

Unofficial - Check Against September 7, 2010 Council Agenda

1

**OFFICIAL PLAN REVIEW
CITY-WIDE POLICIES
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.1**

The Special Committee of the Whole recommends:

- 1) That the draft City of Vaughan Official Plan, Volume 1 (April 2010) be revised in accordance with the recommendations set out in Attachment No. 1 of the report dated July 28, 2010 and Attachment No. 1 of the memorandum dated July 23, 2010 of the Commissioner of Planning;
- 2) That the following recommendations be adopted:
 - a) Under the section “Timing of Secondary Plans in New Development Areas” the following policy be added to s. 10.1.1 “Secondary Plans” of s. 10.1 “Implementing the Plan.”

In order to achieve orderly managed growth and development within the City, as constituted through intensification within the current urban boundary area and expansion of the urban boundary area into New Community Area blocks, it is the policy of Council that the sequencing of the preparation of “Required Secondary Plans”, as shown on Schedule 14, “Areas Subject to Volume 2 Policies”, will be at the direction of Council with the proviso that the commencement of the preparation of these plans, must give priority to the Required Secondary Plan Areas, which are located within the urban boundary existing prior to the new urban boundary expansion. Further, the general principle will apply that no studies shall be undertaken with respect to new community areas outside the current urban boundary until the six Required Secondary Plan Area plans, within the urban boundary, are completed.

- b) Under the section “Required Secondary Plan Areas – Policy Regarding the Processing of Individual Development Applications” the following policy be added to s.10.1.1 “Secondary Plans” of s. 10.1 “Implementing the Plan.”

Notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council’s satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process.

Upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various

Unofficial - Check Against September 7, 2010 Council Agenda

studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.

- c) Under the section “Supporting and Transforming the Retail Sector” the following changes be made to Policy 5.2.3.7 by deleting the second sentence and replacing with:

In addition to and in recognition of Intensification Areas and Heritage Conservation Districts which are already subject to a prohibition of drive-through facilities, it is intended that the prohibition shall also pertain to all Intensification Areas except Primary Intensification Corridors that are not Regional Corridors as identified on Schedule 1.

- 3) That the revised version of the Official Plan proceed to Council for adoption at the Council meeting of September 7, 2010; and that the Plan reflect the changes approved by Committee of the Whole at this meeting;

- 4) That upon adoption of the new Official Plan, Council also adopt a resolution specifying that all applications for official plan and zoning by-law amendments received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies;

- 5) That the following resolution be adopted:

WHEREAS the Official Plan 661 (designates the site as a Mid-Rise Mixed Use) with a permitted building height of 10 stories and FSI of 3.0 on the following land being 4800 Highway 7 (two acres commercial Vaughanwood Mall) at the Northwest corner of Highway 7 and Wigwoss Drive;

And WHEREAS the staff report recommends no change in the land use designation, building height and permitted FSI for item 172 of attachment # 1 to the staff report;

And WHEREAS the subject land is zoned commercial C3 Local Commercial zone with an existing commercial plaza since the area was developed;

And WHEREAS the immediate vicinity is a long established low density residential community;

And WHEREAS the permitted density is excessive given the surrounding land use;

Be it resolved that the schedule 13 Q be amended to permit a maximum building height of 6 stories and FSI of 2.0;

- 6) That the correspondence set out at Attachment No. 2 to the July 23, 2010 memorandum of the Commissioner of Planning be received;
- 7) That the report of the Commissioner of Planning, dated July 28, 2010, be received;
- 8) That the memorandum of the Commissioner of Planning, dated July 23, 2010, be received;

