

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006**

Item 1, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**1 OFFICIAL PLAN AMENDMENT FILE OP.06.019  
ZONING BY-LAW AMENDMENT FILE Z.06.051  
DRAFT PLAN OF SUBDIVISION FILE 19T-00V21(R)  
ROYAL EMPRESS GARDENS LTD.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved; and
- 2) That the following deputations be received:
  - a) Mr. Peter Weston, Weston Consulting Group, 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant; and
  - b) Mr. Paul De Buono, 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.019, Z.06.051 and 19T-00V21(R) (Royal Empress Gardens 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 an application to amend the Official Plan, specifically Schedule "B" – Transportation Plan to OPA #500 (Corporate Centre Secondary Plan), as amended by OPA #528 and OPA #529, in order to delete the westerly extension of Barnes Court from the ring road, southwest to Regional Road #7 as shown on Attachments #1 and #2.

The Owner has also submitted a revised Draft Plan of Subdivision as shown on Attachment #3, as follows:

1 Apartment Residential Block (C9, Corporate Centre Zone)	0.60 ha
5 Mixed-Use Apartment Residential Blocks (with ground floor Commercial) (C9, Corporate Centre Zone)	1.93 ha
2 Park Blocks (OS2, Open Space Park Zone)	0.15 ha
<u>Roads/Reserves/Other</u>	<u>0.79 ha</u>
<b>TOTAL AREA</b>	<b>3.47 ha</b>

To facilitate the future development of the above-noted subdivision, a Zoning By-law Amendment Application has been submitted to remove the (H) Holding Symbol, and to rezone the portion of the Barnes Court extension that is to be eliminated to OS2 Open Space Park Zone to allow for additional park land as shown on Attachment #4, and to provide the following zoning exceptions to facilitate the conceptual site plan shown on Attachment #5:

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- an increase of 864 residential units in the maximum permitted unit count from 1,071 to 1,935 units (4.98 FSI),
- an increase in the maximum permitted building height for non- landmark locations, (ie. Buildings “3”, “4” and “5” on Attachment #5) from 25 metres to unlimited height, to be consistent with the height permission for Landmark locations (ie. Buildings “1”, “2” and “6” on Attachment #5); and,
- a decrease of 1,181 parking spaces (32.59% deficiency) in the minimum required parking on the site from 3,623 to 2,442 spaces.

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

The subject lands are located on the north side of Regional Road #7, east of Jane Street, in Part of Lot 6, Concession 4, City of Vaughan as shown on Attachment #1. The Official Plan Amendment Application is applicable to both 2900 Regional Road #7 and 2938 Regional #7, whereas the Zoning By-law Amendment and revised Draft Plan of Subdivision Applications are applicable to the former property only. The surrounding lands uses are:

- North - storm pond (A Agricultural Zone), employment uses (EM1 Prestige Employment Area Zone)
- South - Regional Road 7; commercial (C8 Office Commercial Zone), employment uses (EM1 Prestige Employment Area Zone)
- East - banquet hall (C7 Service Commercial Zone)
- West - vacant (A Agricultural Zone)

The subject lands are designated “Corporate Centre Node” within the Vaughan Corporate Centre Secondary Plan (OPA #500), and zoned C9 (H) Corporate Centre Zone with the Holding Symbol (H), subject to Exception 9(1248), and A Agricultural Zone, By-law 1-88.

On August 11, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and including additional lands within the following boundary: Portage Parkway to the north, Millway Avenue to the west, Doughton Road to the south and Creditstone Road to the east. To date, no comments have been received. Any responses 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 Provincial Policy Statement, Regional and City Official Plan policies, to determine the appropriateness of the proposed density, height, and intensity of the mixed use development within the Corporate centre;
- ii) the applications will be reviewed in the context of the existing, approved, planned and proposed land uses in the surrounding area, with particular consideration given to the appropriateness and compatibility of the proposed density and height, parking, impact on traffic and the transportation road network, phasing, and impact on community services and schools;
- iii) review by the City and Region of York will be given to the proposed deletion of the Barnes Court extension, in consideration of the existing policies in OPA #528 (Transportation Plan for Vaughan), which states that the “westerly extension of

