

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 1, Report No. 20, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 10, 2006.

**1 OFFICIAL PLAN AMENDMENT FILE OP.06.003
ZONING BY-LAW AMENDMENT FILE Z.06.006
MAPLE-JANE DEVELOPERS INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2006, be approved;
- 2) That the applicant meet with the Ward Councillor and the community, to address any outstanding issues, prior to this matter being brought forward to a Committee of the Whole meeting;
- 3) That the coloured rendering submitted by the applicant, be received; and
- 4) That the following deputations and written submission be received:
 - a) Mr. Barry Horosko, on behalf of the applicant;
 - b) Mr. Bozidar Grancaric, 31 Fifefield Drive, Maple, L6A 1J2 and written submission and petition;
 - c) Mr. Emilio Incerto, on behalf of his brother Mr. Antonio Incerto, 9593 Keele Street, Maple, L6A 1M1;
 - d) Ms. Ida Incerto;
 - e) Mr. Gregory Barone, 9697 Keele Street, Maple, L6A 3Y5;
 - f) Ms. Bruna DiMartino, 51 Fifefield Drive, Maple, L6A 1J2;
 - g) Mr. Paul Librandi, 63 Fifefield Drive, Maple, L6A 1J2; and
 - h) Mr. Edmund Burt, 9631 Keele Street, Maple, L6A 1M1.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.003 and Z.06.006 (Maple-Jane Developers 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 the following applications:

1. An application to amend the Official Plan (File OP.06.003) specifically OPA #350 (Maple Community Plan) to increase the maximum permitted density from 22 units to approximately 102 units per net residential hectare, on the subject lands shown on Attachment #1, in order to permit a 50-unit residential condominium apartment building.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 1, CW(PH) Report No. 20 – Page 2

2. A Zoning By-law Amendment Application (File Z.05.051) to rezone the subject lands as shown on Attachment #1 from R1 Residential Zone and A Agriculture Zone under By-law 1-88 to RA2 Apartment Residential Zone with site-specific zoning exceptions required to implement the final approved site plan, if approved, for the 50-unit residential condominium apartment building.

The Owner has also submitted a corresponding Site Development Application (File Da.06.007) to facilitate a 5,476.62m², 50-unit residential condominium apartment building, on a 0.44ha parcel of land, as shown on Attachment #2. The residential units will be located on the first three storeys with the amenity area located within the roofline. The amenity area will include a lounge/party room, washrooms, library/card room, exercise room, storage, and lockers. The total proposed number of parking spaces is 72 spaces, being all underground.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Keele Street, between Rutherford Road and Major Mackenzie Drive, municipally known as 9589 Keele Street, in Lot 18, Concession 3, City of Vaughan. The 0.44ha property is currently vacant and has frontage of 37.64m along Keele Street and a lot depth of 120.94m.

The site is designated “Low Density Residential” and “Open Space” by OPA #350 (Maple Community Plan), and zoned R1 Residential Zone and A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - existing residential uses and open space valley (R3 Residential Zone and OS1 Open Space Conservation Zone)
- South - existing Place of Worship (R3 Residential Zone)
- East - existing residential use and open space valley (R3 Residential Zone and OS1 Open Space Conservation Zone)
- West - Keele Street existing residential uses and a school (R1 Residential Zone)

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers' Association. To date, no comments have been received. Any comments received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed applications, 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 development will be assessed in the context of the proposed land use and site location, building form, density, parkland dedication and compatibility with the surrounding existing and permitted land uses;
- iii) the related site plan application will be reviewed by the Maple Streetscape Community Advisory Committee and in the context of the Maple Heritage Review currently being undertaken;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 1, CW(PH) Report No. 20 – Page 3

- iv) a planning justification, traffic, servicing, environmental, and archaeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- v) the Region of York must approve the proposed driveway access location and design, and traffic report; and
- vi) the 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, the residential condominium apartment proposal will be reviewed in consideration of Provincial, Regional, and City policies, and in consideration of the appropriateness of the proposed use, density, building form, compatibility with surrounding land uses, and the ability of the municipal infrastructure to accommodate the proposed development.

