

COMMITTEE OF THE WHOLE FEBRUARY 28, 2012

**OFFICIAL PLAN AMENDMENT FILE OP.06.002
ZONING BY-LAW AMENDMENT FILE Z.06.005
1668872 ONTARIO INC.
WARD 3**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.002 (1668872 Ontario Inc.) BE APPROVED, to amend Official Plan Amendment #600 for the subject lands shown on Attachments #1 and #2, specifically to redesignate the subject lands to permit a residential apartment building as shown on Attachments #3 to #5 inclusive, as follows:
 - a) redesignate Parts 1 and 2 (Attachment #6) of the subject lands from "Estate Residential" and "Valley and Stream Corridor" to "High Density Residential-Commercial" to permit a maximum 6-storey (maximum height of 19 m) residential apartment building with a maximum of 98 apartment dwelling units, a maximum density of 115.3 units per hectare (98 units/0.85 ha) and a maximum Floor Space Index of 2.0 (16,823.99 m² GFA/8,500 m² Lot Area); and,
 - b) redesignate Part 3 (Attachment #6) from "Estate Residential" to "Valley and Stream Corridor" to maintain the open space/valley and stream corridor.
2. THAT the implementing Official Plan Amendment include the following but not limited to site-specific policies:
 - a) require enhanced building elevations and architectural features including the integration of the rooftop mechanical equipment into the roof building form;
 - b) require minimum landscaped areas along Pine Valley Drive and on the property, with the minimum requirements to be established in the implementing Zoning By-law;
 - c) require sustainable community objectives to be implemented through the site plan process that support cycling and walking, neighbourhood connectivity to the broader community, transit opportunities, water and energy efficiencies and alternatives, green building design including addressing light pollution, and sustainable site development, including developing a LEED Certified apartment building;
 - d) require an ecological buffer ranging from 6m to 10m as shown on Attachment #10, outside of the development limits adjoining a valley and stream corridor to be established and dedicated to a public agency to form part of the public open space system;
 - e) the valley and stream corridor shall be dedicated to either the Toronto and Region Conservation Authority (TRCA) or City of Vaughan, free of all charges and encumbrances;
 - f) the tableland woodlot shall be dedicated to the City of Vaughan, free of all charges and encumbrances;

- g) loading and unloading shall not be permitted between a building and a street, and all surface parking areas and ramps shall be screened from the street with landscaping; and,
 - h) require a maximum height and building (footprint) envelopes to be established in the Zoning By-law.
3. THAT Zoning By-law Amendment File Z.06.005 (1668872 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from RR Rural Residential Zone and A Agricultural Zone to the following zone categories in the manner shown on Attachments #9 and #10, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Tables 1 and 2 of this report, and that the implementing zoning by-law be in the form of a very specific by-law that fully reflects the conceptual site plan and elevation drawings shown on Attachments #3, #4 and #5:
- a) rezone Part 1 (Attachment #9) of the subject lands to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" to facilitate the development of a 6-storey (19 m) apartment building, with a maximum of 98 apartment dwelling units;
 - b) rezone Part 2 (Attachment #9) of the subject lands to OS1 Open Space Conservation Zone to provide and maintain the open space, and valley and stream corridor lands on 1.5 ha;
 - c) rezone Part 3 (Attachment #9) of the subject lands to OS4 Open Space Woodlot Zone to maintain the tableland woodlot on 2.69 ha;
 - d) one residential apartment building shall be permitted with a maximum of 98 residential apartment dwelling units;
 - e) permit any other zoning exceptions necessary to implement the Site Plan Concept (Attachment #3);
 - f) that the Holding Symbol "(H)" shall not be removed from the subject lands until the following conditions are addressed to the satisfaction of the City:
 - i) the water supply and sewage servicing capacity has been identified and allocated to the subject lands by the City of Vaughan;
 - ii) the approval of a Site Development Application by Vaughan Council for the subject lands, which shall include the following:
 - 1) the transfer of the tableland woodlot, free of all charges and encumbrances, to the City; and,
 - 2) the details pertaining to the monitoring program and Letter of Credit or other financial security for the proposed realigned channel has been submitted and approved, to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA);
 - g) the City is provided with written clearance from the Trustee for the Block 39 Plan that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement; and,

