

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 13, 2009

Item 1, Report No. 44, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 13, 2009.

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**ZONING BY-LAW AMENDMENT FILE Z.09.011
DRAFT PLAN OF SUBDIVISION FILE 19T-09V01
ANLAND PROPERTIES INC.
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 September 29, 2009, be approved;
- 2) That the applicant be requested to meet with the local community to review the application;
- 3) That the following deputations be received:
 - a) Ms. Adilson Cordeiro, 206 Valeria Boulevard, Woodbridge, L4L 6W4;
 - b) Mr. Nino Rico, Nino Rico Architect Inc., 201-Spinnaker Way, Unit 10, Concord, L4K 4L6; and
 - c) Mr. Lindsay Marjadsingh, 46 Blackburn Boulevard, Woodbridge, L4L 7J5; and
- 4) That the following written submissions be received:
 - a) Mr. Joe Scaturchio, York Sheet Metal Limited, 227 Westcreek Drive, Woodbridge, L4L 9T7, dated September 16, 2009;
 - b) Mr. Joe Scaturchio, 606578 Ontario Limited, 227 Westcreek Drive, Woodbridge, L4L 9T7, dated September 16, 2009;
 - c) Mr. Robert Bucci, JRD Property Mgt. Inc., 200-211 Westcreek Drive, Woodbridge, L4L 9T7, dated September 21, 2009;
 - d) Mr. Lorenzo Bonofiglio, Marbon Holdings Inc. & Valeria Plaza Inc., 46 Ashbridge Circle, L4L 3R5, dated September 24, 2009;
 - e) Mr. Paul M. Valenti, 3800 Steeles Avenue West, Suite 300 – West Building, Vaughan, L4L 4G9, dated September 23, 2009;
 - f) Mr. Gian Spassiani, 73 Marconi Avenue, Woodbridge, L4L 7A6, dated September 28, 2009;
 - g) Mr. George Chiu, Vice-President, Mandarin Restaurant, 8787 Weston Road, Woodbridge, L4L 0C3, dated September 28, 2009;
 - h) Mr. Aldo Di Prospero, 124 Conti Crescent, Woodbridge, L4L 7G5, dated September 29, 2009; and
 - i) Mr. Daniel Chen, Manager, Mandarin Restaurant, 8787 Weston Road, Woodbridge, L4L 0C3, dated September 28, 2009.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for Files Z.09.011 and 19T-09V01 (Anland Properties 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.

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Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: September 4, 2009
- b) Circulation Area: 150 m
- c) Comments Received as of September 15, 2009: None

Purpose

Proposal:

To amend the City’s Zoning By-law 1-88, to rezone the subject lands (Attachments #1 and #2) from A Agricultural Zone to C7 Service Commercial Zone, EM1 Prestige Employment Zone, EM2 General Employment Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, in order to facilitate a proposed Draft Plan of Subdivision as shown on Attachment #3, consisting of 5 Blocks as follows:

- i) Block 1 – (Prestige Employment/Service Commercial) - 0.70 ha
 - ii) Block 2 – (General Employment) - 0.81 ha
 - iii) Block 3 – (General Employment) - 0.74 ha
 - iv) Block 4 – (Prestige Employment) - 0.66 ha
 - v) Block 5 – (Open Space) - 0.43 ha
 - vi) Roads & Reserves (north/south extensions of
Westcreek Drive and Creditview Road) - 0.29 ha
-
- Total Area 3.63 ha

Background - Analysis and Options

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|---------------------------|--|
| Location | <ul style="list-style-type: none"> ▪ East side of Weston Road, opposite of Valeria Boulevard in Part of Lot 13, Concession 5, City of Vaughan. Municipally known as 8795 Weston Road, and shown as “Subject Lands” on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none"> ▪ “Prestige Area”, “Employment Area General” and “Valley Lands (Valley Corridors)” by OPA #450 (Employment Area Plan), as shown on Attachment #4. ▪ The proposal conforms to the Official Plan, with the exception of the proposed C7 Service Commercial Zone (Block 1). The applicant is proposing the deletion of the easterly road extension of Valeria Boulevard that is identified in OPA #450, through Block 1, which is to connect Weston Road with Westcreek Drive. Consequently, the subject lands do not meet the policies of the Official Plan with respect to Service Nodes being located at the intersection of arterial and/or collector roads, and therefore, the proposed C7 Service Commercial Zone is not permitted. As a result, Block 1 must be rezoned to EM1 Prestige Employment Area Zone, in conformity with the Official Plan. |

