

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 12, 2005

Item 1, Report No. 48, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 12, 2005.

1 **ZONING BY-LAW AMENDMENT FILE Z.05.030**
JOHN STANTE
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 September 6, 2005, be approved; and**
- 2) That the following deputations be received:**
 - a) Mr. Todd Coles, Humphries Planning Group Inc., on behalf of the applicant;**
 - b) Mr. Carmelo Castiglione, 31 Belsite Court, Kleinburg, L0J 1C0;**
 - c) Ms. Christine Parent-Inch, 5695 Kirby Road, Kleinburg, L0J 1C0, on behalf of her mother, Jocelyne Parent;**
 - d) Mr. Salvador Santoro, 21 Briarose Avenue, Kleinburg, L0J 1C0;**
 - e) Ms. Larissa Von Bretten, 39 Briarose Avenue, Kleinburg, L0J 1C0; and**
 - f) Mr. John Stante, applicant.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.030 (John Stante) 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 Zoning By-law to facilitate the severance of a 1.06ha parcel of land into two (2) residential lots, as shown on Attachment #2. The future lots propose lot frontages of 60m (Lot 1) and 58.3m (Lot 2), and lot areas of 5305m² (0.5ha) and 5283m² (0.5 ha), respectively. This will require an amendment to the 'A' Agricultural Zone standards, which requires a minimum lot frontage of 100m and a minimum lot area of 10ha.

Background - Analysis and Options

The 1.06ha site shown on Attachment #1 is located on the south side of Kirby Road, west of Kipling Avenue (5511 Kirby Road), in Lot 30, Concession 8, City of Vaughan. The site is presently developed with a single-detached residential dwelling. The subject lands are surrounded to the west and south by an estate residential subdivision Plan 65M-2667.

The subject lands are within OPA No. 601 (Kleinburg-Nashville Community Plan) and designated "Suburban Residential", but also identified as being part of the East Humber (ESA) (North Portion). The lands are also designated "Protected Countryside" by the Greenbelt Plan. Section 5.2.1 of the Greenbelt Plan recognizes existing Official Plan designations and exempts further applications to implement official plan permissions. The lands are zoned 'A', Agricultural Zone by By-law 1-88, subject to Exception 9(320). The surrounding land uses are as follows:

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- North - Kirby Road; estate residential subdivision 65M-2955 (RR Rural Residential Zone), agricultural lands (A Agricultural Zone), and open space (OS1 Open Space Conservation Zone)
- South - estate residential subdivision 65M-2667 (RR Zone)
- East - existing estate residential (RR Zone)
- West - estate residential subdivision 65M-2667 & 65M-2666 (RR Zone)

On August 12, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, owners of Registered Plans 65M-2666, 65M-2667 and 65M-2955, and to the Kleinburg and Area Ratepayers' Association. 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- the proposal will be reviewed in the context of the surrounding land use, with particular consideration given to the appropriateness of the proposed residential infilling situation in relation to the existing "Estate Residential" built form of the adjacent lots and whether the number of lots, lot area and lot frontage are appropriate;
- review the possibility of rezoning the subject lands from 'A' Agricultural Zone to RR Rural Residential Zone (consistent with adjacent estate residential development), together with any zoning exceptions required to implement the development to be identified and evaluated in the technical report;
- the lands front onto Kirby Road, a City road, and therefore, traffic, the design and location of the driveway accesses, and any necessary road improvements and/or widenings, will be considered by the Engineering Department; if lands are required to be dedicated to the City, consideration will be given to determining if this dedication of land will affect the proposal's lotting;
- review will be given to the proposal's conformity with the provisions of the Greenbelt Plan and OPA No. 601 (Kleinburg-Nashville Community Plan) in particular, the Suburban Residential and Environmental Policies of the Plan; and
- there is a significant amount of wooded area on the property; a tree inventory and assessment study and an Environmental Review submitted by the applicant's agent dealing with the impact of the proposal on the East Humber River Environmentally Sensitive Area (ESA 127) will be reviewed by the City and the TRCA.

