

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 10, 2007

Item 1, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 10, 2007.

**1 ZONING BY-LAW AMENDMENT FILE Z.07.011
1556615 ONTARIO 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 4, 2007, be approved;
- 2) That the applicant be requested to hold a meeting with affected residents to address the concerns raised; and
- 3) That the following deputations, written submissions and petition be received:
 - a) Mr. Alan Tregebov, AJ Tregebov Architect, 16 Birch Avenue, Toronto, M4C 1V8, and written submission;
 - b) Mr. John MacTaggart, 177 Stonebriar Drive, Maple, L6A 4A3, written submission dated August 30, 2007, and petition dated August 30, 2007;
 - c) Mr. Alessandro Manera, 197 Stonebriar Drive, Maple, L6A 4A3;
 - d) Mr. Nick Tsaktsiris, 180 Stonebriar Drive, Maple, L6A 4A3;
 - e) Mr. Tony Toste, 184 Stonebriar Drive, Maple, L6A 4A3;
 - f) Ms. Jianfang Isabelle Li, 167 Stonebriar Drive, Maple, L6A 2N1;
 - g) Ms. Rica Mangalang, 175 Stonebriar Drive, Maple, L6A 2N1;
 - h) Mr. Tony Iozzia, 79 Lindenshire Avenue, Maple, L6A 4A6;
 - i) Mr. Benny Gentile, 50 Falvo Street, Maple, L6A 4A5;
 - j) Mr. Antonio Piazza, 65 Lindenshire Avenue, Maple, L6A 4A6;
 - k) Ms. Michelle Piazza, 65 Lindenshire Avenue, Maple, L6A 4A6;
 - l) Ms. Seble Afework, 177 Stonebriar Drive, Maple, L6A 4A3, and written submission dated August 30, 2007;
 - m) Ms. Laura Grano, 223 Stonebriar Drive, Maple, L6A 4A3;
 - n) Mr. Michael Anastasopoulos, 190 Stonebriar Drive, Maple, L6A 4A3;
 - o) Mr. Carlo Raponi, 79 Falvo Street, Maple, L6A 4A5;
 - p) Mr. Alberto Suman, 237 Stonebriar Drive, Maple, L6A 4A3; and
 - q) Mr. Jay Kim, 189 Stonebriar Drive, Maple, L6A 4A3.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.011 (1556615 Ontario 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.

Communications Plan

N/A

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Purpose

The Owner has submitted a Zoning By-law Amendment application to amend the site-specific C4 Neighbourhood Commercial Zone provisions under Exception 9(1171), to permit a 3-storey, 10,892 m² mixed-use commercial and residential building that will comprise 95 residential condominium apartment units, 1,073 m² ground floor area for commercial uses (office and retail), and 174 parking spaces consisting of 37 surface and 137 underground spaces. The required zoning exceptions, but not limited to, are as follows:

- a) permit a minimum of 174 parking spaces, whereas 222 spaces are required;
- b) replace the four building envelopes created under Exception 9(1171) to show one building envelope; reflect 95 residential apartment units, whereas a maximum of 35 residential apartment units are permitted; and permit the residential apartment units to be located partially on the first floor, whereas the By-law permits the units only on the second and third floors; and,
- c) application of an “H” Holding provision on the subject lands, until such time as the availability of water and sanitary servicing capacity for 95 residential apartment units has been confirmed.

Background - Analysis and Options

The vacant subject lands shown on Attachment #1 are located on the southeast corner of Keele Street and McNaughton Road, in Part of Lot 22, Concession 3, City of Vaughan.

On June 20, 2005, Council approved applications to redesignate the subject lands from “Office Commercial” to “Neighbourhood Commercial” (Official Plan Amendment, File OP.04.012); to rezone the subject lands from C8 (H) Office Commercial Zone with the Holding Symbol “H” to C4 Neighbourhood Commercial Zone with site-specific exceptions (Zoning By-law Amendment, File Z.04.038); and to permit a mixed-use residential/commercial development comprised of four, three-storey buildings with residential units on the second and third floors (35 units) (Site Development, File DA.05.004), as shown on Attachment #2. A total of 35 residential apartment units were allocated for water and sewage servicing capacity.