- h) the Owner shall submit to the City, a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
4. THAT the Owner shall contribute their proportionate share towards the provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities. The Owner will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities. The Trustee for Block 39 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 39 Developers' Group Agreement.
5. THAT should the implementing Official Plan Amendment File OP.06.002 (1668872 Ontario Inc.) be approved by the Region of York (approval authority), that the Region of York be requested to endorse a modification to the City of Vaughan Official Plan 2010, adopted by Vaughan Council on September 7, 2010, as modified on September 27, 2011, specifically Schedules 1, 2, 3, 13, 13-M and 14C to redesignate the subject lands from "Low-Rise Residential" and "Natural Areas" to "Mid-Rise Residential" and "Natural Areas" to accurately reflect the development limits of the subject lands and with the same site-specific policies identified in Recommendations 1 a) and b) above to be included in Volume 2, Section 13 (Land Subject to Site Specific Policies) of the City of Vaughan Official Plan 2010, as amended. As the VOP 2010 has been appealed, the final approval authority rests with the Ontario Municipal Board (OMB).

Contribution to Sustainability

The sustainable features for the proposed development of the subject lands will be determined at the Site Development stage.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On May 20, 2011, a Notice of Public Hearing was circulated to all property Owners within 150 m of the subject lands and to the Millwood Woodend Ratepayers' Association. A Public Hearing was held on June 14, 2011, and the recommendation to receive the Public Hearing was ratified by Vaughan Council on June 28, 2011.

As of January 27, 2011, the following correspondence was received opposing the proposal:

- Dan Botham, 209 Via Teodoro, resident, correspondence dated June 3, 2011;
- Frank Alaimo, Rimwood Estates Homeowners Association, correspondence dated June 13, 2011;
- Ken Schwenger, Kleinburg and Area Ratepayers' Association, correspondence dated June 13, 2011;
- Tim Sorochinsky, Millwood-Woodend Ratepayers Association, correspondence, including the submission of a petition from residents, dated June 14, 2011;
- John Harvey, Vellore Woods Ratepayers Association, correspondence submitted June 14, 2011;
- Leo Verrilli, 240 Via Teodoro, resident, correspondence dated June 3, 2011;
- Frances and Michael Calderone, 217 Via Teodoro, residents, correspondence dated June 14, 2011;

- Ehab and Shereen Rofaiel, 226 Via Teodoro, residents, correspondence dated June 14, 2011;
- Mark Fazari, 239 Via Teodoro, resident, correspondence dated June 15, 2011;
- Joe Puntillo, resident, correspondence dated May 25, 2011 and June 6, 2011; and,
- John Martino, resident, correspondence dated May 25, 2011.

The following are the concerns raised, which are consistent among the above-noted correspondence:

- i) the mid to high rise residential development is not appropriate for the surrounding existing community (low density and estate residential uses) and natural areas (valleylands and woodlots), with respect to scale and massing, visual impact to nearby homes, traffic impact, contamination of ground water for wells;
- ii) the Official Plan (OPA #600/City of Vaughan Official Plan 2010) designates other lands in the City that may be better suited to accommodate high density residential-commercial development;
- iii) the approval of the proposal would encourage additional intensive residential and commercial development in the community;
- iv) there will be negative impacts on the environmental features (woodlots and creek) and the Kortright Conservation Centre;
- v) there is not sufficient transportation (capacity of the road system - Pine Valley Drive), transit, and water and sanitary servicing infrastructure to accommodate the proposed development; and,
- vi) concerns with visual impact and visual impact study methodology.

As of January 25, 2011, the following correspondence was received supporting the proposal:

- Kurt Franklin, Weston Consulting Group (representing residents Mr. and Mrs. Presutto, 11 Woodend Place and Mr. and Mrs. F. Abballe, 51 Woodend Place), correspondence dated June 13, 2011 and June 14, 2011; and,
- Carlo DeFrancesco, East Woodbridge Community Association, correspondence dated June 13, 2011.

The following are the comments raised by those supporting the proposal, which are consistent among the above-noted correspondence:

- i) the height and density are appropriate given the location of the proposal;
- ii) the proposal can be supported by the planned transit infrastructure on the Regional road (Major Mackenzie Drive); and,
- iii) the existing open space/valleylands provides a buffer for the development from the existing neighbourhood.

