

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 1, Report No. 29, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on May 26, 2008, as follows:

By receiving the written submission from Ms. Rosina D'Alimonte, dated May 22, 2008.

**1 OFFICIAL PLAN AMENDMENT FILE OP.07.009
ZONING BY-LAW AMENDMENT FILE Z.07.049
PINE GROVE ON SEVEN INC.**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008, be approved;
- 2) That the deputants' concerns with respect to this application be received and considered by Planning staff in the formation of the comprehensive report;
- 3) That a Special Committee of the Whole meeting be held in the evening to hear the recommendation of the Planning Department, either to approve or refuse the application, when such recommendation is brought forward;
- 4) That prior written notice of such meeting be furnished by the Clerk's Department to those residents on either side of Kipling Avenue south of Hwy #7;
- 5) That the following deputations and written submissions be received:
 - a) Mr. Nick Manno, 41 Coles Avenue, Vaughan, L4L 1L8;
 - b) Ms. Ann Grech, 14 Tasha Court, Woodbridge, L4L 8P2 and written submission dated April 10, 2008;
 - c) Mr. John Packer, 87 Angelina Avenue, Vaughan, L4L 8N9;
 - d) Mr. Anthony Sinisi, 60 Veneto Drive, Vaughan, L4L 8X5;
 - e) Mr. Robert D'Angelo, 45 Angelina Avenue, Vaughan, L4L 8N9;
 - f) Mr. Tony Di Iorio, 35 Dalmato Court, Woodbridge, L4L 8X7;
 - g) Mr. Robert De Luca, 19 Graceview Court, Vaughan, L4L 9C4;
 - h) Mr. Dražen Bulat, 245 Veneto Drive, Vaughan, L4L 8X7;
 - i) Ms. Carole Davies, 288 Veneto Drive, Vaughan, L4L 8X8;
 - j) Mr. Raymond Grech, 14 Tasha Court, Woodbridge, L4L 8P2 and written submission dated March 12, 2008;
 - k) Mr. Frank Salvo, 33 Sara Street, Woodbridge, L4L 8P1;
 - l) Mr. Ron Moro, 61 Tasha Court, Woodbridge, L4L 8P1 and written submission dated February 29, 2008;
 - m) Mr. Nick Pinto, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4;
 - n) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8; and
 - o) Mr. Nick Greci, 7681 Kipling Avenue, Woodbridge, L4L 1Y7; and
- 6) That the following written submissions be received:
 - a) Mr. Rafeek Bacchus and Mrs. Kowsilla Bacchus, 6 Coles Avenue, Vaughan, L4L 1L9; and
 - b) Resident, dated May 20, 2008.

Recommendation

The Commissioner of Planning recommends:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 1, CW(PH) Report No. 29 – Page 2

THAT the Public Hearing report for Files OP.07.007 and Z.07.049 (Pine Grove on Seven 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

On February 29, 2008, a Notice of a Public Meeting was circulated to all property owners within 120 m of the subject lands, the West Woodbridge Homeowners' Association, and two residents that requested notification of the Public Meeting that was originally scheduled for March 25, 2008. Subsequently, on March 6, 2008, a Notice was mailed advising that the Public Meeting scheduled for March 25, 2008 was cancelled at the request of the applicant.

On April 25, 2008, another Notice of a Public Meeting was circulated to all property owners within 120 m of the subject lands, the West Woodbridge Homeowners' Association, the Vaughanwood Ratepayers' Association, and to two residents that requested notice of the Public Meeting.

As of May 12th, 2008, the Development Planning Department has received several comments from the public, expressing concerns with the proposal, which are summarized as follows:

- i) the proposal will impact an existing and stable low density residential community;
- ii) the proposal will increase traffic along Kipling Avenue and Highway #7, and the ability of emergency services to access the area may be compromised with the increased traffic;
- iii) the proposal is not compatible with the adjacent low density residential development;
- iv) the residents expressed concern with the public notification (ie. newspaper ads) for the Avenue 7 Land Use Futures Study, which culminated with Council's adoption of OPA #661;
- v) the boundary of the land use designation ("Prestige Areas-Centres & Avenue Seven Corridor") within OPA #661 should be adjusted so that there is no change in the existing land use policies on lands located between Rainbow Creek and Bruce Street; however, they are most concerned about the land use policies at the intersection of Kipling Avenue and Regional Road #7;
- vi) the City should initiate a change to #OPA 661; and,
- vii) residents are not opposed to intensification provided it is located in appropriate locations; however, the Kipling Avenue and Regional Road #7 intersection is inappropriate for intensification due to the existing stable community, impact on property values, traffic, emergency services, etc.