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Barnes Court has been recommended such that it provides access to the ring road to ensure safe operations. At the ensuing intersections, only right-in/right-out moves would be permitted. Again, this serves to improve the connectivity of the ring road by further promoting its use as a preferred alternative to Regional Road 7, particularly for through traffic and heavy vehicles. It also provides a bypass of the easterly traffic control/design features;" the removal of the Barnes Court extension would affect the Royal Empress, Goldpark and City of Vaughan lands as shown on Attachment #1;

- iv) the proposed applications will be reviewed in consideration of the "Highway 7 Land Use Futures Study" and the "Corporate Centre Streetscape and Open Space Master Plan Study", which are currently in process, and will provide a comprehensive evaluation of the planning and development opportunities along Regional Road #7 and within the Corporate Centre, respectively;
- v) the availability of water and sanitary servicing capacity for the additional 864 residential units that are being proposed by the applicant, must be identified and allocated by Council, should the applications be approved; It is noted that the applicant has been reserved allocation for 1,071 units based on the "Strategy For Reservation/Allocation of Servicing Capacity" report to the Committee of the Whole dated November 7, 2005, on the basis of 446 units (Priority 1), 446 units (Priority 2), and 179 units (Priority 3);
- vi) review will be given to the following documents that have been submitted by the applicant for approval by the City, as a condition of removing the Holding Symbol (H): Urban Design Guidelines Report and Master Landscape Plan, Functional Servicing Report, Traffic Study, and a Comprehensive Development Plan;
- vii) the applicant has also submitted the following documents, an Environmental Site Assessment (ESA) Report, Noise Study, Lighting Plan, Wind Study and Archeological Assessment that will have to be reviewed and approved by the City and external public agencies; and
- viii) formal Site Plan Application should also be submitted to allow for a comprehensive review of the proposal, which is conceptually shown on Attachment #5.

#### 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 applicant will need to demonstrate that the elimination of the Barnes Court extension, and the proposed increase in density and height, will not result in a negative impact on the transportation network and on services within the Corporate Centre.

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**Attachments**

1. Location Map
2. Schedule 'B' to OPA #500
3. Draft Plan of Subdivision 19T-00V21 (Revised)
4. Proposed Rezoning
5. Conceptual Site 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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Item 2, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**2**

**ZONING BY-LAW AMENDMENT FILE Z.06.045  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V07  
BELMONT PROPERTIES  
PRELIMINARY REPORT**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved;
- 2) That the following deputations be received:
  - a) Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of the applicant;
  - b) Mr. Michael Cannone, Millwood Woodend Ratepayers' Association, 60 Millwood Parkway, Woodbridge, L4L 1A9;
  - c) Mr. Howard Black, Millwood Woodend Ratepayers' Association, 19 Millwood Parkway, Woodbridge, L4L 1A6;
  - d) Mr. Dave Osmond, Millwood Woodend Ratepayers' Association, 123 Millwood Parkway, Woodbridge, L4L 1A6; and
  - e) Ms. Christine Sorochinsky, 275 Millwood Parkway, Woodbridge, L4L 1A6; and
- 3) That the written submission of Mr. John Colussi, President, Rimwood Estates Homeowners' Association and Mr. Carino Principe, President, Vaughanwood Estates Homeowner's Association, dated August 30, 2006, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.06.045 and 19T-06V07 (Belmont Properties) 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 Zoning By-law to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, C3 Local Commercial Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, as shown on Attachment #6 in accordance with Schedule "A3" in By-law 1-88.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a 787 unit residential plan of subdivision consisting of 643 detached dwellings with lot frontages ranging from 12.2m to 16.8m and lot areas ranging

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from approximately 383.08m<sup>2</sup> to 618.24m<sup>2</sup>, 144 street townhouse units with lot frontages of 6m and lot areas of 188.4m<sup>2</sup>, an elementary school site, a local commercial site, a linear park, a neighbourhood park, a district park and 3 storm water management facilities. The development details are as follows:

787 Dwelling Units	31.007 ha
1 Elementary School (Block 686)	2.432 ha
1 Local Commercial Site (Block 684)	0.811 ha
5 Linear Parks (Blocks 692-696)	0.996 ha
1 Neighbourhood Park (Block 685)	1.581 ha
1 District Park (Block 687)	2.423 ha
3 Storm Water Management Facilities (Blocks 688-690)	9.605 ha
Valley Area (Block 691)	0.995 ha
Buffer (Block 698)	0.075 ha
Roads, Widening and 0.3m Reserves	<u>13.782 ha</u>
Total Site Area	63.707 ha

