

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

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On July 1, 2007, the Minister of Municipal Affairs and Housing issued a Restructuring Order to come into effect, which annexed the subject lands from the Corporation of the City of Brampton and the Regional Municipality of Peel to the Corporation of the City of Vaughan and the Regional Municipality of York, forming part of Ward Two of the Corporation of the City of Vaughan.

Subsection 4(1)(a) and Subsection 4(2) of the Restructuring Order states that the By-law and Official Plan of Brampton, being OS Open Space Zone by By-law 270-2004 and "Public Open Space and Buffer Area" and "General Complementary Use Area" by the Parkway Belt West Plan, respectively, apply to the annexed area and shall remain in force until amended or repealed. The subject lands were removed from the Parkway Belt West Plan through the approval of Amendment No. 186 by the Ministry of Municipal Affairs and Housing on December 7, 2006. The City of Vaughan's Development Planning Department has reviewed OPA #450 (Employment Area Plan), and has taken the position that the lands are to take the designation of the adjacent Employment Land Use (similar to the "Railway Facilities" provision), which will provide consistency of the lands in the Employment Area Plan adjacent to Regional Road #50. On this basis, the lands are therefore designated "Prestige Area" under Subsection 3.5 of OPA #450, the land use designations are approximate except where they coincide with arterial roads, railway lines, valleylands, or other clearly defined physical features, and the detailed boundaries shall be reflected in approved subdivision plans and in the zoning by-law.

The subject Zoning By-law Amendment Application is required to remove the lands from the interpretation of the City of Brampton's By-law 270-2004, by bringing them into the City of Vaughan's By-law 1-88. The proposed EM1 Prestige Employment Area Zone will be consistent with the approved zoning (File: Z.04.018) on the lands to the east, also owned by Glen 50 Developments Limited (Attachment #2). The merging of the subject lands with the lands to the east will provide frontage and access onto Regional Road 50 for the easterly draft approved employment subdivision 19T-04V06 as shown on Attachment #2.

The surrounding land uses are:

- North - Eagle Quest Golf Centre (PB2 Parkway Belt Complimentary Use Zone)
- South - single-detached residential (heritage) home (PB1 (S) Parkway Belt Linear Facilities Zone)
- East - vacant; approved employment subdivision 19T-04V06 (PB2 Parkway Belt Complementary Use Zone)
- West - Regional Road 50; City of Brampton

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 EM1 Zone on the subject lands; and
- ii) review will also be given to determine if any zoning exceptions are required to facilitate the consolidation of the subject lands with the applicant's easterly approved employment plan subdivision 19T-04V06.

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 Region of York has previously indicated that the development of the subject lands will need to be consolidated through the final approvals to be granted to the applicant's easterly employment subdivision 19T-04V06.

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.

Attachments

1. Location Map
2. Proposed Zoning

Report prepared by:

Andrea Seca, Planner, ext. 8215
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

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

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East - Huntington Road; employment (EM1 Prestige Employment Area Zone)
West - Regional Road 50; City of Brampton

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 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) 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 on the subject lands. The Development Planning Department has informed the applicant that full retail as labeled on the concept site plan shown on Attachment #3 is not permitted under OPA #450 nor under the proposed EM3 Retail Warehouse Employment Area Zone category. Further clarification is also required as to what additional C7 Service Commercial Zone uses are being proposed to the EM3;
- (iii) the appropriateness of the proposed EM3 Zone will be assessed in accordance with the retail warehouse policies 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 uses 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 will be required: a traffic impact study, an urban design plan, and a landscape master plan, which will be considered together with the conceptual site plan shown on Attachment #3; a parking study may be required depending on the ultimate mix of uses to be decided on the property; and
- iv) the Region of Peel (Peel) has also indicated that a comprehensive Traffic Impact Study (TIS) is required.

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

The subject lands abut arterial roads and will require the Region of York Transportation and Works Department to review a formal site plan application in consideration of the proposed development of the property.

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 Owner will need to work with the Development Planning Department to ensure that the proposed zone and specific uses meets the intent of OPA #450 and the approved Huntington Business Park Plan.

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Attachments

1. Location Map
2. Proposed Zoning
3. Conceptual Site Plan
4. Huntington Business Park Block Plan

Report prepared by:

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Purpose

The Owners have submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, to rezone the rear portions of 138 Arnold Avenue and 143 Thornridge Drive from R1V Old Village Residential Zone to R2 Residential Zone to facilitate rear lot severances in the manner shown on Attachment #2. The applicants propose to create 5 new residential lots having frontage on the proposed easterly extension of Pondview Road, in accordance with the Council approved 'A4' Neighbourhood Development Plan shown on Attachment #3.