The Development Planning Department has also received a number of telephone inquiries expressing the same concerns noted above.

Any additional responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications:

1. An Official Plan Amendment Application (File OP.07.007) on the subject lands shown on Attachment #1, to amend OPA #240 (Woodbridge Community Plan), as amended by the .../3

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 1, CW(PH) Report No. 29 – Page 3

City Council approved OPA #661 (The Avenue Seven Land Use Futures Study Plan), specifically the policies of the “Prestige Areas-Centres and Avenue Seven Corridor” designation, to increase:

- i) the maximum permitted building height from 10-storeys or 32 m, whichever is less, to 17-storeys and 48.0 m; and,
 - ii) the maximum permitted floor space index (FSI) from 3.0 to 5.5.
2. A Zoning By-law Amendment Application (File Z.07.049) to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1, from C1 Restricted Commercial Zone and R1 Residential Zone to RA3 Apartment Residential Zone, with the following zoning exceptions:
- i) a 0 m front yard setback (north), whereas a minimum of 7.5 m is required;
 - ii) a 6.0 m rear yard setback (south), whereas a minimum of 7.5 m is required;
 - iii) a 0 m exterior side yard setback (east), whereas a minimum of 4.5 m is required;
 - iv) a 0 m interior side yard setback (west), whereas a minimum of 4.5 m is required;
 - v) a 0 m landscape strip abutting a road, whereas a minimum width of 6.0 m is required;
 - vi) a 0 m setback to the portion of the building located below grade, whereas a minimum of 1.8 m is required;
 - vii) 182 parking spaces, whereas a minimum of 240 spaces are required; and,
 - viii) a 0 m landscape strip surrounding the periphery of the outdoor parking area, whereas a minimum width of 3.0 m is required.

The Owner will be required to submit detailed plans in order to determine if additional zoning exceptions will be required.

The Applications would facilitate the development of the subject lands shown on Attachment #1 with a 17-storey, mixed-use (ground floor commercial uses with residential units above) condominium building with 20 surface parking spaces and 3 levels of underground parking (166 spaces), as shown on Attachments #2 and #3.

Background - Analysis and Options

The 0.276 ha subject lands shown on Attachment #1 are located at the southwest corner of Regional Road 7 and Kipling Avenue, being Lots 10, 11, 12 and 13 on Registered Plan 3762, and municipally known as 5263 Regional Road 7 and 7720 Kipling Avenue, in Lot 5, Concession 8, City of Vaughan.

The subject lands were formerly designated “General Commercial” (5263 Regional Road 7) and “Low Density Residential” (7720 Kipling Avenue) by OPA #240 (Woodbridge Community Plan). On June 25, 2007, Council adopted OPA #661 (The Avenue Seven Land Use Futures Study Plan), which redesignated the subject lands to “Prestige Areas - Centres & Avenue Seven Corridor” (Attachment #4). This designation permits a range of uses including office, business, retail, institutional, civic and residential including apartment dwellings. The property is also located within 200 m of a designated “Transit Stop Centre”, at the intersection of Kipling Avenue and Regional Road 7, which would permit a maximum building height of 10-storeys or 32.0 m, whichever is less, and a maximum Floor Space Index (FSI) of 3.0 on the subject lands. The proposed development does not conform to OPA #661, as adopted by Vaughan Council. OPA #661 is not in full force and effect at this time, and is awaiting approval from the Region of York.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 1, CW(PH) Report No. 29 – Page 4

OPA #661 permits a maximum building height of 4 storeys or 12.8 m, whichever is less, for sites that are within 30 m of a low density residential designation (ie. transition buffer). The subject lands are 30 m or greater in distance from a low density residential designation as shown on Attachment #5, and are therefore not subject to this policy within OPA #661.

