

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 1, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009.

**1 ZONING BY-LAW AMENDMENT FILE Z.09.015
DUFFERIN SOUTH DEVELOPMENTS LIMITED
(FORMERLY KNOWN AS ANTHONY AND ANNA MARIA LANNI)
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 June 23, 2009, be approved; and
- 2) That the deputation of Mr. Sal Crimi, Glen Corporation, 100 Scarsdale Road, Toronto, M3B 2R8, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT the Public Meeting report for File Z.09.015 (Dufferin South Developments 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 29, 2009
- b) Circulation Area: 150 m and West Woodbridge Homeowners Association
- c) Comments Received as of June 9, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88 to rezone the subject lands as shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in order to facilitate a consistent zoning and development of the subject lands with the adjacent industrial Draft Plan of Subdivision (19T-04V06) that was approved on June 25, 2007, as shown on Attachment #3.

Background - Analysis and Options

Location	▪ North of Highway 407 on the east side of Highway 50, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ “Prestige Area” by OPA #450 (Employment Area Plan) ▪ Proposal to rezone to EM1 Zone conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ PB2 Parkway Belt Complementary Use Zone by By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the property to EM1 Zone in conformity with the Official Plan, and consistent with the adjacent EM1 zoning for Block 2 in the adjacent approved Subdivision 19T-04V06.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	The appropriateness of rezoning the subject lands from PB2 Zone to EM1 Prestige Employment Area Zone, to be combined and developed with the adjacent industrial Block 2 (EM1) in approved Subdivision 19T-04V06 (Attachment #3) will be reviewed.

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 and the Region of Peel for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Related Subdivision 19T-04V06

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Report prepared by:

Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
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.)

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Item 2, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009.

**2 ZONING BY-LAW AMENDMENT FILE Z.09.016
NINE-TEN WEST LIMITED
WARD 1**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and**

- 2) That the following deputations and written submissions be received:**
 - a) Ms. Lyn MacMillan, 9605 Dufferin Street, Maple, L6A 1S7 and written submission dated June 23, 2009;**
 - b) Ms. Ann Crichton-Harris, 295 Indian Road, Toronto, M6R 2X5 and written submission dated June 23, 2009; and**
 - c) Ms. Jane Manning-Marshall, 29 Seneca Avenue, Alonquin Island, Toronto, M2J 5C2.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File Z.09.016 (Nine-Ten West 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- c) Date the Notice of a Public Meeting was circulated: May 29, 2009
- d) Circulation Area: 150 m
- e) Comments Received as of June 9, 2009: None

Purpose

Proposal:

The Owner has submitted a Zoning By-law Amendment Application to rezone a 0.32 ha property from A Agricultural Zone to C4 Neighbourhood Commercial Zone. The rezoning is required to consolidate the subject lands with the adjacent commercial properties to the north, west and east, which are zoned C4 Neighbourhood Commercial Zone. The consolidated lands would create a commercial block having a total area of approximately 1.01 ha.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ North side of Rutherford Road and east of Thomas Cook Avenue, municipally known as 1076 Rutherford Road, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ "Medium Density Residential/Commercial" by OPA #600. ▪ Proposal to rezone to C4 Zone conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ An Amendment to the Zoning By-law is required to rezone the property to C4 in conformity with the Official Plan, and consistent with the adjacent C4 zoning on the lands to the north, west and east.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	The appropriateness of rezoning the subject lands from A Agricultural Zone to C4 Neighbourhood Commercial Zone, to be combined and developed with the adjacent commercially zoned (C4) lands to the north, west and east (Attachment #3) will be reviewed. Any site-specific zoning requirements to address the existing structure of heritage interest on the subject lands will be reviewed in consultation with the Vaughan Cultural Services Division.
b.	Phase 1 Environmental Report	The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
c.	Heritage Structure	The site includes a building of heritage interest (former Carrville Post Office), which is partially located within the Regional right-of-way (to be dedicated in the future as a road widening), as shown on Attachment #3. The property is not designated under the Ontario Heritage Act, however, has been identified as being of interest in the Vaughan Heritage Inventory. The applicant will be providing a Heritage Impact Assessment of the building to the Cultural Services Division for their consideration. The Owner has been in discussion with Cultural Services Staff with respect to the preservation of the building. Any details with respect to the preservation of the building within the proposed development of the property will be addressed at the site plan stage.

