

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 23, 2006

Item 1, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 23, 2006.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.024
ZONING BY-LAW AMENDMENT FILE Z.05.054
CITY OF VAUGHAN (DONGARA PELLET FACTORY)
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 January 16, 2006, be approved; and**
- 2) That the deputation of Ms. Betty Disero, MCW, on behalf of the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.05.024 and Z.05.054 (City of Vaughan - Dongara Pellet Factory) 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 the following applications:

1. An Official Plan Amendment to redesignate the subject lands shown on Attachment #1 from "Public Open Space and Buffer Area" and "Road" under the Parkway Belt West Plan to "Prestige Area" with site specific provisions under OPA # 450 (Employment Area Plan) as shown on Attachment #2, with required site-specific policies to implement the proposed development.
2. A Zoning By-law Amendment Application to rezone the subject lands shown on Attachment #2 from PB1S Parkway Belt Linear Facilities Zone to EM1 Prestige Employment Area Zone with site specific provisions to permit the development of a waste recycling and processing facility that produces fuel pellets and extracts other recyclable material.

The applications would facilitate the development of the 2.38 ha subject lands as shown on Attachment #2 with a single storey (11.3m high), 8,100m² waste recycling and processing facility with a 982m² storage dome. The proposed facility recycles municipal solid waste to create fuel pellets, as well as, the extraction of other dry recyclable materials from the waste stream for sale in the recyclable marketplace.

Background - Analysis and Options

The 2.38 ha site shown on Attachment #1 is located on the east side of Regional Road 27, immediately north of Highway #407, and is bounded on the north by the hydro transmission

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corridor, in Part of Lot 2, Concession 8, City of Vaughan. The subject lands will require an easement over the adjacent Hydro One and MTO lands to gain access to Regional Road 27.

The subject lands are designated “Public Open Space and Buffer Area” and “Road” by the Parkway Belt West Plan and are zoned PB1S Parkway Belt Linear Facilities Zone by By-law 1-88.

- North - Hydro One Corridor and transformer facility (PB1S Parkway Belt Linear Facilities Zone)
- South - Highway No. 407 off ramp (PB1S Parkway Belt Linear Facilities Zone)
- East - Industrial use (PB1S Parkway Belt Linear Facilities Zone and EM1 Prestige Employment Area Zone)
- West - Regional Road 27; Proposed Office and Hotel Complex, Toronto RV Centre, Queen of Heaven Cemetery (PB2 Parkway Belt Complementary Use Zone)

On December 23, 2005 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. To date, no comments or letters have been received. Any comments received will be addressed in the technical review and included in the comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the proposed redesignation and rezoning of the subject lands, and proposed uses will be reviewed in consideration of waste recycling facilities policies contained in OPA #450 (Employment Area Plan);
- ii) the proposal will be reviewed with respect to compatibility and appropriateness with the surrounding area and adjacent uses; in the context of the approved and existing surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed uses;
- iii) the applicant has submitted a traffic impact study, a floodplain analysis study a functional servicing report, a Phase 1 Environmental Site Assessment report for review; the following additional studies addressing noise, dust, odour, stormwater management, land use and urban design, will also be required for review in accordance with the policies of OPA #450;
- iv) application has been made to remove the lands from the Parkway Belt West Plan, a decision from the Ministry of Municipal Affairs and Housing will be required; and Ministry of the Environment and Energy approvals will be required for the proposed use.

Relationship to Vaughan Vision 2007

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

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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 proposal will be reviewed in light of Official Plan policies regulating recycling operations, and compatibility with the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

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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The subject lands are designated “Medium Density Residential” in OPA #350 (Maple Community Plan) and zoned RM1 – Multiple Residential Zone and further subject to Exception 9(1139) under By-law 1-88. The surrounding land uses are:

- North - Teston Road, vacant lands (A – Agriculture Zone)
- South - existing York Region Reservoir (A – Agriculture Zone)
- East - vacant land (C4 – Neighbourhood Commercial Zone)
- West - existing residential uses (R4 and R5 – Residential Zones)

On December 23, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Gates of Maple Ratepayers Association. To date, no comments have been received.