Attachments

1. Location Map
2. Conceptual Site Plan
3. Conceptual Elevations (North and East)
4. Conceptual Elevations (West and South)

Report prepared by:

Stephen Lue, Planner I, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 2, CW(PH) Report No. 20 – Page 2

Avenue), in Lot 18, Concession 8, City of Vaughan. The 3.94 ha parcel is currently developed as a Neighbourhood Commercial Centre, with two free-standing buildings along Islington Avenue, multi-unit buildings along the rear property line and a grocery store on the southerly portion of the site. The property is accessed from Islington Avenue and Napa Valley Avenue. The subject lands are designated “Neighbourhood Centre” by OPA #600 and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(988). The surrounding land uses are:

- North - Napa Valley Avenue; existing detached residential dwellings (RV4 Residential Urban Village Zone Four) and existing single detached dwelling with approval for a future residential/commercial mixed use building (RM2 Multiple Residential Zone)
- South - existing residential dwelling with approval for a future residential/commercial mixed use building (A Agricultural Zone)
- East - Islington Avenue, existing detached residential dwelling, Toronto and Region Conservation Authority field centre, City of Vaughan Fire and EMS building under construction (A Agricultural Zone)
- West - existing residential subdivision (RV4 Residential Urban Village Zone Four)

On March 10, 2006 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Sonoma Heights Ratepayers Association and the Carrying Place Ratepayers Associations. To date, no comments 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 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 Zoning By-law, which permits drive-through facilities with financial institutions on the subject lands, but only with free-standing buildings;
- ii) the proposed drive-through facility would be in close proximity to existing residential development on the north side of Napa Valley Avenue, the driveway entrance on Napa Valley Avenue, and the public sidewalk. The appropriateness of the drive-through facility will be assessed in the context of compatibility with the adjacent land uses, the potential impact on the proper functioning of the driveway, the public sidewalk and pedestrian access into the site, and car and truck movement on the subject lands;
- iii) there are two existing drive-through facilities on the subject lands; the application will be reviewed to assess the appropriateness of the number of drive-through facilities on the subject lands;
- iv) the proposed drive-through facility would reduce the width of the existing landscape buffer abutting Napa Valley Avenue. The appropriate type, level and width of buffering will be reviewed to address the potential impact to the adjacent residential development, if approved;
- v) an amendment to the existing approved site plan is required to implement the proposed development, including changes to the approved landscape plan, site plan, grading plan and elevation plan. If approved, the proposal should be consistent with the urban design guidelines for the Woodbridge Expansion Area for commercial plazas; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 2, CW(PH) Report No. 20 – Page 3

- vi) the location and design of any signage and lighting required for the financial institution and the functioning of the drive-through facility must be to the satisfaction of the City, if approved.

Relationship to Vaughan Vision 2007

The applicability of the application 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 zoning by-law amendment application will be reviewed in the context of compatibility with the surrounding land uses; the requirements of the zoning by-law; the appropriateness of the location, design and number of drive-through facilities on the subject lands; and, proper on-site circulation.

Attachments

1. Location Map
2. Site Plan
3. Drive Through Detail
4. Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 3, CW(PH) Report No. 20 – Page 2

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, and zoned RVM1 (A) Residential Urban Village Multiple Zone One (Parcel "A") and RVM1 (WS-B) Residential Urban Village Multiple Zone One (Wide and Shallow Lot) (Parcel "B") by By-law 1-88, subject to Exception 9(1024). The surrounding land uses are:

- North - Davos Road; Vellore Village Joint Complex (RVM1(A) Residential Urban Village Multiple Zone One) for Parcel "A"; existing detached dwelling (A Agricultural Zone) for Parcel "B"
- South - existing and future residential (RV4 Residential Urban Village Zone Four and RVM1(WS-A) Residential Urban Village Multiple Zone One) for Parcel "A"; (RVM1 (WS-B) Residential Urban Village Multiple Zone One) for Parcel "B"
- East - future townhouses (RVM1(A) Residential Urban Village Multiple Zone One) for Parcel "A"; Weston Road; Vellore Hall (A Agricultural Zone) for Parcel "B"
- West - existing residential (RV3 (WS) Residential Urban Village Zone Three (Wide and Shallow Lot) for Parcel "A"; future townhouses (RVM1(A) Residential Urban Village Multiple Zone One) for Parcel "B"

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Vellore Village Resident Association. To date, no comments 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 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 existing and planned surrounding land uses to determine compatibility with respect to the proposed building forms;
- ii) the proposed lotting pattern will be reviewed to ensure compatibility with the adjacent plans of subdivision;
- iii) the residential units will be subject to the Architectural Control Guidelines approved for the Block 39 community; and
- iv) the availability of water and sewer 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 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 compatibility with the surrounding land uses, and with the road and lotting pattern in the approved subdivisions for the surrounding lands.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 3, CW(PH) Report No. 20 – Page 3

Attachments

1. Location Map
2. Proposed Zoning

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 4, Report No. 20, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 10, 2006.

