

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 1, Report No. 47, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**1 DRAFT PLAN OF SUBDIVISION FILE 19T-08V03  
SRF VAUGHAN PROPERTY II INC.  
WARD 2**

**The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009, be approved:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 19T-08V03 (SRF Vaughan Property II 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**

- a) Date the Notice of a Public Hearing was circulated: September 25, 2009
- b) Circulation Area: 150 m and the West Woodbridge Homeowners Association, the Ministry of Transportation and the Toronto and Region Conservation Authority
- c) Comments Received as of October 9, 2009: None

**Purpose**

The Owner has submitted a revised Draft Plan of Subdivision (Attachment #3) for the subject lands shown on Attachments #1 and #2, in order to establish a new lotting and road pattern consisting of the following:

Block 1 (Future Retail Warehouse)	4.59 ha
Block 2 (Lands for Future Highway #427 Extension)	5.21 ha
Road (Extension of Milani Boulevard)	0.22 ha
Total Site Area	10.02 ha

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ South of Langstaff Road and West of Regional Road #27, more specifically northwest of Milani Boulevard, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ "General Employment Area" and "Valley Lands" by OPA #450 (Employment Area Growth and Management Plan)</li> <li>▪ The proposed land uses conform to the Official Plan.</li> </ul>

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Zoning	<ul style="list-style-type: none"> <li>▪ EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the addition of the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(1258).</li> <li>▪ The Holding Symbol “(H)” was placed on the property by By-law 147-2006, which was enacted by Council on May 8, 2006, and its removal is contingent upon the determination of the final alignment of the Highway #427 extension and cross-over being established in this area to the satisfaction of the Ministry of Transportation (MTO), and to ensure the creation of complete developable lots from part blocks.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>
Previous Applications	<ul style="list-style-type: none"> <li>▪ This property is subject to a Draft Plan of Subdivision (File 19T-89063) which was approved on August 27, 2001, as shown on Attachment #5.</li> <li>▪ On May 12, 2008, the Owner submitted the current application (File 19T-08V03) for Draft Plan of Subdivision approval for the Plan shown on Attachment #4, which was considered at a Public Hearing on September 2, 2008. This Draft Plan of Subdivision would amend the approved Plan under File 19T-89063.</li> <li>▪ On August 21, 2009 the Owner amended File 19T-08V03 by submitting the revised Draft Plan of Subdivision shown on Attachment #3.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in the context of the policies of OPA #450 (Employment Area Growth and Management Plan).</li> </ul>

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b.	Draft Plan of Subdivision - Block Layout and Road Network	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision will be reviewed in the context of the surrounding land uses, to determine the appropriateness of the revised lotting pattern and road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly (cul-de-sac) extension of Milani Boulevard into the subject lands and the elimination of a municipal road connection between Milani Boulevard and Innovation Drive, in favour of a private driveway connection between Block 1 and Innovation Drive, as shown on Attachments #2 and #3. The revised road network must 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 the proposed changes.</li> </ul>
c.	Related Zoning Application	<ul style="list-style-type: none"> <li>▪ Block 1 of the proposed Draft Plan of Subdivision is currently subject to a Zoning By-law Amendment Application (File Z.08.025 – Trinity Development Group Incorporated), which is being considered at this Public Hearing (October 19, 2009) to rezone the Block and adjacent property to the south from EM2(H) General Employment Area Zone to EM3 Retail Warehouse Employment Area Zone, and to remove the Holding Symbol "(H)" as shown on Attachment #3, to permit a proposed "Lowe's" Home Improvement Store, as shown on Attachment #6. The proposed Draft Plan of Subdivision will be reviewed in the context of the issues related to the Zoning Amendment Application, including the appropriateness of removing the Holding Symbol "(H)", which will also require approval from the MTO.</li> </ul>
d.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>▪ A portion of the subject lands is located within the MTO's study area for the Highway #427 Transportation Corridor (Attachment #5). The application will be reviewed to ensure the proposed development does not conflict with the comments and requirements of the MTO with respect to the extension of Highway #427.</li> </ul>
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The southwest portion of the property is valley land that is zoned OS1 Open Space Conservation Zone and is regulated by the Toronto and Region Conservation Authority (TRCA). Review will be given to ensure the proposed Draft Plan of Subdivision conforms with the regulations of the TRCA, including but not limited to, slope stability, vegetative buffers, and long-term environmental protection.</li> <li>▪ A separate block on the Draft Plan of Subdivision may be required to delineate the limit of the valley land to the satisfaction of the City and the TRCA.</li> </ul>