Purpose

The Owner has submitted the following applications on the subject lands (9909 and 9939 Pine Valley Drive) shown on Attachments #1 and #2:

1. Official Plan Amendment File OP.06.002, to amend OPA #600, specifically in the manner shown on Attachment #6 as follows:
 - i) redesignate the tableland portion (Parts 1 and 2) of the subject lands from "Valley and Stream Corridor" and "Estate Residential" to "High Density Residential-Commercial" to facilitate the development of a 6-storey apartment building, with a maximum of 98 apartment dwelling units, to be marketed as an adult lifestyle development; and,
 - ii) redesignate Part 3 of the subject lands from "Estate Residential" to "Valley and Stream Corridor" to maintain the valleylands.
2. Zoning By-law Amendment File Z.06.005, to amend Zoning By-law 1-88, specifically in the manner shown on Attachments #9 and #10 as follows:
 - i) rezone the subject lands from A Agricultural Zone and RR Rural Residential Zone to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" (Tableland - Limit of Development), OS1 Open Space Conservation Zone (Valleylands) and OS4 Open Space Woodlot Zone (Tableland Woodlot) in the manner shown on Attachment #10, together with the site-specific zoning exceptions shown on Tables 1 and 2 of this report:

Background – Analysis and Options

Site Statistics

The site statistics for the proposed development shown on Attachment #3, are as follows:

Lot Area:	5.03 ha (Gross) - 0.85 ha Proposed Residential - 2.68 ha Tableland Woodlot - 1.5 ha Valleylands
Lot Frontage:	171 m (Pine Valley Drive)
Lot Depth:	155 m (North Lot Line) 400 m (South Lot Line)
Lot Coverage:	35.1% (2,987.32 m ² GFA/8,500 m ² Lot Area)
Floor Space Index:	2.0 FSI (16,823.99 m ² GFA/8,500 m ² Lot Area)
Building Height:	6 storeys

<u>Residential Building:</u>	<u>Gross Floor Area</u>
Ground Floor to 6 th Floor	15,435.01 m ²
Lower Level Residential Area	<u>1,388.98 m²</u>
Total Area	16,823.99 m ²

Apartment Dwelling Units	98
Lower Level Parking Area	5,399.05 m ²

<u>Parking Spaces</u>	<u>Required</u>	<u>Provided</u>
1.5 Parking Spaces / Apartment Dwelling Unit	147	147
0.25 Visitor Parking Spaces / Dwelling Unit	<u>25</u>	<u>25</u>
Total Parking	172	172

Supporting Documents

The following supporting reports were submitted for the applications:

- i) *Planning Justification Report - Official Plan Amendment*, dated October 2008 by KLM Planning Partners Inc.;
- ii) *Visual Impact Analysis Report*, dated November 2011 and revised December 2011 by KLM Planning Partners Inc.;
- iii) *Environmental Site Assessment, Phase I with Chemical Testing - Proposed Residential Development, 9939 Pine Valley Drive, City of Vaughan*, dated October 12, 2006 by Soil Engineers Ltd.;
- iv) *Phase I and II Environmental Site Assessment - Proposed Residential Development, 9909 Pine Valley Drive, City of Vaughan*, dated January 2006 by Soil Engineers Ltd.;
- v) A Soil Investigation for the proposed Residential Development, Block 39 - 9939 Pine Valley Drive, City of Vaughan, dated August 2006 by Soil Engineers Ltd.;
- vi) A Soil Investigation for the proposed Residential Development, Block 39 - 9909 Pine Valley Drive, City of Vaughan, dated January 2006 by Soil Engineers Ltd.;
- vii) *Vegetation Assessment, Edge Management and Preservation Plan Report - Royal Pine Homes, Capo Di Monte Lands, Pine Valley Drive, City of Vaughan*, dated September 23, 2008 by Kuntz Forestry Consulting Inc.;
- viii) *Marigold Creek, Humber River Tributary - Geomorphic Assessment*, dated August 2008 by Parish Geomorphic;
- ix) *Hydrogeological and Water Balance Assessment - Capo Di Monte Development Project*, dated October 2008 by Groundwater Environmental Management Services Inc.;
- x) *Functional Servicing Report - Capo Di Monte, City of Vaughan*, dated August 2008 by Schaeffers Consulting Engineers;
- xi) *Stormwater Management Brief - Capo Di Monte, City of Vaughan*, dated October 2008 by Schaeffers Consulting Engineers;
- xii) *Updated Proposed Grading and Regional Floodline Modeling Brief - Royal Pine Homes, Capo Di Monte, Major Mackenzie Drive and Pine Valley Drive, Block 39, City of Vaughan*, dated September 2008 by Schaeffers Consulting Engineers;
- xiii) *Report on Part of the 2006 Stage 1-2 Archaeological Assessment (9909 Pine Valley Drive), Part of Lot 20, Concession 6, City of Vaughan*, dated April 2006 by AMICK Consultants Limited;
- ivx) *Report on Part of the 2006 Stage 1-2 Archaeological Assessment (9939 Pine Valley Drive), Part of Lot 20, Concession 6, City of Vaughan*, dated August 2006 by AMICK Consultants Limited; and,
- xv) *Traffic Impact Study - Proposed Adult Living Condominium (Capo Di Monte)*, dated July 18, 2006 and revised March 31, 2008 by Sernas Transtech Associates.