4 **OFFICIAL PLAN AMENDMENT FILE OP.06.001**
ZONING BY-LAW AMENDMENT FILE Z.05.058
WOODSTREAM PLAZA INC.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2006, be approved; and**
- 2) That the deputation of Mr. Wes Surdyka, on behalf of the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.001 and Z.05.058 (Woodstream Plaza 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 the following applications:

1. An Official Plan Amendment Application to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Plan), specifically to redesignate the subject lands shown on Attachment #1 from "Highway 7 Commercial Corridor" to "General Commercial" to facilitate the development of the subject lands for automobile sales related uses, including car rental service, motor vehicle sales and leasing, and automotive servicing.
2. A Zoning By-law Amendment Application to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from C7 Service Commercial Zone to C2 General Commercial Zone, and to recognize the current uses within the existing one-storey, 2,143m² multi-unit building, which include an eating establishment, a convenience store, personal service shop, business and professional office, and a cleaners.

The Owner of the subject lands also owns the abutting lands to the north and west, currently being utilized as part of a larger auto campus. The subject applications seek to have the same Official Plan designation ("General Commercial") and Zone category (C2 General Commercial Zone) for the subject property, consistent with the property immediately to the north as per Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Woodstream Boulevard, south of Regional Road 7, being Part of Blocks 1 and 25 in Plan 65M-2464 (24 Woodstream Boulevard), in Lot 5, Concession 8, City of Vaughan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 4, CW(PH) Report No. 20 – Page 2

The subject lands are designated “Highway 7 Commercial Corridor” by OPA #240 (Woodbridge Community Plan), as amended by OPA #345, which permits office buildings, retail and office uses, personal service shops, eating establishments, and industrial uses. The site is zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(463). The surrounding land uses are:

- North - existing Honda used car dealership (C2 General Commercial Zone)
- South - existing multi-unit employment buildings (EM2 General Employment Area Zone)
- East - Woodstream Boulevard; existing commercial and employment uses (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)
- West - existing Honda, Infiniti and Volkswagen car dealerships (C2 General Commercial Zone and C6 Highway Commercial Zone)

On March 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association. To date, no comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Preliminary Review

Following a preliminary review of the proposed 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 applicable Official Plan policies;
- ii) the proposal will be reviewed with respect to compatibility and appropriateness with the adjacent land uses and the surrounding area context; the “General Commercial” designation in OPA #240 permits retail stores for the buying, leasing and exchanging of goods and services (would include a motor vehicle sales establishment use), eating establishments, banks, and business and professional offices;
- iii) the applications will be reviewed in the context of the “Highway 7 Land Use Futures Study”, which will provide direction on the appropriate land use for the site; and,
- iv) the applications will be reviewed with respect to the appropriateness of the list of permitted C2 Zone uses, and the adequacy of the existing on-site parking.

Relationship to Vaughan Vision 2007

The applicability of the 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 Official Plan and Zoning By-law Amendment applications will be assessed in light of the applicable Official Plan policies, the appropriateness of the proposed uses on the subject lands and compatibility with adjacent land uses and adequacy of the existing on-site parking supply.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 4, CW(PH) Report No. 20 – Page 3

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 5, Report No. 20, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 10, 2006.

**5 OFFICIAL PLAN AMENDMENT FILE OP.06.002
ZONING BY-LAW AMENDMENT FILE Z.06.005
1668872 ONTARIO INC. (ROYAL PINE HOMES)
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 April 3, 2006, be approved; and
- 2) That the following deputations and written submissions be received:
 - a) Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of the applicant and written submission entitled, **Capo di Monte;**
 - b) Mr. Richard Rodaro, 50 Woodend Place, Woodbridge, L4L 1A6;
 - c) Mr. Attilio Lio, L-Star Developments Inc., and
 - d) Mr. Joe Gagliano, 9939 Pine Valley Drive, Vaughan, L4L 1A6 and written submission dated April 2, 2006.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc. [Royal Pine Homes]) 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 application to amend the Official Plan (OPA #600) to:
 - i) redesignate the subject lands on Attachment #1 from "Valley Lands" to "High Density Residential-Commercial" to facilitate the development of a 60 unit, 5-storey seniors' apartment (condominium) building, as shown on Attachment #3; and,
 - ii) reduce the minimum average density provision of the "High Density Residential Commercial" designation from 115 units/ha to 106 units/ha.
2. An application to amend the Zoning By-law to rezone the subject lands on Attachment #1 from A Agricultural Zone to RA2 Apartment Residential Zone in accordance with Schedule "A" in By-law 1-88, with the following zoning exceptions:
 - exempt the subject lands from the minimum access and driveway width requirements of 5.4 m to 7.5 m to a parking area/site;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 5, CW(PH) Report No. 20 – Page 2

