

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 15, 2005

Item 1, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 15, 2005.

**1 OFFICIAL PLAN AMENDMENT FILE OP.04.017
BLOCK 64 BLOCK PLAN
BOCA EAST INVESTMENTS LTD.
FILE BL.64.2005
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 June 8, 2005, be approved;
- 2) That the deputation of Mr. Peter Russell, KLM Planning Partners Inc., on behalf of the applicant, be received; and
- 3) That the coloured rendering submitted, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File OP.04.017 (Block 64) BE RECEIVED; and that any issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

Pursuant to the requirements of OPA 600 and OPA 450 (Employment Area Growth and Management Plan), one land owner representing 109.52 ha (approximately 270 acres or 63% of the Block's area) has submitted an Official Plan Amendment and Block Plan applications for the entire Block 64 Area. The proposed OPA and Block Plan include the following land use components:

General Commercial Area	9.99 ha
Employment Area	139.42 ha
Valley Lands	14.73 ha
Primary Roads	6.31 ha
<u>Existing Gas bar</u>	<u>3.79 ha</u>
Total	174.24 ha

Background – Analysis and Options

Site Description

The subject lands are bounded to the south by Langstaff Road, to the east by Huntington Road, to the north by Rutherford Road and to the west by Highway 50. The subject lands comprise an area of approximately 175 ha (430 acres). The current land uses within Block 64 include a golf course, vacant crop lands, a gas station and two industrial uses.

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The surrounding lands uses are:

- North - CP Intermodal Lands (EM1 – Prestige Employment Area/A Agricultural)
- South - vacant (A Agricultural)
- East - vacant (A Agricultural)
- West - vacant/proposed residential (City of Brampton)

Land Use Status

The lands are designated “Rural Area” by OPA 450 and “Employment Secondary Plan Study Area” (West Vaughan Enterprise Zone) by OPA 600 in anticipation of their future incorporation within OPA 450. Portions of the lands are currently zoned C7 Service Commercial, OS2 Open Space Park, and A Agricultural. OPA 600 requires the preparation of secondary plans for the area within the Enterprise Zone, giving them full urban status in OPA 450, and providing the necessary detailed policies and land use designations.

Block 64 is within the area covered by approved Regional Official Plan Amendment 19 (ROPA19). ROPA 19 added approximately 2500 acres to the "Urban Area" of the City of Vaughan and is expected to accommodate much of the City's long-term employment land needs. The Block 64 related official plan amendment will take the form of a secondary plan for the area and set out detailed land use designations and transportation, servicing and environmental policies.

The York/Peel Boundary Area Transportation Study was a requirement of ROPA 19 to address cross boundary transportation matters. The study developed a long-term transportation plan for the area to ensure the coordination of transportation matters at an inter-Regional and at an area municipal level.

Neighbourhood Circulation

A notice of public hearing was sent to all landowners within the subject lands, and to all parties that had requested notification. An ad was also placed in the Vaughan Citizen on May 12, 2005. 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 application, Staff have identified the following matters to be reviewed in greater detail.

- the TRCA have identified the following matters to be addressed:
 - additional information is required to determine appropriate levels of protection for the Rainbow Creek and associated flood plain/fringe areas;
 - additional study of the woodlands in the northeasterly portion of the block is required;
 - a detailed storm water management plan is required and the locations of the storm water management ponds are subject to more detailed review; and
 - a water budget analysis should be prepared and appropriate mitigation measures should be evaluated, including water balance calculations with regard to the groundwater infiltration, and mitigation measures in order to increase post-development infiltration rates.

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- the Region of Peel has indicated that the following transportation matters should be addressed:
 - all planned roads/accesses intersecting with Highway 50 must be coordinated through Region of Peel and all access issues will be reviewed during the site plan/subdivision approval stage;
 - the Environmental Assessment completed for the widening of Highway 50 should be reviewed for the appropriate road improvements/lane configurations and recommended timing of construction; and the traffic impact study should be updated with the EA document accordingly;
 - a more refined description of land uses and level of development should be provided in the traffic study that accurately reflects the level of development in the Block; and
 - consultation with the MTO is recommended with respect to the potential impacts of the Block Plan on the future alignment of Highway 427.
- a Stage 1 Archaeological Assessment has been completed for the Block; a Stage 2 Archaeological Assessment is required for all undisturbed areas within the Block prior to Block Plan approval; and
- the submitted Block 64 Urban Design Guidelines which emphasize the key elements and design principles for the future development of the Block will need to be reviewed and approved.

