

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 24, 2006**

Item 1, Report No. 23, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 24, 2006.

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**ZONING BY-LAW AMENDMENT FILE Z.06.014  
MARIA SCARPONE  
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 April 18, 2006:**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.014 (Maria Scarpone) 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 amend the Zoning By-law, specifically the RR Rural Residential Zone, subject to Exception 9(237) to By-law 1-88, to facilitate a future severance of the subject lands as shown on Attachment #2 and to provide the following zoning exceptions:

- Retained Lot: permit a minimum lot area of 9886m<sup>2</sup>, whereas 18,114m<sup>2</sup> is currently required; and,  
permit a minimum lot frontage of 61.68m, whereas 106.68 is currently required;
- Severed Lot: permit a minimum lot area of 8228m<sup>2</sup>, whereas 18,114m<sup>2</sup> is currently required;  
permit minimum lot frontage of 45.0m, whereas 106.68m is currently required.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located north of King-Vaughan Road and west of 10<sup>th</sup>. Line, being Lot 9 on Plan M-0089 (207 Ranch Trail Road), in Part of Lot 1, Concession 10, City of Vaughan. The subject lands are designated "Estate Residential" by OPA #600 and "Natural Heritage System within the Protected Countryside" by the Greenbelt Plan. The lands are zoned RR Rural Residential Zone by By-law 1-88, subject to Exception 9(237), which permits single detached dwelling units. The subject lands have an area of 1.80 ha and are developed with an existing single detached dwelling unit, a well, septic field, and a man-made pond. The surrounding land uses are:

- North - ranch Trail Road; residential (RR Rural Residential Zone)
- South - valley lands (OS1 Open Space Conservation Zone)
- West - residential (RR Rural Residential Zone)
- East - residential (RR Rural Residential Zone)

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#### Item 1, CW(PH) Report No. 23 – Page 2

On March 24, 2006, 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. To date, no written comments have been received. Any comments received will be addressed by the Development Planning Department in a comprehensive report to the future 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 City's Official Plan and The Provincial Greenbelt Plan policies respecting land severances;
- ii) the appropriate documents must be submitted in support of the application to demonstrate conformity of the proposal with the Greenbelt Plan;
- iii) the appropriateness of the proposed lot sizes will be reviewed in the context of the minimum by-law requirements, compatibility with the adjacent lands, and future building form; and,
- iv) the appropriate engineering and servicing report, including an impact assessment in accordance with the Ministry of the Environment's requirements, must be submitted to demonstrate that the proposed lot can be serviced by private septic system and private well water supply without adversely impacting the quality or quantity of the ground and surface water supply in the community.

#### **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 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 City Official Plan and Provincial Greenbelt Plan policies, and compatibility with surrounding lots, with particular consideration given to the appropriateness of the proposed zoning exceptions to facilitate a future lot severance.

#### **Attachments**

1. Location/Zoning Map
2. Severance Proposal

#### **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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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 24, 2006**

Item 2, Report No. 23, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 24, 2006.

**2 ZONING BY-LAW AMENDMENT FILE Z.06.011  
BAYVIEW CONSTRUCTION**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 18, 2006, be approved; and
- 2) That the deputation of Mr. Dave Mathews, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.011 (Bayview Construction) 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 rezone the subject lands shown on Attachment #1 from A Agricultural Zone to R3 Residential Zone.

The proposed amendment will facilitate the severance of Block 120 within Registered Plan 65M-2984 into two residential lots as shown on Attachment #2, each with a lot frontage of approximately 12.4m, and lot areas of approximately 547m<sup>2</sup> and 822m<sup>2</sup>. The severance would create a remnant parcel of land (to the east) with an area of approximately 3,770m<sup>2</sup>, which will remain as A Agricultural Zone.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on Genova Court, being east of Martin Grove Road and north of Langstaff Road, being Part of Block 120 within Registered Plan 65M-2984, in Lot 12, Concession 8, City of Vaughan.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan), and zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(692). The subject lands were not developed at the same time as the surrounding subdivision due to certain environmental issues, which required the applicant to undertake methane testing. The Engineering Department is satisfied that methane gas is no longer an issue, and that the lands can proceed to develop. The surrounding land uses are as follows:

- North - existing residential (R3 Residential Zone)
- South - vacant lands, proposed park (OS2 Open Space Park Zone and A Agricultural Zone)
- East - vacant lands and hydro corridor, both under the ownership of the applicant (A Agricultural Zone)
- West - existing residential (R3 Residential Zone)

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Block 120 remains undeveloped due to the potential for methane gas migration from construction waste dumped in the area many years ago. Site-specific Exception 9(692) does not permit development on Block 120 until the City and the Ministry of the Environment are satisfied that the monitoring of methane gas and the water table are no longer required.

