

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 1, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

1 **ZONING BY-LAW AMENDMENT FILE Z.08.014** **1738638 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 June 3, 2008, be approved; and
- 2) That the deputation of Mr. Ryan Virtanen, KLM Planning Partners Inc., 64 Jardin Drive, Suite No. 1B, Concord, L4K 3P3, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.014 (1738638 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

On May 9, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners' Association. As of May 20, 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 an application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #1, from "A" Agricultural Zone to EM1 Prestige Employment Area Zone (Attachment #2), to permit the future development of the site for industrial/employment uses (no outside storage).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Langstaff Road, between Regional Road #50 and Huntington Road, in Part of Lot 9, Concession 10, City of Vaughan.

The subject lands are designated "Prestige Area" along Regional Road #50 and Huntington Road and "Employment Area General" in the interior of the site by OPA #450 (Employment Area Plan) and the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #3. The applicant is proposing to rezone the entire subject lands, including the interior lands, from 'A' Agricultural Zone to EM1 Prestige Employment Area Zone, which would permit industrial/employment uses with no outside storage. The surrounding land uses are shown on Attachment #1.

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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 applicable City and Regional Official Plan policies, and By-law 1-88, including the appropriateness of rezoning the property to EM1 Prestige Employment Area Zone, prohibiting outside storage, and identifying any necessary zoning exceptions that may be required; and,
- ii) review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, including ensuring any future applications to develop the property provide for the central north/south public street through the interior of the property in accordance with the approved Block Plan; a future draft plan of subdivision application will be required to dedicate the north/south street and to create any employment lots.

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, Region of Peel and the City of Brampton 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 proposed rezoning to EM1 Prestige Employment Area Zone will be reviewed in consideration of the policies in the Official Plan, the requirements of By-law 1-88, the approved Block Plan, and with existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Proposed Zoning Change
3. Huntington Business Park – Approved Block Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212

/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 2, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

**2 OFFICIAL PLAN AMENDMENT FILE OP.08.005
ZONING BY-LAW AMENDMENT FILE Z.08.022
1483969 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 June 3, 2008, be approved;
- 2) That the deputation of Mr. Oz Kemal, MHBC Planning, 7050 Weston Road, Suite No. 230, Woodbridge, L4L 8G7, on behalf of Home Depot of Canada Inc., be received;
- 3) That the following written submissions be received:
 - a) Mr. David A. KcKay, MHBC Planning, 7050 Weston Road, Suite No. 230, Woodbridge, L4L 8G7, dated June 3, 2008, on behalf of Home Depot of Canada Inc.; and
 - b) L. Tersigni, 52 Pottery Place, Woodbridge, L4L 9H6, dated June 1, 2008; and
- 4) That the coloured rendering submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.005 and Z.08.022 (1483969 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

On May 9, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. Additional polling was undertaken beyond the statutory 120m required by the Planning Act, to capture the residential properties located southwest of Blue Willow Drive and Weston Road, which is a distance of 600m from the property. As of May 20, 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, to facilitate the future development of the site for three high density residential condominium buildings: Tower A (28-storeys), Tower B (32-storeys), and Tower C (24-storeys). The development proposes ground and second floor commercial and office uses, a total of 1050 residential units, surface and underground parking, and a landscaped podium with an outdoor garden and water features, as shown on Attachments #2 to #6 inclusive:

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1. An application to amend the Official Plan (File OP.08.005), specifically the "Corporate Centre District" policies of OPA #500 (Corporate Centre Plan), to permit high density residential uses, a maximum density of 5.0 FSI (Floor Space Index), and a maximum building height of 114m, on the subject lands shown on Attachment #1.
2. An application to amend the Zoning By-law (File Z.08.022), specifically By-law 1-88, to rezone the subject lands from C2 General Commercial Zone to C9 Corporate Centre Zone and to permit any necessary exceptions to implement the concept plan shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northwest corner of Regional Road 7 and Weston Road, municipally known as 7777 Weston Road (Al Palladini Automotive Dealership), in Part of Lot 6, Concession 5, City of Vaughan.