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| Zoning | <ul style="list-style-type: none"> ▪ A Agricultural Zone by By-law 1-88. ▪ The application does not comply with By-law 1-88, and the property will need to be rezoned to conform to the Official Plan designations. |
| Surrounding Land Uses | <ul style="list-style-type: none"> ▪ Shown on Attachment #2. |

Preliminary Review

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|------------------------------------|--|
| a. | Conformity with City Official Plan | The application will be reviewed in the context of the applicable City Official Plan policies. |
| b. | Appropriateness of Proposed Zoning | The appropriateness of the proposed zone category for each block will be reviewed with regard to compatibility with the surrounding land uses and the Official Plan policies. |
| c. | TRCA | The proposed development falls within the Regulated Area of the Toronto and Region Conservation Authority (TRCA). All conditions and requirements of the TRCA must be satisfied prior to final approval. |
| d. | Traffic Impact Study | <p>A Traffic Impact study must be submitted in support of the applications for review and approval by the Region of York and the Vaughan Engineering Department, and must demonstrate the appropriateness of removing the envisioned east/west public road connection through Block 1 between Weston Road and Westcreek Drive, and the impact on traffic movement on the surrounding road system. An amendment to the Official Plan is not required to remove the road, however, justification must be provided by the applicant for review and consideration by the City and Region of York.</p> <p>The application has also been circulated to the Ministry of Transportation given the proximity of the subject lands to Highway 400.</p> |
| e. | Additional Studies | Review will be given to determine if additional studies are required to support the proposed subdivision development. |

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| f. | Environmental Report | An Environmental Site Assessment has been submitted in support of the applications and must be approved to the satisfaction of the Vaughan Engineering Department. |
|----|----------------------|--|

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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. 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 applications will be considered in the technical review of the applications, 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. Proposed Draft Plan of Subdivision
4. Existing Official Plan Designations and Proposed Zoning

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8971
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.)

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|-----------------|-------------------------|-----|------|
| 20 | Min. Exterior Side Yard | 4.5 | 2.3m |
| 24 | Min. Exterior Side Yard | 4.5 | 4.2m |
| 43 | Min. Exterior Side Yard | 4.5 | 3.3m |
| 24-31 and 36-43 | Maximum Lot Coverage | 50% | 53% |

Background - Analysis and Options

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|---------------------------|---|
| Location | <ul style="list-style-type: none"> ▪ North side of Langstaff Road, west of the Canadian Pacific Rail line, in Part of Lot 11, Concession 8, City of Vaughan shown as “Subject Lands” on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none"> ▪ “Low Density Residential” (tableland) and “Drainage Tributary” (valleyland) by OPA #240 (Woodbridge Community Plan). ▪ Proposal conforms to the Official Plan. |
| Zoning | <ul style="list-style-type: none"> ▪ R5 Residential Zone by By-law 1-88, subject to Exception 9(1034). ▪ Proposal does not comply with the R5 Zone standards in By-law 1-88. |
| 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 Zoning Exceptions | The appropriateness of the proposed zoning exceptions will be reviewed in consideration of the R5 Zone standards, the proposed lot design, and with regard to compatibility with other residential lots within the subdivision. |

Relationship to Vaughan Vision 2020/Strategic Plan

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Regional Implications

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Conclusion

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Attachments

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

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

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| | By-law 1-88 Standards | By-law 1-88 Requirements RM2 Zone - Exception 9(1118) | Proposed Exceptions to RM2 Zone |
|----|-------------------------------------|--|---|
| a. | Building Setbacks | Approved Building Envelopes, as shown on Attachment #5 | New Building Envelopes, as shown on Attachment #6 |
| b. | Maximum Number of Residential Units | 68 | 38 (including 16 live-work units) |
| c. | Commercial Uses | 1,670 m ² of ground floor commercial uses along Major Mackenzie Drive and Keele Street, including bank, business or professional office, personal service shop, photography studio, retail store, and service or repair shop uses, with residential units above | 16 live-work units consisting of a total of 485 m ² along Major Mackenzie Drive and Keele Street for business or professional office uses only |

The Zoning By-law Amendment application would facilitate the development of the subject lands with a mixed use development consisting of 16 live-work units fronting onto Keele Street and Major Mackenzie Drive, 22 street townhouse dwelling units and the preservation of two heritage buildings (9980 Keele Street and 1 Jackson Street), as shown on Attachment #3. The live-work units are proposed to include business and professional offices on the ground floor.

