

**2.      ZONING BY-LAW AMENDMENT FILE Z.11.026  
 2190647 ONTARIO INC.  
WARD 2**

**P.2011.41**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.026 (2190647 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: November 11, 2011
- b)      Circulation Area: 150m and to the Vaughanwood Ratepayers' Association
- c)      Comments received as of November 30, 2011: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.11.026 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from C3 Local Commercial Zone, subject to Exception 9(457), to RA2 Apartment Residential Zone together with the following site-specific zoning exceptions, to facilitate the development of the lands with two, 10-storey residential apartment buildings with a 2-storey component in the west end, comprising a total of 232 residential units, a one-storey amenities building, and 155 m<sup>2</sup> of commercial uses on the ground floor as shown on Attachments #3 to #5:

|    | <b>By-law Standards</b> | <b>By-law 1-88 RA2 Zone Requirements</b>   | <b>Proposed Exceptions to RA2 Zone</b>  |
|----|-------------------------|--|---|
| a. | Permitted Uses          | <ul style="list-style-type: none"> <li>▪ Commercial uses are not permitted in the RA2 Zone.</li> </ul> | <ul style="list-style-type: none"> <li>▪ Permit the following commercial uses in the RA2 Zone to a maximum of 155 m<sup>2</sup>:                             <ul style="list-style-type: none"> <li>- Bank or Financial Institution</li> <li>- Business or Professional Office</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Photography Studio</li> <li>- Retail Store</li> <li>- Video Store</li> </ul> </li> </ul> |

|    | By-law Standards                                    | By-law 1-88<br>RA2 Zone Requirements  | Proposed Exceptions<br>to RA2 Zone  |
|----|---|---|---|
|    |   |   | <ul style="list-style-type: none"> <li>- Eating Establishment, including Convenience and Take-out (excluding accessory billiard tables and outdoor patio area) provided the gross floor area of any or all eating establishment uses shall not exceed 20% of the total gross floor area devoted to all commercial uses.</li> <li>- A Club with no accessory billiard tables</li> <li>- A Health Centre</li> </ul> |
| b. | Minimum Required Number of Parking Spaces           | <u>Residential</u> <ul style="list-style-type: none"> <li>▪ 406 spaces (232 units @ 1.5 spaces/unit plus 0.25 spaces for visitors)</li> </ul> <u>Commercial</u> <ul style="list-style-type: none"> <li>▪ 10 spaces (155 m<sup>2</sup> @ 6 spaces /100 m<sup>2</sup> GFA)</li> </ul> <p>Total - 416 spaces</p> | <u>Residential</u> <ul style="list-style-type: none"> <li>▪ 307 spaces (232 units @ 1.32 spaces/unit including visitor parking spaces)</li> </ul> <u>Commercial</u> <ul style="list-style-type: none"> <li>10 spaces (155 m<sup>2</sup> @ 6 spaces/ 100 m<sup>2</sup> GFA)</li> </ul> <p>Total - 317 spaces<br/>(302 underground and 15 surface)</p>  |
| c. | Required Number of Spaces for Physically Challenged | 5 spaces  | None provided   |
| d. | Parking Space Measurement                           | 2.7 m x 6.0 m   | 2.7 x 5.7 m   |
| e. | Minimum Front Yard (Regional Road 7)                | 7.5 m   | 0 m   |
| f. | Minimum Exterior Side Yard (Wigwoss Drive)          | 7.5 m   | 4.0 m   |
| g. | Minimum Landscape Strip Width Along A Street Line   | i) Regional Road 7 - 6.0 m<br>ii) Wigwoss Drive - 6.0 m<br>iii) Benjamin Drive - 6.0 m  | i) 0.0 m<br>ii) 0.0 m<br>iii) 2.2m  |

|    | By-law Standards      | By-law 1-88<br>RA2 Zone Requirements | Proposed Exceptions<br>to RA2 Zone |
|----|-----------------------|--------------------------------------|------------------------------------|
| h. | Minimum Lot Area/Unit | 80 m <sup>2</sup>                    | 30.0 m <sup>2</sup>                |
| i. | Minimum Amenity Area  | 7,230 m <sup>2</sup>                 | 2,612 m <sup>2</sup>               |

