

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 24, 2008

Item 1, Report No. 59, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 24, 2008.

1 **ZONING BY-LAW AMENDMENT FILE Z.08.058** **1510904 ONTARIO LIMITED AND 1510905 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 November 17, 2008, be approved; and
- 2) That the deputation of Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Vaughan, L4K 5K8, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.058 (1510904 Ontario Limited and 1510905 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 October 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 6, 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 southeast of Fogal Road and Regional Road 50, in Part of Lot 7, Concession 10, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and by the approved Block 57/58 Huntington Business Park Plan as shown on Attachment #3. The applicant is proposing to rezone the subject lands from "A" Agricultural Zone to EM1 Prestige Employment Area Zone, which would permit industrial/employment uses with no outside storage, in conformity with the Official Plan and Block Plan. 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 the approved Block 57/58 Huntington Business Park Plan and By-law 1-88, including identifying any necessary exceptions to the EM1 Zone standards that may be required.

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 and the Region of Peel 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. Any exceptions to the EM1 Zone standards that may be required, will be identified and reviewed.

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. 59, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 24, 2008.

2 ZONING BY-LAW AMENDMENT FILE Z.08.055 ROMDOR 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 November 17, 2008, be approved; and
- 2) That the deputation of Ms. Virginia McLaughlin, Helmhorst Investments Ltd., Box 90, Richmond Hill, L4C 4X9, and correspondence submitted from Mr. Mark Yarranton, KLM Planning Partners, dated November 17, 2008, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.055 (Romdor 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 October 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. As of November 6, 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 on the subject lands shown on Attachment #1, to amend Zoning By-law 1-88, specifically the C4 Neighbourhood Commercial Zone standards in order to facilitate the development of 4 buildings on a 1.99 ha site. The 4 buildings include 2 single-storey multi-unit commercial buildings, one eating establishment with a drive-through facility, and one 3-storey office building, as shown on Attachment #2. The following zoning exceptions are proposed:

- i) a minimum 4.5m front yard setback (east), whereas By-law 1-88 requires 11m;
- ii) a minimum 6m exterior side yard setback (north), whereas By-law 1-88 requires 11m;
- iii) a minimum 14m setback from an "R" Residential Zone (east) to any building located on the subject lands, whereas By-law 1-88 requires 22.5m;
- iv) to permit an office building, and a drive-through with a permitted convenience eating establishment use, whereas the C4 Zone does not permit the office building and drive-thru uses;

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- v) a minimum 4.5m wide landscaped strip (east) located adjacent to a street line, whereas By-law 1-88 requires 6m; and,
- vi) a minimum of 302 parking spaces, whereas By-law 1-88 requires 350 spaces.

Background - Analysis and Options

The subject lands shown on Attachment #1 are municipally known as 955 Major Mackenzie Drive, and located at the southwest corner of Major Mackenzie Drive and Ilan Ramon Boulevard, in Part of Lot 20, Concession 2, City of Vaughan.

The subject lands are designated "Medium Density Residential/Commercial Area" by OPA #600, and zoned C4 Neighbourhood Commercial Zone by By-law 1-88. The proposed development of the site conforms to the Official Plan, but requires an amendment to the Zoning By-law. 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 consideration of the applicable City and Regional Official Plan policies, Urban Design Guidelines, Architectural Design Guidelines and By-law 1-88, including the appropriateness of permitting the additional uses and zoning exceptions to facilitate the proposed site development; of particular significance is the appropriateness of the office building and drive-through uses for the site; the applicant has submitted a related Site Plan, File DA.08.076, as shown on Attachment #2, which will be reviewed concurrently with the zoning application;
- ii) consideration will be given to the related site plan application and an appropriate site design to facilitate a comprehensive review of the proposal to ensure the provision of proper access, internal traffic circulation and parking, traffic impact, servicing and grading, appropriate urban design treatment, building massing design, and landscaping, that is complimentary to the surrounding area;
- iii) opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved; and,
- iv) review will be given to the Phase 1 ESA (Environment Site Assessment) for the subject property, which must be approved to the satisfaction of the Vaughan Engineering Department.

Relationship to Vaughan Vision 2020

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

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Regional Implications

The 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 proposed zoning exceptions and additional uses that are required to implement the site development, will be reviewed in consideration of the policies in the Official Plan, the requirements of By-law 1-88, the existing and planned uses in the surrounding area, and the related Site Development Application (File DA.08.076).

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, 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.)

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Item 3, Report No. 59, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 24, 2008.

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**ZONING BY-LAW AMENDMENT FILE Z.08.043
PETER AND ERICA ADAMO**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 17, 2008:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.043 (Peter and Erica Adamo) 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 October 24, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Kleinburg and Area Ratepayers Association. As of November 6, 2008, no written 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 provide an exception to Section 3.20(a), which permits only one single detached dwelling on any original lot registered within Plan M-5582.

The requirement to amend the Zoning By-law is a condition of an approved severance related to the subject property, which will facilitate the severance of Lot 13 on Plan M-5582 (Attachment #1) into two lots, each to be developed with a single detached dwelling for a total of two dwelling units (Attachment #2).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the property municipally known as 160 Ravendale Court, and adjacent to Stegman's Mill Road and Ravendale Gate, being Lot 13 on Registered Plan M-5582, in Part of Lot 25, Concession 8, City of Vaughan.

The subject lands are designated "Suburban Residential" by OPA #601 (Kleinburg-Nashville Community Plan), and are zoned RR Rural Residential Zone by Zoning By-law 1-88. The proposal conforms to the Official Plan, but requires an amendment to the Zoning By-law. The surrounding land uses are shown on Attachment #1.

On August 28, 2008, the Committee of Adjustment approved a Consent Application (B058/07) to sever the subject lands in the manner shown on Attachment #2, subject to the following condition:

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“Relief from Section 3.20a) of By-law 1-88 "use of residential lots" is required, subject to the satisfaction of the Building Standards Department and the Development Planning Department.”

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 consideration of the policies contained in the City's Official Plan and the requirements of Zoning By-law 1-88;
- ii) the appropriateness and compatibility of the proposed lots will be reviewed in the context of the surrounding existing development; and,
- iii) review will be given to the RR Rural Residential Zone standards required to facilitate the proposal.

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

There are no Regional issues associated with this application.

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 consideration of the City's Official Plan policies, the zoning standards in By-law 1-88, and the appropriateness and compatibility of the proposed development with the surrounding area context.

Attachments

- 1. Location Map
- 2. Proposed Severance Plan

Report prepared by:

Mary Serino, Planner, ext. 8215
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.)