Previous Proposals

On April 3, 2006, a Public Hearing was held for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc.) to amend the Official Plan (OPA #600) and Zoning By-law 1-88, to redesignate and rezone the southerly portion of the subject lands (9909 Pine Valley Drive) for the development of a 5-storey apartment building on the tableland portion of the property, with a maximum of 60 apartment dwelling units, to be marketed as an adult lifestyle development on 0.56 ha. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 3, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 10, 2006.

The Owner acquired the northerly portion of the subject lands (9939 Pine Valley Drive) shown on Attachment #2, and subsequently modified the applications thereby requiring a new Public Hearing. On March 25, 2008, a Public Hearing was held for Files OP.06.002 and Z.06.005 (1668872 Ontario Inc.) to amend the Official Plan (OPA #600) and Zoning By-law 1-88, to redesignate and rezone the subject lands (9909 and 9939 Pine Valley Drive) from "Valley and Stream Corridor" and "Estate Residential" to "High Density Residential-Commercial" (Limit of Development) and to amend Zoning By-law 1-88 on the subject lands for the development of a 9-storey apartment building on the tableland portion of the property, with a maximum of 132 apartment dwelling units, to be marketed as an adult lifestyle development on 1.1 ha. The recommendation of the Committee of the Whole to receive the Public Hearing report on March 25, 2008, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 31, 2008.

Previously, on February 25, 2002, Council approved Site Development File DA.01.069 (Rodriguez Holding Corp. [Woodbridge Private School]) to facilitate the development of the southerly portion of the subject lands (9909 Pine Valley Drive) with a 1-storey private school having a gross floor area of 2,208.62 m², 21 parking spaces and a septic field. A condition of approval required the applicant to enter into a separate agreement with the City concerning the City's acquisition of a designated 2.685 ha tableland woodlot located on the Owner's overall land holdings as required by OPA #600. On September 27, 2002, the Site Development Agreement was forwarded to the applicant, however, it was never executed or registered and the separate agreement for the City's acquisition of the woodlot did not occur.

Through the current development applications, the Owner will be conveying the 2.685 ha tableland woodlot shown on Attachment #2 to the City as part of the Owner's obligations under the Block 39 Developer's Group Agreement.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Applications to redesignate and rezone the subject lands in consideration of the following policies:

a) Provincial Policy Statement (2005) and Places To Grow Act, 2005

The *Provincial Policy Statement* (PPS) came into effect on March 1, 2005, and stipulates the land use planning and development matters that are of Provincial interest, including but not limited to, providing for the efficient development of land, resources (e.g., natural heritage, water, cultural, and archaeological), and infrastructure/facilities (e.g., transportation and transit systems, and sewage and water systems).

The Development Planning Department has determined that the proposal will meet and also allow the City to meet the objectives of providing for a range of land uses in a manner that promotes efficient land use and development patterns to support a livable and healthy community within the built-up area in accordance with the policies of the PPS as discussed below.

The PPS identifies the subject lands as being within a Settlement Area. The PPS defines a "Settlement Area" as follows (in part):

"Urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses;"

The "Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns" Policy 1.1 of the PPS supports the efficient development of land and land uses as follows (in part):

"1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet the long-term needs;

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion...;
- b) a range of uses and opportunities for *intensification and redevelopment* in accordance with the criteria in Policy 1.1.3.3.

1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."

The "Housing" Policy 1.4 of the PPS further supports the proposal with respect to the City providing a range of housing types and densities, as follows (in part):

"1.4.3. Planning authorities shall provide for a range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and,
 - 2. all forms of residential intensification and redevelopment in accordance with Policy 1.1.3.3.