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

### Analysis and Options

|                           |   |
|---------------------------|---|
| Location                  | <ul style="list-style-type: none"> <li>▪ Northwest corner of Regional Road #7 and Wigwoss Drive, municipally known as 4800 Regional Road #7, as shown on Attachments #1 and #2.</li> <li>▪ The 0.807 ha property is rectangular in shape with approximately 125 m frontage on Regional Road 7 and a lot depth of 62.5 m. The parcel is currently developed with a commercial plaza (Vaughanwood Mall).</li> </ul>   |
| Official Plan Designation | <ul style="list-style-type: none"> <li>▪ The subject lands are designated "Prestige Area-Centres &amp; Avenue Seven Corridor" - "Transit Stop Centres" by OPA #240 (Woodbridge Community Plan) as amended by #661 (The Avenue Seven Land Use Futures Study), which permits mixed-use development on the site at a maximum building height of 10-storeys and a maximum Floor Space Index (FSI) of 3.0. The proposed development is for two, 10 storey buildings with an FSI of 3.0, which conforms to the current in-effect Official Plan (OPA #661).</li> <li>▪ OPA #661 also restricts the maximum building height to 4-storeys for any portion of the building located within 30 m of the adjacent low-density residential designation to the north and west. The proposal includes a 2-storey component along west side of the development, which conforms to the policies of the current in-effect Official Plan.</li> <li>▪ The subject lands are designated "Mid-Rise Mixed-Use" by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011).</li> <li>▪ The "Mid-Rise Mixed-Use" designation was amended on September 7, 2010 and on January 25, 2011, to reflect the following land use permissions for lands along Regional Road #7 between Rainbow Creek and Bruce Street, which includes the subject lands, upon the new Official Plan coming into effect: residential uses with ground floor retail uses; a maximum building height of 6 storeys; and, an FSI of 2.0. VOP 2010 also requires that the ground floor of buildings facing arterial and collector streets shall predominantly consist of retail uses or other uses that animate the street.</li> </ul> |

|                       |   |
|-----------------------|---|
|                       | <ul style="list-style-type: none"> <li>The proposed development does not conform to VOP 2010 as it exceeds the maximum 6-storey building height, and 2.0 FSI permissions. The applicant is pursuing development approvals in accordance with the current in-effect Official Plan (OPA #661).</li> </ul>   |
| Zoning                | <ul style="list-style-type: none"> <li>The subject lands are zoned C3 Local Commercial Zone, subject to Exception 9(457) by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA2 Apartment Residential Zone and permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the proposal.</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:

|    | <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 in-effect City Official Plan policies (OPA #661).</li> </ul>   |
| b. | Appropriateness of the Proposed Rezoning and Site-Specific Exceptions | <ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands, the proposed commercial uses and the site-specific exceptions to Zoning By-law 1-88 that are required to facilitate the development, 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.</li> </ul>  |
| c. | Traffic and Parking   | <ul style="list-style-type: none"> <li>A traffic study has been submitted in support of the application and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York.</li> <li>A parking study was submitted in support of the Zoning Amendment Application to justify the proposed parking standards. The study must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> <li>The location, design and configuration of the proposed driveway access to Regional Road 7, and confirmation of the road widenings must be approved by the Region of York.</li> </ul> |
| d. | Related Site Development File DA.11.073                               | <ul style="list-style-type: none"> <li>Related Site Development File DA.11.073 has been submitted in support of the Zoning By-law Amendment Application, to facilitate the development shown on Attachments #3 to #5. The following</li> </ul>  |

|    | <b>MATTERS TO BE REVIEWED</b> | <b>COMMENT(S)</b>  |
|----|-------------------------------|--|
|    |                               | <p>matters, but not limited to, will be considered through the review of the Site Development Application:</p> <ul style="list-style-type: none"> <li>- built form and site design, landscaping, building elevations and materials (Attachments #4 and #5);</li> <li>- sustainable site and development features;</li> <li>- pedestrian accessibility to the property and within the site;</li> <li>- site circulation, access and any required road widening along Regional Road 7;</li> <li>- the appropriateness of the proposed laneway connection from Regional Road 7 to Benjamin Drive;</li> <li>- streetscaping (hard and soft) along Regional Road 7;</li> <li>- integration of the proposed development with existing and planned transit infrastructure on Regional Road 7;</li> <li>- vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways;</li> <li>- the allocation of parking between residential and commercial uses on the site; and,</li> <li>- traffic and parking impacts of the proposed development on the immediate residential neighbourhood.</li> </ul> <ul style="list-style-type: none"> <li>▪ The Site Development Application will be considered by the City of Vaughan Design Review Panel.</li> </ul> |
| e. | Additional Studies            | <ul style="list-style-type: none"> <li>▪ A Phase 1 and Phase 2 Environmental Site Assessment Report and a Noise Impact Study have been submitted for review by the Vaughan Development/Transportation Engineering Department.</li> <li>▪ A Sun/Shadow Study prepared by the applicant and a Wind Review prepared by the applicant's consultant have been submitted for the review of the Development Planning Department to ensure that the development will not cause any adverse impact to the community.</li> </ul>   |
| f. | Water & Servicing Allocation  | <ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Site Development Application is approved. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.</li> </ul>  |
| g. | Sustainability                | <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>   |

### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the 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. A road widening along Regional Road 7 is required, and must be approved by the Region of York. Any additional 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. Site Plan
4. North and South Building Elevations
5. East and West Building Elevations

### **Report prepared by:**

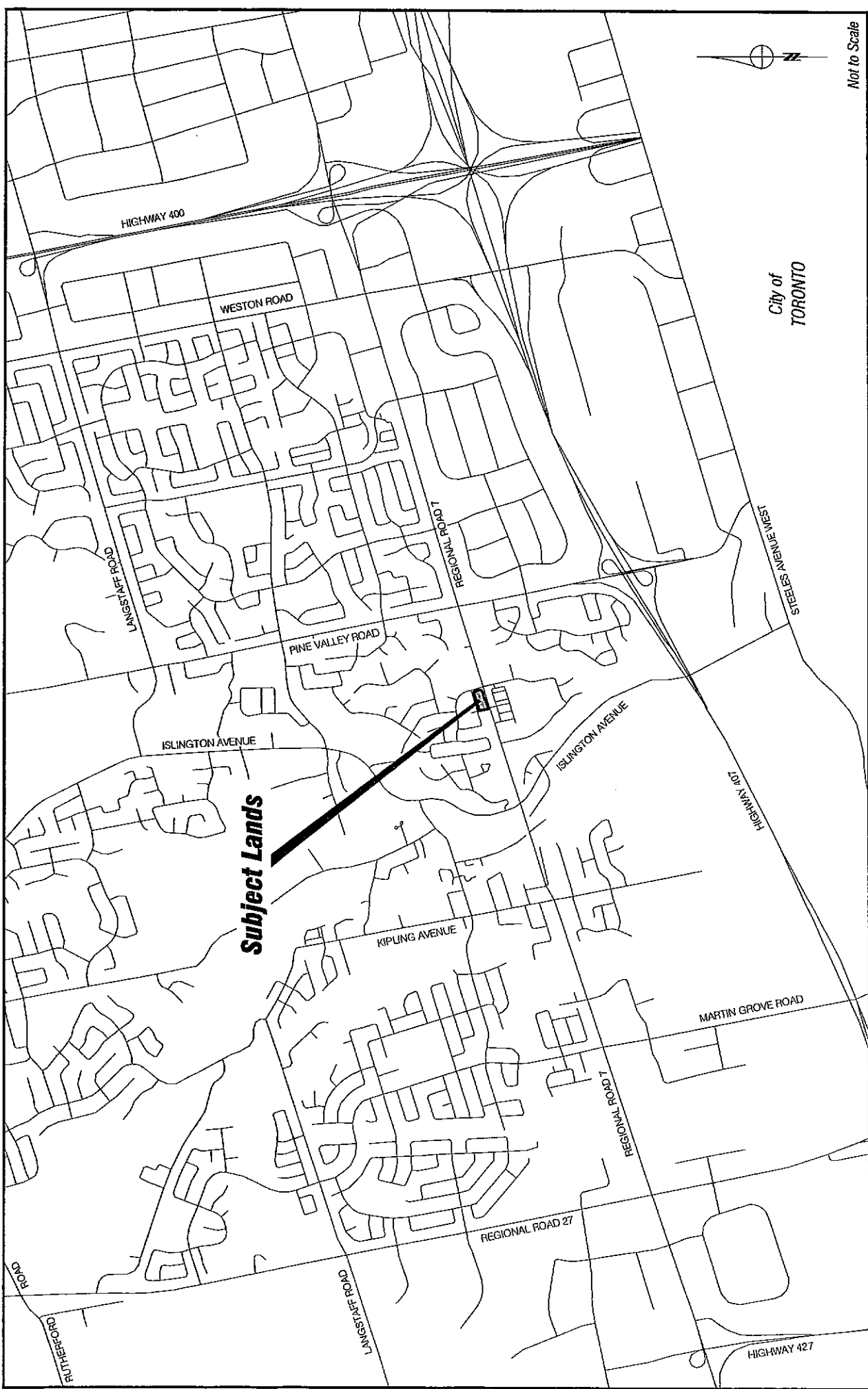
Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

# Context Location Map

LOCATION:  
Part of Lot 6, Concession 7

APPLICANT:  
2190647 Ontario Inc.