The subject lands are designated "Corporate Centre District" by OPA #500 (Corporate Centre Plan), which does not permit residential uses, however, permits a wide range of non-residential uses including, but not limited to, retail, commercial, civic, office and prestige industrial uses, and therefore, an application to amend the official plan is required.

The subject lands are further designated "Corporate Centre Corridor" and "Transit Stop Centre" by the City's Avenue 7 Plan (OPA #663), which permits high density residential uses and establishes a maximum residential density of 2.5 FSI for all lands designated "Corporate Centre Corridor" and maximum building heights of 26m. OPA #663 has been adopted by Vaughan Council, however, is pending final approval from the Region of York.

The subject lands are currently zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(246), which permits the existing automotive sales establishment (Al Palladini's Pine Tree Ford/Lincoln Dealership), and therefore, an amendment to By-law 1-88 is required to rezone the property to C9 Corporate Centre Zone to implement the proposed Corporate Centre intensive development. The surrounding land uses are shown on Attachment #1.

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:

- iii) the applications will be reviewed in the context of the applicable City and Regional Official Plan policies, Provincial policies, and By-law 1-88, including the appropriateness of permitting high density residential uses, a maximum density of 5.0 FSI (Floor Space Index) and a maximum building height of 114m;
- iv) review will be given to the applicant's Planning Justification Report for the subject lands, in consideration of the City's Corporate Centre Plan (OPA #500) and OPA #663 (Avenue 7 Plan) as adopted;
- iii) a complete site development application should be submitted, to facilitate a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the surrounding area;
- iv) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved;

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- v) review will be given to the building elevation and landscape plans, in the context of the approved urban design guidelines for the Corporate Centre and in OPA #663 as adopted through the site plan approval process, to the satisfaction of the Development Planning Department;
- vi) review will be given to storm water management, sanitary/water servicing, and lot grading, through the related site plan approval process, to the satisfaction of the Vaughan Engineering Department; the availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved;
- vii) review will be given to the Phase 1 ESA (Environmental Site Assessment) if required for the subject property, which shall be approved to the satisfaction of the Vaughan Engineering Department;
- viii) review will be given to the Transportation and Traffic Study for the subject property, which shall be approved to the satisfaction of the Vaughan Engineering Department, York Region Transportation Services Department, and Ministry of Transportation;
- ix) comments will be required from York Region with respect to the existing and proposed accesses, transit stops/facilities, servicing and any planned road widenings, which may affect the ability to develop the site;
- x) review will be given to identifying any zoning exceptions to the C9 Corporate Centre Zone to facilitate the future development shown on the conceptual site plan (Attachment #2); and,
- xi) review will be given to the provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act for this development, 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

The applications have been circulated to the Region of York and Ministry of Transportation 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 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 to amend the Official Plan to permit high density residential uses, a maximum density of 5.0 FSI, and a maximum building height of 114m, and the application to amend the Zoning By-law to rezone the site to C9 Corporate Centre Zone, will be reviewed in consideration of the policies in the Official Plan (both OPA #500 and OPA #663 as adopted), the requirements of By-law 1-88, and existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Concept Site Plan

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3. Proposed Podium Level Plan
4. Proposed Street Level Plan
5. Proposed (Typical) Underground Parking
6. Proposed Elevation Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212

/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. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