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;”

The PPS defines “intensification” and “redevelopment”, respectively, as follows:

“Intensification means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and,
- d) the expansion or conversion of existing buildings.”

“Redevelopment means the creation of new units, uses or lots on previously developed lands in existing communities, including brownfield sites.”

The “Natural Heritage” Policy 2.1 of the PPS provides the policy framework to support the proposal with respect to restoring and enhancing the natural features, as follows (in part):

- “2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

In conjunction with the PPS, the Province’s *Growth Plan for the Greater Golden Horseshoe* (Places to Grow), in effect as of June 16, 2006, which was prepared under the *Places to Grow Act, 2005*, which received Royal Assent on June 13, 2005, also includes policies to support the development proposal, as indicated in the “Managing Growth” Policy 2.2.2 in accordance with the following (in part):

- “2.2.2.1 Population and employment growth will be accommodated by:
 - a) directing a significant portion of new growth to the *built-up areas* of the community through intensification; and,
 - h) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.”

Places to Grow defines “intensification” and “complete communities”, respectively, as follows:

“Complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.”

Places to Grow defines "Intensification" the same as the PPS, as indicated earlier in this report.

The subject lands are located within the City's urban boundary as defined by OPA #600, which provides for a range of existing and planned land uses to support the residential proposal such as commercial and institutional uses located along Major Mackenzie Drive and Rutherford Road. The proposal, in accordance with the PPS and Places to Grow policies respecting access to efficient use of public transit, will be supported by the availability of transit in the community. The Region of York's Transportation Master Plan Update, dated November 2009, indicates that the Transit Priority road improvements proposed to support transit improvements on Major Mackenzie Drive between Weston Road and Highway 50 are anticipated to be completed by 2031. Transit Priority road improvements which will include road widenings from 2 lanes to 4 lanes and eventually 6 lanes to support high occupancy vehicle (HOV) lanes, transit signal priority and queue jump lanes, will be gradually implemented as development intensifies and the population increases in this area. Further, Rapid Transit on Major Mackenzie Drive between Weston Road to Ninth Line in Markham is planned to be in place by 2013. Rapid Transit may include buses on a dedicated right-of-way lane or trains/streetcars on a dedicated right-of-way path. In July 2011, the Region submitted the individual Environmental Assessment (IEA) for Western Vaughan, which included the plans for the road improvements for Major Mackenzie Drive between Weston Road and Pine Valley Drive to the Ministry of the Environment for approval. Should the IEA be approved, the road improvements respecting the widening of Major Mackenzie Drive from 2 lanes to 4 lanes can be undertaken in 2013 to enable the road to support increased transit. Planned road widenings along the Regional roads will result in 45 m wide road rights-of-way, both east and west of Weston Road, along Major Mackenzie Drive, and a 43 m wide road right-of-way along Weston Road to support more intense development.

The subject lands are located on the east side of Pine Valley Drive and south of Major Mackenzie Drive, within the Block 39 Planning Area. The community surrounding the subject lands primarily consists of existing low rise development (i.e., detached, semi-detached and townhouse dwelling units) no greater than three (3) stories in height. Development Applications have been approved for more intense uses and higher densities than permitted by the Official Plan and Zoning By-law including:

- at the northwest corner of Major Mackenzie Drive and Weston Road (Cicchino Holdings Ltd.) for two, 12-storey apartment buildings with 430 apartment dwelling units, 70 block townhouse dwelling units and a 3-storey, 2,473m² commercial building, with a floor space index of 1.57 (approved by the Ontario Municipal Board (OMB) on November 23, 2011); and,
- at the southwest corner of Major Mackenzie Drive and Highway #400 for Official Plan and Zoning By-law Amendment Files OP.08.016 and File Z.08.062 (1678573 Ontario Inc.) for one, 12-storey and one, 10-storey apartment building with a total of 864 apartment dwelling units and 54 block townhouse dwelling units, with a floor space index of 2.32 (approved by the OMB on January 6, 2012).

The subject lands are comprised of vacant agricultural lands at 9909 Pine Valley Drive, and contained a detached dwelling unit until 2001 when a Permit was issued to demolish the building and the unoccupied residential unit at 9939 Pine Valley Drive. The lands provide an opportunity for redevelopment in accordance with the PPS and Places To Grow intensification policies. The proposal to develop a 6-storey apartment building on the subject lands contributes to the opportunity to provide a range of housing types and densities.