Unofficial - Check Against September 7, 2010 Council Agenda

- 9) That the following deputations and written submissions be received and forwarded to the Planning Department for consideration and a report to the August 31, 2010 Committee of the Whole meeting, if required; and
1. Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8;
 2. Mr. Sony Rai, Sustainable Vaughan, 143 Vaughan Mills Road, Woodbridge, L4H 1K2;
 3. Mr. David Schenck, 76 Mira Vista Place, Woodbridge, L4H 1K8;
 4. Mr. Don Given, Malone Given Parsons, 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, on behalf of Block 41 and 27 Landowners;
 5. Mr. Philip Levine, IBI Group, 230 Richmond Street West, Toronto, M5P 1V6, on behalf of Concord Floral / ORC;
 6. Mr. John Bousfield, Bousfields, 3 Church Street, Suite 200, Toronto, M5E 1M2, and written submission dated July 27, 2010, on behalf of Block 27 Landowners' Group;
 7. Mr. Kurt Franklin, Weston Consulting Group, 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, on behalf of L-Star Developments;
 8. Mr. Savino Quatela, 134 Grand Valley Blvd., Vaughan, L6A 3K6;
 9. Mr. Roy Mason, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, and written submission dated July 21, 2010 and submission entitled "Visualizations"; on behalf of Block 41, 770 Keele Street Ltd., and Huntington Landowners;
 10. Mr. Jean Roy, 20 Adelaide Street East, Suite No. 901, Toronto, M5C 2T6, and written submission dated July 27, 2010, on behalf of Canadian Petroleum Products Institute;
 11. Mr. David Phalp, IBI Group, 230 Richmond Street West, 5th Floor, Toronto, M5P 1V6, on behalf of 27483355 Canada Inc., and Norak Steel (44 Credit Stone);
 12. Mr. Tony Angelo Mauti, 133 Anthia Drive, Toronto, M9L 2T7, on behalf of Umberto and Maria Mauti;
 13. Ms. Ann Grech, 14 Tasha Court, Woodbridge, L4L 8P2;
 14. Ms. Rosemarie Humphries, Humphries Planning, 216 Chrislea Road, Vaughan, L4L 8S5, and written submissions dated July 26, 2010, on behalf of Vaughan 400 North Landowners' Group, 1539253 Ontario Limited, Humber North Extension Area of Kleinburg Community and 2174824 Ontario Inc.;
 15. Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and written submission dated May 17, 2010, on behalf of 1559586 Ontario Inc.;
 16. Mr. Maurice Stevens, Castlepoint Investments Inc., 10710 Bathurst Street, Vaughan, L4L 4B6, on behalf of Nonnodesto Income Inc.;
 17. Mr. Stephen Roberts, 95 Bontoak, Vaughan, L4J 8S8;
 18. Mr. Karim Tahir, 29 Zafarullah Khan Court, Maple, L6A 3A5;
 19. Mr. John McMahon, 5900 Kirby Road, Kleinburg, L0J 1C0, on behalf of KARA;
 20. Ms. Alexandra Hatfield, 232 Camlaren Crescent, PO Box 190, Kleinburg, L0J 1C0;
 21. Ms. Marilyn lafrate, 55 Marwood Place, Maple, L6A 1C5;
 22. Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, 15 Francis Street, Woodbridge, L4L 1P7 and written submission dated June 14, 2010;
 23. Ms. Teresa Marando, 9 Dorian Place, Thornhill, L4J 2M3 and written submission dated July 25, 2010;
 24. Mr. Richard Lorello, 235 Treelawn Boulevard, PO 927, Kleinburg, L0J 1C0;
 25. Mr. Frank Greco, #201-10472 Islington Avenue, Kleinburg, L0J 1C0, and written submission dated July 28, 2010, on behalf of Andrea and Carmela Greco;

Unofficial - Check Against September 7, 2010 Council Agenda

26. Mr. Richard Rodaro, 50 Woodend Place, RR2, Woodbridge, L4L 1A6; and
- 10) That the following written submissions be received and forwarded to the Planning Department for consideration and a report to the August 31, 2010 Committee of the Whole meeting, if required :
1. Mr. Daniel Belli, M.A.M. Group Inc., M.A.M. Group Inc., 8600 Dufferin Street, Vaughan, L4K 5P5, dated June 14, 2010;
 2. Lindsay Dale-Harris, Bousfields, 3 Church Street, Suite 200, Toronto, M5E 1M2, dated July 14, 2010, on behalf of Importanne Marketing Inc.;
 3. Mark N. Emery and Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated July 16, 2010, on behalf of 2057 Major Mackenzie Drive;
 4. Mr. Philip J. Stewart, Pound & Stewart Planning Consultants, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, both dated July 16, 2010, on behalf of Oxford Properties Group and Royal Group;
 5. Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, both dated July 23, 2010, on behalf of Woodbridge Farmers Co. Ltd., 1510904 Ontario Ltd. and 1510905 Ontario Ltd., and 10090 Huntington Road and dated July 26, 2010, on behalf of Casertano Development Corporation and Sandra Mammone;
 4. Mr. Lucio Polsinelli, History Hill Group, 8700 Dufferin Street, Concord, L4K 4S, dated July 26, 2010;
 5. Mr. Jay Claggett, IBI Group, 5th Floor - 230 Richmond Street West, Toronto, M5P 1V6, dated July 21, 2010 on behalf of 2748355 Ontario Inc.;
 6. Mr. James M. Kennedy, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated July 22, 2010, on behalf of 903287 Ontario Ltd.;
 7. Mr. Peter J. Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated July 26, 2010 on behalf of 1350150 Ontario Limited;
 8. T. W. Birmingham, Blakes, 199 Bay Street, Suite 2800, Commerce Court West, Toronto, M5L 1A9, dated July 22, 2010, on behalf of United Parcel Service Canada Ltd. and 724352 Ontario Ltd.;
 9. Mr. Michael Baker, Embee Properties Limited, 88 Sheppard Avenue W, Suite 200, Toronto, M2N 1M5, dated July 26, 2010;
 10. H. Scott Rutledge, Major Mackenzie Property Limited, 16 Four Season Place, Suite 212, Toronto, M9P 6E5, dated July 26, 2010;
 11. Drazen Bulat, 245 Veneto Drive, Woodbridge, L4L 8X7, dated July 27, 2010;
 12. Mr. Michael Melling, Davies Howe Partners, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, dated July 27, 2010, on behalf of Trinistar Corporation;
 13. Mr. Steven A. Zakem, Aird & Berlis LLP, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated July 27, 2010, on behalf of York Region Standard Condominium Corporation 1053;
 14. Ms. Angela Sciberras, Sciberras Consulting Inc., 471 Timothy Street, Newmarket, L3Y 1P9, dated July 27, 2010, on behalf of Schickedanz Bros. Limited;
 15. Mr. Louis I. Greenbaum, The Vogue Development Group Inc., 1118 Centre Street, Suite 208, Thornhill, L4J 7R9, dated July 28, 2010;
 16. Mr. Ronald K. Webb, Davis Webb Barristers and Solicitors, 24 Queen Street East, Suite 800, Brampton, L6V 1A3, dated July 28, 2010 on behalf of Schickedanz Bros. Limited;
 17. Mr. Michael S. Polowin, Gowlings, 160 Elgin Street, Suite 2600, Ottawa, K1P 1C3, dated July 26, 2010, on behalf of A&W Food Services of Canada, McDonald's