The following chart is a comparison of what was approved and what is proposed:

	Approved Site Plan (Attachment #2)	Proposed Site Plan (Attachment #3)
Total Number of Buildings	4	1
Total Building Gross Floor Area	5,823 m ²	10,892 m ²
Total Number of Storeys	3	3
Residential Units	35	95
Commercial Gross Floor Area	1,374 m ²	1,073 m ²
Provided Parking Spaces	134 surface spaces	174 spaces (37 surface, 137 underground)
Lot Coverage	21%	46%
Landscaped Area	31%	44%

The Owner has since decided to not proceed with the approved site plan and has submitted a Zoning By-law Amendment Application (File Z.07.011) to facilitate a new proposed site plan (Site Development Application, File DA.07.046) for the subject lands, as shown on Attachment #3, which shows one, three-storey mixed-use residential/commercial development with 95 residential

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apartment units and with the majority of the parking to be located underground, which facilitates a large landscaped amenity area between the proposed building and the existing residential to the east.

The surrounding land uses are:

- North - McNaughton Road; existing industrial (M1 Restricted Industrial Zone)
- South - existing institutional (C8 Office Commercial Zone)
- East - existing residential (RM1 Multiple Residential Zone, R4 Residential Zone)
- West - Keele Street; existing commercial (C1 Restricted and C3 Local Commercial Zones), Maple Community Centre (A Agricultural Zone, OS2 Open Space Park Zone)

On August 10, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Maple Village Ratepayers Association. As of August 21, 2007, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the compatibility and appropriateness of the proposed development in the context of the surrounding existing and future land uses will be assessed;
- ii) achieving an appropriate interface between the proposed development and the surrounding land uses will be reviewed in light of appropriate building setbacks and height, screening/buffering measures, lighting, noise, access, parking and traffic, and building elevations – these matters will be reviewed together with the related Site Development Application (File DA.07.046);
- iii) a parking plan must be provided which identifies how resident, visitor and commercial parking will be arranged and accessed on the site; pedestrian access from the parking areas to the proposed residential and commercial units must also be identified; a parking study may be required depending on the nature of the proposed commercial uses;
- iv) a Phase 1 Environmental Report is required to be approved to the satisfaction of the Vaughan Engineering Department, and a Record of Site Condition must be registered with the Environmental Site Registry of the Ministry of the Environment;
- v) a Functional Servicing Report must be submitted for review to the satisfaction of the Vaughan Engineering Department;
- vi) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved; and
- vii) comments from the Region of York Transportation and Works Department will be required for the design and location of the Keele Street and McNaughton Road access points, road widenings, and lay-by parking spaces.

Relationship to Vaughan Vision 2007

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

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Regional Implications

The proposed zoning by-law amendment and site plan application will require review, comments and approvals from the Regional Planning and Regional Transportation and Works Departments.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the appropriateness of the proposed mixed-use residential and commercial development will be reviewed in light of the existing policy context, and compatibility with the existing and future surrounding land uses.

Attachments

1. Location Map
2. Approved Site Plan
3. Proposed New Site Plan

Report prepared by:

Stephen Lue, Planner, 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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Item 2, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 10, 2007.

2

**ZONING BY-LAW AMENDMENT FILE Z.07.034
DRAFT PLAN OF SUBDIVISION FILE 19T-07V03
ELM THORNHILL WOODS INC.**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.07.034 and 19T-07V03 (Elm Thornhill Woods 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.

Communications Plan

N/A

Purpose

The Owner has submitted the following on the subject lands shown on Attachment #1:

1. An application to amend the Zoning By-law to permit the frontage of the 32 freehold townhouse lots to be located on a private proposed condominium road, whereas the By-law requires freehold lots to front onto a public road.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2, to facilitate the creation of one block, under a single registered M-Plan, which would permit the development of 32 approved residential townhouse units, on a common element condominium road.