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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 preliminary issues identified in this report, and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Rezoning

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Carmela Marrelli, Senior Planner, ext. 8791
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.)

CITY OF VAUGHAN

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Item 3, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009.

3 **ZONING BY-LAW AMENDMENT FILE Z.09.012**
MARIBEL DOSSANTOS AND JOAO DEFARIA
WARD 3

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved; and**
- 2) That the following deputations be received:**
 - a) Ms. Grace Sorgini, 97 Gas Light Crescent, Woodbridge, L4L 8G1; and**
 - b) Mr. Mark Fazari, 21 Terme Avenue, Woodbridge, L4H 0M9.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File Z.09.012 (Maribel Dossantos and Joao Defaria) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 29, 2009**
- b) Circulation Area: 150 m**
- c) Comments Received as of June 9, 2009: None**

Purpose

Proposal:

To amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone to RD3 Residential Detached Zone Three (By-law 1-88 requires minimum 12 m lot frontages) to facilitate the severance of the property into four residential lots (proposed minimum lot frontages of 12.8 m) for single detached dwellings, as shown on Attachment #3.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ South of Major Mackenzie Drive, on the east side of Pine Valley Drive, and north side of Via Teodoro, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Low Density Residential”, “Valley Lands”, and “Tableland Woodlot” by OPA # 600. ▪ Proposal to rezone property to RD3 Zone to facilitate 4 lots would conform to the Official Plan.
Block Plan	<ul style="list-style-type: none"> ▪ Designated “Single Detached” in Block 39 Plan (Attachment #4). ▪ Subject lands were non-participating in the Block 39 Plan process.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ An amendment to the Zoning By-law is required to rezone the tableland to RD3 Zone in conformity with the “Low Density Residential” designation in the Official Plan, and consistent with the zoning on the residential lands to the east.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial policies, Regional and City Official Plans, Block Plan	<ul style="list-style-type: none"> ▪ The application will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies, including the Consent (severance) policies in OPA #600, and the approved Block 39 Plan.

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b.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the tableland from A Agricultural Zone to RD3 Residential Detached Zone Three, will be reviewed in the context of the compatibility with the surrounding land uses and the residential lotting pattern in the adjacent approved Plan of Subdivision 19T-04V01 to the east and the woodlot to the north. ▪ The availability of servicing allocation for the 4 proposed lots will be reviewed. Consideration of an “H” Holding provision may be applied, if necessary. ▪ The appropriateness of rezoning the existing woodlot in the north portion of the property to OS4 Open Space Woodlot Zone and the landscaped buffer adjacent to Pine Valley Drive to OS1 Open Space Conservation Zone will be considered and addressed in the technical report.
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located south of an existing woodlot and are subject to setback requirements. The impact of these setbacks on the proposed development envelopes as well as any other concerns raised by the TRCA, will be reviewed in the technical report. ▪ The TRCA will need to confirm the location of the dripline at the rear of the proposed Lots 3 and 4, as the applicant is identifying an adjusted dripline from what was staked by the TRCA on March 5, 2009.
d.	Zoning Exceptions	<ul style="list-style-type: none"> ▪ The applicant is requesting a reduction in the minimum rear yard setback from 7.5 m to 5.0 m for Lot 1 as shown on Attachment #3. The appropriateness of this exception to the RD3 Zone standard will be reviewed in consideration of the proposed lotting pattern and development envelope. ▪ Additional exceptions maybe required upon completion of the technical review.
e.	Future Consent Applications	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed lotting pattern will be reviewed in consideration of the Block 39 Plan, zoning standards, and the area context, to determine the appropriateness of the proposed rezoning. A Consent application to create 4 lots for single detached dwellings will be required to facilitate the development, if the zoning is approved.
f.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ A Phase 1 ESA (Environmental Site Assessment) must be submitted in support of the application and reviewed to the satisfaction of the Vaughan Engineering Department.