Relationship to Vaughan Vision 2007

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

Conclusion

All issues relevant to the preparation of the Block Plan will be considered in the technical review of the application, including the issues and concerns identified at this Public Meeting. These issues will be subsequently addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Block 64 Draft Block Plan

Report Prepared by:

Aaron Hershoff, Planner 1, ext 8320
Wayne McEachern, Policy Manager, ext. 8026

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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 2, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 15, 2005.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.014
SITE PLAN CONTROL BY-LAW AMENDMENT FILE Z.05.024
CITY OF VAUGHAN
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 June 8, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.014 and Z.05.024 (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 City of Vaughan has initiated applications to:

1. Amend the Official Plan (OPA #200, as amended by OPA #553) to place all classes for development located within the Kleinburg-Nashville Heritage Conservation District under complete Site Plan Control; and
2. Amend the Site Plan Control By-law (#210-2001) to require all new development located within the Kleinburg-Nashville Heritage Conservation District to be subject to site plan approval.

The proposed amendments will give the City the authority to proceed with the review and approval of all new development and redevelopment that preserves and enhances the District's heritage character as established through the policies and guidelines contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan, as prepared by the City's consultant – Phillip H. Carter Architect and Planner, and approved by Council on June 23, 2003.

Economic Impact

This will be determined when the technical report is completed.

Background-Analysis and Options

The subject lands shown on Attachment #1 as "Proposed Site Plan Control Area" are located within the Kleinburg-Nashville Community, in Part of Lots 20 to 26, Concession 8, Part of Lots 22 to 26, Concession 9, and Part of Lots 25 and 26, Concession 10, City of Vaughan. The subject lands were designated as the Kleinburg-Nashville Heritage Conservation District, under Part V of the *Ontario Heritage Act* by By-law #183-2003 on June 23, 2003. On August 25, 2003, six additional properties were added to the Heritage Conservation District by By-law #268-2003 to form the area shown on Attachment #1.

The land uses within the Kleinburg-Nashville Heritage Conservation District area include residential, commercial, industrial, open space and agricultural.

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The entire City is designated as a “Site Plan Control Area” in accordance with the Site Plan Control Policies contained in OPA #200, as amended by OPA #553, and further defined in the Site Plan Control By-law 210-2001. The Official Plan and Site Plan Control By-law defines “development” as:

“The construction, erection or placing of one or more buildings or structures on land or the making of an addition to a building or structure that has the effect of substantially increasing the size of the building or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers or mobile homes.”

The Official Plan and Site Plan Control By-law currently identifies the classes of development that are to be approved by Council; and other development that is delegated for approval by the Commissioner of Planning under Complex Procedures and to the Director of Building Standards/Chief Building Official under Simple Procedure. The classes of development that proceed directly to the Building Department for a Building Permit include single-detached, semi-detached and street townhouse dwellings, agricultural and related buildings farm purposes, and residential buildings for less than 25 units in areas designated as a Heritage Conservation District. The proposed amendments would place all classes of development located within the Kleinburg-Nashville Heritage Conservation District under complete Site Plan Control and requiring site plan approval.

On May 12, 2005, a Notice of Public Hearing was published in the Vaughan Citizen. 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness and implications of amending the Site Plan Control By-law, to place all classes of development within Kleinburg-Nashville Conservation District under complete Site Plan Control, will be reviewed;
- the appropriateness and implications of amending the Site Plan Control By-law to require all new development within the Heritage District to be subject to site plan approval, will be reviewed in consideration of the approved Kleinburg-Nashville Heritage Conservation District Study and Plan; and
- review will be given to clearly establish the method of site plan approval (ie. Council or Staff delegation), to implement the classes of development.