The subject lands are zoned C1 Restricted Commercial Zone (5263 Regional Road 7) and R2 Residential Zone (7720 Kipling Avenue) by By-law 1-88, as shown on Attachment #1. The surrounding land uses are also shown on Attachment #1.

Preliminary Review

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

- i) the applications will be reviewed in consideration of the applicable Provincial policies, and Region of York and City Official Plan policies;
- ii) the proposal will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to site design and built form, including appropriate building height, FSI, setbacks, site access, parking, and separation from existing uses;
- iii) the applications, if approved, will require Site Development and Draft Plan of Condominium applications to be submitted to facilitate the proposed development; the site plan will be reviewed in the context of the surrounding land uses and potential pedestrian and vehicular connections, and the provision of amenity areas and open space;
- iv) review will be given to the appropriateness of the site-specific zoning exceptions that are required to implement the proposed site development, if approved;
- v) the availability of water and sanitary servicing capacity for the proposed residential units must identified and allocated by Council, if approved; in the interim, the lands would be zoned with the addition of the Holding Symbol "(H)", if approved;
- vi) the following reports are required in support of the applications, prior to the preparation of a technical report for Council's consideration: a planning justification report; traffic report; parking study; noise study; environmental report; shadow study; urban design and architectural guidelines; and preliminary building elevations; and,
- vii) the Owner will be required to satisfy any conditions of the Region of York, if approved.

Relationship to Vaughan Vision 2020

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

Regional Implications

OPA #661 (Avenue Seven Land Use Futures Study Plan) has been forwarded to the Region of York for approval. The subject applications are not consistent with OPA #661, as adopted by City Council. In addition, road widenings may be required along Regional Road #7.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 1, CW(PH) Report No. 29 – Page 5

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 will 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, By-law 1-88 standards, and with respect to the appropriateness and compatibility of the proposed land use and development, with the existing and approved land uses in the surrounding area, the proposed built form, building height and FSI, site design, access, traffic, parking, landscaping and servicing.

Attachments

1. Location Map
2. Site Development Plan
3. Ground Floor Plan
4. OPA #661 - Land Use Schedule
5. Transition Buffer

Report prepared by:

Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407

/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 MAY 26, 2008

Item 2, Report No. 29, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

2 **ZONING BY-LAW AMENDMENT FILE Z.08.017**
DRAFT PLAN OF SUBDIVISION FILE 19T-08V01
MILLWOOD VALLEY DEVELOPMENTS INC.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008, be approved; and**
- 2) That the deputation of Mr. Tim Sorochinsky, Millwood Woodend Ratepayers' Association, 275 Millwood Parkway, Woodbridge, L4L 1A6, and written submission dated May 20, 2008, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.08.017 and 19T-08V01 (Millwood Valley Developments 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

On April 25, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Millwood Woodend Ratepayers' Association. As of May 12, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

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

1. A Zoning By-law Amendment Application (File Z.08.017) to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RR Rural Residential Zone (minimum lot frontage 45 m and lot area 4000 m²), OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone, as shown on Attachment #3, in accordance with Zone Standards Schedule "A1" in By-law 1-88, and RD1 Residential Detached Zone One (minimum lot frontage 18 m and lot area 540 m²) and RD3 Residential Detached Zone Three (minimum lot frontage 12 m and lot area 324 m²), as shown on Attachment #3, in accordance with Zone Standards Schedule "A3" in By-law 1-88. Site-specific exceptions to the zoning were not requested.
2. A Draft Plan of Subdivision Application (File 19T-08V01) to facilitate a residential development consisting of 68 lots for detached dwellings with lot frontages of 12.2 m and lot areas of 366 m², 1 residential block to be developed with the adjacent lands zoned RD1 Residential Detached Zone One for a detached dwelling unit with a lot frontage of .../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 2, CW(PH) Report No. 29 – Page 2

