

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 23, 2009

Item 1, Report No. 14, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 23, 2009.

**1 ZONING BY-LAW AMENDMENT FILE Z.08.071
CONDOR PROPERTIES LIMITED
WARD 4**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2009:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.071 (Condor Properties 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 February 6, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands, and to the Concord West Ratepayers Association. On February 10, 2009, a Revised Notice of a Public Meeting was circulated to the aforementioned property Owners and Ratepayer Association as a result of the Owner expanding the proposed use into an additional unit. As of February 19, 2009, 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 Exception 9(509) of By-law 1-88, on the subject lands shown on Attachment #1, to permit a motor vehicle sales establishment as an additional permitted use in a C7 Service Commercial Zone within Units 8, 9 and 10A of the existing multi-unit building as shown on Attachment #2. The combined floor area of Units 8, 9, and 10A devoted to the proposed use is 674 m².

The motor vehicle sales establishment is for a motorcycle design, assembly, repair and research and development facility.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northeast corner of Langstaff Road and Keele Street, municipally known as 8575 Keele Street, in Part of Lot 11, Concession 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan) which encourages a wide range of industrial, business and civic uses with no outside storage and, which require high visual exposure. The subject lands are also consistent with the "Service Node" policies of OPA #450, which allow service commercial uses at the intersection of arterial and/or collector roads. The "Service Node" designation provides policies

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for uses that supply the day-to-day convenience and service needs of the businesses, industries and their employees. The proposed motor vehicle sales establishment is consistent with the policies of OPA #450.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(509). The proposed motor vehicle sales establishment is not permitted use within the C7 Service Commercial Zone, and therefore, an amendment to the Zoning By-law is required. 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 policies contained within OPA #450 (Employment Area Growth and Management Plan), Zoning By-law 1-88, the surrounding area context and other uses within the existing multi-unit building, to determine the appropriateness of permitting a motor vehicle sales establishment use on the subject lands and within the C7 Service Commercial Zone;
- ii) review will be given to ensure the proposed motor vehicle sales establishment operates entirely within the existing building in accordance with the requirements of the C7 Service Commercial Zone, which do not permit open storage; and,
- iii) review will be given to determine if additional studies are required to support the proposed development, and may include, but not limited to traffic and parking.

Relationship to Vaughan Vision 2020/Strategic Plan

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 the context of the applicable Official Plan policies, the requirements of By-law 1-88, the appropriateness of the proposed motor vehicle sales establishment and compatibility with adjacent land uses and other uses within the existing multi-unit condominium buildings on the property.

Attachments

1. Location Map
2. Site Plan

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Report prepared by:

Ryan Mino, Planner, ext. 8213
Mauro Peverini, Manager of Planning 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.)

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Item 2, Report No. 14, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 23, 2009.

2

**ZONING BY-LAW AMENDMENT FILE Z.09.002
DI LUCA & MAZZOCCA INVESTMENTS LTD.
WARD 1**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2009:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.09.002 (Di Luca & Mazzocca Investments Ltd.) 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 6, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands, and to Village of Maple Ratepayers Association. As of February 23, 2009, 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.09.002), specifically to amend Exception Paragraph 9(398) of By-law 1-88 on the subject lands shown on Attachment #1 as follows:

- i) permit a day nursery use having a gross floor area of 310 m² as an additional permitted use in Unit #4 of the existing building on the subject lands zoned C1 Restricted Commercial Zone; and,
- ii) permit the following zoning exceptions:

Standard	By-law 1-88 Requirement	Proposed
Minimum Interior Yard Setback (south property line)	15.0 m	1.9 m
Minimum landscape width along west property line	2.7 m	0.0 m along the outdoor play area

The Owner has submitted a corresponding Site Development Application (File DA.09.010) to facilitate the proposal.

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Background - Analysis and Options

The subject lands are located on the west side of Keele Street, North of Major Mackenzie Drive, in Part of Lot 21, Concession 4, Municipally Known as 10040 Keele Street, City of Vaughan. The surrounding land uses are shown on Attachment #1.

The subject lands are designated “Maple Commercial Core Area” by OPA #350 (Maple Community Plan, as amended by OPA #533). The lands are currently zoned C1 Restricted Commercial Zone, subject to Exception 9(398), which does not permit a day nursery use.