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 applications, together with comments of the public and Council expressed at the Public Hearing or in writing,

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and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal to amend the Official Plan, specifically the Site Plan Control policies contained in OPA #200 as amended by OPA #553, and the Site Plan Control By-law 210-2001, will be reviewed in consideration of the Council approved policies and guidelines contained in the Kleinburg-Nashville Heritage Conservation District Study and Plan, with the intent to give the City the authority to review and approve all new development so as to preserve and enhance the District's heritage character.

Attachments

1. Kleinburg-Nashville Heritage Conservation District (Proposed Site Plan Control Area)

Report prepared by:

Laura Janotta, 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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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Huntington Road, north of Nashville Road, in Part of Lots 26 and 27, Concession 9, City of Vaughan. The subject lands have an area of 10.8 ha and frontage of 20m and 20.12m on Richard Lovatt Court and Huntington Road, respectively.

The subject lands are designated “Suburban Residential”, with a “Neighbourhood Park” overlay designation adjacent to the valley, by OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #3. The east part of the subject lands are designated “Protected Countryside” by the Greenbelt Plan as shown on Attachment #1. The lands are zoned A Agricultural Zone by By-law 1-88. The site is used for agricultural purposes. The surrounding land uses are:

- North - agricultural (A Agricultural Zone)
- South - estate residential (RR Rural Residential Zone)
- West - CP rail line (M3 Transportation Industrial Zone) and Huntington Road
- East - Humber River valley (OS1 Open Space Conservation Zone; Protected Countryside)

On May 13, 2005, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Kleinburg and Area Ratepayers' Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a detailed staff report to a future Committee of the Whole meeting.

On March 27, 1995, the City received the original Zoning By-law Amendment and Draft Plan of Subdivision applications. The original proposal was to be developed in two phases with phase one consisting of 10 lots for single detached residential dwelling units with lot areas ranging from 0.40 ha to 0.98 ha and frontages ranging from 37m to 45m. This application was considered by the Committee of the Whole at a Public Hearing on September 15, 2003 and was not processed any further. The phase two portion of the development was not part of the applications. The proposal has since been revised to reflect the applications that are subject to this report.

Preliminary Review

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

- the applications will be reviewed in the context of the applicable Official Plan policies including the minimum lot size requirements and compatibility with adjacent land uses;
- a comprehensive development plan is to be submitted that will show an appropriate and functional lotting and road pattern to facilitate development of the subject lands and the “Suburban Residential” lands directly abutting to the north;
- the Official Plan includes a “Neighbourhood Park” designation at the east end of the site adjacent to the valleylands; the Official Plan requires that new development shall provide for the linkage of public open space to connect, where possible, woodlands and river valleys to provide continuous open space corridors; the proposal does not include any parkland; City Staff has advised that parkland is required, whereas the Owner has indicated that instead they will provide cash-in-lieu of parkland;

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- the subject lands are designated “Protected Countryside” in the Greenbelt Plan; in accordance with the Section 5.2 of the Greenbelt Plan, only applications that have been submitted on or after December 16, 2004, are required to conform with the Greenbelt Plan; the subject applications were submitted on March 27, 1995, prior to December 16, 2004, and therefore are not required to conform;
- the appropriateness of the proposed reduced lot area from 0.40 ha to 0.38 ha, and reduced lot frontage from 45 m to frontages ranging from 22.1m to 42.9m for the RR Rural Residential Zone will be reviewed;
- the development limits adjacent to the valleylands must be confirmed by the City and Toronto and Region Conservation Authority;
- the subject lands are adjacent to the a rail line and will be required to address the noise attenuation and structural setback requirements of CP Rail to implement the proposed residential development;
- the method of servicing the subject lands, either municipal or private sanitary sewer services needs to be determined; the Official Plan requires Suburban Residential development to be serviced by municipal water supply; the allocation of water and sewer services needs to be provided; a master environmental and servicing report is required;
- a traffic report will be required to assess the appropriateness of a single access road servicing the proposed lots and those lots existing on Richard Lovatt Court and Charles Cooper Court from Nashville Road; and,
- the Owner has submitted geotechnical, slope stability/erosion, soil quality, and hydrogeology studies, which must be reviewed and approved.

