



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

Item 1 CW(PH) Report No. 31 – Page 2

**Background – Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ West side of Yonge Street, north of Centre Street (7820 Yonge Street), shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Low Density Residential” by OPA #210 (Thornhill Community Plan).</li> <li>▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York. The proposal conforms to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ R1 Residential Zone by Zoning By-law 1-88.</li> <li>▪ An amendment to Zoning By-law 1-88 is required to permit a business or professional office, as a Home Occupation use on the property. Zoning By-law 1-88 restricts a home occupation use to the office of a regulated health professional only.</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.	Appropriateness of the Proposed Use	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed business or professional office use, its hours and days of operation (9am to 5pm, five days a week) and the number of employees (6 are proposed) on the subject lands, will be reviewed in consideration of the compatibility of the use with the main residential use on the property and the surrounding land use context.</li> </ul>
b.	Related Site Plan File DA.11.028	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.11.028 will be reviewed in the context of the applicable Zoning By-law 1-88 requirements outlined for a home occupation use, including: the required number of parking spaces; no more than 3 persons shall be engaged in the proposed uses; and, no more than 25% of the gross floor area of the entire building is permitted to be devoted to the home occupation use.</li> <li>▪ Any changes to the existing site (e.g. parking, landscaping, etc.) and to the dwelling (including signage) will be reviewed with respect to maintaining the existing character of the surrounding land uses.</li> </ul>
c.	Thornhill Heritage Conservation District Plan	<ul style="list-style-type: none"> <li>▪ The subject lands are located within the “Thornhill Heritage Conservation District Plan”, however, the existing residential building is not of heritage significance. Review will be given to comments from the Vaughan Cultural Services Division.</li> </ul>

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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 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. Existing Site Plan
4. Existing Elevations

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Christina Napoli, Senior Planner, ext. 8483  
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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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

Item 2 Report No. 31 of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 7, 2011.

**2. ZONING BY-LAW AMENDMENT FILE Z.08.028  
VAUGHAN CROSSINGS INC.  
WARD 4**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated May 31, 2011, be approved; and**
- 2) That the following deputations be received:**
  - 1. Mr. Oz Kemal, MHBC, 7050 Weston Road, Suite 230, Woodbridge, L4L 8G7, on behalf of the applicant; and**
  - 2. Mr. John Di Flaviano, 30 Belfield Court, Thornhill, L4J 8B7.**

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for File Z.08.028 (Vaughan Crossings 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 Meeting was circulated: May 6, 2011
- b) Circulation Area: 150 m and to the Glen Shields Ratepayers' Association, Brownridge Ratepayers' Association and Beverley Glen Ratepayers' Association
- c) Comments Received as of May 17, 2011: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.08.028, specifically to amend Zoning By-law 1-88, to:

- i) rezone the subject lands shown on Attachments #1 and #2 from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" to C7 Service Commercial Zone and C7 Service Commercial Zone with the Holding Symbol "(H)" in the manner shown on Attachment #3 to facilitate the phased development of the property. The first phase includes a three storey office building and four service commercial buildings as shown on Attachments #4 to #7; and,

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- ii) to permit the following exceptions to the C7 Service Commercial Zone standards of Zoning By-law 1-88:

	<b>By-law Standard</b>	<b>By-law 1-88, C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions to C7 Zone</b>
a.	Permitted Uses	<p>The following uses shall only be permitted with no outside storage:</p> <ul style="list-style-type: none"> <li>- Automobile Service Station,</li> <li>- Automobile Gas Bar, Car Wash</li> <li>- Automotive Retail Store</li> <li>- Bank and Financial Institution</li> <li>- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A of the banquet hall</li> <li>- Business and Professional Office</li> <li>- Car Rental Service</li> <li>- Club or Health Centre</li> <li>- Day Nursery</li> <li>- Eating Establishment/Outdoor Patio, subject to Section 5.1.6</li> <li>- Eating Establishment, Convenience with Drive –Through/Outdoor Patio subject to Section 5.1.6</li> <li>- Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6</li> <li>- Education or Training Facility</li> <li>- Hotel, Motel, Convention Centre</li> <li>- Office Building</li> <li>- Office and Stationary Supply, Sales, Service, Rental</li> <li>- Parks and Open Space</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Print Shop Accessory Retail Sales</li> <li>- Parking Garage</li> <li>- Place of Entertainment</li> <li>- Personal Service Shop</li> <li>- One (1) Convenience Retail Store</li> <li>- One (1) Pharmacy</li> <li>- Recreational Use as Defined in Section 2.0</li> <li>- Service or Repair Shop</li> <li>- Tavern</li> <li>- Technical School</li> <li>- Video Store</li> <li>- Veterinary Clinic</li> </ul>	<p>Permit the following additional uses with no outside storage:</p> <ul style="list-style-type: none"> <li>- Bank or Financial institution (with a drive-through)</li> <li>- Clinic, including a medical laboratory, and an x-ray facility.</li> </ul>