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f.	Hydro One Networks Incorporated	▪ The subject lands are located adjacent to lands owned by Hydro One. The application will be reviewed to ensure there are no adverse impacts on the long-term use of the adjacent lands as a Hydro Corridor for the existing transmission lines.
g.	Additional Studies	▪ The applicant has submitted a functional servicing report, a soil investigation report, and a traffic impact statement in support of the application; if necessary, further studies may be required to be submitted for review in support of this Draft Plan of Subdivision Application.

**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 Hearing 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 (File 19T-08V03 with Existing/Proposed Zoning
4. Proposed Draft Plan of Subdivision – September 2, 2008 – Public Hearing (19T-08V03)
5. Approved Draft Plans of Subdivision and Registered Plans
6. Related Zoning By-law Amendment Application Z.08.025 (Trinity Development Group Incorporated)

**Report prepared by:**

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 2, Report No. 47, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

2

**ZONING BY-LAW AMENDMENT FILE Z.08.025  
TRINITY DEVELOPMENT GROUP INCORPORATED  
WARD 2**

**The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009, be approved:**

**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.

**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 Hearing was circulated: September 25, 2009
- b) Circulation Area: 150 m and West Woodbridge Homeowners Association
- c) Comments Received as of October 9, 2009: None

**Purpose**

The Owner has submitted a revised application to amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from EM2(H) General Employment Area Zone to EM3 Retail Warehouse Employment Area Zone and to remove the Holding Symbol "(H)", to facilitate the future development of a one-storey home improvement centre (Lowe's) with a total gross floor area of 13, 227m<sup>2</sup> and 645 parking spaces as shown on Attachment #3.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ West of Regional Road #27 and south of Langstaff Road, specifically on the east side of Milani Boulevard, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "Employment Area General" by OPA #450 (Employment Area Growth and Management Plan).</li><li>▪ The proposed retail warehouse use conforms to the Official Plan.</li></ul>

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Zoning	<ul style="list-style-type: none"> <li>▪ EM2(H) General Employment Area Zone with the Holding Symbol “(H)” by By-law 1-88, subject to Exceptions 9(1253) and 9(1258).</li>   <li>▪ The EM2(H) General Employment Area Zone does not permit a retail warehouse on the subject lands, and therefore, an amendment to Zoning By-law 1-88 is required. The Holding Symbol “(H)” was placed on the property by By-law 146-2006, which was enacted by Council on May 8, 2006, and its removal is contingent on the subject lands being combined with other part blocks to form full development blocks and/or upon the final determination of the final alignment of the Highway #427 extension and cross-over to the satisfaction of the Ministry of Transportation.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>
Previous Application	<ul style="list-style-type: none"> <li>▪ Council previously considered this Application at a Public Hearing held on June 13, 2008. Since that hearing, the boundary of the subject lands has changed, as shown on Attachment #2, as a result of the land requirements for Highway #427. Accordingly, a further Public Hearing is required.</li> </ul>

**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 Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in the context of the policies of OPA #450 (Employment Area Growth and Management Plan).</li> </ul>

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b.	Related Draft Plan of Subdivision Application	<ul style="list-style-type: none"> <li>▪ A related Draft Plan of Subdivision Application (File 19T-08V03, SRF Vaughan Property II Inc.), as shown on Attachment #5 to facilitate changes to the surrounding road network and lotting pattern, is also being considered at this (October 19, 2009) Public Hearing. The subject Zoning Amendment Application will be reviewed in conjunction with the Draft Plan of Subdivision Application. In particular, the proposed changes to the road network southwest of Langstaff Road and Regional Road #27, including the proposed northerly extension of Milani Boulevard and the elimination of a municipal road connection from Milani Boulevard to Innovation Drive in favour of a private driveway connecting the subject lands to Innovation Drive, as shown on Attachment #2 will be assessed. These changes must 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 their appropriateness, feasibility, and the impact on the proposed site plan.</li> </ul>
c.	Ministry of Transportation Ontario (MTO)	<ul style="list-style-type: none"> <li>▪ Any issues concerning the alignment of the future Highway #427 extension and the removal of the Holding Symbol "(H)" from the property will be reviewed in consideration of the comments and requirements of the MTO.</li> </ul>
d.	Appropriateness of Proposed Use and Removal of the Holding Symbol "(H)"	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed retail warehouse use and the associated development standards required to implement the proposal will be reviewed in the context of the compatibility with the surrounding land uses.</li> <li>▪ The appropriateness of removing the Holding Symbol "(H)" will be reviewed.</li> </ul>
e.	Site Plan Application	<ul style="list-style-type: none"> <li>▪ The proposed Development will require a formal Site Development Application, which will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, including the implementation of sustainable site and building design features.</li> </ul>
f.	Additional Studies	<ul style="list-style-type: none"> <li>▪ The Owner has submitted a traffic impact report in support of the Application; further studies may be required to be submitted to be reviewed in support of this Zoning Amendment Application.</li> </ul>

