

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 31, 2005

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The conceptual plan submitted with the application illustrates a future severance of the existing lot into 2 lots with areas of 2,275.82m² and 2,768.54m² as shown on Attachment #2. The conceptual plan indicates that each of the lots would have a lot frontage of approximately 6.5m and would share an entrance from Vaughan Mills Road.

The subject lands are designated “Low Density Residential” and “Drainage Tributary” by OPA #240 (Woodbridge Community Plan). The lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

The surrounding land uses are as follows:

- North - detached residential; Board of Trade Golf and Country Club (OS1 Open Space Conservation Zone, R2 Residential Zone)
- South - former Langstaff Road allowance, existing residential (R2 Residential Zone)
- East - Board of Trade Golf and Country Club (OS1 Open Space Conservation Zone)
- West - detached residential (R2 Residential Zone)

On September 30, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners' Association, the Woodbridge Core Ratepayers' Association and those individuals requesting notification. To date, two letters have been received from the landowners at 61 and 57 Gatehouse Court identifying the following issues:

- approval of the application would impact the view from the property and therefore reduce its value;
- development within the Open Space Zone will lead to a degradation of the valley feature;
- there is no rationale for creating lots that do not comply with the Zoning By-law;
- there are existing drainage problems with the subject lands that affects the integrity of the property and which have not been dealt with;
- the proposed driveway access does not meet the minimum By-law requirement and would run along the entire back of their property; and
- the subject land is a historical site and should remain that way.

These issues, along with others that may be received will be considered 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:

- i) the application will be reviewed in the context of the consent policies of the Official Plan and the appropriateness of the proposed lot severance;
- ii) the Toronto and Region Conservation Authority must comment on acceptable valley corridor and development limits such that appropriate building envelopes can be established, if approved;
- iii) the appropriate zoning category and exceptions required to implement the proposal must be reviewed, if approved; and
- iv) the conceptual plan submitted indicates that the existing and proposed dwellings will be serviced by private septic systems; the appropriateness of creating a new residential lot serviced by a septic system will be evaluated.

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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 application will be reviewed in the context of the Official Plan policies, the extent of the tableland available for residential use, the appropriateness of the proposed access and the deficient frontages.

Attachments

1. Location Map
2. Conceptual Severance Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
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 2, Report No. 59, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 31, 2005.

**2 ZONING BY-LAW AMENDMENT FILE Z.05.044
HEATHER HAND
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 October 24, 2005, be approved; and
- 2) That the following deputations be received:
 - a) Mr. Moiz Behar, MBPD Inc., 47 Livingstone Road, Thornhill, L3T 7B6, on behalf of the applicant;
 - b) Mr. Gary Price, 10 Ontario Street, Maple, L6A 1P7, and written submission on behalf of Ms. Nora Forsey, 9 Ontario Street, Maple, L6A 1P7, dated October 24, 2005;
 - c) Mr. Heinz Lehmann, 2150 Major Mackenzie Drive, Maple, L6A 1R7;
 - d) Ms. Dorothy Bernard, 22 Railway Street, Maple, L6A 1P7;
 - e) Ms. Danielle Bernard, 39 Railway Street, Maple, L6A 1P7; and
 - f) Mr. Pierre Lemieux, 17 Railway Street, Maple, L6A 1P7.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.044 (Heather Hand) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 a Zoning By-law Amendment Application to:

- a) rezone the subject lands shown on Attachment #1 from R2 Residential Zone to C1 Restricted Commercial Zone with a site specific exception to permit the conversion of the existing dwellings and garage on the subject lands for business and professional office uses; and
- b) permit the following zoning exceptions:

<u>2162 Major Mackenzie</u>	<u>Proposed</u>	<u>Required</u>
-minimum exterior sideyard setback	5.8m	9m
-landscaping abutting and 'R' Zone	1.5m	2.4m

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<u>2174Major Mackenzie</u>	<u>Proposed</u>	<u>Required</u>
-landscaping abutting an 'R' Zone	0.58m	2.4m
-minimum distance to an 'R' Zone	0.58m	9m
-minimum rear yard setback	0.58m	15m
-minimum aisle width	4.9m	6m

The Owner has also submitted a corresponding site plan application (File DA.05.051). Through the review process any additional exceptions to the zoning standards will be identified based on the final site plan.

Background - Analysis and Options

The subject lands shown on Attachment #1 consists of two properties (2162 and 2174 Major Mackenzie Drive) having lot areas 983m² and 970m² respectively. The properties are located on the north side of Major Mackenzie Drive between Keele Street and Ontario Street, being Part of Lots 29, 30 and 36 on Registered Plan 72, in Part of Lot 21, Concession 3, City of Vaughan.

The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan), and zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential (R2 Residential Zone)
- South - Major Mackenzie Drive; Maple Manor & Municipal Offices (C1 Restricted Commercial & A Agricultural Zone)
- East - existing residential; Ontario Street (R2 Residential Zone)
- West - existing residential (R2 Residential Zone)

On September 30, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, those individuals requesting notification, and to the Gates of Maple and Maple Village Ratepayers Associations. To date, no responses have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to the Committee of the Whole.