On March 24, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Woodbridge Meadows Ratepayers' Association. To date, no comments 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 application will be reviewed in the context of the policies of the Official Plan, the appropriateness of the proposed lot severance, and compatibility with the surrounding land uses and lotting pattern;
- ii) the proposed severance will result in a block (easterly retained lands) without frontage on a public road, and the future developability of this block must be reviewed; the applicant is contemplating residential development by obtaining access from Sicilia Street, through the hydro corridor, which remains in their ownership;
- iii) the development limits of the subject lands must be determined to the satisfaction of the City and Toronto and Region Conservation Authority;
- iv) the appropriate zoning category and exceptions that may be required to implement the proposal, if approved, will be reviewed; and,
- v) the availability of water and sanitary servicing capacity for the proposed development 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 Development Planning Department will consider the proposed rezoning in the context of the policies of the Official Plan, compatibility with the surrounding land uses and lotting pattern, and the appropriateness of the intended severance of the subject lands, including the future developability of the easterly retained lands, which are also in the same ownership as the applicant.

#### **Attachments**

1. Location Map
2. Proposed Site Plan/Severance Plan

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**Report prepared by:**

Clement Messere, Planner, ext. 8409

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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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 24, 2006**

Item 3, Report No. 23, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 24, 2006.

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**3**   **ZONING BY-LAW AMENDMENT FILE Z.06.018  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V01  
SQUIRE RIDGE INVESTMENTS LTD.**

**The Committee of the Whole (Public Hearing) recommends:**

- 1)      **That the recommendation contained in the following report of the Commissioner of Planning, dated April 18, 2006, be approved; and**
- 2)      **That the deputation of Mr. Roy Mason, KLM Planning Partners, 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.018 and 19T-06V01 (Squire Ridge Investments Ltd.) 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 amend the Zoning By-law and for a Draft Plan of Subdivision on the subject lands shown on Attachment #1. The proposal is to rezone the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, OS1 Open Space Conservation Zone, EM1(H) Prestige Area Zone with the Holding “H” provision, and OS1(H) Open Space Conservation Zone with the Holding “H” provision, as shown on Attachment #3, to facilitate a 41.105 ha Draft Plan of Subdivision as shown on Attachment #2. The breakdown is as follows.

• 1 Service Commercial Block (C7)	1.269 ha
• 1 Prestige Employment Block (EM1)	3.912 ha
• 1 General Employment Block (EM2)	5.190 ha
• 1 Retail Warehouse Block (EM3)	3.154 ha
• 1 Open Space Block (OS1)	1.318 ha
• 1 Stormwater Management Block (OS1 and OS1-H)	1.718 ha
• 1 Future Valley Corridor (OS1-H)	6.037 ha
• 2 Future Prestige Employment Blocks (EM1-H)	17.418 ha
• Roads/Reserves	1.089 ha

**Background - Analysis and Options**

The 41.105 ha site is located on the south side of Langstaff Road, and on the east side of Huntington Road, in Part of Lot 10, Concession 9, City of Vaughan as shown on Attachment #1.

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The subject lands are designated “Prestige Area”, “Employment Area General” and “Valley Lands” under OPA #450 (Employment Area Plan), and also subject to the approved Block Plan for the Huntington Business Park (Block 57/58 West), and zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

The surrounding land uses are:

- North - Langstaff Road; vacant (A Agricultural Zone)
- South - vacant (A Agricultural Zone)
- East - agricultural (A Agricultural Zone)
- West - Huntington Road; agricultural (A Agricultural Zone)