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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 Region of York is requesting that a portion of the subject lands adjacent to Pine Valley Drive be reserved for a future road widening. Any other issues identified will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

4. Context Location Map
5. Location Map
6. Proposed Zoning and Severance Plan
7. Block Plan - Block 39

Report prepared by:

Morgan Jones, Planner 1, ext. 8216
Carmela Marrelli, Senior Planner, ext 8791
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.)

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Item 4, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009.

4 **ZONING BY-LAW AMENDMENT FILE Z.09.013**
 TRIGLIO FOODS LIMITED
 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 June 23, 2009, be approved;
- 2) That staff be directed to review the feasibility of installing a right turn lane and the timing of the traffic signal, at the intersection of Willis Road and Pine Valley Drive;
- 3) That the deputation of Mr. Peter Campitelli, Triglio Foods Limited, 15 Willis Road, Woodbridge, L4L 2S3, on behalf of the applicant, be received; and
- 4) That the written submission of Mr. Carlo Di Re, 32 Willis Road, Woodbridge, L4L 2S2, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing Meeting for File Z.09.013 (Triglio Foods 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: May 29, 2009
- b) Circulation Area: 150 m and Vaughanwood Ratepayers' Association
- c) Comments received as of June 12, 2009: One letter has been received that identifies the following concerns:
 - i) the existing uses in the plaza already causes traffic congestion which will be exacerbated by permitting the proposed additional uses;
 - ii) the dance studio has existed at the property illegally for some time, and furthermore, is located within the basement which is not permitted; and
 - iii) the basement of the plaza has been used for residential purposes, which is not permitted.

The issues will be reviewed and addressed in the technical report.

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Purpose

Proposal:

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.013) to amend the site-specific Zoning Exception 9(293) of By-law 1-88, in order permit the following additional uses in the C1 Restricted Commercial Zone, on the subject lands:

- Business/Professional Offices;
- Personal Service Shop;
- Video Store;
- Eating Establishment;
- Club or Health Centre;
- Veterinary Clinic; and,
- Dance Studio.

The current zoning on the property only permits a bank or financial institution, barber shop/beauty salon, business or professional office, and a retail store. As the “business or professional office” use is permitted as-of-right on the property, further consideration of this use is not required through this application.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Southwest corner of Pine Valley Drive and Willis Road, municipally known as 15 Willis Road, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.▪ The property is currently developed with a one-storey building that includes a Mac’s Milk, beauty salon on the ground floor, and a dance studio (ie. not permitted use) in the basement.
Official Plan Designation	<ul style="list-style-type: none">▪ “Local Convenience Commercial” by OPA #240 (Woodbridge Community Plan), which permits retail stores offering convenience goods and personal services for residents of the immediate area.▪ The proposed eating establishment and club or health centre uses are not permitted “Local Convenience Commercial” uses and would not be permitted by the Official Plan. These uses have high parking standards and are traffic generators, and would not be compatible in a predominantly residential setting. On this basis, no further consideration will be undertaken by the Development Planning Department with respect to these two uses.

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Zoning	<ul style="list-style-type: none">▪ C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(293); the site specific exception permits the requested Business/Professional Office Use.▪ An amendment to the site-specific zoning exception is required to permit the remaining additional uses, in conformity with the Official Plan.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Uses	The appropriateness of permitting the proposed additional uses of a Personal Service Shop, Video Store, Veterinary Clinic and a Dance Studio on the subject lands within the existing commercial building will be reviewed in consideration of compatibility with the surrounding land uses and the existing permitted uses in the building.
b.	Parking and Traffic Impact Study	The site-specific zoning exception requires a minimum of 21 parking spaces on the site. The site plan shows 21 parking spaces, however, some of these spaces are tandem spaces, which will need to be reviewed further. A Parking Study and/or a Traffic Impact Study will be required to be submitted in support of the additional uses being proposed which will need to be reviewed to the satisfaction of the Vaughan Engineering Department.

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 preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development 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.)

CITY OF VAUGHAN

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Item 5, Report No. 37, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009.