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

The subject lands shown on Attachment #1 are located on the west side of Weston Road, north of Major Mackenzie Drive, in Part of Lot 22, Concession 6, City of Vaughan. The subject lands have an area of 63.707ha, with 384.74m of frontage along Weston Road and a depth of 1,483.48m.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", "Elementary School", "Greenway System", "Neighbourhood Park", "District Park", "Storm Water Management" and "Valley Lands", and are within the "Passer Estates Waste Disposal Assessment Area" by OPA #600, as shown on Attachment #3, and "Low-Rise Residential" and "Storm Water Management Pond" by OPA #650 (Vellore Village District Centre Plan), as shown on Attachment #4. On April 24, 2006, Council approved the Block 40 South Block Plan, as shown on Attachment #5, subject to conditions. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #1. The subject lands currently consist of agricultural lands. The surrounding land uses are:

- North - agricultural, Draft Plan of Subdivision 19T-06V04 (A Agricultural Zone)
- South - agricultural (A Agricultural Zone); residential (RR Rural Residential Zone)
- West - agricultural (A Agricultural Zone); woodlot (OS4 Open Space Woodlot Zone)
- East - Weston Road; storm water management facility (OS1 Open Space Conservation Zone); residential (RD3 Residential Detached Zone Three)

On August 11, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Purpleville Ratepayers' Association and the Kleinburg and Area Ratepayers' Association. To date, no written comments have been received. Any comments received will be addressed in the technical review and included in a comprehensive staff report at 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 and the Block 40 South Block Plan with respect to conformity of the subject lands to the applicable policies and requirements;

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- ii) the Block Plan conditions for the Block 40 South Plan respecting the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and storm water management are to be identified, and a servicing phasing plan for the Block 40 South lands is to be established to the satisfaction of the City;
- iii) the availability of water and sanitary sewer capacity must be identified and allocated by Council, if approved;
- iv) Phase I and Phase II Environmental Site Assessments are to be completed in accordance with the City's Policy and Procedures for Contaminated or Potentially Contaminated Sites;
- v) the final Block 40 South Block Plan and the required technical reports are to be revised and/or prepared respecting the master environmental and servicing plan, noise report, transportation/traffic management report, heritage/archaeological report, monitoring plan, woodland and edge management report, restoration plan for the valley and stream lands, erosion study, urban design guidelines and architectural guidelines, to address outstanding issues;
- vi) the school site configuration, size and location must be finalized to the satisfaction of the York Region School Boards;
- vii) the density for the subject lands and average Block Plan density for the low and medium density residential lands, and the area distribution for the uses are to be submitted and verified by the City; and,
- viii) the appropriateness of the proposed zoning and land uses, including lotting and road pattern 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 these applications to the Vaughan Vision will be determined when the technical report is completed.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments 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, the Block 40 South Block Plan requirements, protection of environmental features, and compatibility with adjacent land uses.

#### **Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-06V07
3. OPA #600 – Land Use Schedule “B” – Vellore Urban Village 1
4. OPA #650 – Vellore Village District Centre Plan
5. Block 40 South Block Plan
6. Proposed Zoning

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**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.)



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Item 3, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**3** **OFFICIAL PLAN AMENDMENT FILE OP.06.021**  
**ZONING BY-LAW AMENDMENT FILE Z.05.018**  
**WOODRIDGE GATES INC.**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved; and**
- 2) That the deputation of Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.021 and Z.05.018 (Woodbridge Gates 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 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 site-specific Official Plan Amendments (OPAs) #615 and #627 to:
  - i) increase the maximum number of residential apartment units permitted by the Official Plan from 185 to 215 residential units; and,
  - ii) increase the maximum building height from 4 to 6-storeys for a portion of the building in the manner shown on Attachment #2.
2. Amend Zoning By-law 1-88 to:
  - i) rezone the subject lands from R3 Residential Zone, RM2 Apartment Residential Zone and C1 Restricted Commercial Zone and subject to Exceptions 9(990) and 9(1127) to RA2 Apartment Residential Zone;
  - ii) increase the maximum building height for a portion of the building from 4 to 6-storeys and the overall unit count from 185 to 215 residential units;
  - iii) provide for the necessary zoning exceptions to implement the site development application; and
  - iv) permit a minimum of 368 parking spaces, whereas the by-law requires 468 spaces for the entire development including ground floor commercial uses.