Background - Analysis and Options

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| Location | <ul style="list-style-type: none"> ▪ Bounded by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10 and 12 Church Street; and 1 Jackson Street), shown as “Subject Lands” on Attachments #1 and #2. |
| Official Plan Designation | <ul style="list-style-type: none"> ▪ “Maple Commercial Core Area” by OPA #350 (Maple Community Plan), as amended by OPA #556. ▪ Application conforms to the Official Plan. |
| Zoning | <ul style="list-style-type: none"> ▪ RM2(H) Multiple Residential Zone with the Holding Symbol “H”, by By-law 1-88, subject to Exception 9(1118). ▪ Application does not comply with By-law 1-88. |
| 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:

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| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--|--|
| a. | Appropriateness of the Proposed Uses and Zoning Exceptions | <p>The By-law Exception 9(1118) currently permits 16 townhouse units in Building Envelopes “C” and “D” and a maximum of 52 apartment dwelling units and 1,570 m² of ground floor commercial uses in Building Envelopes “A” and “B”, as shown on Attachment #5. “Commercial Use” has been defined in Exception 9(1118) to only include a bank or financial institution, business or professional office, personal service shop, photography studio, retail store, and a service or repair shop.</p> <p>Through the proposed Zoning By-law Amendment and as shown on Attachment #6, the Owner is now seeking permission to permit 16 live-work units in Building Envelopes “A”, “B”, and “C” for the purposes of only business and professional office uses. Within Building Envelopes “D”, “E”, “F”, “G”, and “H”, the Owner proposes 22 townhouse units. Building Envelopes “I” and “J” will be maintained as residential units within the existing heritage buildings.</p> <p>The appropriateness of permitting changes to the approved building envelopes and permitting the live-work units in Building Envelopes “A”, “B”, and “C” on the subject lands will be reviewed with regard to compatibility with the surrounding land uses.</p> <p>Through the review of the application, the appropriateness of permitting additional uses on the subject lands will be assessed, in particular, provisions for street-related uses, e.g. small eating establishments with outdoor patios. If deemed appropriate and agreed to by the Owner, the Zoning By-law Amendment application should be amended to reflect any changes.</p> <p>The appropriateness of the proposed exceptions to the Zoning By-law that are required to implement the proposal will be reviewed in consideration of the conceptual site plan to facilitate a development that is compatible with the surrounding land uses.</p> |
| b. | Heritage Issues | <p>The proposed development must conform to the Maple Heritage Conservation Plan respecting the design, building materials and landscaping for the subject lands. The preservation plans for the existing heritage buildings on 9980 Keele Street and 1 Jackson Street must be to the satisfaction of Heritage Vaughan Committee and the Vaughan Cultural Services Division.</p> <p>A final heritage assessment of the existing buildings on the subject lands must be undertaken to the satisfaction of the City.</p> |
| c. | Traffic Impact Study | <p>The Traffic Impact study submitted in support of the application must be reviewed and approved by the Region of York and the Vaughan Engineering Department.</p> |

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| d. | Sustainable Development | 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 considered through the zoning application and more comprehensively reviewed and implemented through the site plan approval process, if approved. |
| e. | Future Related Site Plan Application | <p>The Owner will be required to submit a future Site Development Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</p> <p>The proposed development must conform to the Maple Streetscape Urban Design Guidelines and be considered by the Maple Streetscape Community Advisory Committee.</p> <p>A Phase 1 ESA (Environmental Site Assessment) is required to be submitted in support of the future site plan application and must be approved to the satisfaction of the Vaughan Engineering Department.</p> |

Relationship to Vaughan Vision 2020/Strategic Plan

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Regional Implications

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Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Approved Building Envelopes
6. Proposed Building Envelopes

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Item 3, CW(PH) Report No. 44 – Page 5

Report prepared by:

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Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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