**5 ZONING BY-LAW AMENDMENT FILE Z.08.069
2107683 ONTARIO LIMITED, RIOCAN PS INC., AND SRF VAUGHAN INC.
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 June 23, 2009, be approved; and
- 2) That the deputation of Mr. David McKay, MHBC Planning, 7050 Weston Road, Woodbridge, L4L 8G7, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File Z.08.069 (2107683 Ontario Limited, Riocan PS Inc., and SRF Vaughan 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.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- f) Date the Notice of a Public Meeting was circulated: May 29, 2009
- g) Circulation Area: 150 m and to the West Woodbridge Homeowners Association
- c) Comments Received as of June 9, 2009: None

Purpose

Proposal:

To amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from EM2 General Employment Area Zone to EM3 Retail Warehouse Employment Area Zone and C7 Service Commercial Zone, to permit retail warehouse uses on the northern portion of the site and two multi-unit buildings for service commercial uses on the southern portion of the site as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the north side of Milani Boulevard, located southwest of Regional Road 27 and Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2.
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<p>Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ “Employment Area General” by OPA #450 (Employment Area Plan) ▪ The proposal to rezone the northern portion of the site to EM3 Zone to permit retail warehouse uses conforms with the Official Plan, however, some of the stores being contemplated by the applicant (in discussions with the City) for the proposed 93,000m² building may not be considered to be retail warehouses, and may be more retail in nature. The conformity of the proposed uses/stores will need to be reviewed in greater detail to determine if the proposed uses constitute an employment land conversion, which is inconsistent with the Provincial Policy Statement and the Places to Grow Plan. ▪ The proposal to rezone the southerly portion of the site to C7 Service Commercial Zone is not consistent with the “Service Node” policies in the Official Plan and constitutes an employment land conversion. The Development Policies under Section 2.2.5 in OPA #450 (Employment Area Growth and Management Plan) states: <ul style="list-style-type: none"> “1.b) Service nodes shall generally be located at intersections of arterial and or collector roads. Other areas that are conveniently located or are predominately devoted to another use, such as an office complex, a hotel or retail warehousing may also be considered.” <p>As shown on Attachment #2, the location of the proposed C7 site is not situated at the intersection of an arterial and/or collector road, and would not constitute a “Service Node”, and therefore, would not conform to the Official Plan. The Development Planning Department has not supported requests to locate Service Nodes internally within an Employment Area, and away from major intersections. This request represents a proposal that would set an undesirable precedent that would promote Service Commercial areas throughout the Employment Areas instead of in certain specified areas along arterial roads where operationally they are situated better to support the day-to-day convenience and service needs of surrounding businesses, industries, and their employees.</p>
<p>Zoning</p>	<ul style="list-style-type: none"> ▪ EM2 General Employment Area Zone by By-law 1-88.
<p>Ontario Municipal Board (OMB)</p>	<ul style="list-style-type: none"> ▪ This application has been appealed to the Ontario Municipal Board, under Section 34(11) of the <i>Ontario Planning Act</i> as the City has not made a decision on the application within 120 days as required in the Act. An OMB Hearing date has not yet been scheduled to consider the appeal.
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	The appropriateness of the proposed rezoning will be reviewed in consideration of the applicable Provincial policies, Regional and City Official Plan policies, including the Phases to Grow Plan and the Provincial Policy Statement, and with particular consideration to the conversion of employment lands to non-employment uses.
b.	Appropriateness of Proposed Uses	The appropriateness of permitting EM3 Retail Warehouse and C7 Service Commercial uses will be reviewed for conformity with Provincial policies and City and Regional Official Plan policies, and compatibility with other uses on the site and in the surrounding area.
c.	Coordination of land uses	A comprehensive and co-ordinated review of the property with the surrounding lands, with respect to land use, location of buildings, access and roads will be reviewed.
d.	Traffic Impact Study/Functional Servicing Report	The Traffic Impact Study and Functional Servicing Report submitted in support of the application must be reviewed by the Region of York and the Vaughan Engineering Department, in consideration of the appropriateness of the proposed rezoning.

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 preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Map
2. Location Map
3. Conceptual Site Plan

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Item 5, CW(PH) Report No. 37 – Page 4

Report prepared by:

Ryan Mino, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development 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.)