**3 OFFICIAL PLAN AMENDMENT FILES OP.06.006 & OP.06.015
NASHVILLE HEIGHTS HOLDING**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008, be approved;
- 2) That the following deputations, coloured rendering and written submission, be received:
 - a) Mr. Don Given, Malone Given Parsons, 140 Renfrew Drive, Suite No. 201, Markham, L3R 6B3, and coloured rendering, on behalf of the applicant;
 - b) Ms. Martina Shaw, Barrister and Solicitor, 10671 Huntington Road, Kleinburg, L0J 1C0 and written submission dated May 29, 2008, on behalf of Mr. Murray Baron;
 - c) Mr. Paul Mantella, President, Nashville Area Ratepayers' Association (not registered with the City of Vaughan), 420 Nashville Road, Kleinburg, L0J 1C0;
 - d) Ms. Mira Kirov, Mira Kirov Art Studios Gallery, 970 Nashville Road, RR1 Kleinburg, L0J 1C0;
 - e) Mr. Ken Nieuwhot, Kleinburg Area Ratepayers' Association, 429 Stevenson Avenue, Kleinburg, L0J 1C0;
 - f) Mr. Charles McCusker, 11300 Huntington Road, Kleinburg, L0J 1C0;
 - g) Mr. Bob Klein, 8 Daleview Court, Kleinburg, L0J 1C0;
 - h) Mr. Don Hayhoe, 401 Nashville Road, Kleinburg, L0J 1C0; and
- 3) That the following written submissions be received:
 - a) Ms. Elvira Caria, Chair, Vellore Woods Ratepayers' Association, dated June 2, 2008; and
 - b) Ms. Frances D'Aversa, Belvedere Estates Ratepayers' Association (not registered with the City of Vaughan), 128 Gidleigh Park Crescent, Woodbridge, L4H 1H9, dated June 3, 2008.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.06.006 and OP.06.015 (Nashville Heights Holding) 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 May 9, 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 16, 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.

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Purpose

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

1. Two Official Plan Amendment Applications (Files OP.06.006 and OP.06.015) to amend OPA #601 (Kleinburg-Nashville Community Plan), specifically to redesignate the subject lands from “Rural Area” and “Valley and Stream Corridor” to the following land use designations in the manner shown on Attachment #2:
 - i) “Low Density Residential” to permit a density of a minimum of 15 units per developable hectare to a maximum of 25 units per developable hectare with an average density of 20 units per developable hectare;
 - ii) “Medium Density Residential” to permit a density of a minimum of 35 units per developable hectare to a maximum of 45 units per developable hectare with an average density of 40 units per developable hectare;
 - iii) “Mixed Use Commercial/Medium Density Residential” to permit a density of a minimum of 35 units per developable hectare to a maximum of 45 units per developable hectare with an average density of 40 units per developable hectare, and to permit up to a maximum density of 250 units per developable hectare for higher density residential developments such as senior focused developments resulting in an average density of 72 units per developable hectare;
 - iv) “General Commercial” to permit retail store, restaurant, financial institution and shopping centre uses;
 - v) “Elementary School” for 2 school sites; “Neighbourhood Park” for 3 neighbourhood parks, which includes the joint development of 2 neighbourhood parks and school campus sites; “Passive Park”; “Greenway System”; and, “Stormwater Management Facility” for 2 sites; and,
 - vi) “Major Mackenzie Alignment Special Study Area”, which affects the lands proposed in File OP.06.015 for “Low Density Residential”, “Mixed Use Commercial/Medium Density Residential”, “General Commercial”, “Valley and Stream Corridor” and “Stormwater Management Facility” uses, where the final land uses cannot be determined until the final configuration of the realignment for Major Mackenzie Drive has been determined.

The subject Files OP.06.006 and OP.06.015 (Nashville Heights Holding) are related to File OP.06.018 (Pinestaff Developments Inc.) as shown on Attachment #3, and are being developed as part of the “Nashville Heights Community” within Planning Block 61 West. The Official Plan Amendment Applications for the “Nashville Heights Community” propose to create approximately 3,000 new dwelling units with corresponding residential population of 8,300 people, whereas the Kleinburg-Nashville Community Plan identifies a planned population of 6,830 people.

On May 12, 2008, Vaughan Council adopted OPA #683 (Molise Kleinburg Estates Inc.) respecting the Kleinburg golf course lands to permit an additional 1,400 people, and OPA #686 (Lake Rivers Inc.) respecting the lands to the south of the golf course to permit an additional 385 people, for a total combined additional population of 1,785, if both Official Plan Amendments are approved, by the Region of York which would further increase the population in the Kleinburg Nashville Community Plan.

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Background - Analysis and Options

The subject lands identified as “OP.06.006” and “OP.06.015” on Attachment #1 are located on the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, in Part of Lots 21 to 25 inclusive, Concession 9, City of Vaughan. The subject lands have an area of 71.4 ha, with frontage along Huntington Road and Major Mackenzie Drive.