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# Attachment 1

FILE: Z.11.026  
RELATED FILE: DA.11.073

DATE:  
October 18, 2011

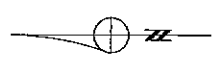
City of  
TORONTO



**Legend**

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1, R2, R3, R4 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

 **Subject Lands** Not to Scale



**Location Map**

LOCATION:  
Part of Lot 6, Concession 7

APPLICANT:  
2190647 Ontario Inc.

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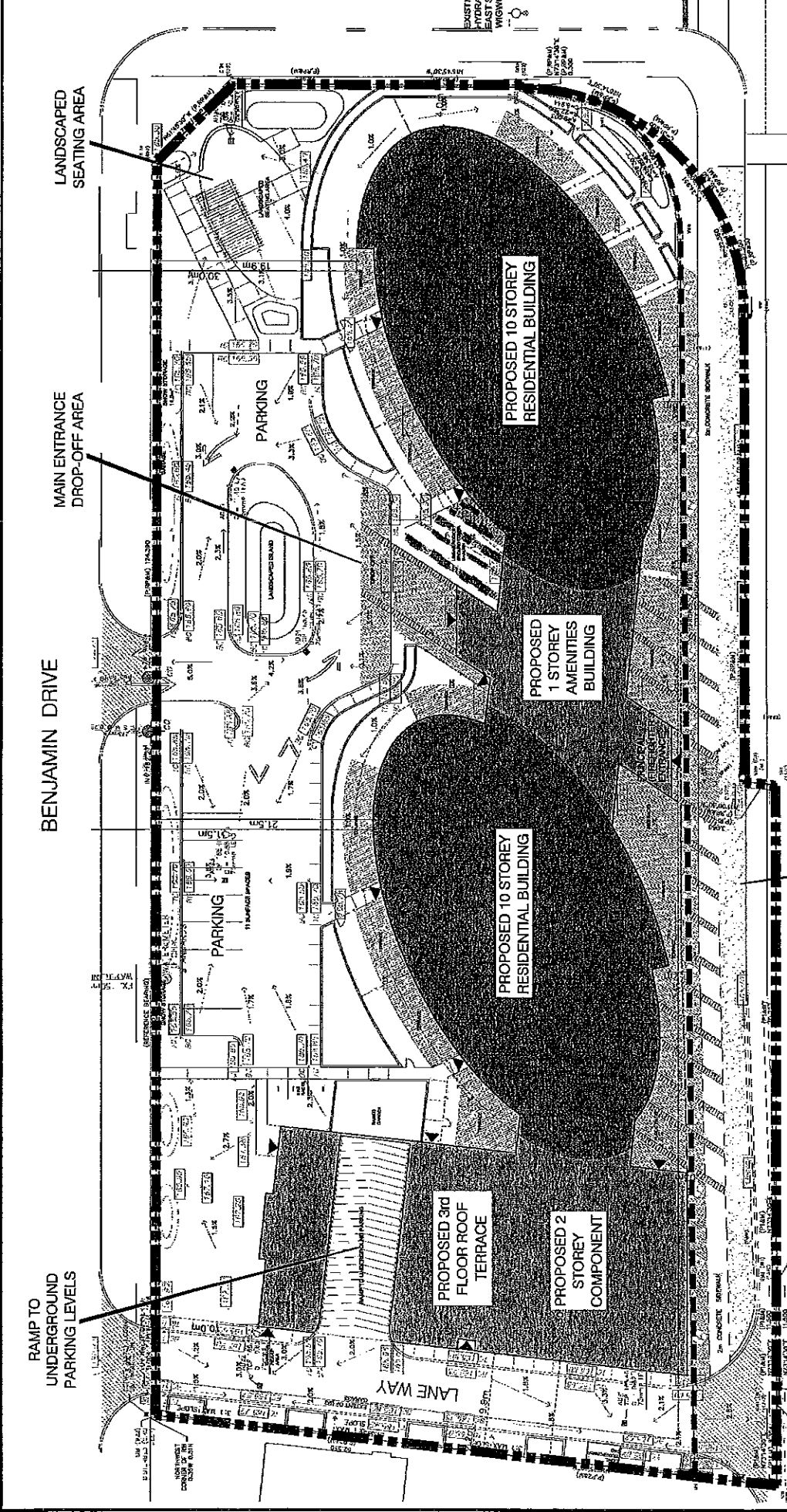
**Attachment**

FILE: Z:11.026  
RELATED FILE: DA.11.073

DATE:  
October 18, 2011



EXISTING FIRE HYDRANT ON EAST SIDE OF WIGWOSS DR.