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The applications will facilitate the development of the subject lands with a tiered 4, 5 and 6-storey residential condominium building comprised of 215 units and 1,670.30sq.m of ground floor commercial uses and served by 368 parking spaces as shown on Attachment #2.

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

The subject lands shown on Attachment #1 represents an assembly of 7 properties into one 0.75ha development block for the purpose of facilitating the proposed mixed use development. The subject lands are located on the southeast corner of Woodbridge Avenue and Kipling Avenue, in Lot 7, Concession 7 (known municipally as 7913, 7925, 7927, 7929, 7933 and 7945 Kipling Avenue and 281 Woodbridge Avenue), City of Vaughan.

The subject lands were initially intended to be developed in two separate phases, and are subject to approved Official Plan Amendments #615 and #627, and an approved Zoning Amendment Application (File Z.04.028) for Phase One only, as shown on Attachment #1. The current approvals permit the subject lands to be developed with a 4 and 6 storey building on the Phase One and Two portions of the subject lands respectively, and with a combined total of 185 units.

The Owner has proposed a revision to the intended development plan including the building configuration and height and the proposed number of units for the entirety of the subject lands, and is intending to implement the proposed changes through one comprehensive amendment to the Official Plan and Zoning By-law, respectively, and a single Site Development Application. The revised proposal includes a building ranging between 4 to 6-storeys with 215 units as shown on Attachment #2.

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA's #615 and #627, and currently zoned C1 Restricted Commercial Zone, RM2 Multiple Residential Zone and R3 Residential Zone, subject to Exceptions 9(990) and 9(1127). The surrounding land uses are:

- North - Woodbridge Avenue; commercial building (C1 Restricted Commercial Zone)
- South - existing single detached dwellings (R3 Residential Zone)
- East - seniors building (RM1 Residential Multiple Dwelling Zone)
- West - Kipling Avenue; existing detached dwellings converted to commercial and home occupation uses (C3 Local Commercial Zone and R3 Residential Zone)

On August 12, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Kipling Avenue Ratepayers Association and the Friends of the Village Group. 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 Provincial Policy Statement, and Regional and City Official Plan policies to ensure an appropriate level of development; OPAs #615 and #627 include specific development policies with respect to use, tiered building height, and maximum of 185 residential condominium units that can be developed on the subject lands; the application will be reviewed in the context of these Amendments;

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- 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 the number of units and building height, site design and built form, including consideration of the appropriate amenity area, zoning standards, site access and parking;
- iii) the subject lands are identified as the westerly Gateway to the Woodbridge Historic Commercial centre and requires special massing and design features, co-ordinated driveways, access and parking areas; the revised proposal will be reviewed in the context of the Woodbridge Core Design Guidelines;
- iv) a Site Development Application (File DA.04.050) was submitted in support of the Official Plan and Zoning By-law Amendment applications, and will be reviewed to ensure a high quality development is maintained;
- v) any zoning exceptions that are required to implement the site plan will be identified and evaluated in the technical report and implemented through the related zoning by-law amendment application (File Z.05.018);
- vi) the subject lands have been reserved water and sewer allocation for 185 residential units; the availability of additional water and sanitary servicing capacity for the additional 30 units must be identified and allocated by Council, if approved;
- vii) the mixed use commercial and residential development is proposed to be served by 368 parking spaces, whereas the by-law requires 476 spaces; the development will be reviewed for parking adequacy; and,
- viii) the necessary studies in support of the applications are required, including traffic and parking, noise, sun shadow study 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 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 the existing and approved land uses in the surrounding area.

#### Attachments

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

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Item 3, CW(PH) Report No. 42 – Page 4

**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.)

Councillor Carella declared an interest with respect to the foregoing matter as a member of his family has an interest by way of deposit, and did not take part in the discussion or vote on the matter.

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Item 4, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

4

**ZONING BY-LAW AMENDMENT FILE Z.06.047  
VALLEY MILL DEVELOPMENTS LTD.**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.047 (Valley Mill Developments Ltd) BE RECEIVED; and that in the absence of an Official Plan Amendment Application this application be held in abeyance.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law to permit the temporary recycling and outside storage of discarded metal for sorting and separation for further transfer to recycling facilities, within the A Agricultural Zone. A temporary use by-law is requested, which may be permitted to be in effect for a maximum period of three years under the Planning Act.