Relationship to Vaughan Vision 2007

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

Conclusion

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

The proposal to amend Zoning By-law amendment and for approval of a Draft Plan of Subdivision to facilitate 21 lots for single detached residential dwellings will be reviewed in the context of the applicable Official Plan policies respecting lot size, servicing, parkland dedication, protection of environmental features, compatibility with adjacent land uses, and the appropriateness of the exceptions to the Zoning By-law respecting minimum lot area and minimum lot frontage.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. OPA #601 - Land Use Schedule

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Report prepared by:

Judy Jeffers, Planner, ext. 8645

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.)

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Item 4, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 15, 2005.

**4 OFFICIAL PLAN AMENDMENT FILE OP.05.004
ZONING BY-LAW AMENDMENT FILE Z.05.011
THORNHILL VILLAGE PLAZA INC. AND M4 DEVELOPMENTS 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 June 8, 2005, be approved;
- 2) That the applicant be requested to attend a community meeting to address the concerns raised;
- 3) That the following deputations, presentation material and written submissions, be received:
 - a) Mr. Jim Kirk, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, and presentation material submitted, on behalf of the applicant;
 - b) Mr. David Rawcliffe, Society for the Preservation of Historical Thornhill, 157 Tamarack Drive, Thornhill, L3T 4X3;
 - c) Mr. Harvey Korman, 49 Spring Gate Boulevard, Thornhill, L4J 3G9;
 - d) Mr. David Singh, 23 Thornridge Drive, Thornhill, L4J 1C5;
 - e) Mr. Dennis Jones, 28 Thornridge Drive, Thornhill, L4J 1C6;
 - f) Ms. Esther Milstein, 22 Arnold Avenue, Thornhill, L4J 1B1;
 - g) Mr. Patrick Iaboni, 18 Arnold Avenue, Thornhill, L4J 1B1;
 - h) Ms. Missou Seni, 19 Thornridge Drive, Thornhill, L4J 1C5;
 - i) Mr. Gabor Weisz, 36 Thornridge Drive, Thornhill, L4J 1C6;
 - j) Mr. Michael Gurfinkel, 28 Arnold Avenue, Thornhill, L4J 1B1;
 - k) Ms. Harriet Zimmerman, 65 Brooke Street, Thornhill, L4J 2K7 and written submission dated June 7, 2005;
 - l) Mr. David Gavin, 24 Thornridge Drive, Thornhill, L4J 1C6;
 - m) Mr. Lorenzo Bellissimo, 26 Arnold Avenue, Thornhill, L4J 1B1;
 - n) Ms. Anne Westerhoek, 12 Elizabeth Street, Thornhill, L4J 1X8; and
 - o) Ms. Anne Keelmann, 15 Thornridge Drive, Thornhill, L4J 1C5 and written submission on behalf of Mr. Vaino V. Keelmann, dated June 8, 2005; and
- 4) That the following written submissions be received:
 - a) Mark and Ruth Greenwald, 49 Arnold Avenue, Thornhill, L4J 1B4, dated June 6, 2005; and
 - b) Mr. Jeffrey Stone, dated June 7, 2005.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.004 and Z.05.011 (Thornhill Village Plaza Inc. and M4 Developments Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

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Economic Impact

This will be determined when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan (OPA #210) – Thornhill Community Plan) and the Zoning By-law (1-88) to:

1. Redesignate and rezone the lot on Arnold Avenue, shown on Attachment #1, from “Low Density residential” and R1V Old Village Residential Zone to “Mixed Residential/Commercial” and RM2 Multiple Residential Zone, respectively; and
2. Redesignate and rezone the lots on Yonge Street, shown on attachment #1, from “General Commercial” and C1 Restricted Commercial Zone to “Mixed Residential/Commercial” and RA2 Apartment Residential Zone, respectively.