Both the Zoning By-law Amendment and Draft Plan of Subdivision applications are required to implement a related application for a Draft Plan of Condominium (Common Elements – roads, visitor parking spaces, walkways and common landscaped areas, File 19CDM-07V06). The subject lands have been site plan approved for the construction of 32 townhouse units with access from a private road (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Summeridge Drive and Dufferin Street, known municipally as 8777 Dufferin Street, being Part of Block 392 on Registered Plan 65M-3757, in the City of Vaughan. The 8,461.89m² block is presently under construction with the development of town houses and has 66.46m frontage on Dufferin Street, and 124m frontage on Summeridge Drive. The surrounding land uses are:

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- North - approved for Institutional Synagogue use (A Agricultural Zone)
- South - Summeridge Drive; commercial (C4 Neighbourhood Commercial Zone)
- East - residential (RVM1 (WS-A) Residential Urban Village Multiple Zone One)
- West - Dufferin Street; commercial (C4 Neighbourhood Commercial Zone)

On August 10, 2007, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. As of August 21, 2007, 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 approved Site Plan (File DA.04.047), and to ensure implementation of the proposed draft plan of condominium for the common elements (road, visitor parking spaces, walkways and common landscaped areas).

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

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 proposed draft plan of subdivision and zoning by-law amendment will be reviewed in the context of the approved site plan, and to ensure implementation of the proposed draft plan of condominium for the common elements.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Approved Site Layout for Townhouse Development

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext. 8212
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. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 10, 2007.

**3 ZONING BY-LAW AMENDMENT FILE Z.07.015
2026919 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 September 4, 2007, be approved; and
- 2) That the deputation of Mr. Kevin McGuire, Super 8 Motel, 3400 Steeles Avenue West, Vaughan, L4K 1AZ, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.07.015 (2026919 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.

Communications Plan

N/A

Purpose

The Owner has submitted an application to amend the Zoning By-law to permit a Public Garage (i.e. oil change – proposed Building “B”) and Car Wash (proposed Building “G”) as additional uses on the subject lands as shown on Attachment #2, within the zoned EM3 Retail Warehouse Employment Area Zone.

Background - Analysis and Options

The 0.20 ha site as shown on Attachment #1 is located north of Steeles Avenue West, on the west side of Sante Drive (municipally known as 3340 and 3345 Steeles Avenue West), in Part of Lot 1, Concession 5, City of Vaughan.

The subject lands are designated “Prestige Area” by OPA #450 and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(824). The surrounding land uses are:

- North - employment; existing hotel (EM3 Retail Warehouse Employment Area Zone)
- South - commercial; existing eating establishments (C7 Service Commercial Zone)
- East - Sante Drive; employment (EM1 Prestige Employment Area Zone)
- West - Highway #400 off-ramp (A Agricultural Zone)

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On August 10, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the City of Toronto, York Region and Ministry of Transportation Ontario. As of August 21, 2007, no comments have been received by the Development Planning Department. Any responses received will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Preliminary Review

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

- i) the application will be reviewed in the context of the City's Official Plan policies and Zoning By-law standards with respect to the appropriateness of the proposed uses (public garage and car wash), within the surrounding employment and service commercial use context.
- ii) a Site Development Application (File DA.07.015) has been submitted, and will be reviewed concurrently with the zoning amendment application, to demonstrate the manner in which the proposed public garage and car wash uses can be accommodated on the property, including, but not limited to, the impacts on parking and vehicular maneuverability on the site;
- iii) the original approved site plan included the site to the north (existing hotel currently owned by Super 8) and the site to the south (existing 3 eating establishments currently owned by the applicant); review will be given to the proposed uses in relation to the existing uses to the north and south of the subject lands; and
- iv) on June 27, 2007 comments were received from the City of Toronto, Transportation Services, requesting a Traffic Impact Study to further assess the impact the "increased vehicle trips will have on Steeles Avenue West in the vicinity of the development, including the existing driveway access on the north site of Steeles Avenue West to the west of Sante Drive"; the applicant is currently in discussions with the City of Toronto to resolve this issue.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

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, review will be given to ensuring the appropriateness and compatibility of the proposed public garage and car wash uses with the uses currently permitted and approved on the subject lands and in the surrounding area, and with respect to ensuring there will not be any parking or traffic impacts associated with the proposed additional uses on the site.

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Attachments

1. Location Map
2. 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.)