On March 24, 2006, 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 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 subject lands are located within the approved Block Plan for the Huntington Business Park (Block 57/58 West Plan) as shown on Attachment #4; review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, with respect to land use, access and road pattern;
- ii) OPA #450 permits a wide range of employment uses within the “Prestige Area” and “Employment Area General” designations; “Prestige Area” blocks (EM1 and EM1-H Zone) are to be located adjacent arterial roads and the future Highway #427 extension, “Employment Area General” (EM2) would be for the internal subdivision blocks, and the stormwater management blocks and any valley lands would be open space (OS1 and OS1-H); the proposed rezoning does not completely meet these requirements as the proposed EM2 Zone for Block 3 is located within both a “Prestige Area” and an “Employment Area” General designation, and the Owner will be required to either create two blocks (EM1 and EM2) to implement the designations or the entire block will need to be developed to meet the more stringent of the two, being Prestige Area (EM1);
- iii) a portion of the subdivision plan falls directly in the study area for the Highway #427 Transportation Corridor; the alignment for the extension of Highway #427 could significantly impact the subject lands, and review will be given to ensuring the protection of the applicable blocks to facilitate the future highway and transit needs by placing these lands in an “H”, Holding Zone;
- iv) the appropriateness of the proposed EM3 Retail Warehouse Zone will be assessed in accordance with the criteria identified in Section 2.2.7.1 of OPA #450, such as: availability of access to the arterial road system, traffic impacts on adjacent land uses, the adequacy of proposed accesses and the impact of the proposed use on the operation of the regional and local road system, and compatibility with adjacent land uses. In considering an application for retail warehouse the following studies may be considered: a traffic impact study; an urban design plan, landscape master plan; and,

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- v) “Service Nodes” (C7 Service Commercial Zone) are generally to be located at intersections of arterial and/or collector roads, with a maximum area of approximately 1.2 ha, which may be exceeded if the site is to be developed in conjunction with a predominant use such as an office complex, hotel or retail warehousing; the Huntington Business Park Plan as shown on Attachment #4 depicts a “Service Node” at the intersection of Huntington Road with the realigned Langstaff Road, and review will be given to determine the appropriateness of the size of the Service Node on the subject lands (1.2 ha), when combined with the future parcel to be created to the north.

**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 Owner will need to work with the Development Planning Department to ensure that the proposed subdivision layout and the rezoning of the lands meets the intent of OPA #450 and the approved Huntington Business Park Plan, and that the Highway #427 extension and Transit Corridor is protected.

**Attachments**

1. Location Map
2. Draft Plan of Subdivision
3. Proposed Zoning
4. Huntington Business Park Plan

**Report prepared by:**

Andrea Seca, Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212  
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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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 24, 2006**

Item 4, Report No. 23, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 24, 2006.

**4 OFFICIAL PLAN AMENDMENT FILE OP.06.009  
ZONING BY-LAW AMENDMENT FILE Z.06.023  
1504546 ONTARIO LIMITED**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 18, 2006, be approved; and
- 2) That the following deputations, coloured rendering and written submissions be received:
  - a) Mr. Lorenz Schmidt, on behalf of the applicant and coloured rendering;
  - b) Mr. Benjamin J. Rutherford, Associate, Elia Associates, 15 Coldwater Road, Toronto, M3B 1Y8, on behalf of York Region Condominium Corporation No. 916 and written submission dated April 18, 2006;
  - c) Ms. Ida Zan, 53 Woodbridge Avenue, Suite 419, Woodbridge, L4L 9K9; and
  - d) Mr. Doug Craig, Woodbridge Core Ratepayers' Association, 128 Wallace Street, Woodbridge, L4L 2P4 and written submission dated April 11, 2006.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.009 and Z.06.023 (1504546 Ontario Limited) 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 to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) by:
  - i) increasing the permitted net residential density on the subject lands from 99 uph to 418 uph, thereby increasing the total maximum number of residential apartment units permitted by the Official Plan from 30 units to 128 units; and,
  - ii) increasing the maximum permitted height under the Official Plan from 6-storeys to 7-storeys with an additional penthouse level.
2. Amend Zoning By-law 1-88 to rezone the subject lands from C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, with the following zoning exceptions:
  - a) permit a minimum rear yard and front yard setbacks of 0.75m and 0m, respectively, whereas 7.5m is required;

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- b) permit a minimum interior side yard setback of 0m along the westerly lot line and 2.9m for the easterly lot line, whereas 13m is required;
- c) permit a minimum lot area of 23.9m<sup>2</sup>/unit to facilitate a maximum of 128 residential apartment units; and,
- d) permit a minimum of 144 parking spaces, whereas 224 spaces are required.