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	<b>By-law Standard</b>	<b>By-law 1-88, C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions to C7 Zone</b>
b)	Building Setbacks	i) A minimum 9 m setback is required along Centre Street and Dufferin Street; ii) A minimum 6 m setback is required along the westerly property line; and, iii) A minimum 22 m setback is required along the north property line.	i) A minimum 3.0 m setback along Centre Street and Dufferin Street. ii) A minimum 3.0m setback along the westerly property line. iii) A minimum 3.0 m setback along the north property line.
c)	Driveway access	1 driveway access per lot.	Shared driveway access between separate property ownership.
d)	Parking	Office building: 3.5 parking spaces per 100 m <sup>2</sup> of GFA devoted to office uses plus the requirement for any other use; and, Service Commercial uses: 6.0 spaces per 100 m <sup>2</sup> of GFA.	3.5 parking spaces per 100 m <sup>2</sup> of GFA for all of the permitted uses on the property.
e)	Landscaping	A strip of land not less than 6m shall be provided along a lot line abutting a street line for no other purpose than landscaping. This shall not prevent the provision of driveways across the said strip.	A strip of land not less than 3.0 m in width.
f)	Patio Uses	Outdoor patios are permitted as an accessory use to an "Eating Establishment", "Convenience Eating Establishment", "Convenience Eating Establishment with Drive Through" and "Take-out Eating Establishment" and then only in accordance with the following (in part): - parking required for outdoor patio is equal to the parking required to the main use.	Exclude a patio from the calculation for required parking for each Eating Establishment use.
	<b>By-law Standard</b>	<b>By-law 1-88, C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions to C7 Zone</b>
g)	Definition of a Lot	Lot – means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the <u>Planning Act</u> , RSO, 1983 would not be required for its conveyance. For the purpose of this paragraph land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Notwithstanding Section 2.0 of By-law 1-88, the lands subject to the C7 Commercial Zone shall be considered as one lot for the purposes of zoning, notwithstanding any existing lot arrangement or future land division.

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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ 7818 Dufferin Street, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ “Prestige Area” by OPA #450, as amended by OPA #555 and OPA #672. The proposal conforms to the Official Plan.</li><li>▪ “Commercial Mixed Use” with a maximum height of 4-storeys and a maximum density of 1.0 FSI by the new City Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is subject to final approval by the Region of York. The proposal conforms to the Official Plan.</li><li>▪ Identified as a “Required Secondary Plan Area” on Schedule “14A” of the new City of Vaughan Official Plan 2010. However, on April 5, 2011, Vaughan Council approved Item 13, Report 14 allowing Files Z.08.028 and DA.11.004 to be processed in advance of the required Secondary Plan for Dufferin Street and Centre Street pursuant to Section 10.1.1.10 of the new City of Vaughan Official Plan 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ EM1 (H) Prestige Employment Area Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1186).</li><li>▪ The application does not comply with Zoning By-law 1-88 and therefore, an amendment to By-law 1-88 has been submitted.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</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:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in the consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting all of the proposed service commercial uses on the subject lands will be reviewed in consideration of compatibility with other proposed uses on the site and the surrounding land use context.</li> </ul>
c.	Appropriateness of Proposed Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed zoning exceptions will be reviewed in the context of achieving a desirable built form, site layout, and achieving the goals and objectives for the development of this site as a gateway location into the Thornhill Community.</li> </ul>
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The Urban Design Brief, dated January 2011, submitted in support of the proposal must be reviewed and approved by the Vaughan Development Planning Department.</li> </ul>
e.	Related Site Plan Application	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.11.004 will be reviewed to ensure appropriate building and site design, access, pedestrian connectivity, building materials, building setbacks, internal traffic circulation, parking, landscaping, servicing and grading. The proposed site plan, building elevations and landscape plan are shown on Attachments #3 to #7.</li> </ul>
f.	Traffic Impact Study	<ul style="list-style-type: none"> <li>▪ The Traffic Impact Study, dated January 2011, submitted in support of the application must be reviewed and approved by the Region of York Transportation Services Department and the Vaughan Development/Transportation Engineering Department.</li> </ul>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
h.	Proposed Holding Symbol "(H)" and Future Site Development Application	<ul style="list-style-type: none"> <li>▪ Review will be given to the applicant's proposal to apply the Holding Symbol "(H)" to a portion (Phase II lands) of the proposed C7 Service Commercial Zone as shown on Attachment #3. The applicant proposes that the Holding Symbol not be removed to permit C7 Service Commercial uses on the northerly portion of the site, until such time as a Site Development Application(s) has been approved by Vaughan Council. The Owner will be required to submit a future Site Development Application(s) to facilitate development on the C7(H) Zone Phase 2 lands, to address issues including but not limited to, built form, massing and design, pedestrian connectivity, traffic and transportation related issues, environmental issues, sustainability initiatives and site design.</li> </ul>
i.	Centre Street Streetscape Study	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the Centre Street Streetscape study that is currently on-going, if applicable.</li> </ul>
j.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>▪ The subject lands are located in close proximity to the existing Highway 407 and Dufferin Street interchange. The MTO has advised that it is protecting lands in this area for a future interchange at Centre Street and Highway 407. In addition a 14m setback for all buildings above and below grade is required from the MTO owned lands along Centre Street and Dufferin Street. Access to the site cannot cross the MTO owned property on Dufferin Street and Centre Street. The application will be reviewed in consideration of comments from the MTO.</li> </ul>
k.	Hydro One	<ul style="list-style-type: none"> <li>▪ The subject lands are located adjacent to the Hydro Corridor and a transformer station. The application will be reviewed in consideration of comments from Hydro One.</li> </ul>