Preliminary Review

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

- i) the application will be reviewed in the context of the Provincial Policy Statement and Regional and City Official Plan policies;
- ii) the application will be reviewed in the context of surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses;
- iii) review will be given to the appropriateness of the proposed zoning and requested site-specific exceptions in the context of the surrounding land uses;
- iv) the applications must be reviewed by the Maple Streetscape Community Advisory Committee;
- v) review will be given to the existing garage at 2174 Major Mackenzie Drive that is proposed to be used for an office use as it encroaches on the eastern property line;

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- vi) access and requirements for road widening and on-site circulation will be reviewed by the Region of York and the Vaughan Engineering Department; and
- vii) a traffic study and a noise study is required by the Engineering Department for review and approval prior to Council's consideration of this application.

Relationship to Vaughan Vision 2007

The applicability of these 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 from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the applications will reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed commercial uses from a land use impact with the surrounding land uses.

Attachments

1. Location Map
2. Site Plan
3. Existing and Proposed Elevations
4. Existing and Proposed Elevations
5. Existing Garage
6. Existing and Proposed Elevations

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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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. 59, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 31, 2005.

3 **OFFICIAL PLAN AMENDMENT FILE OP.05.022**
ZONING BY-LAW AMENDMENT FILE Z.05.045
1411069 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 October 24, 2005, be approved; and**
- 2) **That the deputation of Mr. Paul Rycroft, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.022, and Z.05.045, (1411069 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department 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 to:

1. Amend the "Agriculture Area" designation of OPA 600 to permit a "golf driving range"; and
2. Amend the Zoning By-law to permit a "golf driving range" as an additional use in the Agricultural Zone.

An accompanying site development application (File DA.05.052) has also been submitted by the Owner to facilitate the development of the lands and in order to coordinate the siting of the raised tee area, putting greens, parking area, any proposed expansions, and the proposed pro shop. In addition to the existing brick house and block shed totaling 280.0m², a 71.1m² building is proposed on site for the purposes of a pro shop use

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Kirby Road, west of Keele Street in Part of Lot 31, Concession 4, City of Vaughan.

The subject lands are identified partly within the "Natural Heritage System" within the Protected Countryside by The Greenbelt Plan. The subject lands are designated "Agriculture Area" and "Valley and Stream Corridor" by OPA 600 and zoned "A-Agricultural" by By-law 1-88, as amended. The surrounding land uses are:

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- North - existing agriculture use (A - Agricultural Zone)
- South - existing agriculture use (A - Agricultural Zone)
- East - existing agriculture use and existing CN Rail (A - Agricultural Zone; M3 - Transportation Industrial Zone)
- West - existing agriculture use (A - Agricultural Zone)

On September 30, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maplewood Ravine Community Association. As a result of the Public Hearing Notice the Development Planning Department received one (1) written response in support of the applications.

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:

- i) a portion of the subject lands is located within Protected Countryside Designation of the Greenbelt Plan, and more particularly within the Natural Heritage System sub-designation. The applicant will be required to conform with the requisite provisions of the Greenbelt Plan prior to this application proceeding to a technical report to the Committee of the Whole. It is uncertain at this time whether the lands subject to the proposed “driving range use” are within the Protected Countryside area. Further information will be required from the application to determine the precise limits of the Greenbelt Designation on the subject lands;
- ii) the applications will be reviewed in the context of the applicable Official Plan policies and the Zoning By-law; and
- iii) the proposed land use will be reviewed with respect to compatibility with the existing surrounding land uses.

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 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 appropriateness of the applications will be reviewed in consideration of the Greenbelt Plan policies, the applicable Official Plan policies, and the requirements of the By-law 1-88, as amended.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

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Report prepared by:

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- East - existing commercial (C1 Restricted Commercial Zone) and a vacant lot/approved for a mixed use residential/commercial development File Z.03.094 and DA.04.069 (C1 Restricted Commercial Zone)
- West - existing commercial (C1 Restricted Commercial Zone)

On September 30, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Gates of Maple, Maple Village and Maple Landing 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.

History

The Owner has submitted an application to amend the Zoning By-law (File Z.04.045) to rezone the subject lands from R1 Residential Zone to C1 Residential Commercial Zone with site-specific exceptions to permit a mixed-use development consisting of 19-three-storey townhouse units and 8 three-storey live/work units including 315m² of ground floor office uses as shown on Attachment #3. The Zoning By-law Amendment Application (File Z.04.045) was considered at a Public Hearing on January 17, 2005.

The Owner has also submitted a corresponding site plan application (File DA.05.038) to facilitate the development of the lands.

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:

- i) the applicant has submitted a draft plan of subdivision to create one residential block under one registered M-Plan, which will enable the townhouse lots to be created through the lifting of Part Lot Control; the common blocks for roads and amenity areas are to be created through a Draft Plan of Condominium; consideration will be given to the coordination of land use, servicing and traffic connections with the adjacent lands;
- ii) the application will be reviewed in the context of the Site Development Application (DA.05.038) and Zoning Amendment Application (Z.04.045), to facilitate the proposed townhouses to be sited on freehold lots, with access onto a common element road, and provided with common amenity areas; and
- iii) the availability of servicing capacity for the residential portion of the proposal 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 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 proposed draft plan of subdivision will be reviewed in the context of the related Zoning By-law Amendment and Site Development Applications for the site.

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Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Proposed Site Plan

Report prepared by:

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