18.3 m and lot area of 640 m², and 1 estate lot for a detached dwelling unit with a lot frontage of 159.22 m and lot area of 1.89 ha on private services (well and septic system) on lands designated “Tableland Woodlots” to be retained by the Owner. The development statistics are as follows:

| | |
|---|----------------|
| ▪ 68 lots for Detached Dwelling Units | 3.33 ha |
| ▪ 1 Estate Lot (Lot 69) | 1.89 ha |
| ▪ 1 Future Residential Block (Block 75) | 0.01 ha |
| ▪ 1 Stormwater Pond (Blocks 70 & 71) | 0.22 ha |
| ▪ Valley Area/Open Space (Blocks 72 & 73) | 9.51 ha |
| ▪ 10 m Buffer (Block 74) | 0.41 ha |
| ▪ Roads & 0.3m Reserves (Blocks 75 - 82) | <u>1.03 ha</u> |
| Total Site Area | 16.40 ha |

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Pine Valley Drive, north of Major Mackenzie Drive, in Part of Lot 22, Concession 6, City of Vaughan. The subject lands have an area of 16.40 ha, with 159.22 m of frontage along Pine Valley Drive and a depth of 552.8 m.

The subject lands are designated “Low Density Residential”, “Tableland Woodlots” and “Valley Lands” by OPA #600, as shown on Attachment #4. On April 24, 2006, Council approved the Block 40 South Plan, as shown on Attachment #5, subject to conditions. The subject lands are zoned A Agricultural Zone, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone by By-law 1-88, as shown on Attachment #1. The subject lands currently consist of agricultural lands and valleylands/open space. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the 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 Plan with respect to conformity of the subject lands to the applicable policies and requirements;
- ii) the applications propose 1 estate lot for a detached dwelling unit on private services (well and septic system) within the “Tableland Woodlots” designation, which is not permitted by the Official Plan;
- iii) 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;
- iv) the availability of water and sanitary sewer capacity must be identified and allocated by Council, if approved;
- v) the *Phase 1 Environmental Assessment*, dated February 11, 2008 and prepared by Edward Wong & Associates was submitted to the City for review; the Phase I and Phase II Environmental Site Assessments will be reviewed to the satisfaction of the City’s Engineering Department;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 2, CW(PH) Report No. 29 – Page 3

- vi) the *Soil Investigation Vacant Lot*, dated January 24, 2005 and prepared by Trow Associates Inc, and *Terrestrial Resources Edge Management Plan*, dated February 29, 2008 and prepared by Aboud & Associates Inc. were submitted to the City for review; the final Block 40 South 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;
- vii) the density for the subject lands and the average density for the Block Plan respecting the low density residential lands, as well as, the area distribution for the other land uses in the Block 40 South Plan, 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 and the Block 40 South Plan.

Relationship to Vaughan Vision 2020

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed 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 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, conformity of land uses with the Official Plan, the Block 40 South Plan requirements, protection of environmental features, appropriateness of the proposed zoning, and compatibility with adjacent land uses.

Attachments

1. Location Map
2. Draft Plan of Subdivision 19T-08V01
3. Proposed Zoning for Draft Plan of Subdivision 19T-08V01
4. OPA #600 – Schedule “B” - Vellore Urban Village 1
5. Block 40 South Block Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 3, Report No. 29, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

3

ZONING BY-LAW AMENDMENT FILE Z.08.020
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V02
ORLANDO SILVESTRI AND ANNA SILVESTRI

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008, be approved;**
- 2) That the deputation of Mr. John Edwards, 36 Greenside Drive, Nobleton, L0G 1N0 and rendering submitted, on behalf of Mr. Krasnokutsky, be received; and**
- 3) That the written submission of Mr. Edward Krasnokutsky, 88 Simmons Street, Vaughan, L4L 1A7, dated April 17, 2008, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files Z.08.020 and 19CDM-08V02 (Orlando Silvestri and Anna Silvestri) 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