The proposed redesignation and rezoning would permit the use and future development of the subject lands with 9 block townhouse units on the Arnold Avenue lot, and a 15 storey, 309 unit residential apartment (specifically for a senior’s retirement residence) with a ground floor retail component on the Yonge Street properties, as shown on Attachments #2 and #3.

Background - Analysis and Options

The 1.002 ha site is located on the north side of Arnold Avenue and on the west side of Yonge Street, being Lots 66 and 67 on Registered Plan 9834 (1584 to 7604, 7610 and 7616 Yonge Street) and Lot 4 on Registered Plan 2132 (14 Arnold Avenue), in Part of Lot 29, Concession 1, City of Vaughan.

The individually rectangular lots, developed in conjunction with each other, will create an irregular (“Z”) shaped lot. The Arnold Avenue lot has 30.48m frontage and a depth of 155m. The lots along Yonge Street have 91.3m frontage, and a depth of 77m. The Yonge Street site is currently developed with a mix of retail and office uses, and the Arnold Avenue site is developed with a single detached residential dwelling.

The subject lands on Arnold Avenue is designated “Low Density Residential” by OPA #210 (Thornhill-Vaughan Community Plan), and zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(662), which permits a single residential dwelling use only. The subject lands on Yonge Street are designated “General Commercial” by OPA #210 and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1150), which permits only commercial and office uses. Therefore, applications to amend the Official Plan and Zoning By-law are required to implement the proposed mixed residential/commercial development. The surrounding land uses are:

- North - residential (R1V Old Village Residential Zone/C1 Restricted Commercial Zone), commercial (C1 Restricted Commercial Zone)
- South - commercial (C1 Restricted and C6 Highway Commercial Zones), Arnold Avenue; school (R1V Old Village Residential Zone)
- West - residential (R1V Old Village Residential Zone)
- East - Yonge Street; Town of Markham; commercial and residential

On May 13, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of

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the subject lands, and to the Crestwood Springfarm Yorkhill Residents' Association, and the Town of Markham. To date, two letters have been received (22 Arnold Avenue and 19 Thornridge Drive) with concerns of privacy, noise, parking, additional traffic generation, loss of heritage preservation, and obstruction of natural light on existing residences. Any other 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 appropriateness of the proposed redesignation and rezoning and intensification of the site will be considered in light of the policies contained in the Official Plan and the character of the area;
- uses permitted in the "Mixed Commercial/Residential" designation include: residential, business and professional offices, retail facilities, and hotel and associated facilities; review will be given to the compatibility of the proposed uses with the surrounding low density residential and low intensity commercial uses, the mass and scale of the development, building heights and shadow impacts, the proposed density of 317 units/ha, and access and traffic, to determine the appropriateness of the proposal;
- the subject property is located within the Thornhill Heritage Conservation District; review will be given to the Design Guidelines for District (By-law 307-88), which ensures that development is consistent with the architectural style of the existing character of the village, and that the mass and bulk of buildings are compatible with existing structures or neighbouring buildings. The north portion of the property is proposed for development, but contains two buildings listed on the City's Inventory of Heritage Structures (7610-7616 Yonge Street), and the disposition of these buildings must be confirmed;
- the subject lands are located within the Yonge Street Study, which is a joint Vaughan and Markham initiative that has been ongoing over the last two years, over which time there has been extensive public consultation and involvement. A report and presentation to Council summarizing the study and recommendations is anticipated for the Fall of 2005 the proposed development applications should be held in abeyance pending the outcome of the Yonge Street Study.
- Yonge Street has been identified as a corridor for higher order transit initiatives, including a designated transit lane; York Region Transportation and Works Staff have identified operational issues on Yonge Street which could potentially be escalated by the scale of the proposed development and have requested a detailed traffic study be submitted; and
- all necessary studies including, but not limited to, parking, traffic, noise, shadow, and urban design, must be submitted for review and approval by the City and external public agencies.