The outside storage is currently occurring on the property.

**Background - Analysis and Options**

The subject lands are located east of Weston Road, and south of Rutherford Road, currently within Part of Block 9 Approved on Draft Plan of Subdivision 19T-87014(R), in Part of Lot 15, Concession 5, City of Vaughan, as shown on Attachments #1 and #2.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses, but does not permit recycling or outside storage. OPA #450 defines a "waste recycling establishment" as an operation that may collect and store and/or process recyclable materials for the purposes of creating new products or raw materials, and includes a waste transfer station and a material recovery facility but does not include a concrete or asphalt recycling facility or a composting facility". The proposed uses would be permitted in the "Employment Area General" designation in OPA #450 and corresponding EM2 General Employment Area Zone in By-law 1-88. Therefore, the proposed uses do not conform to the Official Plan, and an Official Plan Amendment Application is required to be submitted for consideration.

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. The implementing zoning is EM1 Prestige Employment Area Zone, which was approved by Vaughan Council through Zoning By-law Amendment Application Z.65.86 on October 31, 1998, however, the implementing zoning for approved Plan Subdivision 19T-87014(R) as shown on Attachment #2 has not yet been enacted. The draft plan of subdivision was approved by Vaughan Council on October 31, 1998. The surrounding land uses are:

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- North - agricultural (A Agricultural Zone), residential (RR Rural Residential Zone)
- South - agricultural (A Agricultural Zone)
- East - agricultural (A Agricultural Zone)
- West - commercial (C4 Neighbourhood Commercial Zone), vacant agricultural and existing garden centre (A Agricultural Zone)

On August 11, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to those owners north to Rutherford Road and west to Weston Road, and to the Vellore Woods Ratepayers Association. To date, no comments have been received. Any responses 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 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 amending the Official Plan when this application is submitted, and to the Zoning By-law, to permit recycling and outside storage uses on a temporary basis, in light of the existing agricultural uses and planned employment uses in the surrounding area;
- ii) open storage yards for house or automobile wrecking, used lumber or scrap iron or other materials, a junk yard, are "Prohibited Uses" under Section 3.24 of By-law 1-88; further clarification from the applicant will be required to determine if the proposed use is a "prohibited use" as defined;
- iii) the storage area is proposed to be asphalt surfaced and surrounded by a 2.5m high wood screen fence; the compatibility of the proposed uses with the existing and future uses in the area will be considered in light of the proposal screen these uses on a temporary basis; and
- iv) the proposed location of the recycling/outside storage materials will be reviewed to determine the impact on the planned layout of the industrial lots and local roads within the approved plan of subdivision.

#### **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 proposal for recycling and outside storage uses in the "Prestige Area" designation on a temporary basis will also require an Official Plan Amendment application to be submitted, which will need to be processed together with the subject Zoning By-law Amendment application. Accordingly, the appropriateness of amending the Official Plan and Zoning By-law, in light of the existing agricultural uses and planned employment uses in the surrounding area, will be reviewed.

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**Attachments**

1. Location Map
2. Subject Lands in Relation to Approved Draft Plan of Subdivision 19T-87014(R), Showing Implementing Zoning

**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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006**

Item 5, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**5 ZONING BY-LAW AMENDMENT FILE Z.06.048  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V08  
MORENCI HOME BUILDERS INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved; and
- 2) That the deputation of Mr. Roy Mason, KLM Planning Partners Inc., 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.06.048 and 19T-06V08 (Morenci Home Builders 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:

- 1. An application to amend the Zoning By-law to rezone the subject lands from C4 Neighbourhood Commercial Zone to RV4 (H) Residential Urban Village Zone Four with the Holding Symbol "H", to reflect the development as shown on Attachment #2.
- 2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of 25 residential lots with frontages ranging from 11.0m to 21.0m and lot areas ranging from 326.4m<sup>2</sup> to 672m<sup>2</sup>. The development details are as follows:

25 Single Detached Dwelling Units (Lots 1-25)	1.152 ha
<u>Roads</u>	<u>0.318 ha</u>
Total Site Area	1.470 ha

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Summeridge Drive, between Sisley Court and Dufferin Street, in Planning Block 10, being Part of Lot 391, Registered Plan 65M-3757, City of Vaughan. The vacant 1.47 ha parcel has access from Summeridge Drive and was originally approved as residential, and then later rezoned to facilitate commercial development as part of the Redbitch commercial site plan application (File DA.04.060). The subject lands comprise the east half of the total area for the Redbitch application. The west half of the Redbitch development is developed with two (2) multi-unit commercial buildings, two (2) single use buildings and a gas bar with an associated car wash use. The subject lands are .../2



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

#### Item 5, CW(PH) Report No. 42 – Page 2

designated "Medium Density Residential/Commercial Area" by OPA No. 600, which permits the proposed residential land use, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1063). The surrounding land uses are:

- North - Summeridge Drive; existing residential (RV4(WS) Residential Urban Village Zone Four-Wide Shallow)
- South - woodlot (OS4 Open Space Woodlot Zone)
- East - existing residential (RV4 (WS) Residential Urban Village Zone Four-Wide Shallow)
- West - existing commercial (C4 Neighbourhood Commercial Zone)

On August 11, 2006, 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 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 with respect to density, and the approved Block 10 Plan with respect to the appropriateness of the proposed lotting and road pattern;
- ii) the applications will be reviewed in the context of the RV4 Zone standards in By-law 1-88, and to identify any necessary exceptions to facilitate the proposed subdivision plan;
- iii) consideration will be given to the proximity of the proposed residential infill development to the approved Redbirch commercial development to the west with respect to setbacks and landscape buffers;
- iv) the appropriate studies, including but not limited to, a noise impact study, functional servicing report and an environmental assessment report will be required for review; and
- v) the availability of servicing capacity for the proposed 25 lots must be identified and allocated by the City, should the application be 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 comprehensive report to a future Committee of the Whole meeting. In particular, the applications will be reviewed in consideration of the City's Official Plan policies, the approved Block 10 Plan, and the RV4 Zone standards in By-law 1-88 with respect to density, lotting and road pattern, compatibility with adjacent land uses, and the availability of servicing.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006**

Item 5, CW(PH) Report No. 42 – Page 3

**Attachments**

1. Location Map
2. Draft Plan of Subdivision 19T-06V08

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Arto Tikiryan, Senior Planner, ext. 8635  
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 SEPTEMBER 11, 2006**

Item 6, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

6

**ZONING BY-LAW AMENDMENT FILE Z.06.027  
SALVATORE LUCIA**

**The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.027 (Salvatore Lucia) 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 permit one-storey additions to an existing residential dwelling, comprising a total of 56.2m<sup>2</sup>, whereas By-law 1-88 does not permit residential uses within the OS1 Open Space Conservation Zone.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located south of Major Mackenzie Drive, west of Regional Road #27, (42 Broda Drive), being Lot 6, Registered Plan 4005, City of Vaughan.

The subject lands are designated "Valley and Stream Corridor" by OPA #601 (Kleinburg Nashville Community Plan). The "Valley and Stream Corridor" designation does not permit development of building or structures, however the existing residential dwelling is deemed to be a legal non-conforming use. The legal non-conforming policy provisions permit the extension of any land, building or structures provided that: such land, building or structure continues to be used in the same manner and for the same purpose as it was used on the day such by-law was passed; and, that the extension or enlargement of the non-conforming use will not adversely affect the welfare of the community in which it is located. The proposed addition of the dwelling is consistent with the policies of the Official Plan.

The subject lands are also zoned OS1 Open Space Conservation Zone by By-law 1-88. The surrounding land uses are:

- North - valley lands (OS1 Open Space Conservation Zone)
- South – Broda Drive existing residential (OS1 Open Space Conservation Zone)
- East - existing residential (OS1 Open Space Conservation Zone)
- West - existing residential (OS1 Open Space Conservation Zone)

On August 11, 2006, 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 comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006**

Item 6, CW(PH) Report No. 42 – Page 2

**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:

- ii) the proposed building additions will be reviewed by the Toronto and Region Conservation Authority to ensure compliance with their applicable Ontario Regulation with regard to construction within the Flood Plain; approval from the Authority is required prior to this application proceeding to a future Committee of the Whole meeting;
- iii) the appropriateness of the building additions will be reviewed in the context of the existing residential dwellings in the surrounding areas.