- require a minimum landscape strip abutting a street of 4m, whereas 6m is required;
- require a minimum setback of 0m for a building/structure below finished grade, whereas 4.5 m and 7.5 m is required; and,
- cap the maximum permitted building height at 17 m or 5-storeys (excluding roof-top mechanical equipment, elevators, antennas, etc.), whereas 44 m is permitted.

The applications would facilitate a development with the following details:

Site

Lot Area	0.566 ha
Frontage (Pine Valley Drive)	83.45 m

Parking

Proposed Parking Spaces (Includes 2 Barrier Free Spaces)	95 Spaces
--	-----------

Building

5 Storeys	17.00 m
Ground Floor Area	1,700.00 m ²
Floors 2-4 Floor Area (1,600.00 m ² per floor)	4,800.00 m ²
Penthouse Floor Area	<u>1,300.00 m²</u>
Total Floor Area	7,800.00 m ²
Underground Area	3,800.00 m ²

Units

1 Bedroom Units	37 Units
2 Bedroom Units	<u>23 Units</u>
Total Units	60 Units

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, 9909 Pine Valley Drive, in Part of Lot 20, Concession 6, City of Vaughan. The subject lands have an area of 0.566 ha, and 83.45 m frontage on Pine Valley Drive.

The subject lands are designated "Valley Lands" with an overlay designation of "Waste Disposal Assessment Area – Passer Estates" by OPA #600, as shown on Attachment #2, and designated "Regional Greenlands" by the Regional Official Plan. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands are comprised of vacant agricultural lands, with existing woodlots and a creek, and are accessed by an existing driveway on Pine Valley Drive. The surrounding land uses are:

- North - residential (RR Rural Residential Zone)
- South - valley/woodlot (A Agricultural Zone)
- West - Pine Valley Drive; open space - Kortright Centre for Conservation (OS2 Open Space Park Zone)
- East - valley/woodlot (A Agricultural Zone)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 5, CW(PH) Report No. 20 – Page 3

On March 10, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Vellore Village Ratepayers' Association and Vellore Village Residents' Association. To date, no written comments 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.

Council on February 25, 2002, approved Site Development Application DA.01.069 [Rodriguez Holding Corp. (Woodbridge Private School)] to facilitate the development of the subject lands with a 1-storey private school with a gross floor area of 2,208.62 m², 21 parking spaces and a septic field.

A condition of approval required the applicant to enter into a separate agreement with the City concerning the City's acquisition of a designated 2.685 ha tableland woodlot located on the Owner's overall land holdings as required by OPA #600. On September 27, 2002, the site development agreement was forwarded to the applicant for execution, which to date, has not occurred.

Preliminary Review

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

- i) the applications will be reviewed in the context of the applicable City and Regional Official Plans and Provincial Policies, including the appropriateness of permitting the high density residential uses on the subject lands, accessibility to community services, parkland dedication and the protection of the woodlot and stream corridor;
- ii) the finalization of the watercourse rehabilitation plan and an Ontario Regulation 158 Fill Permit is required by the Toronto and Region Conservation Authority, and the renewal of the existing application or submission of a new application to the Department of Fisheries and Oceans is required;
- iii) the Official Plan requires that features such as valleys/woodlots link into an overall open space system to provide for passive recreation uses, including pedestrian and bike paths, and to enhance wildlife habitat. The lands must be staked to the satisfaction of the TRCA and City to determine the limits of development and the appropriate ecological buffers to be provided;
- iv) the disposition of the designated 2.685ha tableland woodlot located east of the proposed development being part of 9909 Pine Valley Drive, will be determined at the time a development application is submitted;
- v) the availability of water and sewer capacity must be identified and allocated by Council, if approved;
- vi) final consideration of the applications is considered premature pending the completion of the revised Block 39 Plan and the required technical reports, including a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise report, traffic report, archaeological report, woodland and edge management report, development concept plan providing for the preservation of the existing trees along Pine Valley Drive, urban design guidelines and architectural guidelines; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 5, CW(PH) Report No. 20 – Page 4

- vii) the appropriateness of the proposed rezoning and exceptions, as well as, the appropriate location of such uses as the driveway ramp, internal refuse containment area, exterior lighting, screening of service uses, and recreational uses, for the subject lands will be reviewed within the context of the surrounding existing and planned land uses.