Relationship to Vaughan Vision 2007

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

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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, consideration will be given to the appropriateness of the redesignation and rezoning to facilitate the intensification of the site for a mixed residential/commercial development. The applications will be reviewed in light of the proposed built form, intended uses, mass and scale of the buildings, orientation and height, and in the context of the development policies in OPA #210. Compatibility with the surrounding built form, traffic, parking and access issues will also be reviewed. In addition, the application of the Heritage policies to the subject lands will be reviewed, together with the disposition of the two heritage buildings located on the property on Yonge Street.

However, with the Yonge Street Study a joint Vaughan and Markham initiative still-on-going, the subject applications should be held in abeyance pending the outcome of the Study, which is expected in Fall 2005.

Attachments

1. Location Map
2. Overview Concept Site Plan and Ground Floor
3. Overview of Condominium Components (Floors 2-15)

Report prepared by:

Andrea Seca, Planner, ext. 8215
Arto Tikiryan, Senior Planner, ext 8212
Grant A. Uyeyama, Manager of Development Planner, 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. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 15, 2005.

**5 OFFICIAL PLAN AMENDMENT FILE OP.05.009
1275621 ONTARIO 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 June 8, 2005, be approved; and**
- 2) That the following deputations be received:**
 - a) Ms. Rosemarie Humphries, Humphries Planning Group, on behalf of the applicant; and**
 - b) Mr. Paul De Buono, 9983 Keele Street, # 105, Vaughan, L6A 3Y5.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.05.009 (1275621 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be determined when the technical report is completed.

Purpose

The Owner has submitted an application to amend the Official Plan to redesignate the subject lands from "Medium Density Residential/Commercial" with a "Neighbourhood Commercial Centre" designation overlay and "Low Density Residential" to "High Density Residential/Commercial" to permit a density of 150 units/ha on a 5.64 ha parcel of land.

The increase in density would facilitate the future development of high-rise apartment and townhouse uses, and ancillary convenience commercial uses.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Major Mackenzie Drive and Dufferin Street, in Part of Lot 20, Concession 2, City of Vaughan. The 5.64ha irregular-shaped lot has 68 m frontage along Major Mackenzie Drive and 240 m flankage along Dufferin Street, and is vacant.

The subject lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA No. 600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

North - Major Mackenzie Drive; open space (OS5 Open Space Environmental Protection Zone)

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South - vacant/future residential and neighbourhood park (Approved Draft Plan of Subdivision 19T-95065)
East - valleylands (OS5 Open Space Environmental Protection Zone)
West - Dufferin Street; vacant/future commercial (C4 Neighbourhood Commercial Zone)

On May 13, 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 appropriateness and compatibility of the proposed redesignation to "High Density Residential" to permit residential apartment and townhouse dwelling units at increased density levels, together with commercial uses, will be reviewed; the applicant should submit a conceptual development plan to demonstrate how the property can be developed;
- the impact of introducing a higher residential density upon the services for the subdivision and the entire Block 11 as a whole with respect to the allocation of water and sanitary sewage and associated phasing of services, stormwater management, school enrollment capacity, parkland dedication, and traffic, will be reviewed;
- the impact of a high density development outside of the Carrville District Centre, being the planned concentrated node for commercial and high density residential development at the four corners of Dufferin Street and Rutherford Road will be reviewed;
- the status and future disposition of the heritage dwelling located on the property will need to be resolved; and
- if the subject Official Plan Amendment application is approved, the site and building design, parking, access, landscaping and engineering for the apartment and townhouse residential, and ancillary commercial uses will be reviewed upon submission of a zoning by-law amendment and site plan applications.

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-noted issues, but not limited to, will be considered in the technical review of the application, together with comments expressed at the Public Hearing, or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposed redesignation of the subject lands to "High Density Residential" to permit residential apartment and townhouse dwelling units at increased density levels, and the impact on services within the subdivision, Block 11, and the Carrville District Centre, will be reviewed.