The subject lands are designated “Rural Area” and “Valley and Stream Corridor” by “OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #4. Section 4.2.2 “Community Boundaries and Growth” requires that (in part):

- "2) Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and effect on community services.
- 3) Any expansion to the Community Plan boundary or to the limits of urban development within the Community Plan shall occur on the basis of a review of this community plan associated with the five year review process. Expansion of the community boundary or the limits of urban development will only be considered on a comprehensive basis."

On May 12, 2008, Vaughan Council approved the following resolution:

WHEREAS applications were received in 2006 to amend OPA 601 for the lands within Block 61 West – The Kleinburg-Nashville Community Plan; and

WHEREAS the lands within Block 61 West are currently subject to a Focused Area Study as part of the City's New Official Plan review; and

WHEREAS the City is concerned that the Province's identified preferred Alternative for the Alignment of the Highway 427 Corridor and Terminus is not consistent with the May 22, 2007 resolution of Council with respect to the location of said corridor; and

WHEREAS the preferred alternative for the Alignment of the Highway 427 Corridor and Terminus will not foster the most efficient land use plan for Block 61 West;

THEREFORE, be it resolved that the Council of the City of Vaughan directs:

That the Commissioner of Planning commence final processing of the application to amend OPA 601 – The Kleinburg Nashville Community Plan. The lands within Block 61 West having regard for the components, policies and issues identified in the Kleinburg Focused Area Study report and Terms of Reference approved by Council on March 31, 2008.

The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(189) and RR Rural Residential Zone, subject to Exceptions 9(189) and 9(256), which permit agricultural and residential detached dwelling uses, respectively. The subject lands are agricultural, and, include woodlots, watercourses, water tower and residential dwellings including a house (10,395 Huntington Road) which is included in the “Listing of Buildings of Architectural and Historical Value”. The TransCanada Pipeline crosses through Part of Lots 22 and 23, Concession 9. The surrounding land uses are shown on Attachment #1.

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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, Region of York Official Plan, Provincial Policy Statement and Places to Grow-Growth Plan with respect to conformity of the subject lands to the applicable policies and requirements of these documents with respect to the proposed land uses, intensification, sustainability, environment, and servicing and transportation infrastructure;
- ii) the appropriateness of the proposed densities over each land use designation will be reviewed, and in particular the "Mixed Use Commercial/Medium Density Residential" designation which proposes to permit up to a maximum density of 250 units per developable hectare for higher density residential developments such as senior focused projects;
- iii) the applications will be reviewed with respect to the Region's Western Vaughan Transportation Individual Environmental Assessment (IEA), which is in process, and is examining the realignment of the northerly and southerly Major Mackenzie Drives, which includes the future Highway 427 interchange with Major Mackenzie Drive, the widening of Major Mackenzie Drive, and the future railway overpass crossing at Major Mackenzie Drive, together with the Ministry of Transportation's Highway 427 Environmental Assessment route alignment options, which includes examining the potential realignment of Huntington Road;
- iv) the Official Plan requires the completion of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services), including the land for an elevated water tank that is required to support the build out of the planned and proposed developments in the Kleinburg-Nashville Community;
- v) the applications will be reviewed with respect to addressing the requirements of the TransCanada Pipeline;
- vi) the Official Plan requires that features such as valleys/woodlots and linkages for passive environmental, recreation and education be protected; that community edge buffers be provided; and that the staking of lands be undertaken to establish the limits of development; the applications will be reviewed in the context of these requirements;
- vii) the following supporting reports were submitted for the applications within the "Nashville Heights Community"; *Nashville Heights (Block 61 West) Official Plan Amendment Planning Justification*, dated April 2008 and prepared by Malone Given Parsons Limited; *Natural Environment*, dated April 2008 and prepared by Beacon Environmental; *Servicing Infrastructure*, dated March 2008 and prepared by Schaeffers Consulting Engineers; *Transportation Master Plan*, dated April 2008 and prepared by Poulos & Chung Limited; *Interim Report on the 2005 Stage 1-2 Archaeological Assessment*, dated February 2006 and prepared by AMICK Consultants Limited; and *Preliminary Hydrogeological Investigation*, dated April 9, 2008 and prepared by Terraprobe Limited; the applications within the "Nashville Heights Community" and supporting documents will be reviewed by the applicable City Departments and external public agencies; a preliminary review of the reports indicate that not all of the lands within the "Nashville Heights Community" are addressed in all of the reports and the applicant will need to revise these reports to include all properties, to facilitate a comprehensive review of the community;