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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 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 Zoning & Site Plan
4. Proposed Elevations Building 'C'
5. Proposed Elevations Buildings 'A' & 'B'
6. Proposed Elevations Buildings 'D' & 'E'
7. Proposed Landscape Plan

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8791

/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

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

Item 3 Report No. 31 of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 7, 2011.

**3**

**OFFICIAL PLAN AMENDMENT FILE OP.11.001  
ZONING BY-LAW AMENDMENT FILE Z.11.006  
165 PINE GROVE INVESTMENTS INC.  
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated May 31, 2011, be approved;
- 2) That the following be approved:
  1. That staff be directed to convene a stakeholder's group to discuss and resolve issues of concern to all parties and such group to be comprised of:
    - ♦ the Ward Councillor;
    - ♦ the Mayor and Regional Councillors, should they wish to attend;
    - ♦ representatives of the proponent; and
    - ♦ up to six local residents, three of which will be residents of that portion of Pine Grove Road west of the Humber River;
  2. That the Ward Councillor be appointed the Chair of the Stakeholder's group;
  3. That the group report on its discussions no later than Labour Day 2011; and
  4. That the Planning Department be represented at meetings of the group;
- 3) That the following deputations and Communication be received:
  1. Mr. Adam Brown, Sherman Brown, 5075 Yonge Street, Suite 900, Toronto, M2N 6C5, on behalf of the applicant;
  2. Mr. Eric Ward, 155 Pine Grove Road, Woodbridge, L4L 2H7, and Communication C4 on behalf of Ms. Mary Pataki, 233 Pine Grove Road, Woodbridge, L4L 2H7 dated May 31, 2011;
  3. Ms. April Colosimo, 155 Riverside Drive, Woodbridge, L4L 2L5;
  4. Ms. Franca Porreta, 40 Birch Hill Road, Woodbridge, L4L 1J2; and
- 4) That Communication C2 from Ms. Liz Knibbs, 250 Pine Grove Road, Woodbridge, L4L 9M6, dated May 25, 2011, be received.