**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, approval of the proposed building additions within the Flood Plain is required from the Toronto and Region Conservation Authority prior to proceeding to a future Committee of the Whole meeting.

**Attachments**

- 1. Location Map
- 2. Proposed Site Plan

**Report prepared by:**

Carmela Marrelli, Planner, ext. 8791  
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 SEPTEMBER 11, 2006**

Item 7, Report No. 42, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

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**7**                    **VILLAGE OF MAPLE HERITAGE CONSERVATION DISTRICT  
STUDY AND PLAN  
PUBLIC MEETING PURSUANT TO THE ONTARIO HERITAGE ACT  
PRELIMINARY REPORT**

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

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved; and**
- 2) That the deputation of Mr. Thomas Connolly, 10122 Keele Street, Maple, L6A 1G3, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. That this report on the Village of Maple Heritage Conservation District Study and Plan BE RECEIVED; and that any issues identified be addressed by the Policy Planning / Urban Design Department, in consultation with the Cultural Services Department and the Development Planning Department, in a comprehensive report to a future meeting of the Committee of the Whole.

**Economic Impact**

This report is consistent with the priorities previously set by Council. The costs associated with implementing the recommendations will be addressed in detail in a future report to the Committee of the Whole.

**Purpose**

The purpose of this report is to provide an outline of the contents of the proposed Village of Maple Heritage Conservation District Study and Plan and events to date for consideration at a "Public Meeting" held pursuant to Section 41.1(6) of the Ontario Heritage Act.

**Background – Analysis and Options**

The Ontario Heritage Act governs the protection of the natural and built environment. In order for a Heritage Conservation District to be designated by a municipality there are specific tasks that must occur. These include:

1. inclusion of Heritage Policies within the Official Plan, in this instance OPA No. 350;
2. the designation of the area to be studied;
3. consultation with Heritage Vaughan;
4. a public meeting; and
5. notification of property owners if a Heritage Conservation District is approved.

Based on these requirements, at the October 18, 2004 meeting of the Committee of the Whole, the Committee recommended approval of the following recommendations contained within a joint report of the Commissioner of Planning and Commissioner of Community Services (item 28, Report 73) and adopted by Council on October 25, 2004:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

#### Item 7, CW(PH) Report No. 42 – Page 2

- “1. A Heritage Conservation District Study be undertaken in order to secure the long-term protection of Maple’s historic fabric and to ensure that new development within the core is compatible with the architectural and contextual character of the Village;
2. Phillip H. Carter, Architect, be retained on a single-sourced basis in accordance with the City’s Purchasing Policies to undertake Phases I, II and III of the Study, the funds to be paid out of the 2004 Planning Policy and Urban Design Operating Budget in the amount of \$15,000. in accordance with Schedule ‘B’;
3. This item be forwarded to the City’s Budget Committee for its consideration in allocating funds from the Planning Policy and Urban Design 2005 Operating Budget to complete Phase IV and V of the Study in the amount of \$21,000;
4. Council for the City of Vaughan enact a By-law to examine the area shown on Schedule ‘A’ as a potential Heritage Conservation District in accordance with Section 40, Part V of the Ontario Heritage Act, R.S.O. 1990, c.0.18, as amended;
5. Staff report back to Council on amendments to the Site Plan Control By-law to include all properties, generally within the Study area and/or to be specifically defined; and
6. All development applications received by the municipality that fall within the approved Study Area be reviewed for conformance with the direction of the Study as it proceeds.”

In accordance with these recommendations “By-law 366-2004, a By-law to define an area to be examined for future designation of the whole or part of the area as a Heritage Conservation District” was adopted at the December 6, 2004 meeting of Council and Phillip H. Carter Architect was selected to undertake the Heritage Conservation District Study and Plan.

#### Location

By-law 366-2004 defined the area subject to the Study portion of the process (see Attachment 1). Based on the review of existing conditions by the consultant and public input received at the public open house held on June 15, 2005, the proposed boundary of the Heritage Conservation District was modified to better reflect the location of heritage resources and reflect public sentiment in the Village of Maple (see Attachment 2).

#### Study Process to Date

In undertaking the study, the consultant reviewed the existing characteristics of the built and natural environment within the study area and prepared the “Statement of Heritage Character”, which is contained within Section 2 of the Study portion of the Plan. The “Statement of Heritage Character” is used to develop the specific design guidelines and implementation policies contained within the Plan.