The subject lands include valley and stream corridor lands as part of the Humber River Watershed, specifically Marigold Creek, a tributary of the Humber River. The Owner, as part of the development of the subject lands, will undertake a natural channel rehabilitation, which the

TRCA had required during the processing of the previous Site Development File DA.01.069 (Rodriguez Holding Corp. [Woodbridge Private School]). The rehabilitation work will also include fish habitat enhancements and riparian plantings. In addition, the subject lands also contain a tableland woodlot which is part of the Kleinburg Woodlot system. The valley and stream corridor and buffers will be dedicated to the TRCA and tableland woodlot will be dedicated to the City to form part of the public open space system.

In consideration of the above, the proposal to redesignate the subject lands from "Valley and Stream Corridor" and "Estate Residential" to "High Density Residential-Commercial" to facilitate a proposed 6-storey apartment building, and from "Estate Residential" to "Valley and Stream Corridor" to maintain the open space valley and stream corridor is in accordance with the policies of the PPS and Places to Grow.

b) Region of York

The Region of York has identified that the applications are consistent with the Regional Official Plan. Regional comments are discussed in the Regional Implications section of this report.

c) Vaughan Official Plan (OPA #600)

The subject lands are designated "Estate Residential" (single detached dwellings on large lots of a minimum of 6,000 m², with the average lot size to be not less than 8,000 m²), "Valley and Stream Corridor" and "Tableland Woodlots" by OPA #600, as shown on Attachment #6, which does not permit the proposed apartment development, and therefore an Official Plan Amendment is required.

The policies of the "High Density Residential/Commercial Areas" designation in OPA #600 permits apartment buildings to a maximum of 12-storeys in height, and a density ranging between 60 to 150 units per hectare. The proposed 6-storey apartment building includes 98 apartment dwelling units thereby yielding a density of 115.3 units per hectare, which is in keeping with OPA #600.

Floor Space Index or FSI is the ratio of gross floor area to the net developable area of the site, and does not include any lands to be conveyed for public purposes such as a public street, street widenings, valleylands, parks and schools. The proposed FSI is 2.0, which for the purpose of this amendment is based on a net lot area of 8,500 m² and a residential gross floor area of 16,823.99m².

OPA #600 includes the following urban design policy for high density residential-commercial areas (in part):

"...to the careful integration of transit and a high quality public realm comprised of public streets and open space. Such areas will be carefully integrated with the surrounding development so that streets are continuous and linked with surrounding High Density Residential-Commercial, Medium Density Residential-Commercial and Low Density Residential-Commercial areas so that pedestrian access between areas shall be convenient, direct and safe. Specific development schemes shall demonstrate a careful transition in building scale toward lower density housing forms."

The subject lands are located within an enclave surrounded by natural features including:

- the Kleinburg woodlots and stream corridor to the south, which provides for approximately 100 m separation distance from the closest lots to the south (i.e. Via Teodoro);
- proposed valley lands to the east, and approximately 50 m of vegetated separation distance to the lots on Woodend Place; and,

- buffers ranging from 6 m to 15 m along Pine Valley Drive and 4.5 m along the north lot line.

These areas provide a distance separation between the subject lands and surrounding development and include existing vegetation in certain areas, and additional landscaping placed within the valley and elsewhere on the subject lands to further screen the proposed building and provide a transition to the surrounding land uses.

The woodlots, landscaping and distance separation from existing land uses will minimize the impact of the proposed development on the surrounding community as supported by the *Visual Impact Analysis Report*, dated November 2011 and revised on December 2011 by KLM Planning Partners Inc. The woodlots and valley and stream corridor establish a buffer and transitional area between the subject lands and the low-rise residential areas.

The Official Plan includes the following policy respecting the building height and massing for the High Density areas (in part):

“...buildings are encouraged not to exceed twelve stories in height and shall be sited close to the street right-of-ways to create an attractive and interesting public realm.”

A 6-storey building, shown on Attachments #4 and #5, is proposed on the subject lands. Due to the lands sloping to the east, the lower level of the proposed building will accommodate apartment dwelling units and the lower level parking area as shown on Attachment #4. The front of the building which faces Pine Valley Drive contains the main entrance and is 6-storeys in height. The following definition for “Building Height” is included in Zoning By-law 1-88 (in part):

“...the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance)...”