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- viii) the appropriate studies including a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise and vibration report, traffic report, woodland and edge management report, parks and open space master plan, archaeological report, development concept plan, urban design guidelines and architectural guidelines are required to undertake a comprehensive review of the proposal through a Block Plan process; the implementation of development for the subject lands shall be through the Block Plan, Subdivision and Zoning By-law processes, should the applications to amend the Official Plan be approved;
- ix) the applicant will need to clarify the uses proposed for the “Mixed Use Commercial/Medium Density Residential”, “General Commercial” and “Passive Park” designations and clarify the location and uses for the “High Density Residential/Commercial” designation that is proposed in the *Planning Justification*;
- x) the property ownership for the subject lands is shown on Attachment #3; the applicant does not own all of the lands which are part of the applications, and the disposition of the ownership status must be clarified to Staff;
- xi) final consideration of the applications may be premature in light of the latest Highway 427 preferred route alignment option identified by the Ministry of Transportation in May 2008, which would have a significant impact on the proposed land use pattern for the “Nashville Height Community”; final consideration of the applications should wait until the final disposition of the Highway 427 route alignment is determined; and,
- xii) the appropriateness of the proposed land uses, including the road pattern for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses for the Kleinburg-Nashville Community.

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. The subject lands are designated “Agricultural Policy Area” and “Towns and Villages” by the Regional Official Plan. 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 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; the requirements of external public agencies (ie. Ministry of Transportation, Toronto and Region Conservation Authority, Region of York, York Region, School Boards, etc.); the land uses being proposed in regards to intensification, sustainability and environmental considerations; servicing and transportation infrastructure requirements; and, the completion, review and approval of supporting studies.

Attachments

1. Location Map
2. Proposed Official Plan Designation for Nashville Heights Holding

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3. Ownership
4. Kleinburg/Nashville Community Plan (OPA #601) - Land Use Schedule

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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.)

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Item 4, Report No. 34, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

**4 OFFICIAL PLAN AMENDMENT FILE OP.06.018
PINESTAFF 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 June 3, 2008, be approved;**
- 2) That the following deputations, coloured rendering and written submission, be received:**
 - a) Mr. Don Given, Malone Given Parsons, 140 Renfrew Drive, Suite No. 201, Markham, L3R 6B3, and coloured rendering, on behalf of the applicant;**
 - b) Ms. Martina Shaw, Barrister and Solicitor, 10671 Huntington Road, Kleinburg, L0J 1C0 and written submission dated May 29, 2008, on behalf of Mr. Murray Baron;**
 - c) Mr. Paul Mantella, President, Nashville Area Ratepayers' Association (not registered with the City of Vaughan), 420 Nashville Road, Kleinburg, L0J 1C0;**
 - d) Ms. Mira Kirov, Mira Kirov Art Studios Gallery, 970 Nashville Road, RR1 Kleinburg, L0J 1C0;**
 - e) Mr. Ken Nieuwhot, Kleinburg Area Ratepayers' Association, 429 Stevenson Avenue, Kleinburg, L0J 1C0;**
 - f) Mr. Charles McCusker, 11300 Huntington Road, Kleinburg, L0J 1C0;**
 - g) Mr. Bob Klein, 8 Daleview Court, Kleinburg, L0J 1C0;**
 - h) Mr. Don Hayhoe, 401 Nashville Road, Kleinburg, L0J 1C0; and**
- 3) That the following written submissions be received:**
 - a) Ms. Elvira Caria, Chair, Vellore Woods Ratepayers' Association, dated June 2, 2008; and**
 - b) Ms. Frances D'Aversa, Belvedere Estates Ratepayers' Association (not registered with the City of Vaughan), 128 Gidleigh Park Crescent, Woodbridge, L4H 1H9, dated June 3, 2008.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.06.018 (Pinestaff 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 May 9, 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 16, 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.