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 applications will be reviewed in the context of the applicable Provincial, Regional and City policies;
- ii) 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, but not limited to, appropriate buffers, building form and development standards;
- iii) the “Medium Density Residential” designation of OPA #350 (Maple Community Plan) permits various building forms including semi-detached and street townhouse dwellings at a minimum net density of 30 units per hectare and a maximum of 60 units per hectare. The proposed draft plan of subdivision will be reviewed to ensure compliance with density provisions of the official plan;
- iv) the owner will be required to submit a driveway location plan; and
- v) availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

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, review will be given to ensuring compatibility of the proposal with the adjacent neighbourhood having regard to appropriate lotting and road pattern and the ability of the municipal infrastructure to accommodate the development.

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Attachments

1. Location Map
2. Draft Plan of Subdivision (19T-05V09)

Report prepared by:

Stephen Lue, Planner I, ext. 8210
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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Item 3, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 23, 2006.

3 **ZONING BY-LAW AMENDMENT FILE Z.05.055**
NORTH BATHURST DEVELOPMENT LTD.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 16, 2006, be approved; and
- 2) That the deputation of Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.055 (North Bathurst Development) 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 an application to:

1. Rezone Lots 480, 503, 504, 529, 246, 222 and 146 on the subject lands from RD3 Residential Detached Zone Three to RD4 Residential Detached Zone Four.
2. Rezone Lot 316 from RD3(H) Residential Detached Zone Three with a Holding provision to RD4(H) Residential Detached Zone Four with a Holding provision.
3. Provide zoning exceptions to the RD4 Residential Detached Zone Four on the subject lands for lots 161, 162 and 163 to: reduce the required number of parking spaces from 3 to 2, permit a minimum interior side yard to be reduced to 0.6m where such yard abuts a minimum yard of 1.2m; and permit the minimum interior garage dimensions to be a minimum of 3.0m by 6.0m for lots with frontages greater than 9.5m.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Major Mackenzie Drive, west of Bathurst Street in Planning Block 11, in Part of Lot 18, Concession 2, City of Vaughan.

The Owner has submitted an application to amend the existing site-specific zoning exception 9(1244) for specific lots within approved draft plan of subdivision 19T-95044 (Attachment #2). The approved draft plan has not been registered and therefore, this application makes reference

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to the entire subdivision as one parcel of land. The lots specific to this zoning application meet the development standards with respect to lot frontage, lot depth and lot area, however, exceptions to other zoning standards are required to accommodate housing designs that would be consistent with the balance of the subdivision. The proposed rezoning will not create additional lots or reconfigure the existing lotting pattern.

The subject lands are designated "Low Density Residential Area" by OPA No. 600 and zoned RD3 Residential Detached Zone Three and RD3(H) Residential Detached Zone Three with a Holding Provision, by By-law 1-88 subject to site-specific exception 9(1244). The surrounding land uses are:

- North - agricultural; open space; future residential (approved draft plan of subdivision 19T-04V05) (A Agricultural Zone; OS1 Open Space Conservation Zone; RD3 Residential Detached Zone Three; RD4 Residential Detached Zone Four; RT1 Residential Townhouse Zone)
- South - UJA institutional property (A Agricultural)
- East - other vacant lands owned by North Bathurst Development Ltd. (A Agricultural Zone)
- West - approved draft plan of subdivision 19T-03V09 (A Agricultural Zone)

On December 23, 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, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) review will be given to the appropriateness of the proposed revisions as it relates to the standards in Zoning By-law 1-88; and
- ii) the application will be reviewed in the context of the approved Block 11 Plan.

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 appropriateness of the application will be reviewed in consideration of the applicable Official Plan policies, the requirements of the Zoning By-law, and consistency with the approved Block 11 Plan.

Attachments

1. Location Map
2. Approved Draft Plan of Subdivision 19T-95044

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Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Arto Tikiryan, Senior Planner, ext. 8212

Grant Uyeyama, Manager of Development Planning, ext. 8635

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