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. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, protection of environmental features, and compatibility with adjacent land uses.

Attachments

1. Location/Zoning Map
2. OPA #600 Schedule "B" Land Uses – Vellore Urban Village 1
3. Concept Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 6, CW(PH) Report No. 20 – Page 2

The proposed Draft Plan of Subdivision is a revision to the original application to facilitate a 12 lot residential subdivision with internal access from Autumn Ridge Court. The application has been amended to allow Phase One to proceed in conformity with OPA #240 (Woodbridge Community Plan) and in advance of OPA #597 (Islington Avenue Corridor Study), which is awaiting final approval from the Region of York. Upon the approval of OPA #597, the Owner will divide Block 9 through Part Lot Control into 4 additional single-detached lots for a total of 12 residential lots.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Islington Avenue, south of Langstaff Road, being Lots 3 and 4 on Registered Plan 65M-1117 (8456 and 8470 Islington Avenue), in Lot 10, Concession 7, City of Vaughan. The 0.798 ha parcel represents an assembly of two residential lots with access currently from Islington Avenue and frontage of approximately 90m on both Islington Avenue and Autumn Ridge Court. The property slopes eastward towards Islington Avenue and there are existing trees in the northeast portion of the property. The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study). OPA #597 was adopted by Council on June 23, 2003, and is awaiting Region of York approval. The subject lands are currently zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential lot, future church parking lot (R2 Residential Zone)
- South - single-detached residential units under construction (R3 Residential Zone), Hayhoe Lane
- East - Islington Avenue; existing single-detached dwellings (R2 Residential Zone)
- West - detached and semi-detached dwelling units under construction (R3 and R4 Residential Zone)

On March 10, 2006 a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to two individuals that requested notice residing on Twilight Terrace. To date, no comments have been received. Any responses 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 proposed applications, 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 City's Official Plan policies with respect to density and land use recognizing that the subject lands are proposed to be developed in two phases and are subject to OPA #240 (Woodbridge Community Plan) which is approved and in effect, and OPA #597 (Islington Avenue Corridor Study) which is awaiting approval and would amend the policies of OPA #240;
- ii) the Region of York has circulated OPA #597 to the Ministry of Municipal Affairs and Housing (MMAH) for comments since certain other lands within the Amendment are located within the Woodbridge Special Policy Area (development that is permitted within the flood plain). The MMAH has indicated that there are outstanding issues with respect to the Special Policy Area designation and for this reason the Official Plan Amendment has not been approved. The subject lands are not located within the Special Policy Area;
- iii) the proposed infill development will be reviewed to ensure compatibility with the existing and proposed surrounding land uses including the appropriateness of the proposed zoning, lotting, access and road pattern;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 10, 2006

Item 6, CW(PH) Report No. 20 – Page 3

- iv) Region of York approval is required for the proposed driveways onto Islington Avenue, which is a Regional Road;
- v) the lands to the immediate north are proposed to be developed for a parking lot for the existing church. The appropriate buffering measures will be examined to reduce the impact of vehicle movement, noise and lights onto the residential development;
- vi) the proposed development represents the completion of approved Draft Plan of Subdivision File 19T-96V13 located along Autumn Ridge Court, as shown on Attachment #2. The application of the approved urban design guidelines for this subdivision to the subject lands will be reviewed;
- vii) Council, on November 14, 2005, passed a resolution with respect to the reservation of sewage and water supply capacity, which included allocation for 12 residential units for the subject lands for a period of one year. The allocation of water and sanitary sewer capacity shall be confirmed at the time of approval of the Draft Plan of Subdivision; and,
- viii) a tree inventory and preservation report must be submitted and approved by the City, and the Owner will be required to pay cash-in-lieu of the dedication of parkland, 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, the applications will be reviewed in the context of the density requirements of the Official Plan, the appropriateness of the proposed zoning standards and lotting pattern, and compatibility of the proposed development with the surrounding land uses.

Attachments

1. Location Map
2. Proposed Draft Plan of Subdivision

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)