**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.

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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 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 Hearing 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. Conceptual Site Plan
4. Conceptual Elevation Plan
5. Related Draft Plan of Subdivision File: 19T-08V03 (SRF Vaughan Property II Inc.)

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmella 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.)



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Item 3, Report No. 47, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**3**

**ZONING BY-LAW AMENDMENT FILE Z.09.025  
WAYMAR HEIGHTS BOULEVARD/DAVIDSON DRIVE ZONING REVIEW  
CITY OF VAUGHAN  
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 October 19, 2009, be approved; and
- 2) That the following deputations and written submission be received:
  - a) Mr. Peter Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, on behalf of Romano Cozzi, owner, 144 Davidson Drive, Woodbridge L4L 1M2 and written submission dated October 19, 2009;
  - b) Mr. Hank Lutzeier, 120 Waymar Heights, Box 56533, Woodbridge L4L 2P7;
  - c) Mr. Peter Smith, 35 Waymar Heights, Woodbridge L4L 2P6; and
  - d) Mr. Rudy Miller, 83 Davidson Drive, Woodbridge L4L 1M2.

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.025 (Waymar Heights Boulevard/Davidson Drive Zoning Review) 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: September 25, 2009
- b) Circulation Area: 150 m and the following people who requested notification:

Bobby Pillitteri (159 Pine Valley Crescent, Woodbridge)  
Pat Pillitteri (12 Bradwick Drive, Unit 2, Concord)  
Anthony Pillitteri (12 Bradwick Drive, Unit 2, Concord)  
Cristina Pillitteri (12 Bradwick Drive, Unit 2, Concord)  
Douglas J. Farren (318 Whitehead Crescent, Bolton)  
Gary Howard (33 Rolling Court, King City)  
Andrea Lutzier - Barrister & Solicitor (270 The Kingsway, Suite 200, Toronto)  
Grant Humes - VP & Chief Operating Officer, Toronto Board of Trade (1<sup>st</sup> Canadian Place, P.O. Box, Toronto)  
Anna DeBartolo - Trustee - Vaughan - York Region District School Board (196 Deer Run Court, Woodbridge)  
Jane Ross - York Region District School Board (60 Wellington Street West, Aurora)

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- c) Comments Received as of October 1, 2009:
  - i) The Development Planning Department is in receipt of correspondence from the lawyer representing the Owner of 144 Davidson Drive advising that their client is contemplating filing a Consent Application to facilitate the severance of their lot into 2 lots.
  - ii) The Owners of 52 Waymar Heights Boulevard have expressed support of the proposed amendments to Zoning By-law 1-88 regarding properties on Waymar Heights Boulevard and Davidson Drive.

#### **Purpose**

The purpose of this report is to consider amendments to the City's Zoning By-law 1-88 to recognize the existing lots on Davidson Drive and Waymar Heights Boulevard (Attachment #2) as an older established residential area characterized by larger lots. It is proposed that the appropriate zone categories and zone standards be applied to these streets to reflect the existing lot sizes and lot areas for the review area. In addition a one house per lot provision will be considered to protect this area from future severances. This report responds to the following Council resolution of September 21, 2009:

“THAT Council direct the Development Planning Department to schedule a Public Meeting to consider the following amendments to Zoning By-law 1-88 for the properties shown on Attachment #2:

- a) rezone 36, 48, 52, 64, 72, and 84 Waymar Heights Boulevard from R3 Residential Zone to R1V Old Village Residential Zone;
- b) rezone the front portion of 35, 47, 59, 73 and 85 Waymar Heights Boulevard from R3 Residential Zone to R1V Old Village Residential Zone to facilitate lots with consistent R1V zoning;
- c) rezone 31-197 Davidson Drive and 15 and 21 Waymar Heights Boulevard from R2 Residential Zone to R1 Residential Zone; and,
- d) amend Section 3.20 "Use of Residential Lots" of By-law 1-88 to include the lots on Davidson Drive and 15 and 21 Waymar Heights Boulevard, thereby restricting development on these properties to one dwelling on each lot.”