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Purpose

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

2. An Official Plan Amendment Application (File OP.06.018) to amend OPA #601 (Kleinburg-Nashville Community Plan), specifically to redesignate the subject lands from “Rural Area” and “Valley and Stream Corridor” to the following land use designations in the manner shown on Attachment #2:
 - i) “Low Density Residential” to permit a density of a minimum of 15 units per developable hectare to a maximum of 25 units per developable hectare with an average density of 20 units per developable hectare; and,
 - ii) “Neighbourhood Park”, “Passive Park”, and “Greenway System”.

The subject File OP.06.018 (Pinestaff Developments Inc.) is related to Files OP.06.006 and OP.06.015 (Nashville Heights Holding) as shown on Attachment #3, and is being developed as part of the “Nashville Heights Community” within Planning Block 61 West. The Official Plan Amendment Applications for the “Nashville Heights Community” propose to permit approximately 3,000 new dwelling units with a correspondence residential population of 8,300 people, whereas the Kleinburg-Nashville Community Plan identifies a planned population of 6,830 people.

On May 12, 2008, Vaughan Council adopted OPA #683 (Molise Kleinburg Estates Inc.) respecting the Kleinburg golf course lands to permit an additional 1,400 people, and OPA #686 (Lake Rivers Inc.) respecting the lands to the south of the golf course to permit an additional 385 people, for a total combined additional population of 1,785, if both Official Plan Amendments are approved, by the Region of York which would further increase the population in the Kleinburg Nashville Community Plan.

The applications also propose to create an employment population of approximately 500 people or 50 people or jobs per hectare across the Region of York’s designated greenfield area based on the Province’s *Places To Grow-Growth Plan* policies.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Huntington Road, between Nashville Road and Major Mackenzie Drive, in Part of Lot 24, Concession 9, City of Vaughan. The subject lands have an area of 17.63 ha, with frontage along Huntington Road.

The subject lands are designated “Rural Area” and “Valley and Stream Corridor” by “OPA #601 (Kleinburg-Nashville Community Plan), as shown on Attachment #4. Section 4.2.2 “Community Boundaries and Growth” requires that (in part):

- "2) Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and effect on community services.
- 3) Any expansion to the Community Plan boundary or to the limits of urban development within the Community Plan shall occur on the basis of a review of this community plan associated with the five year review process. Expansion of the community boundary or the limits of urban development will only be considered on a comprehensive basis."

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On May 12, 2008, Vaughan Council approved the following resolution:

WHEREAS applications were received in 2006 to amend OPA 601 for the lands within Block 61 West – The Kleinburg-Nashville Community Plan; and

WHEREAS the lands within Block 61 West are currently subject to a Focused Area Study as part of the City's New Official Plan review; and

WHEREAS the City is concerned that the Province's identified preferred Alternative for the Alignment of the Highway 427 Corridor and Terminus is not consistent with the May 22, 2007 resolution of Council with respect to the location of said corridor; and

WHEREAS the preferred alternative for the Alignment of the Highway 427 Corridor and Terminus will not foster the most efficient land use plan for Block 61 West;

THEREFORE, be it resolved that the Council of the City of Vaughan directs:

That the Commissioner of Planning commence final processing of the application to amend OPA 601 – The Kleinburg Nashville Community Plan. The lands within Block 61 West having regard for the components, policies and issues identified in the Kleinburg Focused Area Study report and Terms of Reference approved by Council on March 31, 2008.

The subject lands are zoned A Agricultural Zone by By-law 1-88, and include agricultural lands, and a watercourse. The surrounding land uses are shown on Attachment #1.

