

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 5, Report No. 11, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 19, 2013.

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ZONING BY-LAW AMENDMENT FILE Z.12.043

2256437 ONTARIO INC.

WARD 2 – VICINITY OF REGIONAL ROAD #27 AND MILANI BOULEVARD

The Committee of the Whole (Public Hearing) recommends that the recommendation contained in the following report of the Commissioner of Planning, dated February 26, 2013, be approved:

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.043 (2256437 Ontario 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: February 1, 2013
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association
- c) Comments Received as of February 12, 2013: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.043, on the subject lands shown on Attachments #1 and #2, specifically to amend Zoning By-law 1-88, subject to Exception 9(1253) to permit the Office of a Regulated Health Professional as an additional permitted use on the subject lands zoned EM1 Prestige Employment Area Zone, together with the following site-specific zoning exception, to facilitate the development of a 4-storey, 3476 m² office building and associated outdoor play area for a permitted Day Care use as shown on Attachments #3 and #4:

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Subject to Site-Specific Exception 9(1253) Requirements	Proposed Exception to EM1 Prestige Employment Area Zone, Subject to Exception 9(1253)
a.	Minimum Rear Yard Setback	10 m	5 m

Additional zoning exceptions maybe identified through the detailed review of the application.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">Southwest of Regional Road #27 and Langstaff Road, specifically on the west side of Milani Boulevard, municipally known as 161 Milani Boulevard, City of Vaughan, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">“General Employment Area” by in-effect OPA #450 (Employment Area Plan), which permits the proposed office building including the Office of a Regulated Health Professional and accessory outdoor play area uses.“General Employment” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board (OMB). VOP 2010 permits the proposed Office for a Regulated Health Professional use.The application conforms to the Official Plans.
Zoning	<ul style="list-style-type: none">EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1253).The proposed Office for a Regulated Health Professional use is not permitted within the EM1 Prestige Employment Area Zone; and, the proposed rear yard structural setback of 5 m does not comply with Zoning By-law 1-88, and therefore, an amendment to Zoning By-law 1-88 is required.
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	COMMENTS
a.	Conformity with City Official Plan	<ul style="list-style-type: none">The application will be reviewed in consideration of the applicable City Official Plan policies.

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b.	Appropriateness of Proposed Use, and Zoning Exception	<ul style="list-style-type: none">▪ The appropriateness of permitting an Office for a Regulated Health Professional use on the subject lands will be reviewed with regard to compatibility with other permitted uses on the subject lands and in the surrounding existing and planned land use context.▪ The potential impacts of the proposed reduced rear yard structural setback will be reviewed; Toronto and Region Conservation Authority (TRCA) review and approval is required.
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands abut OS1 Open Space Conservation Zone lands, which are located within the TRCA's regulated screening area.▪ The application has been circulated to the TRCA for review and comment. Any issues identified by the TRCA will be addressed when the Technical Report is considered.
d.	Future Site Development Application	<ul style="list-style-type: none">▪ A future Site Development Application is required to facilitate the development of the proposed site and building shown on Attachments #3 and #4, which will be reviewed to ensure, but not limited to, appropriate building and site design, location of the outdoor play area, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, waste management, and servicing and grading.
e.	Sustainable Development	<ul style="list-style-type: none">▪ 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.
f.	Supporting Documents	<ul style="list-style-type: none">▪ The Stormwater Management Report submitted in support of the application must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.▪ The review of the application will determine if any additional studies are required to support the 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.

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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 Building Elevations

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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.)