge II Inc. & Vaughan Mills Advisory Services 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 applications to amend the Official Plan and Zoning By-law to increase the maximum permissible commercial floor area from 160,000m² to 189,535m², which amounts to an increase of 29,535m² on the subject lands shown on Attachment #1.

Background - Analysis and Options

Council previously approved development applications to amend the Official Plan and Zoning By-law, and for site plan and draft plan of subdivision approval (Files OP.97.028, Z.97.111, DA.98.089, and 19T-98V10) to redesignate and rezone approximately 81ha of land to facilitate the development of the Vaughan Mills Shopping Centre, including the associated outparcel development. The Official Plan and Zoning By-law currently caps the maximum permissible commercial floor area at 160,000m².

The subject lands (Attachment #1) are located on the south side of Rutherford Road, between Highway #400 and Jane Street. The site has an area of approximately 55.4ha and is currently developed with an enclosed shopping mall having a total commercial floor area of approximately 104,806m². The lands subject to the applications include the property lying within the ring road (Vaughan Mills Circle) around the main mall structure, and two of the six outparcel sites (fronting onto Jane Street and Bass Pro Mills Drive) as shown on Attachment #1. Four of the six outparcel sites are owned by others and subject to current site development applications (Limestone Gallery, File DA.04.034; Intonaco Investments Corp., Files DA.04.033 and DA.04.079; Amorino Ridge Developments, Files DA.04.032 and DA.05.002; and Ivanhoe Cambridge II Inc. et al, File DA.04.057) as shown on Attachment #1.

The subject lands are designated "Vaughan Centre Shopping Centre District" and "General Commercial (Special Policy)" by OPA #600. The property is zoned SCD Vaughan Shopping

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 6, CW(PH) Report No. 12 – Page 2

Centre District Zone and C1 (H) General Commercial Zone with the Holding Symbol (H) by By-law 1-88, and subject to Exception 9(1030). The Official Plan and Zoning By-law caps the maximum permissible commercial floor area at 160,000m². The surrounding land uses are as follows:

- North- Rutherford Road; supermarket and retail uses, vacant land (C5 Community Commercial Zone)
- South- Bass Pro Mills Drive, emerging employment area lands (EM1 Prestige Employment Area Zone)
- West - Highway #400; emerging employment area (A Agricultural Zone)
- East - Jane Street; vacant land, employment area (EM1 Prestige Employment Area Zone and C7 Service Commercial Zone)

On January 28, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Weston Downs, Maple Landing, Maple Sherwood, and Vellore Village Ratepayers' Associations, and to individuals having requested 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 application, Staff has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the applicable City and Region of York Official Plan policies and the Provincial Policy Statement;
- the appropriateness of the proposed increase in commercial floor area will be reviewed in the context of the potential impact on the existing, proposed and developing land uses in the vicinity of the subject lands;
- a traffic and parking impact study is required in support of the proposed applications to the satisfaction of the City, Region of York and the Ministry of Transportation; and,
- the applicant should provide an analysis of the potential impacts of the proposed increased commercial floor area on the future development of the subject lands (i.e. coverage, massing, built form, parking, etc.).

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 increasing the maximum permissible commercial floor area on the subject lands, in the context of City and Regional Official Plan policies, the Provincial Policy Statement, traffic and parking considerations, and the potential implications for the future development of the site and impact to the surrounding land uses.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 28, 2005

Item 6, CW(PH) Report No. 12 – Page 3

Attachments

1. Location Map
2. Existing Site Plan

Report prepared by:

Mauro Peverini, Senior Planner, ext. 8407
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.)