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,

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and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, review will be given to the appropriateness of the proposed amendments to the 'A' Agricultural Zone standards to facilitate the intended severance of the subject lands into two residential lots, in accordance with the policies contained in OPA #601 (Kleinburg-Nashville Community Plan) and the Greenbelt Plan, the minimum lot area and lot frontage requirements in By-law 1-88, and the surrounding area context.

Attachments

1. Location Map
2. Preliminary Severance/Site Plan

Report prepared by:

Glenn White, Planner, ext. 8213
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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- North - agricultural (A Agricultural Zone)
- South - Regional Road 7; agricultural (A Agricultural Zone)
- East - commercial (C6 Highway Commercial Zone)
- West - Huntington Road; commercial/employment (C6 Highway Commercial Zone; EM1 Prestige Employment Area Zone)

On August 12, 2005, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no comments have been received. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- the subject lands are located within a conditionally approved Block Plan for the Huntington Business Park (Block 57/58 West Plan) as shown on Attachment #3; the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any planning application, including but not limited to, the completion and approval of an erosion study, flood protection study, environmental site assessment reports, Ministry of Transportation approval of the future transitway, and servicing;
- the applicant will need to refer to the final draft of the Phase 3 Report for the City's Highway 7 Land Use Futures Study, for guidance on future development that creates a pedestrian and transit supportive environment through street-related buildings and appropriate site planning;
- access, traffic and parking will be reviewed by the City and Region of York, and may require the submission of supporting documents;
- the appropriateness of the proposed rezoning to C7 Zone and any exceptions to the zoning standards that 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 these applications to the Vaughan Vision will be determined when the technical report is considered.

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 outstanding issues of the Block 57/58 West Plan need to be addressed and satisfied, prior to the technical report for the subject application proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Huntington Business Park Block Plan

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Report prepared by:

Andrea Seca, Planner, ext. 8215

Arto Tikiryan, Senior Planner, ext. 8212

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 3, Report No. 48, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 12, 2005.

3

**ZONING BY-LAW AMENDMENT FILE Z.05.003
DRAFT PLAN OF SUBDIVISION FILE 19T-05V01
694917 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 September 6, 2005, be approved; and**
- 2) **That the deputation of Mr. Keith Lew, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.05.003 and 19T-05V01 (694917 Ontario Limited) 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 an application to amend the Zoning By-law to rezone the subject lands shown on Attachment #2 from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone (Blocks 1 to 3) and C7 Service Commercial Zone (Block 4).

The Owner has also submitted an application for Draft Plan of Subdivision as shown on Attachment #2 to facilitate the development of a 4.1 ha site, as follows:

- 1 Service Commercial Block (proposed C7 Zone) – 1.67 ha
- 3 Prestige Employment Blocks (proposed EM1 Zone) – 1.8 ha
- Road – 0.6 ha

Background - Analysis and Options

The 4.1 ha site shown on Attachment #1 is located south of Langstaff Road, between Regional Road 50 and Huntington Road, in Part of Lot 8, Concession 10, City of Vaughan. The subject lands are used for agricultural purposes.

The subject lands are designated "Prestige Employment Area" and "Employment Area General" by OPA #450 which permits a wide range of employment uses within the "Prestige Area" and "Employment Area General" designations. The lands are zoned "A" Agricultural Zone by By-law 1-88. The surrounding land uses are:

North – commercial/agricultural (C6 Highway Commercial Zone/A Agricultural Zone)
South – agricultural (A Agricultural Zone)
East – Huntington Road; agricultural (A Agricultural Zone)
West – Regional Road 50; Region of Peel

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On August 12, 2005, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands and to the West Woodbridge Homeowners Association. 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.