Background - Analysis and Options

The subject lands shown Attachment #1 are comprised of two residential properties located southeast of Centre Street and Atkinson Avenue, being Lot 19 on Plan 3319 (138 Arnold Avenue) and Lot 43 on Plan 4061 (143 Thornridge Drive), City of Vaughan.

The property at 138 Arnold Avenue has a lot area of 2539m², with a frontage of 30.48 m and a lot depth of 92.48m. The property at 143 Thornridge Drive has a lot area of 4567m², with a frontage 36.75 m and a lot depth of 112.6m. Each lot is rectangular in shape, and developed with a single detached dwelling located close to the respective street frontages. The dwelling on 143 Thornridge Drive is vacant and will be replaced with a new single detached dwelling on the retained portion of the lot. The existing dwelling on 138 Arnold Avenue will be retained.

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan), which permits single detached dwelling units at a maximum density of 22 units/ha. The proposal to sever 138 Arnold Avenue into 3 lots (8.5 units/ha) and 143 Thornridge Drive into 4 lots (11.42 units/ha), all for single detached dwellings, conforms to the Low Density Residential policies of the Official Plan.

The subject lands are located within the A4 Neighbourhood Area of the Thornhill community. The A4 Neighbourhood Development Plan was developed in accordance with Official Plan Amendment No. 70 (former Thornhill Community Plan), with extensive public consultation, and, was adopted by Vaughan Council on January 22, 1979. Additional issues concerning the A4 Neighbourhood Development Plan were resolved through meetings and public hearings involving the A4 Subcommittee of Council, Staff and area residents. On March 4, 1980, Vaughan Council adopted a revised A4 Neighbourhood Development Plan, as shown on Attachment #3. The A4 Neighbourhood Plan provides for the eastward extension of Pondview Road terminating in a cul-de-sac, approximately 6 lots east of Edward Street. The proposed road allowance would provide access to those lots severed from properties having frontage on Arnold Avenue and Thornridge Drive.

The section of Pondview Road that is located west of the subject lands has been developed, upon receiving approvals from the City, and Ontario Municipal Board on January 21, 1999. The rear of the properties at 154, 158, 162 and 166 Arnold Avenue were rezoned from R1V Old Village Residential Zone to R2 Residential Zone and were severed into 15m lots having frontage on the south side of Pondview Road. The rear of two Arnold Avenue properties (146 and 148 Arnold) located east of Edward Street were also rezoned and severed into 15m residential lots. Three new dwellings have been constructed on the easterly extension of Pondview Road with the road ending in a temporary turn-around. The proposed application would provide for a further eastward extension of Pondview Road, with two 15m lots on the south side of Pondview Road and three 16m lots on the north side of Pondview Road (Attachment #2). The proposed lots would be created through the Consent (Severance) process through the Committee of Adjustment. The Applicant would need to convey the extension of Pondview Road to the City and enter into a Development Agreement for the construction of this road.

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The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88, subject to Exception 9(662). By-law 1-88 permits one single detached dwelling on any lot in a Residential Zone within specific registered plans listed in the by-law. Plan 4061 and 3319 are two such registered plans and an amendment to By-law-1-88 is required to permit a total of 7 residential lots within Plan 4061 and Plan 3319. Exception 9(662) to By-law 1-88, provides additional provisions regarding minimum front yard, rear yard, interior yard and side yard setbacks, building heights, garage projections for R1V lots in this area, and any exceptions to the R1V Zone may also be required, should the application be approved.

The proposed rezoning of the rear portions of 138 Arnold Avenue and 143 Thornridge Drive to R2 Residential Zone (minimum 15m frontages), would conform to the Official Plan, and implement the lotting and road pattern identified in the Council approved 'A4' Neighbourhood Development Plan.

The surrounding land uses are as follows:

- North - Thornridge Drive; existing detached residential (R1V Zone)
- South - Arnold Avenue; existing detached residential (R1V Zone)
- East - existing detached residential (R1V Zone)
- West - open space block (OS1 Open Space Conservation Zone); Hefhill park (Agricultural Zone and OS2 Open Space Park Zone); Pondview Road; existing detached residential (R2 and R1V Zones)

Preliminary review:

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

- i) consistency of the proposed development in terms of lot size with the existing development along Pondview Road;
- ii) conformity with the applicable Official Plan policies, and consistency with the approved A4 Neighbourhood Development Plan, in terms of the lotting and extension of the existing road network; and,
- iii) the requirement for any zoning exceptions to facilitate the proposed retained and severed lots.

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, the proposed lot severances and easterly extension of Pondview Road will be reviewed in consideration of the Official Plan policies, By-law standards, the 'A4' Neighbourhood Development Plan, and consistency with the previous development patterns along this road.

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Attachments

1. Location Map
2. Proposed Lotting and Zoning
3. Approved A4 Neighbourhood Development Plan

Report prepared by:

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