The applications will facilitate the development of the subject lands with a 7-storey (plus penthouse level) residential condominium building with 128 units as shown on Attachments #2, #3 and #4.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the south side of Woodbridge Avenue, west of Islington Avenue, being Part of Parcel A on Registered Plan 449 (75 and 83 Woodbridge Avenue), in Part of Lot 7, Concession 7, City of Vaughan. The 0.3063 ha parcel represents the assembly of two commercial lots with 34m road frontage and access along Woodbridge Avenue. The property is currently developed with two, 2-storey buildings, both of which are vacant and planned for demolition.

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan) and zoned C1 Restricted Commercial Zone by By-law 1-88. The subject lands are also located within a "Special Policy Area", as identified by OPA #440. The surrounding land uses are:

- North - Woodbridge Avenue; existing dwellings, future 5-storey condominium development (C4 Neighbourhood Commercial Zone)
- South - open space valley (OS1 Open Space Conservation Zone and M1 Restricted Industrial Zone)
- East - existing 6-storey residential condominium building (RA1 Residential Apartment Zone) and walkway (OS2 Open Space Park Zone)
- West - existing commercial buildings (C1 Restricted Commercial Zone)

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Woodbridge Core Ratepayers Association. The Friends of the Village Group, and to individuals requesting notification. 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 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 Provincial Policy Statement, and Regional and City Official Plan policies;
- ii) the applications will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed increase in density and building height, development in accordance with the Special Policy Area policies, and site design and built form, including consideration of the appropriate amenity area, zoning standards, site access and parking;

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- iii) co-ordination of future development with the adjacent easterly and westerly lands will be reviewed (i.e. road, laneway and pedestrian connections);
- iv) the applications will be reviewed in the context of the Woodbridge Core Design Guidelines;
- v) on February 13, 2006, Council resolved that all future official plan amendments, include a minimum 10m ecological buffer, outside of the development lot or block, adjoining a valley and stream corridor, the appropriate buffer to be provided to the satisfaction of the City and the Toronto and Region Conservation Authority;
- vi) the availability of water and sanitary servicing capacity must be identified and allocated by Council, if approved; and,
- vii) the necessary studies in support of the applications are required, including for traffic and parking, noise, and environmental reports.

#### 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 to implement permitted high density residential development as identified in the Official Plan will be reviewed in the context of the applicable Provincial, Regional and City policies, and with respect to the appropriateness and compatibility of the proposed development, in light of the increase in density and height, and in consideration of the site design and built form, and existing and approved land uses in the surrounding area.

#### Attachments

1. Location Map
2. Proposed Site Plan
3. Proposed North and West Elevations
4. Proposed South and East Elevations

#### 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.)

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Item 5, Report No. 23, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 24, 2006.

**5 OFFICIAL PLAN AMENDMENT FILE OP.06.007  
ZONING BY-LAW AMENDMENT FILE Z.06.019  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V02  
DUFFERIN HEIGHTS ESTATES INC.  
VENTANA HOMES 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 18, 2006, be approved;
- 2) That the deputation of Ms. Rosemarie Humphries, on behalf of the applicant, be received; and
- 3) That the written submission of Mr. Loreto Grimaldi, Maplewood Ravines Community Association, dated April 18, 2006, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.007 (Dufferin Heights Estates Inc. and Ventana Homes Inc.) and Files Z.06.019 and 19T-06V02 (Dufferin Heights Estates 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 following applications have been submitted:

1. An Official Plan Amendment Application (File OP.06.007) for the lands identified as Parcel 'A' (Ventana Lands) and Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1 to increase the maximum permitted net residential density from 5.5 units/ha (74 lots) to 7.2 units/ha (97 lots) on lands designated "Executive Residential" by OPA #332, as amended by OPA #535 (Maple Valley Plan), which comprises 13.53 ha of tableland.
2. A Zoning By-law Amendment Application (File Z.06.019) to rezone the subject lands identified as Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #1, and comprising 2.92 ha of tableland, from A Agricultural Zone to R1 Residential Zone to implement a proposed draft plan of subdivision, as shown on Attachment #2.
3. An application for approval of a Draft Plan of Subdivision File (19T-06V02) on the subject lands identified as Parcel 'B' (Dufferin Heights Estates Inc.) on Attachment #2, comprising 2.92 ha of tableland, and proposing the following:
  - i) 18 single detached residential lots (Lots 1 to 18) with a minimum lot frontage of 18.3m; and,

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- ii) two (2) residential blocks (Blocks 19 and 20) to be combined with other blocks in a future northerly adjacent plan of subdivision, to form developable lots.