On April 25, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Kleinburg and Area Ratepayers Association. As of May 12, 2008, the City has received a letter of objection from Eduard Krasnokutsky of 88 Simmons Street, the adjacent landowner to the north of the subject lands, respecting the increased density in a rural area. Mr. Krasnokutsky advised that he approached the Applicant and proposed a merging of the lots, whereby the road would be shared between 70 and 88 Simmons Street for a total of 9 lots for detached dwelling units. The issues raised in the letter and any other responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

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

1. An application to amend the Zoning By-law (File Z.08.020) on the subject lands shown on Attachment #1, specifically By-law 1-88, to permit the following exceptions to the RR Rural Residential Zone, to implement the proposed development shown on Attachment #2:
 - i) to permit the proposed freehold detached dwellings to front onto a common element condominium road that is private, whereas the By-law requires all freehold dwellings to front onto a public street;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 3, CW(PH) Report No. 29 – Page 2

- ii) exceptions to amend Section 2.0 "Definitions", specifically for: Lot; Corner Lot; Front Lot Line; and Exterior Lot Line, to refer to a common element condominium road that is private, whereas the By-law definitions make reference to a public street;
 - iii) a minimum lot area ranging from 1355 m² to 2365 m², whereas the By-law requires a minimum lot area of 4000 m²;
 - iv) a minimum lot frontage of 22.8 m and 25 m (Lots 1 and 4, respectively), and 28 m (Lots 2 and 3, respectively), whereas the By-law requires a minimum lot frontage of 45 m;
 - v) a maximum lot coverage ranging from 10.5% to 19.1%, whereas the By-law requires a maximum lot coverage of 10%;
 - vi) a minimum front yard setback of 10 m, 10.3 m and 9.0 m (Lots 2, 3 and 4, respectively), whereas the By-law requires a minimum front yard setback of 15 m;
 - vii) a minimum interior side yard setback of 2 m (Lots 2 and 3) and 4.2 m (Lot 4), whereas the By-law requires a minimum interior side yard setback of 4.5 m; and,
 - viii) a minimum exterior yard setback of 2.46 m and 4.77 m (Lots 1 and 4, respectively), whereas the By-law requires a minimum exterior side yard setback of 9 m.
2. An Application for Draft Plan of Condominium approval (File 19CDM-08V02) on the subject lands shown on Attachment #1, to facilitate a common element condominium road that is private (cul-de-sac) as shown on Attachment #3, and consisting of the following land use statistics:

| | |
|---|-------------------------------|
| 4 Residential Lots (for freehold dwellings) | 7,323.34 m ² |
| Common Element Condominium Private Road (Cul-de-sac) | <u>1,039.00 m²</u> |
| Total Site Area | 8,362.34 m ² |

The Owner has submitted a related Site Development Application (File DA.08.015) on the subject lands shown on Attachment #1, which is not subject of this Public Hearing, to facilitate the proposed development. The site plan application will be considered at a future Committee of the Whole meeting. The proposed lots will be created through the consent (severance) process and will require approval from the Committee of Adjustment. The proposed site statistics are as follows:

| Lot Number | Lot Area (m ²) | Ground Floor Area (m ²) | Lot Coverage (%) |
|--------------|-------------------------------|--|---------------------|
| 1 (Retained) | 1,355 | 95.2 | 7 |
| 2 (Severed) | 2,365 | 227.3 | 9.6 |
| 3 (Severed) | 2,160 | 227.3 | 9.6 |
| 4 (Severed) | <u>1,444</u> | <u>275.3</u> | <u>19.1</u> |
| Total | 7.324 | 825.1 | 11.3 |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 3, CW(PH) Report No. 29 – Page 3

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Simmons Street, being south of Rutherford Road and west of Regional Road 27, known municipally as 70 Simmons Street, in Part of Lot 15, Concession 9, City of Vaughan. The subject lands have a total area of 8362.34 m², with 55.32 m of frontage along Simmons Street and a depth of 139.8 m.