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Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

/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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East – existing residential (R2 Residential Zone)
South – existing residential (R1 Residential Zone)
West – Keele Street; existing residential (RM2 Multiple Residential Zone)

The property is subject to previous development applications (Files Z.02.075 and DA.03.008) proposed by the former owner to rezone the subject lands and for site development approval to permit a 3-storey, mixed-use building with 13 residential units and 123m² of ground floor commercial uses, served by 31 at-grade parking spaces, and maintaining the existing heritage building on the site. The applications were approved by Council and By-law 225-2004 (ie. Exception 9(1194)) was enacted on June 28, 2004 to implement the proposal. To date, a site plan agreement has not been executed, however, the previous Owner did close the site plan file.

On May 13, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Maple Village Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the applications will be reviewed in the context of the development criteria prescribed by the Official Plan respecting development in the “Maple Core Area”;
- the property contains the “George Bailey House” (built c. 1890) at 9891 Keele Street, which is listed on the City’s Inventory of Significant Heritage Structures; the integration of this building into the overall development concept will be reviewed in the context of the City’s Official Plan and heritage policies and the Maple Heritage Conservation District Study currently being undertaken by the City; the applications will also be reviewed by Heritage Vaughan;
- the compatibility of the proposed development with the surrounding properties, including adjacent applications, will be reviewed in the context of the Official Plan and the Maple Streetscape and Urban Design Guidelines with respect to building form, streetscape, design, etc.; the application will also be reviewed by the Maple Streetscape Community Advisory Committee;
- a parking plan must be provided which identifies how residential and commercial parking will be arranged and accessed on the site; the opportunity to provide on-street parking will be reviewed;
- the Region of York must approve the proposed driveway location and design;
- the final design and configuration of the outdoor amenity area will be reviewed in consideration of the design, location and appropriateness with respect to accessibility and safety, adjacent to the ramp to the underground parking area;
- a formal site development application must be submitted and approved prior to an implementing zoning by-law being enacted; traffic, noise and sun/shade studies will be required in support of a site plan application; and,
- servicing capacity to facilitate the proposed development must be identified and allocated by Council, if approved.

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Relationship to Vaughan Vision 2007

The applicability of this application to 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 the comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in consideration of compatibility with the surrounding land uses, the development criteria and heritage policies set out in the Official Plan for commercial/residential uses, the Maple Streetscape and Urban Design Guidelines, and the Maple Heritage Conservation District Study.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Elevations (Proposed)
4. Floor Plan (Proposed)

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/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 7, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 15, 2005.

**7 OFFICIAL PLAN AMENDMENT FILE OP.05.011
ZONING BY-LAW AMENDMENT FILE Z.05.019
BRUNO LISI/MICHAEL ANDREATTA
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 June 8, 2005, be approved;
- 2) That the following deputations and written submissions be received:
 - a) Mr. Nick Sampogna, on behalf of the applicant;
 - b) Mr. Kregg Fordyce, on behalf of the applicant;
 - c) Mr. Ron Robinson, 8033 Kipling Avenue, Woodbridge, L4L 2A2;
 - d) Mr. Danny DiBono, 8065 Kipling Avenue, Woodbridge, L4L 2A2;
 - e) Mr. Dino Biasone, 8251 Kipling Avenue, Woodbridge, L4L 2A5 and written submission dated June 2, 2005;
 - f) Mr. Nick Pinto, President, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4;
 - g) Mr. Ken Maynard, 8074 Kipling Avenue, Woodbridge, L4L 2A1;
 - h) Mr. Greg Barbieri, President, Kipling Ratepayers' Association, 27 Cheltenham Avenue, Woodbridge, L4L 1K6;
 - i) Mr. Cesidio E. Pellegrini, 8010 Kipling Avenue, Woodbridge, L4L 2A1;
 - j) Ms. Linda Mae Maxey, 65 Cheltenham Avenue, Woodbridge, L4L 1K6 and written submission dated June 7, 2005; and
 - k) Mr. Paul De Buono, 9983 Keele Street, # 105, Vaughan, L6A 3Y5.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.011 and Z.05.019 (Bruno Lisi/Michael Andreatta) BE RECEIVED; and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications for the subject lands shown on Attachment #1 to:

1. amend the Official Plan (OPA #240 – Woodbridge Community Plan) to redesignate the subject lands from “Medium Density Residential” to “High Density Residential” to permit a 6-storey, 140 unit condominium apartment building on the westerly portion of the property and 17 townhouse units fronting on Kipling Avenue; and
2. amend the Zoning By-law to rezone the subject lands from R3 Residential Zone and M1 Restricted Industrial Zone to RA2 Apartment Residential Zone to implement the proposed residential development.