Preliminary Review

Following a preliminary review of the 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, Region of York Official Plan, Provincial Policy Statement and Places to Grow-Growth Plan with respect to conformity of the subject lands to the applicable policies and requirements of these documents including but not limited to the proposed land uses, intensification, sustainability, environment, and servicing and transportation infrastructure;
- ii) the application will be reviewed with respect to the Region's Western Vaughan Transportation Individual Environmental Assessment (IEA), which is in process, and is examining the realignment of the northerly and southerly Major Mackenzie Drives, which includes the future Highway 427 interchange with Major Mackenzie Drive, the widening of Major Mackenzie Drive, and the future railway overpass crossing at Major Mackenzie Drive, together with the Ministry of Transportation's Highway 427 Environmental Assessment route alignment options, which includes examining the potential realignment of Huntington Road;
- iii) the Official Plan requires the completion of the Local Water and Wastewater Servicing Strategy Master Plan Class Environmental Assessment (EA) Study for the Kleinburg-Nashville Community to identify servicing infrastructure improvements (i.e., water supply and sanitary sewer services), including the land for an elevated water tank that is required to support the build out of the planned and proposed developments in the Kleinburg-Nashville Community;
- vi) the application will be reviewed with respect to addressing the requirements of TransCanada Pipeline located to the south, if any;

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- v) the Official Plan requires that features such as valleys/woodlots and linkages for passive environmental, recreation and education be protected; that community edge buffers be provided; and that the staking of lands be undertaken to establish the limits of development; the applications will be reviewed in the context of these requirements;
- vi) the following supporting reports were submitted for the applications within the “Nashville Heights Community”; *Nashville Heights (Block 61 West) Official Plan Amendment Planning Justification*, dated April 2008 and prepared by Malone Given Parsons Limited; *Natural Environment*, dated April 2008 and prepared by Beacon Environmental; *Servicing Infrastructure*, dated March 2008 and prepared by Schaeffers Consulting Engineers; *Transportation Master Plan*, dated April 2008 and prepared by Poulos & Chung Limited; *Interim Report on the 2005 Stage 1-2 Archaeological Assessment*, dated February 2006 and prepared by AMICK Consultants Limited; and *Preliminary Hydrogeological Investigation*, dated April 9, 2008 and prepared by Terraprobe Limited; the applications within the “Nashville Heights Community” and supporting documents will be reviewed by the applicable City Departments and external public agencies; a preliminary review of the reports indicate that not all of the lands within the “Nashville Heights Community” are addressed in all of the reports, and the applicant will need to revise these reports to include all properties, to facilitate a comprehensive review of the community;
- vii) the appropriate studies including a master environmental and servicing plan, environmental impact statement, environmental site assessment, noise and vibration report, traffic report, woodland and edge management report, parks and open space master plan, archaeological report, development concept plan, urban design guidelines and architectural guidelines are required to undertake a comprehensive review of the proposal through a Block Plan process; the implementation of development for the subject lands shall be through the Block Plan, Subdivision and Zoning By-law processes, should the applications to amend the Official Plan be approved;
- viii) the applicant will need to clarify the uses proposed for the “Passive Park” designation;
- ix) final consideration of the application may be premature in light of the latest Highway 427 preferred route alignment option identified by the Ministry of Transportation in May 2008, which would have a significant impact on the proposed land use pattern for the “Nashville Heights Community”; final consideration of the application should wait until the final disposition of the Highway 427 route alignment is determined; and,
- x) the appropriateness of the proposed land uses, including the road pattern for the subject lands, will be reviewed within the context of the surrounding existing and planned land uses for the Kleinburg-Nashville Community.

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 application has been circulated to the Region of York for review and comment. The subject lands are designated “Agricultural Policy Area” and “Townships and Villages” by the Regional Official Plan. Any issues will be addressed when the technical report is considered.

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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 applicable Provincial, Regional and City policies; the requirements of external public agencies (i.e. Ministry of Transportation, Toronto and Region Conservation Authority, Region of York, York Region School Boards, etc.); the land uses being proposed in regard to intensification, sustainability and environmental considerations; servicing and transportation infrastructure requirements; and, the completion, review and approval of supporting studies.

Attachments

1. Location Map
2. Proposed Official Plan Designation for Nashville Heights Holding
3. Ownership
4. Kleinburg/Nashville Community Plan (OPA 601) - Land Use Schedule

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/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.)