Unofficial - Check Against September 7, 2010 Council Agenda

- Restaurants of Canada Limited, the TDL Group Corp., and Wendy's Restaurants of Canada, as well as their industry association Ontario Restaurant Hotel and Motel Association;
18. Mr. Gerard C. Borean, Parente, Borean LLP, 3883 Highway 7, Suite 207, Vaughan, L4L 6C1, dated July 28, 2010, on behalf of 2174824 Ontario Inc.:
 19. Templar Trinaistich, Delta Urban Inc., 7501 Keele Street, Suite 505, Vaughan, L4K 1Y2, dated July 27, 2010, on behalf of Vinview Developments Inc. and Giampaolo Investments Limited;
 20. Chris Barnett, Davis LLP, 1 First Canadian Place, Suite 5600, P.O. Box 367, King Street West, Toronto, M5X 1E2, dated July 28, 2010, on behalf of Nupan Corporation;
 21. Mr. John Taglieri, Lormel Homes, 331 Cityview Boulevard, Suite 300, Vaughan, L4H 3M3, both dated July 28, 2010;
 22. Mr. Cam Milani, both dated July 28, 2010;
 23. Mr. Ken Schwenger, KARA, P.O. Box 202, Kleinburg, L0J 1C0, dated July 27, 2010,
 24. Mr. David A. McKay, MHBC Planning, 230-7050 Weston Road, Woodbridge, L4L 8G7, dated July 28, 2010, on behalf of Home Depot Holdings Inc. (140 Northview Boulevard); and
 25. Mr. Dennis W. Wood, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated July 28, 2010, on behalf of Seven 427 Developments Inc.

Recommendation

The Commissioner of Planning recommends that:

1. The draft City of Vaughan Official Plan, Volume 1 (April 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report; and the following recommendations as set out in this report, including:
 - a) Under the section "Timing of Secondary Plans in New Development Areas" the following policy be added to s. 10.1.1 "Secondary Plans" of s. 10.1 "Implementing the Plan."

In order to achieve orderly managed growth and development within the City, as constituted through intensification within the current urban boundary area and expansion of the urban boundary area into New Community Area blocks, it is the policy of Council that the sequencing of the preparation of "Required Secondary Plans", as shown on Schedule 14, "Areas Subject to Volume 2 Policies", will be at the direction of Council with the proviso that the commencement of the preparation of these plans, must give priority to the Required Secondary Plan Areas, which are located within the urban boundary existing prior to the new urban boundary expansion. Further, the general principle will apply that at least three of the Required Secondary Plan Area plans should be substantially advanced before the commencement of the studies for the new community area blocks.

Unofficial - Check Against September 7, 2010 Council Agenda

- b) Under the section "Required Secondary Plan Areas – Policy Regarding the Processing of Individual Development Applications" the following policy be added to s.10.1.1 "Secondary Plans" of s. 10.1 "Implementing the Plan."

Notwithstanding the policies concerning the Required Secondary Plan Areas identified in Schedule 14, Council may permit the continuance of processing of an existing development application submitted prior to May 17, 2010 when it is demonstrated to Council's satisfaction that the proposed development is generally compatible with the vision contemplated in the Official Plan; is significant in terms of its contribution to city-building; and that the proposal could be adversely affected because of any delay caused by having to adhere to the timing of a secondary plan process.

Upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.

- c) Under the section "Supporting and Transforming the Retail Sector" the following changes be made to Policy 5.2.3.7 by deleting the second sentence and replacing with:

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