In addition to the consultant reviewing and describing existing conditions, a City staff sponsored public consultation was also undertaken. This consultation occurred through five open houses. The purpose of these open houses was to describe the purpose of a Heritage Conservation District, present the consultant’s findings and to seek input on the boundary of the proposed Heritage Conservation District and other items to be included in the Plan. The public was notified of the meetings through mailings to all property owners within the study area and through advertisements within local newspapers. These meetings were typically attended by between 40 and 60 people. The comments received during this consultation process have been considered and, where appropriate, included within the Plan portion of the document.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

#### Item 7, CW(PH) Report No. 42 – Page 3

On August 11, 2006, a “Notice of Public Meeting” was mailed to all property owners within the Study Area and proposed Heritage Conservation District as well as other people and bodies that had requested notification. Advertisements were placed in the August 9, 2006 edition of the Vaughan Weekly and the August 18, 2006 edition of the Vaughan Citizen notifying people of tonight’s meeting.

As part of the statutory requirements for the approval a Heritage Conservation District Plan, a presentation was made to Heritage Vaughan and the Maple Streetscape Committee at a special joint meeting held on August 23, 2006.

During the preparation of the Plan portion of the Heritage Conservation District Study, City departments were circulated documents for comment and review. Comments from Cultural Services, Policy Planning / Urban Design, and Development Planning Department’s have been incorporated into the final plan.

#### Content of the Study and Plan

The Maple Heritage Conservation District Study and Plan consists of three volumes. Volume 1 is a detailed assessment of the majority of buildings in the study area. This assessment describes items such as building style, age of building, people of note associated with a building and other important and distinguishing design features.

Volume 2, “The Study”, is based upon Volume 1 and describes what a Heritage Conservation District is and describes what makes the Village of Maple an interesting community that is worthy of preservation (Attachment 3). This study includes a detailed analysis of the built environment and landscape features that were used in developing the Statement of Heritage Value. During the preparation of the Study there were two public open houses to present the findings contained within the Study and receive input on items to be contained within the Plan. Invitations to these public open houses were mailed to property owners within the Study Area and advertisements placed in the Vaughan Citizen and Vaughan Weekly.

Volume 3, “DRAFT The Heritage Conservation District Plan”, is the regulatory document that will be reviewed and discussed in greater depth in a technical report to be presented to a future meeting of the Committee of the Whole. This volume contains the policies which will be used to regulate new development and the redevelopment of properties, provide design guidelines for development and redevelopment and provide a framework in which the Heritage Conservation District Plan is implemented (Attachment 4). At the Public Open House held on June 12, 2006 the consultant presented the proposed contents of the document to the public.

The purpose of this public meeting is to receive formal feedback on the contents of the Plan. As part of the notice of this meeting, the public was informed that copies of all three volumes were available for viewing pursuant to the Ontario Heritage Act.

#### Relationship to Vaughan Vision 2007

The designation of portions of the Village of Maple as a Heritage Conservation District is consistent with Section 4.6 of Vaughan Vision, which promotes the preservation and enhancement of the natural and built environment.

#### Conclusion

All issues relevant to Village of Maple Heritage Conservation District Plan will be considered in the technical review, including any issues and concerns identified at this public meeting, those raised by Heritage Vaughan, the Maple Streetscape Committee and by various City Departments. These issues will be subsequently addressed in a comprehensive report to a future Committee of the Whole meeting.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006**

Item 7, CW(PH) Report No. 42 – Page 4

**Attachments**

1. Study Area
2. Proposed Heritage Conservation District Boundary
3. Volume 2, Village of Maple Heritage Conservation District Study (Mayor and Members of Council ONLY, copies available by request to all others – contact Aaron Hershoff, Planner, ext. 8320)
4. Volume 3, DRAFT Village of Maple Heritage Conservation District Plan (Mayor and Members of Council ONLY, copies available by request to all others – contact Aaron Hershoff, Planner, ext. 8320)

**Report Prepared by:**

Aaron Hershoff, Planner 1, ext 8320  
Duncan MacAskill, Senior Planner, ext. 8017  
Wayne McEachern, Policy Manager, ext. 8026

/AH

(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.)