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for Files OP.11.001 and Z.11.006 (165 Pine Grove Investments 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: May 6, 2011
- b) Circulation Area: 150m and to those individuals that requested notification.
- c) Comments received as of May 17, 2011: None

**Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the development of the site with 132 stacked townhouse dwelling units, within 5, 3½-storey residential buildings, and parks and natural areas as shown on Attachment #3:

- 1. Official Plan Amendment File OP.11.001 to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), specifically to redesignate the subject lands from “Low Density Residential”, “Industrial” and “Environmental Protection Area” to “Low Rise Residential (2)” and “Open Space Area” to facilitate the development shown on Attachment #3.
- 2. Zoning By-law Amendment File Z.11.006 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R3 Residential Zone, OS1 Open Space Conservation Zone, A Agricultural Zone, R2 Residential Zone and EM1 Prestige Employment Area Zone to RM2 Multiple Residential Zone and OS2 Open Space Park Zone (park and natural areas), and to permit the following site-specific zoning exceptions to the RM2 Zone:

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	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone</b>
a.	Permitted Uses	i) Block Townhouse Dwelling; ii) Apartment Dwelling; and, iii) Multiple Family Dwelling	Permit 132 Stacked Townhouse Dwelling Units within 5 residential buildings
b.	Minimum Yard Requirements	i) Minimum Front Yard (Block "B" abutting Pine Grove Road) - 4.5 m  ii) Minimum Exterior Side Yard (Block "B" abutting Pine Grove Road) - 4.5 m	i) Minimum Front Yard - 3.05 m  ii) Minimum Exterior Side Yard - 4.03 m
c.	Minimum Parking Requirements	i) 132 Stacked Townhouse Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 231 spaces	i) 132 Stacked Townhouse Units @ 1.53 spaces per unit (includes visitor parking spaces) =203 spaces
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Area Per Unit	230 m <sup>2</sup> per unit	150 m <sup>2</sup> per unit

Other zoning exceptions may be identified through the detailed review of the application.

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**Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Northeast of Islington Avenue and Pine Grove Road on both the north and south sides of Pine Grove Road, known municipally as 165, 170, 180, 192, 201 and 229 Pine Grove Road, as shown on Attachments #1 and #2.</li> <li>▪ The property is comprised of 6 lots fronting on the north and south sides of Pine Grove Road with a total lot area of 3.4423 ha. The properties have a varying topography with 201 and 229 Pine Grove Road characterized by a steep slope. The site is developed with several detached dwellings. The property also included the site of the former Hayhoe Mills operation at 201 Pine Grove Road, which was subject of a fire a few years ago.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The properties are subject to the policies of OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), which designates the lands as follows: <ul style="list-style-type: none"> <li>• 165 Pine Grove Road – “Industrial”</li> <li>• 170 Pine Grove Road - “Low Density Residential”</li> <li>• 180 Pine Grove Road - “Low Density Residential” and “Environmental Protection Area”</li> <li>• 192 Pine Grove Road - “Environmental Protection Area”</li> <li>• 201 and 229 Pine Grove Road - “Industrial”</li> <li>• The site is also designated as a “Special Policy Area” (areas that have historically developed within the floodplain).</li> </ul> </li> <li>▪ City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York, designates the subject lands as follows: <ul style="list-style-type: none"> <li>▪ 165 and 170 Pine Grove Road - “Low Rise Residential”</li> <li>▪ 180 Pine Grove Road - “Parks” and “Natural Area”</li> <li>▪ 192 Pine Grove Road - “Low Rise Residential”</li> <li>▪ 201 and 229 Pine Grove Road - “Commercial Mixed Use”</li> <li>▪ A portion of the lands are also identified as a “Special Policy Area”.</li> </ul> </li> <li>▪ The subject lands are proposed to be redesignated to “Low Rise Residential (2)” and “Open Space”, and therefore an Official Plan Amendment has been submitted.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The properties are zoned by Zoning By-law 1-88 as follows: <ul style="list-style-type: none"> <li>▪ 165 Pine Grove Road - OS1 Open Space Conservation Zone</li> <li>▪ 170 Pine Grove Road - OS1 Open Space Conservation Zone, subject to Exception 9(38)</li> <li>▪ 180 Pine Grove Road - A Agricultural Zone and OS1 Open Conservation Space Zone</li> <li>▪ 192 Pine Grove Road - R3 Residential Zone</li> <li>▪ 201 Pine Grove Road - EM1 Prestige Employment Area Zone, subject to Exception 9(98), and OS1 Open Space Conservation Zone</li> <li>▪ 229 Pine Grove Road - R2 Residential Zone and OS1 Open Space Conservation Zone.</li> </ul> </li> <li>▪ The subject lands are proposed to be rezoned to RM2 Multiple Residential Zone and OS2 Open Space Park Zone to facilitate the proposed stacked townhouse development and park and natural areas, respectively. An application to amend Zoning By-law 1-88 has been submitted.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