#### **Background - Analysis and Options**

The overall subject lands (33.15 ha) are located on the west side of Dufferin Street, north of Teston Road, being Part of Lots 26 and 27, Concession 3, City of Vaughan, as shown on Attachment #1. Ventana Homes Inc. owns the land municipally known as 10980, 10960 and 10944 Dufferin Street (Parcel A), which is a 30.23 ha parcel comprised of 10.61 ha tableland and 19.62 ha of valleyland (to remain a natural state); and Dufferin Heights Estates Inc. owns the lands municipally known as 10872 Dufferin Street (Parcel B), which is comprised of 2.92 ha of tableland. Dufferin Heights Estates Inc. and Ventana Homes Inc. jointly submitted an Official Plan Amendment application to increase the permitted density on the overall combined 13.53 ha of tableland from 5.5 unit/ha to 7.2 units/ha. Also, Dufferin Heights Estates Inc. has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications for their lands (Parcel B) to permit 18 single detached residential lots on a 2.92ha parcel.

The subject lands are designated “Executive Residential” within the “North Maple Residential Area”, and “Open Space” by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). OPA #604 further identifies the subject lands as “Area of Natural and Scientific Interest (Life Science and Earth Science)”. The subject lands are zoned A Agricultural Zone by By-law 1-88.

The surrounding land uses are:

- North - existing residential use (R1 Residential Zone, subject to Exception 9(1107)), valley (OS5 Open Space Environmental Protection Zone)
- South - existing residential use (RR Rural Residential Zone), valley (OS5 Open Space Environmental Protection Zone)
- East - Dufferin Street; existing cemetery use (OS2 Open Space Park Zone) and vacant land (A Agricultural Zone)
- West - future park, the East Don River (OS1 Open Space Conservation Zone, OS5 Open Space Environmental Protection Zone)

On March 24, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail Residents' Association and Maplewood Ravines Community 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 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, to determine the appropriateness of the proposed increase in residential density for the tableland portion of the overall property, and for the protection of the valleylands below the top-of- bank;
- ii) the appropriateness of the proposed lotting and road pattern for the development of Parcel “B”, and the appropriateness of the proposed zoning categories and any exceptions to implement the final subdivision plan, if approved, will be reviewed to ensure the design can be compatible with the future develop ability of the adjacent lands to the north (Parcel “A”) and to the south (currently existing residential);

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- iii) the Owner will be required to submit for review, an overall land use concept plan for the lands in the northwest quadrant of Dufferin Street and Teston Road to coordinate matters such as, but not limited to, the overall lotting and road pattern, including access to Dufferin Street and possibility to Teston Road to the satisfaction of the Development Planning Department and the Region of York; and confirmation of the exact development limits separating the tableland and open space valleylands to the satisfaction of the Toronto and Region Conservation Authority and the Development Planning Department;
- iv) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- v) a planning justification, traffic, servicing, environmental, and archeological studies must be submitted in support of the applications, to the satisfaction of the appropriate authorities.

#### **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 applicable Provincial, Regional and City policies; compatibility of the proposal in light of the future opportunities for co-ordinated development with the adjacent lands to the north and south; the appropriate access locations, lotting and road pattern; and, the ability of the municipal infrastructure to accommodate the proposed development.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision

#### **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.)

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**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 24, 2006**

Item 6, Report No. 23, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 24, 2006.

**6 OFFICIAL PLAN AMENDMENT FILE OP.03.023(N)  
ZONING BY-LAW AMENDMENT FILES Z.03.071(N) & Z.03.071(S)  
DRAFT PLAN OF SUBDIVISION FILES 19T-05V05(N) & 19T-05V05(S)  
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS 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 April 18, 2006, be approved; and
- 2) That the following deputations, written submission and coloured rendering be received:
  - a) Mr. J. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite No. 1B, Concord, L4K 3P3, on behalf of the applicant and coloured rendering; and
  - b) Mr. Mike Ahmadi, 2057 Major Mackenzie Drive, Maple, L6A 3Z1 and written submission on behalf of G. F. Ahmadi, dated April 18, 2006.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.03.023(N), Z.03.071(N), 19T-05V05(N) and Z.03.071(S) and 19T-05V05(S) (York Major Holdings Inc. and York Circle Holdings 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 for the northerly and southerly portions of the subject lands shown on Attachment #1, as follows:

**North Proposal – Files OP.03.023(N)/Z.03.071(N)/19T-05V05(N)**

1. An application to amend the Official Plan, specifically OPA #332, as amended by OPA #535, to redesignate the subject lands shown on Attachments #1 and #2, from “Open Space-Special Policy Area 3” to “Industrial” to permit uses including processing, manufacturing, assembling, warehousing, contractor and building material yard, open storage and limited retail; and to “Prestige Industrial” to permit uses including processing, manufacturing, assembling, warehousing, retail warehousing and office; and to “General Commercial” to permit uses including commercial, retail, restaurants, financial institutions, and business and professional offices. The proposed designations are shown on Attachment #2.
2. An application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1 from OS2(H) Open Space Park Zone with the Holding Symbol "H" to M1 Restricted Industrial Zone, M2 General Industrial Zone and C1 Restricted Commercial Zone, as shown on Attachment #4. The following exceptions would be required:

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M1 Restricted Industrial Zone (Block 12)

- i) require a minimum lot frontage of 10m, whereas 35m is currently required.

M2 General Industrial Zone (Blocks 9-11 and Blocks 15-17)

- i) permit open storage on Blocks 9-11 and Blocks 15-17, up to a maximum of 30% of the lot area, whereas a maximum of 10% is permitted; and
- ii) permit open storage on Block 9, being a corner lot, whereas open storage is not permitted on a corner lot.

- 3. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #4 to facilitate an industrial plan of subdivision on 33.653 ha. The development details are as follows:

Blocks 1 to 8, 12 to 14, 18 and 19 - Industrial	16.654 ha
Blocks 9 to 11 and 15 to 17 - Outside/Open Storage (No Buildings)	10.957 ha
Block 20 - Storm Water Management Facility Pond	3.000 ha
Blocks 21 to 26 - 0.3m Reserves	0.006 ha
<u>Streets</u>	<u>3.036 ha</u>
Total	33.653 ha

South Proposal – Files Z.03.071(S) and 19T-05V05(S)

The Owner has submitted the following applications:

- 1. An application to amend the Zoning By-law to permit retail warehousing, automobile service station/gas bar with a car wash, and a retail store with a pharmacy, as additional permitted uses in the M1 Restricted Industrial Zone – Area "B", being Blocks 1-4 and 7, on Attachment #5.
- 2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #5 to facilitate an industrial and commercial plan of subdivision on 27.729 ha. The development details are as follows:

Blocks 1 to 3, 5 and 6 - Industrial	9.597 ha
Blocks 4 and 7 Industrial/Commercial	16.021 ha
Blocks 8 to 14 inclusive - 0.3m Reserves	0.016 ha
<u>Streets</u>	<u>2.095 ha</u>
Total	27.729 ha

**Background - Analysis and Options**

The lands subject to the northerly applications as shown on Attachment #1 are located east of Keele Street and on the north side of McNaughton Road, in Part of Lots 22 to 24, Concession 3, City of Vaughan. The lands subject to the applications on the southerly portion of the subject lands as shown on Attachment #1 are located north of Major Mackenzie Drive and west of McNaughton Road, in Part of Lots 21 and 22, Concession 3, City of Vaughan. The lands subject to all the applications have a combined area of 61.382ha as shown on Attachment #3.

The lands subject to the north proposal as shown on Attachment #4 are designated "Industrial - Part N", "Open Space-Special Policy Area 3", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area", which includes "Areas of High Aquifer Vulnerability" and "Areas of Low Aquifer Vulnerability" designations by OPA #332, as amended by OPA #535 (Maple Valley .../3



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Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan). These lands are zoned M2(H) General Industrial Zone with the Holding Symbol "H" and OS2(H) Open Space Park Zone with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #1.

The lands subject to the south proposal as shown on Attachment #5 are designated "Prestige Industrial - Part B", "Prestige Industrial - Part L", and "Prestige Industrial - Part M", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332, as amended by OPA #535 and OPA #604. These lands are zoned M1(H) Restricted Industrial Zone - Areas "B" and "C" with the Holding Symbol "H" by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #1.

The applications for both proposals are required to demonstrate conformity to the *Oak Ridges Moraine Conservation Plan* in accordance with OPA #604. The subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site, and any use and/or building/structure is contingent on the subject lands being removed from the Secondary Buffer Area by the Ministry of the Environment, and/or Certificate of Approval No. A230610 being amended by the Ministry of the Environment, to permit the proposed uses and buildings/structures.