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 policies contained within OPA #350 (Maple Community Plan), Zoning By-law 1-88, and the surrounding land use context to determine the appropriateness of the proposed zoning by-law amendment; and,
- ii) the corresponding Site Development Application (File DA.09.010) will be comprehensively reviewed on the merits of, including but not limited to, the location, size and access to the outdoor play area, proposed signage, potential internal parking or traffic impact, landscaping, and building elevations.

Relationship to Vaughan Vision 2020/Strategic Plan

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 Zoning By-law Amendment Application will be reviewed in the context of the policies of the Official Plan, the zoning requirements in By-law 1-88, the appropriateness of the proposed use, the area context, and compatibility with the existing uses in the surrounding area.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

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Item 3, Report No. 14, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on March 23, 2009, as follows:

By receiving the following written submissions:

- a) *Ms. Diana Lombardi, 80 Bruce Street, Vaughan, L4L 1J4, dated February 20, 2009;*
- b) *Mr. Bill Kiru, Planning and Development, Toronto and Region Conservation Authority, 5 Shoreham Drive, Downsview, M3N 1S4, addressed to Mr. Clement Messere, City of Vaughan Planning Department, dated February 23, 2009; and*
- c) *Councillor Tony Carella, addressed to Mr. Lorenz Schmidt, Balor Development Services Ltd., dated March 12, 2009.*

**3 OFFICIAL PLAN AMENDMENT FILE OP.08.017
RENEE NICOLINI
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 3, 2009, be approved;
- 2) That a Ward 2 Sub-committee meeting be convened at a mutually agreeable time with the applicant and interested members of the community;
- 3) That the following deputations and written submissions be received:
 - a) Ms. Joanne Mauti, Woodbridge Core Ratepayers' Association, 128 Wallace Street, Woodbridge, L4L 2P4 and written submission dated March 1, 2009;
 - b) Ms. Elisa Testa, 159 Bruce Street, Woodbridge, L4L 1J3 and written submission;
 - c) Mr. Adriano Volpentesta, 74 Mediterra Drive, Woodbridge, L4H 3B8;
 - d) Mr. Angelo Palladino, 15 Highness Court, Woodbridge, L4L 3S7;
 - e) Mr. Armando Rosano, 190 Bruce Street, Woodbridge, L4L 3S1;
 - f) Mr. Ezio Savini, 172 Helen Street, Woodbridge, L4L 3S3;
 - g) Ms. Maria Mazzurco, 153 Pioneer Lane, Woodbridge, L4L 2J2;
 - h) Ms. Francesca Albanese, 68 Bruce Street, Woodbridge, L4L 1J4;
 - i) Mr. James Coburn, 80 Bruce Street, Woodbridge, L4L 1J4;
 - j) Ms. Erminia Lombardi, 80 Bruce Street, Woodbridge, L4L 1J4;
 - k) Mr. Larry Berenz, Vaughanwood Ratepayers Association, 62 Bruce Street, Woodbridge, L4L 1J4;
 - l) Mr. Nick Pinto, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4;
 - m) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8;
 - n) Ms. Marilyn Iafrate, 55 Marwood Place, Maple, L6A 1C5;
 - o) Mr. Nello Zuech, 45 Pioneer Lane, Woodbridge, L4L 2J2; and
 - p) Ms. Santina Grimaldi, 50 Helen Street, Woodbridge, L4L 3S3 and written submission; and
- 4) That the following written submissions and coloured renderings be received:
 - a) Ms. Clara Astolfo, Vaughanwood Ratepayers Association, 15 Francis Street, Woodbridge, L4L 4A8, dated February 24, 2009;
 - b) Mr. and Mrs. Quagliotto, 151 Verobeach Blvd., Weston, M9M 1R2, both dated February 23, 2009;
 - c) Ms. Restie Ong, 109 Pioneer Lane, Woodbridge, L4L 2J2, dated February 14, 2009;