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**Preliminary Review**

Following a preliminary review of the applications, 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.	City Official Plan Policies	<ul style="list-style-type: none"> <li>■ The applications will be reviewed in the context of the applicable City Official Plan policies in OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Plan) and the new City of Vaughan Official Plan 2010, which is pending final approval from the Region of York.</li> </ul>
b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> <li>■ The appropriateness of the proposed uses and zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility, the availability of parking, protection of natural features and the appropriate development standards.</li> <li>■ The appropriateness of rezoning the proposed OS2 park lands to OS1 Open Space Conservation Zone if determined by the City and TRCA to be part of the valleylands, will be reviewed.</li> </ul>
c.	Heritage Consideration	<ul style="list-style-type: none"> <li>■ The property located at 229 Pine Grove Road is listed in the City of Vaughan's Heritage Inventory. The property at 201 Pine Grove Road (Hayhoe Mill site) is not listed, however, is significant for historic reasons.</li> <li>■ A Cultural Heritage Impact Assessment Report has been submitted for review and approval by the Vaughan Cultural Services Division and Heritage Vaughan.</li> </ul>
d.	Traffic, Road Widening, Parking Review and Pedestrian Connection	<ul style="list-style-type: none"> <li>■ Access improvements and any required road widening along Pine Grove Road must be approved by the Vaughan Development/Transportation Engineering Department.</li> <li>■ A Transportation and Parking Study has been submitted in support of the applications which must be approved by the Vaughan Development/Transportation Engineering Department.</li> <li>■ A north/south pedestrian trail connection is required along the Humber River in a location that would tie in this development with other future proposals. The exact location will be determined by the Vaughan Parks Development Department in conjunction with the TRCA.</li> </ul>
e.	Additional Studies	<ul style="list-style-type: none"> <li>■ Review will be given to determine if additional studies are required to support the proposed development.</li> </ul>
f.	Environmental Impact/ Potential Industrial Contamination	<ul style="list-style-type: none"> <li>■ A Phase 1 and Phase 2 Environmental Site Assessment for the subject site has been submitted for the City's review and approval to determine if the soil conditions are environmentally appropriate to facilitate the proposed residential development.</li> <li>■ If the site is determined to be contaminated, development of the site will not be permitted until the site is remediated in accordance with Provincial guidelines.</li> </ul>
g.	Slope Stability	<ul style="list-style-type: none"> <li>■ The site consists of several smaller individual properties with varying topography and grades. 201 and 229 Pine Grove Road are properties physically characterized by steep slopes along the east side of Pine Grove Road. This area is regulated by the Toronto and Region Conservation Authority (TRCA). Geotechnical and slope stability studies must be reviewed and approved by the Vaughan Development/Transportation Engineering Department and the TRCA.</li> </ul>
h.	Special Policy Area	<ul style="list-style-type: none"> <li>■ The lands are currently identified as a 'Special Policy Area' by OPA #597 (Islington Avenue Corridor Secondary Plan), which include areas that have historically developed within the floodplain). Any amendments to the Special Policy Area (SPA) requires Provincial approval.</li> <li>■ At this time the proposed development is contrary to:               <ul style="list-style-type: none"> <li>a) The Provincial Policy Statement 1.1.1. (d) by creating public safety concerns; and,</li> <li>b) The emergency management pillars of preventing risk and mitigating consequences by exposing more people to a flood risk and costly property damage.</li> </ul> </li> <li>■ The City's Policy Planning Department and Emergency Planning Manager are currently undertaking a SPA Justification Report for the Woodbridge Centre Secondary Plan in consultation with the TRCA for Provincial approval in order to review and update, as necessary, the SPA policies. Ultimately any changes to the SPA policies and boundary will form part of the new City of Vaughan Official Plan 2010.</li> <li>■ Until such time as the SPA justification report is complete and approved by the TRCA and the Province, the proposed development is premature.</li> </ul>
i.	Provincial Policy - Employment Land Conversion	<ul style="list-style-type: none"> <li>■ The Official Plan Amendment Application would redesignate a portion of the lands, specifically 165, 201 and 229 Pine Grove Road from "Industrial" to "Low Rise Residential (2)", which would represent a conversion of lands within an employment area to a non-employment use under the current Official Plan.</li> <li>■ The PPS permits the conversion of employment lands within an employment area through a comprehensive review where it has been demonstrated that there is a need for the conversion.</li> <li>■ Through the City's comprehensive Official Plan Review (City of Vaughan Official Plan 2010), 165, 201 and 229 Pine Grove Road have been recommended for conversion from employment uses to non-employment uses ("Commercial-Mixed Use" (1) and "Parks"). The new City of Vaughan Official Plan is pending approval from the Region of York. Until such time that the new Official Plan receives Regional Approval, the Official Plan and Zoning By-law Amendment Applications are considered to be premature.</li> </ul>