The surrounding land uses are:

- North - industrial (M2 General Industrial Zone)
- South - industrial (M1 Restricted Industrial Zone), cemetery (OS2 Open Space Park Zone); Major Mackenzie Drive, future residential (RS1(H) Residential Semi-Detached Zone, RD3(H) Residential Detached Zone Three)
- West - railway line (M3 Transportation Industrial Zone)
- East - golf course (OS2 Open Space Park Zone), closed Keele Valley Landfill (OS1 Open Space Conservation Zone)

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Gates of Maple Ratepayers' Association and Maple Village Ratepayers' Association. To date, no written 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.

A Public Hearing was held on September 19, 2005 and ratified by Council on September 26, 2005 for Files OP.03.023, Z.03.071 and 19T-05V05 proposing 1118 residential units in 4 apartment buildings, 248 semi-detached dwelling units, 242 street townhouse units and commercial/industrial developments on 31.44 ha, generally consistent with the location of the South Proposal. The Files were appealed to the Ontario Municipal Board (OMB), and are before the OMB pending the outcome of the current applications.

#### **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, the Regional Official Plan and Provincial Policies, including establishing the appropriate uses which do not conflict with the monitoring and mitigation requirements for the closed landfill site;

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- ii) the appropriate documents must be submitted in support of the Official Plan and Zoning By-law Amendment applications to demonstrate conformity of the applications to the Oak Ridges Moraine Conservation Plan in accordance with OPA #604; the conformity analysis will assist in determining the appropriate land uses for the subject lands;
- iii) the subject lands are located within the Waste Disposal Assessment Area in OPA #332 and any proposed uses are required to address the Waste Disposal Assessment Area policies of OPA #332, which includes undertaking gas, leachate, stormwater management and hydrogeological studies, and demonstrating that the proposed uses will not be adversely impacted by the closed landfill and will not effect the implementation of the landfill environmental controls and on-going monitoring and maintenance;
- iv) the subject lands are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site and will require the Ministry of the Environment to amend Certificate of Approval No. A230610 for the closed Keele Valley Landfill Site to permit the uses and buildings/structures proposed and/or remove the lands from the Secondary Buffer Area of the Keele Valley Landfill Area;
- v) a record of site condition acknowledgement by an officer from the Ministry of the Environment is required for any development on the lands to confirm that the lands are free of any environmental constraints to permit the proposed development;
- vi) the appropriate studies including a Planning Justification Report; an updated Maple Valley Master Environmental and Servicing Plan; Oak Ridges Moraine Conformity Report; Gas, Leachate and Geotechnical Reports as required by the Waste Disposal Assessment Area policies in OPA #332; an assessment of the applications in the context of the Ministry of the Environment's Guideline D-4 "Land Use On or Near Landfills and Dumps"; Phase I Environmental Site Assessment in accordance with the requirements of Ontario Regulation 153/04 (Soil, Ground Water and Sediment Standards); Noise and Vibration Report; Traffic Impact Analysis; Archaeological Report; Development Concept Plan; and Urban Design Guidelines and Architectural Design Guidelines, are required to undertake a comprehensive review of the proposal;
- vii) the development of the subject lands requires a Council approved comprehensive design scheme, which is to identify vehicular and pedestrian linkages between the industrial area and surrounding community and provide for access to the railway line facilities;
- viii) a phasing plan is required to demonstrate the implementation of the overall plan, which is to provide a coordinated landscape and buffer treatment between industrial and commercial sites; and
- ix) the requirements of GO Transit respecting additional land for the Maple GO Station must be reviewed.

#### **Relationship to Vaughan Vision 2007**

The applicability of these 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 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 Provincial policies, including the Provincial Policy Statement, Region and City Official Plan policies, and the Oak Ridges Moraine Conservation Plan. In addition, the proposed development will be reviewed with respect to the surrounding land uses, with particular consideration given to the appropriateness and compatibility of the proposed development with the monitoring and mitigation requirements for the closed landfill site.

**Attachments**

1. Location/Zoning Map
2. OPA No. 332 – Land Use Schedule
3. McNaughton Community Land Use Plan
4. Draft Plan of Subdivision – North
5. Draft Plan of Subdivision – South

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
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.)