Preliminary Review

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

- the subject lands are located within a conditionally approved Block Plan for the Huntington Business Park (Block 57/58 West Plan) as shown on Attachment #3; the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any planning applications, including but not limited to, the completion and approval of an erosion study, flood protection study, environmental site assessment reports, Ministry of Transportation approval of the future transitway, and servicing;
- comprehensive and co-ordinated development of the subject lands with the surrounding lands is required, with respect to land use, access and roads;
- the Huntington Business Park Plan currently proposes that the northeast corner of Regional Road 50 and the future road be designated a "Service Node"; the draft plan of subdivision proposes a service commercial block (C7) at this location; however, OPA #450 contains a policy for "Service Nodes", which states: "The maximum area of a service node shall be approximately 1.2 ha. A service node may exceed 1.2 ha if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing." The applicant will need to demonstrate that the proposed 1.67 ha (C7) block is developed in conjunction with a predominant use and shall provide a concept plan which demonstrates that the proposal conforms with the policies of OPA #450;
- revisions to the draft plan may be required to reflect changes to the Block Plan, when finalized.

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 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 a future Committee of the Whole meeting. In particular, a revised Block Plan and the associated outstanding issues need to be addressed and satisfied, prior to the technical report for the subject applications proceeding to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-05V01
3. Huntington Business Park Block Plan

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Report prepared by:

Andrea Seca, Planner, ext. 8215

Arto Tikiryan, Senior Planner, ext. 8212

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 4, Report No. 48, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 12, 2005.

4 **DRAFT PLAN OF SUBDIVISION FILE 19T-04V15**
WOODBIDGE FARMERS CO. LTD., AND 1510904 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 September 6, 2005, be approved; and**
- 2) That the deputation of Mr. Alan Young, Weston Consulting Group Inc., on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-04V15 (Woodbridge Farmers Co., Ltd and 1510904 Ontario Limited) 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 an application for Draft Plan of Subdivision as shown on Attachment #2, to facilitate the development of an 11.784 ha site, as follows:

- 1 Prestige Employment Block (1) – 8.696 ha
- 1 Prestige Employment Block (2) – 2.583 ha
- Road – 0.501 ha

Background - Analysis and Options

The 11.784 ha site shown on Attachment #1 is located north of Regional Road 7, between Huntington Road and Regional Road 50, in Part of Lots 6 and 7, Concession 10, City of Vaughan. The subject lands are developed with an industrial building and gas bar, which are proposed to be retained, and agricultural lands.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities for activities that require high visual exposure, good accessibility and an attractive working environment, and permits a wide range of office, business and civic uses, with no outside storage. The proposed draft plan of subdivision to facilitate prestige employment uses conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone and "A" Agricultural Zone by By-law 1-88. The surrounding land uses are:

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North – industrial (M2 General Industrial Zone)
South – commercial (C6 Highway Commercial Zone)
East – commercial/agricultural (C6 Highway Commercial Zone/A Agricultural Zone)
West – Regional Road 50; Region of Peel

On August 12, 2005 a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands and to the West Woodbridge Homeowners Association. 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.

Preliminary Review

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

- the subject lands are located within a conditionally approved Block Plan for the Huntington Business Park (Block 57/58 West Plan) as shown on Attachment #3; the Block Plan requires revision and a number of outstanding issues must be addressed prior to the approval of any planning application, including but not limited to, the completion and approval of an erosion study, flood protection study, environmental site assessment reports, Ministry of Transportation approval of the future transitway, and servicing;
- comprehensive and co-ordinated development of the subject lands with the surrounding lands is required, with respect to land use, access and roads;
- an application will be required to rezone part of the future Block 1 from A Agricultural Zone to EM1 Prestige Employment Area Zone, in order to facilitate future employment development;
- it appears that the existing industrial building may conflict with the future east/west road, therefore, the alignment of the proposed road between Huntington Road and Highway 50 will need to be examined;
- revisions to the draft plan may be required to reflect changes to the Block Plan, when finalized.

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 report to a future Committee of the Whole meeting. In particular, a revised Block Plan and the associated outstanding issues need to be addressed and satisfied, prior to the technical report for the subject applications proceeding to a future Committee of the Whole meeting. An application to amend the Zoning By-law to rezone a portion of the proposed Block 1 from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone, will also be required.

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Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-04V15
3. Huntington Business Park Block Plan

Report prepared by:

Andrea Seca, Planner, ext. 8215
Arto Tikiryan, Senior Planner, ext. 8212
Grant A. Uyeyama, Manager of Development Planning, ext. 8635

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