#### **Background**

This matter originates from Council's initial consideration at the April 7, 2008, Public Hearing respecting Official Plan and Zoning By-law Amendment Files OP.07.007 and Z.07.043 (L & L Holdings Inc. - see Attachment #2) to facilitate the severance of two (2) residential lots located at 146 and 160 Waymar Heights Boulevard (each with a 45.7 m frontage) into 5 (five) residential lots.

On November 6, 2007, the City Clerk's Department received a written submission on behalf of some of the homeowners who reside on Davidson Drive, Waymar Heights Boulevard and all of the homeowners on the cul-de-sac portion of Gamble Street, indicating that they would like to be rezoned to R1V Old Village Residential Zone (minimum lot frontage of 30 m), with the exception that existing lots with a frontage of less than 30m as of the date of the petition be deemed to comply with By-law 1-88. On November 19, 2007, the Committee of the Whole received a deputation, requesting that the City of Vaughan address an amendment to the Official Plan to recognize these streets as being:

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“An older established residential area characterized by original larger lots, having architectural and landscape value, be recognized as unique enclaves to be protected within the broader community, and any development shall protect the integrity of the area and be consistent with its overall character and maintain existing lot sizes.”

On November 26, 2007, Council ratified the November 19, 2007, Committee of the Whole recommendation, which read as follows:

“That the deputation of Mr. Joseph Salvatore, 132 Davidson Drive, Woodbridge, L4L 1M4 on behalf of Homeowners of Davidson Drive, Waymar Heights and Gamble Street, written submission dated November 6, 2007, and petition, be received, and referred to staff for a report to a future Committee of the Whole meeting, to address the request, and that all studies and correspondence also be provided to the deputant.”

On September 8, 2009, the Committee of the Whole considered a report (Attachment #3) from the Development Planning Department, which responded to the deputation. The recommendations in that report were ratified by Council on September 21, 2009, as noted earlier, which requested the Development Planning Department to schedule a Public Meeting to consider amendments to By-law 1-88 for the two streets.

**Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Waymar Heights Boulevard and Davidson Drive, shown as “Proposed Area of Review” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by OPA #240 (Woodbridge Community Plan) as amended, with a site-specific policy requiring lands designated “Low Density Residential” adjacent to the Board of Trade Golf and Country Club to be developed for single family dwellings only and lots abutting the golf course to be a minimum of 930 m<sup>2</sup> (10,000 sq. ft) in area regarding lands adjacent and/or abutting the Board of Trade Golf and Country Club.</li> <li>▪ The amendments being considered to By-law 1-88 conform to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The lands being reviewed are currently zoned R1V Old Village Residential Zone, and R1, R2 and R3 Residential Zones as shown on Attachment #2.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Review**

The Development Planning Department prepared a report (Attachment #3) considered by the Committee of the Whole on September 8, 2009, and subsequently by Council on September 21, 2009. That report provided an initial analysis and response to the deputation before Council. The following matters will be reviewed in greater detail:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency with Zoning By-law 1-88	<ul style="list-style-type: none"><li>▪ The following matters will be reviewed for the properties within the proposed area of review as shown on Attachment #2:<ul style="list-style-type: none"><li>i) each property will be reviewed to determine if an additional zoning exception(s) is required to By-law 1-88 (e.g. rear, front and side yard setbacks and lot coverage);</li><li>ii) development standards that are consistent with By-law 1-88 and the existing built form and land use context;</li><li>iii) opportunities for potential lot severances that would comply with any proposed zoning categories and standards, and therefore, exempt these lots from Section 3.20 “Use of Residential Lots” (one house per lot provision); and,</li><li>iv) any other issues that may be identified by the public or Council at the Public Hearing.</li></ul></li></ul>

**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 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 Hearing 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. Committee of the Whole Report - September 8, 2009

**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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(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.)