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011

Item 3 CW(PH) Report No. 31 – Page 6

#### **Parkland Dedication**

The Vaughan Parks Development Department has advised that Cash-in-lieu of parkland dedication is required in accordance with the City of Vaughan's Cash-in-lieu Policy. The lands identified as "Park/Natural Area" on Attachment #3 are not acceptable as parkland dedication.

#### **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 Official Plan and Zoning By-law Amendment applications will be considered in the technical review of the applications, 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. However, until the new City of Vaughan Official Plan 2010 is approved by the Region of York, so that the proposed development is not considered to be an employment land conversion under the Planning Act, and the Special Policy Area Justification Report for the Woodbridge Centre Secondary Plan is finalized and approved by the Toronto and Region Conservation Authority and the Province, the Official Plan and Zoning By-law Amendment Applications are considered to be premature and a final report will be pending approval of the new City of Vaughan Official Plan.

#### **Attachments**

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

#### **Report prepared by:**

Eugene Fera, Planner, ext. 8064  
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

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

Item 4 Report No. 31 of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 7, 2011.

**4 ZONING BY-LAW AMENDMENT FILE Z.11.008  
1350150 ONTARIO LIMITED  
WARD 3**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) **That the recommendation contained in the following report of the Acting Commissioner of Planning and Director of Development Planning, dated May 31, 2011, be approved; and**
- 2) **That the deputation by Mr. Ted Cymbaly, Weston Consulting Group Inc, 201 Millway Ave., Suite 19, Vaughan, L4K 5K8, be received.**

**Recommendation**

The Acting Commissioner of Planning and Director of Development Planning recommend:

THAT the Public Hearing report for File Z.11.008 (1350150 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**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 6, 2011
- b) Circulation Area: 150 m and to the East Woodbridge Community Association
- c) Comments Received as of May 17, 2011: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.008 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C10 Corporate District Zone, in order to facilitate a proposed retail development, shown conceptually on Attachment #3. Based on the concept plan, the following exception to By-law 1-88 is required:

	<b>By-law Standard</b>	<b>By-law 1-88, C10 Corporate District Zone Requirements</b>	<b>Proposed Exception to C10 Corporate District Zone</b>
a.	Minimum Required Parking	6.0 parking spaces per 100 m <sup>2</sup> of GFA (Total Required – 252 spaces)	4.8 parking spaces per 100 m <sup>2</sup> of GFA (Total Proposed – 202 spaces)



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**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

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Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ 167 Chrislea Road. Northeast corner of Chrislea Road and Portage Parkway, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ “Corporate Centre District” by OPA #500 (The Vaughan Corporate Centre Secondary Plan) as amended by OPA #663 (Highway 7 Policy Review Plan).</li><li>▪ “Commercial Mixed Use” by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending final approval from the Region of York.</li><li>▪ The proposed rezoning conforms to the Official Plans.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ EM1 Prestige Employment Area Zone by Zoning By-law 1-88.</li><li>▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands from EM1 Prestige Employment Area Zone to C10 Corporate District Zone to permit retail store, retail warehouse and other permitted C10 commercial uses on the subject lands.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

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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:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the applicable City Official Plan policies.</li></ul>
b.	Appropriateness of Proposed Rezoning and Parking Exception	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning and exception will be reviewed in consideration of the conceptual site plan shown on Attachment #3, and compatibility of the proposed commercial uses with the surrounding employment and commercial land use context.</li></ul>
c.	Future Site Development Application	<ul style="list-style-type: none"><li>▪ The Owner will be required to submit a future Site Development Application to address issues including but not limited to, built form, massing and design, pedestrian access, landscaping, traffic and transportation related issues, access, grading, servicing and stormwater management, environmental issues, sustainability initiatives and site design.</li></ul>
d.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"><li>▪ The subject lands are located within the MTO's permit control area and will require Ministry review and approval for any future development. The application will be reviewed in consideration of the MTO's comments.</li></ul>
e.	Additional Supporting Studies	<ul style="list-style-type: none"><li>▪ 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 studies.</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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2011**

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**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. Development Concept 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.)