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- d) Ms. Marisa Mastronardi, 127 Pioneer Lane, Woodbridge, L4L 2J2, dated February 12, 2009;
- e) Mr. Corrado Di Iorio, 31 Pioneer Lane, Woodbridge, L4L 2J2, dated February 12, 2009;
- f) Ms. Krisann Graf, 77 Pioneer Lane, Woodbridge, L4J 2J2, dated February 22, 2009;
- g) Mr. and Mrs. Iordanis, 89 Pioneer Lane, Woodbridge, L4L 2J2, dated February 16, 2009;
- h) Mr. and Mrs. Simone, 58 Bruce Street, Woodbridge, L4L 1J4, dated February 24, 2009;
- i) Ms. Lucia Lombardi, 76 Bruce Street, Woodbridge, L4L 1J4, dated February 24, 2009;
- j) Mr. Dong Bui, 39 Pioneer Lane, Woodbridge, L4L 2J2, dated February 22, 2009;
- k) Mr. Dan Segreto, 40 Pioneer Lane, Woodbridge, L4L 2J2, dated February 15, 2009;
- l) Ms. Amy Adamo, 80 Pioneer Lane, Woodbridge, L4L 2J1, dated March 2, 2009; and
- m) Coloured renderings submitted by the applicant.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File OP.08.017 (Renee Nicolini) 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 6, 2009, a Notice of a Public Meeting was circulated to all property owners within the polling area identified on Attachment #1, and the West Woodbridge Homeowners' Association. A notice of the Public Meeting was also sent to the Vaughanwood Ratepayers' Association on February 11, 2009. As of February 24, 2009, the Development Planning Department has received letters from the Owners of several homes on Pioneer Lane, Bruce Street, and Islington Avenue in opposition to the proposal. The residents have identified concerns with the proposed building height, increased traffic congestion, and the loss of trees and green space resulting from the proposed development. These concerns and 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 an Official Plan Amendment Application (File OP.08.017) specifically to amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Open Space" and "Low Density Residential" to "High Density Residential" to facilitate the development of two 22-storey buildings linked by a 5-storey podium building, with 632 residential units, a Floor Space Index (FSI) of 3.5 and 890 parking spaces as shown on Attachment #2.

Background - Analysis and Options

The subject lands are located on the east side of Islington Avenue, south of Regional Road 7, municipally known as 7553 Islington Avenue and 150 Bruce Street, being Part of Block 88 on Registered Plan 65M-2059, in Lots 4 and 5, Concession 7, City of Vaughan. The surrounding land uses are shown on Attachment #1.

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7553 Islington Avenue is designated as “Open Space” under OPA #240 (Woodbridge Community Plan) and zoned A Agricultural and OS1 Open Space Conservation Zone by By-law 1-88. 150 Bruce Street, is designated as “Low Density Residential” under OPA #240 (Woodbridge Community Plan) and zoned R1 Residential Zone by By-law 1-88. The proposal does not conform to the Official Plan or Zoning By-law.

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 Provincial Policy Statement, The Places to Grow Plan and the applicable Regional and City Official Plan policies;
- ii) the appropriateness and compatibility of the proposed development will be reviewed in the context of the site location, the surrounding existing and planned and uses, built form, and environmental considerations;
- iii) the application will be reviewed in the context of the requirements and policies of the Toronto and Region Conservation Authority, including the Valley and Stream Corridors policies;
- iv) the applications, if approved, will require Zoning By-law Amendment, Site Development and Draft Plan of Condominium Applications to be submitted to facilitate the proposed development;
- v) the applicant has submitted a planning justification study, a traffic impact study, and, a geotechnical investigation in support of the application that must be reviewed and approval by the appropriate agencies/departments. Additional supporting studies may be required including, but not limited to, a sun/shadow study, wind study, Functional Servicing Report, Urban Design and Architectural Guidelines, a Landscape Master Plan and, a tree assessment preservation report;
- vi) the availability of water and sanitary servicing capacity for the proposed residential units must identified and allocated by Council, if approved; and,
- vii) the application must be reviewed by the York Region Transportation Services Department with respect to access and traffic considerations respecting Islington Avenue.

Relationship to Vaughan Vision 2020/Strategic Plan

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.

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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 and policies of the Toronto and Region Conservation Authority, the appropriateness of the proposed development, surrounding land uses environmental considerations, and potential impacts on the surrounding road network and municipal infrastructure.

Attachments

1. Location Map
2. Site Plan
3. North Elevation
4. West Elevation
5. Section

Report prepared by:

Clement Messere, Planner, ext. 8409

Mauro Peverini, Manager of Development Planning, 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.)