The subject lands are designated “Hamlet (Elder Mills)” by OPA #600, as shown on Attachment #4, which permits primarily residential uses where limited development of an infilling nature is permitted. The subject lands are zoned RR Rural Residential Zone by By-law 1-88. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the 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 conformity of the proposed development with the applicable policies and requirements;
- ii) the appropriateness of the proposed zoning exceptions and land uses, including lotting and road pattern for the subject lands, and the appropriateness and compatibility of the proposed site plan and condominium plan, will be reviewed within the context of the surrounding existing and planned land uses;
- iii) the *Soil Investigation for Proposed Residential*, dated April 2007 and prepared by Soil Engineers Ltd., and *Site Servicing and Stormwater Management Plan*, dated March 18, 2008 and prepared by Soil Engineers Ltd., were submitted to the City for review; the availability of water must be identified and allocated by Council, if approved; the existing lot is currently on a private individual septic system for sanitary services, and the proposed lots are also to be on private individual septic systems for sanitary services;
- iv) the *Phase 1 Environmental Assessment*, dated December 28, 2007 and prepared by Toronto Inspection Ltd., was submitted to the City for review; the Phase I report must be approved by the City Engineering Department;
- v) the *Noise & Vibration Feasibility Study*, dated March 11, 2008 and prepared by Howe Gastmeier Chapnik Limited, was submitted to the City for review; the appropriate noise attenuation measures (e.g., setbacks, acoustic fencing and air conditioning, etc.), will need to be determined and implemented for the proposal; and,
- vi) the *Arborist Report*, dated March 20, 2008 and prepared by D. Andrew White, was submitted to the City for review; the impact of the proposed development with respect to removal and/or injury to existing trees, and any required restoration, if any, will be reviewed.

Relationship to Vaughan Vision 2020

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 3, CW(PH) Report No. 29 – Page 4

Conclusion

The above issues, but not limited to, will be considered in the technical review of the applications, together with comments expressed by the public and Council at the Public Hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in light of the applicable Official Plan policies, protection of environmental features, the appropriateness of the proposed zoning standards, and compatibility with the adjacent land uses.

Attachments

6. Location Map
7. Site Plan
8. Proposed Draft Plan of Condominium
9. OPA No. 600 - Land Use Schedule - Rural Area General

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 4, Report No. 29, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 26, 2008.

4 **ZONING BY-LAW AMENDMENT FILE Z.08.018**
CANADIAN NATIONAL RAILWAY COMPANY

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 20, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.018 (Canadian National Railway Company) 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

On April 25, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of May 12, 2008, no written comments or letters have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application to remove a site-specific exception that permits railway uses (Exception 9(435)) in conjunction with CN Rail's larger landholding, as shown on Attachment #1, in order to return these lands to the underlying zoning permission of EM2 General Employment Area Zone. The current zoning exception permits only railway and related uses, and greater flexibility for outdoor storage. CN Rail has identified these lands as serving no significant railway purpose and intends to sever and sell these lands to others for general employment uses

Background - Analysis and Options

The lands subject to the zoning amendment comprise approximately 16 ha (40 acres) and are located on the east side of Creditstone Road, north of Regional Road 7. These lands are part of a greater landholding held by CN. CN has identified these lands as serving no significant railway purpose and intends to sever and sell these lands to others for more productive employment uses. CN intends to remove the existing rail lines running through the property and the small building fronting on Creditstone Road.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(435). The surrounding land uses are shown on Attachment #1.

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:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 26, 2008

Item 4, CW(PH) Report No. 29 – Page 2

- i) proposal will be reviewed in consideration of the “Employment Area General” policies in OPA #450 (Employment Area Plan), to determine the appropriateness of the by-law amendment;
- ii) proposal will be reviewed in the context of the surrounding land uses, including consideration of the dimensions of the proposed future lots; and,
- iii) applicant is required to submit an Environmental Site Assessment Phase 1 Report for review and approval by the appropriate agencies/departments, in support of the application.

Relationship to Vaughan Vision 2020

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the application will be reviewed in the context of the “Employment Area General” policies of the Official Plan, and in the context of the surrounding land uses, including consideration of the dimensions of the proposed future employment lots.

Attachments

1. Location Map
2. Lands Subject to Zoning Amendment

Report prepared by:

Clement Messere, Planner, ext. 8409
Arto Tikiryan, Senior Planner, ext. 8407

/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.)