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Kipling Avenue, north of Woodbridge Avenue, being Lots 10, 11 and 12 on Plan 546, in Lots 7 and 8, Concession 8 (8010, 8026, 8032 and 8048 Kipling Avenue), City of Vaughan. The 0.86ha parcel represents a consolidation of four separate landholdings into one development block. The lands are currently developed with detached residential dwellings, which are proposed to be demolished.

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor Plan). The lands are zoned R3 Residential Zone and M1 Restricted Industrial Zone by By-law 1-88. The surrounding land uses are as follows:

- North - existing residential dwellings (R3 Residential Zone) and industrial (M1 Restricted Industrial Zone)
- South - existing residential dwellings (R3 Residential Zone)
- East - Kipling Avenue; existing residential dwellings (R3 Residential Zone), vacant (OS2 Open Space Park Zone)
- West - existing CPR railway line (M3 Transportation Industrial Zone) and industrial (M2 General Industrial Zone)

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Kipling Avenue Ratepayers Association, West Woodbridge Homeowners' Association and the Friends of the Village Group. A second notice was sent to inform the public that this specific item had been rescheduled to a future Public Hearing date, as the applicant had failed to erect the notice of application sign on the property as required by the City.

On May 13, 2005, a new Notice of Public Hearing was mailed to all property owners with 120m of the subject lands, and to the Kipling Avenue Ratepayers Association, West Woodbridge Homeowners' Association and the friends of the Village Group. To date, one written response has been received from the neighbouring landowner to the immediate south (8010 Kipling Avenue) expressing the following concerns as summarized below:

- the new development as proposed will negatively impact the enjoyment of their property with respect to privacy;
- concerned that the new proposal will result in the loss of existing numerous trees and wildlife;
- the proposed development of a 6-storey building and townhouse units (157 residential units in total) is too dense for the area and would create an increase in the level of traffic, noise, pollution and accessibility; and,
- the interior setback proposed between the subject lands and the property at 8010 Kipling Avenue would negatively impact upon the property resale value, and therefore is strongly opposed.

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

Preliminary Review

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

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- the appropriateness of the proposed townhouse and six-storey condominium apartment use and building form at this location will be reviewed in consideration of the applicable Provincial, Regional and City policies and objectives;
- the Official Plan requires that the subject and surrounding lands be developed with single-detached units fronting on Kipling Avenue, and medium density uses (ie. townhouses) in the interior; the applications will be reviewed in the context of the surrounding land uses and built form;
- the Official Plan requires that a Neighbourhood Plan be submitted and approved by Council, prior to the development of medium density uses; the Owner is required to prepare a Neighbourhood plan addressing, but not limited to, co-ordinated development of all adjacent lands, an overall road network, pedestrian connections, open space/parkland, traffic, noise and vibration, and potential mitigative measures arising from the proximity of the rail line;
- the final site layout, elevations, and landscaping, will be reviewed through the formal site plan approval process, and any zoning exceptions required to implement the final site plan, if approved, will be identified and evaluated in the technical report for the site plan at a future Committee of the Whole meeting;
- the subject lands represent the consolidation of four land holdings into one development block, which is currently developed with existing dwellings, some of which may be identified as historically or architecturally significant; the Cultural Services Department may require the submission of a Heritage Impact Assessment; the findings of this assessment may impact the proposed plan; and
- the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved.

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 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, the applications will be reviewed in the context of the applicable Provincial, Regional and City policies, and the appropriateness and compatibility of the proposed development with the adjacent existing development.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevation (Along Kipling Avenue)
4. Cross-Section Elevation (Looking North)

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Report prepared by:

Eugene Fera, Planner, ext. 8064

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/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.)