Subject Lands

Not to Scale



REGIONAL ROAD 7

PROPOSED ROAD WIDENING

**ZONING BY-LAW AMENDMENT**

AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM C3 LOCAL COMMERCIAL ZONE TO RA2 APARTMENT RESIDENTIAL ZONE TOGETHER WITH SITE-SPECIFIC ZONING EXCEPTIONS TO FACILITATE A RESIDENTIAL DEVELOPMENT CONSISTING OF TWO 10 STOREY APARTMENT BUILDINGS WITH A 2 STOREY COMPONENT (TOTAL 232 UNITS), A PROPOSED 1 STOREY AMENITIES BUILDING AND WITH 155m<sup>2</sup> OF GROUND FLOOR COMMERCIAL USES.

**Site Plan**

LOCATION:  
Part of Lot 6, Concession 7

APPLICANT:  
2190647 Ontario Inc.

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**Attachment**

FILE: Z:11.026  
RELATED FILE: DA:11.073

DATE:  
October 18, 2011

OPAQUE GLASS  
PANELS

CLEAR GLASS PANELS  
IN METAL MULLIONS

PRECAST CONCRETE

NORTH ELEVATION

GLASS RAILING ON  
CONCRETE SLAB BALCONY

VENTILATION GRILL

METAL PANELS

WOOD STRUCTURE ON  
3rd FLOOR TERRACE

PRECAST  
CONCRETE

SOUTH ELEVATION  
(FACING REGIONAL ROAD 7)

PRECAST CONCRETE

Not to Scale

# North and South Building Elevations

APPLICANT: 2190647 Ontario Inc.  
LOCATION: Part of Lot 6, Concession 7

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# Attachment

FILE: Z.11.026  
RELATED FILE: DA.11.073

DATE: October 18, 2011

# 4

CLEAR GLASS PANELS  
IN METAL MULLIONS

VENTILATION GRILL

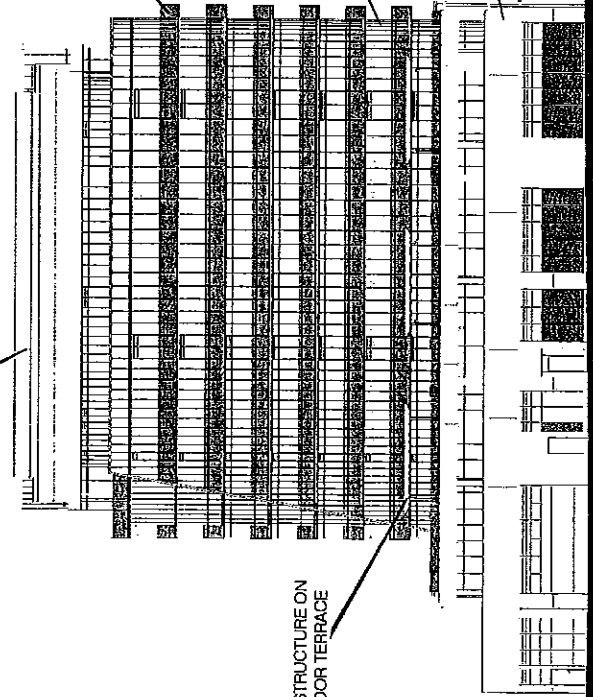
GLASS RAILING ON  
CONCRETE SLAB BALCONY

OPAQUE GLASS  
PANELS

PRECAST  
CONCRETE

METAL PANELS

WOOD STRUCTURE ON  
3rd FLOOR TERRACE



WEST ELEVATION

EAST ELEVATION

Not to Scale

FILE: Z:11.026  
RELATED FILE: DA:11.073

DATE:  
October 18, 2011



# East and West Building Elevations

APPLICANT: 2190647 Ontario Inc.  
LOCATION: Part of Lot 6, Concession 7  
N:\DFT\1 ATTACHMENTS\DA\da.11.073s.11.026.dwg