

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2008

Item 1, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 23, 2008.

1 **ZONING BY-LAW AMENDMENT FILE Z.08.023**
HYDRO ONE NETWORKS INC.

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.023 (Hydro One Networks 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 23, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. As of June 9, 2008, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, on the subject lands shown on Attachment #1, to permit the (existing) open storage of plastic pipes in the hydro corridor (on lands zoned PB1(S) Parkway Belt Linear Facilities Zone) in association with the business at 131 Regalcrest Court (Royal Pipe). The business has entered into a lease agreement with Hydro One to permit the open storage within the hydro corridor. By-law 1-88 permits only public uses to locate within the PB1(S) Zone.

The open storage area is approximately 2.69 ha in size, and will be completely enclosed by a 2.0m high fence. The plastic pipes will not be stacked higher than 4.9 m.

Background - Analysis and Options

The subject lands are located southeast of Regional Roads #7 and #27, and directly east of 11 Regalcrest Court, within the hydro corridor, in Part of Lot 4, Concession 8, City of Vaughan.

The subject lands are designated "Public Use Area – Electric Power Facility" by the Parkway Belt West Plan, and zoned PB1(S) Parkway Belt Linear Facilities Zone by By-law 1-88. The lands within this Zone shall be used for no other purpose than public uses in accordance with Subsection 3.10 "Public Uses" of By-law 1-88. The proposal to permit the (existing) open storage of plastic pipes for a non-public use is not in accordance with the Zoning By-law, and therefore, an amendment is required.

The surrounding land uses are shown on Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2008

Item 1, CW(PH) Report No. 38 – Page 2

Preliminary Review

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

- i) the application will be reviewed in the context of the policies contained within the Parkway Belt West Plan, Zoning By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposal to permit the (existing) open storage of plastic pipes within the hydro corridor and stacking heights;
- ii) the applicant currently has zoning in place and is storing plastic pipes to the north of the subject lands, as shown on Attachment #1; the impact of permitting additional open storage of plastic pipes within the hydro corridor will be reviewed; and;
- iii) the (existing) open storage of plastic pipes will require the submission of a formal site plan application to review access, potential landscaping and screening, and fencing.

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 was circulated to the Region of York Transportation Services Department, who has no objections to the proposal.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, review will be given to the proposal in light of the policies in the Parkway Belt West Plan, the zoning requirements in By-law 1-88, and the area context, including the existing approved outside storage of plastic pipes to the north of the subject lands within the hydro corridor.

Attachments

- 1. Location Map

Report prepared by:

Ryan Mino, Planner, ext. 8213
Arto Tikiryana, Senior Planner, ext. 8212

/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 JUNE 23, 2008

Item 2, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 23, 2008.

2 **ZONING BY-LAW AMENDMENT FILE Z.06.046**
2056668 ONTARIO INC.

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.06.046 (2056668 Ontario 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 23, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. As of June 9, 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 a Zoning By-law Amendment Application (File Z.06.046) on the subject lands shown on Attachment #1, to permit the following uses in association with an approved supermarket, as shown on Attachment #2, in the C4 Neighbourhood Commercial Zone:

1. an open storage area to be located below the canopy of the supermarket for the outdoor display and selling of merchandise; and,
2. a seasonal garden centre use within the parking area, which will be in operation for a period not exceeding 12 weeks per annum (April 15th to July 15th). The outdoor garden centre will be a maximum of 372 m² in area and will displace approximately 16 surplus parking spaces.

Background - Analysis and Options

The subject lands, shown on Attachment #1, are located at the northeast corner of Dufferin Street and Major Mackenzie Drive, being Block 61 on Plan 65M-3949, in Part of Lot 21, Concession 2 (Planning Block 12), City of Vaughan. The subject lands are currently vacant and have an area of 7.0 ha.

The subject lands are designated "Neighbourhood Commercial Centre" by OPA #600 and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conformity Plan). The subject lands are zoned C4 Neighbourhood Commercial Zone, subject to Exception 9(1198) by By-law 1-88. The surrounding land uses are shown on Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2008

Item 2, CW(PH) Report No. 38 – Page 2

On June 18, 2007, Vaughan Council approved the related Site Development File DA.06.055 for 13 single-storey, multi-unit and freestanding commercial buildings, including a supermarket on the subject lands. The site plan agreement was registered on April 25, 2008.

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 consideration of the City's Official Plan, Zoning By-law, and the Block 12 Plan, with respect to the appropriateness of the proposed outdoor seasonal garden centre and open storage (for the outdoor display and selling of merchandise) uses in the context of the surrounding existing and planned land uses and the internal traffic flow on the subject lands; and,
- ii) the Owner will be required to obtain a minor amendment to the proposed site plan for the proposed outdoor seasonal garden centre and outside display/storage areas with respect to the siting on the subject lands, if the proposed zoning amendment is approved.

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 proposal will be reviewed in light of the applicable Official Plan policies, the Zoning By-law, the Block 12 Plan, and compatibility with the adjacent land uses.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

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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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2008

Item 3, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 23, 2008.

3

ZONING BY-LAW AMENDMENT FILE Z.08.025
TRINITY DEVELOPMENT GROUP INCORPORATED

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 16, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.025 (Trinity Development Group Incorporated) 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 23, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowner's Association. As of June 9, 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 EM2(H) General Employment Area Zone with an "(H)" Holding Provision to EM3 Retail Warehouse Employment Area Zone, to permit the future development of a one-storey home improvement centre (Lowe's) with a total gross floor area of 14,056.72m² and 642 parking spaces as shown on Attachment #2.

Background - Analysis and Options

The subject lands are located northwest of Milani Boulevard and Regional Road #27 and south of Langstaff Road, in Part of Lots 9 and 10, Concession 9, City of Vaughan.

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) which would permit retail warehouse uses. The proposed Zoning By-law Amendment conforms to the policies of the Official Plan.

The subject lands are currently zoned EM2(H) General Employment Area Zone with an "(H)" Holding Provision by By-law 1-88, subject to Exceptions 9(1253) and 9(1258). The EM2(H) Zone does not permit retail warehousing on the subject lands, and therefore, an amendment to the Zoning By-law is required.

The "Holding" provision was imposed on the subject lands to ensure that part blocks are combined with other blocks in the adjacent plan of subdivision to form full developable blocks, and upon the determination of the final alignment of the Highway #427 extension to the satisfaction of the Ministry of Transportation.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2008

Item 3, CW(PH) Report No. 38 – Page 2

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:

- i) the application will be reviewed in the context of the policies contained within OPA #450 (Employment Area Plan), Zoning By-law 1-88, and the surrounding area context and uses, to determine the appropriateness of the proposed rezoning to facilitate retail warehouse uses;
- ii) the proposed changes to the road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly extension of Milani Boulevard and easterly extension of proposed Street "A" to Innovation Drive as shown on Attachment #2, will need to be reviewed by the City's Development Planning and Engineering/Transportation Departments, the Region of York Transportation Services Department, and the Ministry of Transportation, to determine the appropriateness and feasibility of such changes; the applicant has recently submitted a Draft Plan of Subdivision Application (File 19T-08V03, SRF Vaughan Property II Inc.) to facilitate the proposed changes to the surrounding road network, which will be considered at a future Public Hearing in Fall 2008; the subject zoning application should be considered in conjunction with the subdivision application that considers the broader area road network;
- iii) the issues concerning the alignment of the Highway #427 extension and the removal of the "(H)" Holding Symbol will be reviewed in consideration of comments provided by the MTO;
- iv) if the proposed zoning amendment is approved, a formal site plan application will be required to be submitted to allow for a comprehensive review of the proposed retail warehouse development, including but not limited to, access, parking, traffic impact, landscaping, stormwater management, and screening; and
- v) the applicant has submitted a traffic impact report in support of their proposal; if necessary, further studies may be required to be submitted to be reviewed in support of this zoning amendment 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, a comprehensive review of the proposed rezoning to permit a retail warehouse use will be undertaken to consider the implications of the proposal within the context of the policies of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2008

Item 3, CW(PH) Report No. 38 – Page 3

OPA #450, the zoning requirements in By-law 1-88, the area context, and the existing and planned uses in the surrounding area.

Attachments

1. Location Map
2. Conceptual Site Plan

Report prepared by:

Ryan Mino, Planner, ext. 8213
Arto Tikiryan, Senior Planner, ext. 8212

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