The proposed building is setback 16 m instead of 7.5 m from Pine Valley Drive (the latter as required in the RA2 Apartment Residential Zone, the proposed Zone for the subject lands) in order to accommodate a substantial amount of landscaping to minimize the impact of the building from the street and maintain the character of Pine Valley Drive. Enhanced elevations and architectural features will be required for the building, and if approved, will be addressed at the Site Plan stage. The following policies will be included in the implementing Official Plan to ensure that the development contributes to an attractive streetscape:

- i) require enhanced building elevations and architectural features for the building and have the rooftop mechanical equipment integrated into the roof building form;
- ii) prohibit loading/unloading areas to be located between a building and a street;
- iii) require that surface parking areas and parking garage ramps be screened from the street with landscaping; and,
- iv) require the following minimum landscaped areas to be established in the implementing Zoning By-law:
 - a) between 6 m to 15 m, and inclusive of ventilation shafts, exit stairwells from below, and driveways; and,
 - b) 4.5 m in depth along the north and south lot lines.

The proposed apartment building would contribute to the range of housing types available to the local community and within the urban area, and is in accordance with the policies of the PPS and

Places To Grow. In addition, the proposal provides community benefits which includes the dedication of the tableland woodlot and valley and stream corridor lands (which are to be restored) into public ownership (TRCA or City) to enhance the public open space system. The Development Planning Department is satisfied that the proposal and requested modifications to the Official Plan are appropriate for the development of the subject lands in the context of the surrounding community.

It is also noted that should the applications be approved that the Owner will be required to pay as a condition of Site Plan approval, a woodlot development charge at a rate of \$1,000.00 per unit, in accordance with the Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement.

d) City of Vaughan Official Plan 2010 (VOP 2010)

The new City of Vaughan Official Plan 2010 (VOP 2010) designates the subject lands "Low-Rise Residential" and "Natural Areas", as shown on Attachment #8, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011). As the new VOP 2010 has been appealed, final approval of the Plan rests with the OMB. The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwelling units, and public and private institutional buildings, in a low-rise form no greater than 3 storeys. The "Low-Rise Residential" designation does not specify a maximum FSI on the lands. The current apartment building proposal does not conform to the new Official Plan.

The applications to amend the Official Plan and Zoning By-law to permit the proposal shown on Attachment #3 were submitted on January 23, 2006, and are therefore subject to OPA #600, the in-effect Official Plan. As the new Official Plan has been appealed, final approval of the Plan rests with the Ontario Municipal Board (OMB).

Should Council approve the current apartment building proposal, the implementing Official Plan Amendment for the subject lands is to be adopted by Vaughan Council and subsequently approved by the Region of York (approval authority). The Region will be requested to modify the new City of Vaughan Official Plan 2010, specifically to redesignate the subject lands from "Low-Rise Residential" and "Natural Areas" to "Mid-Rise Residential" on Schedules 1, 2, 3, 13, 13-M and 14-C, and to include the amendment into Volume 2, Section 13.1 (Lands Subject to Site Specific Policies). A condition to this effect is included in the recommendation to this report.

Zoning

The subject lands are currently zoned A Agricultural Zone and RR Rural Residential Zone by Zoning By-law 1-88, as shown on Attachment #2. An amendment to Zoning By-law 1-88 is required to facilitate the proposed development with the following site-specific zoning exceptions:

a) Residential Lands

Rezone Part 1 of the subject lands shown on Attachment #9 from A Agricultural Zone and RR Rural Residential Zone to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" as shown on Attachments #9 and #10. Table 1 identifies the site-specific exceptions to the RA2 Apartment Residential Zone to implement the proposal:

Table 1: Proposed Zoning Exceptions - Residential Use

	By-law Standard	By-law 1-88 Requirements for the RA2(H) Apartment Residential Zone	Proposed Exceptions to the RA2(H) Apartment Residential Zone
a)	Definition for 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 Planning Act, R.S.O. 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.	"Lot" - means to deem the two existing lots to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, easements, or condominiums, and whether the building or structure has or does not have a common basement or are or are not connected below or above finished grade.
b)	Setback to Portions of a Building Below Grade (Front Lot Line – Pine Valley Drive)	1.8 m	0 m
c)	Minimum Front Yard (Pine Valley Drive)	7.5 m	16 m
d)	Minimum Rear Yard (East)	7.5 m	5 m
e)	Minimum Interior Yard (South)	9.5 m	5 m
f)	Maximum Floor Space Index (FSI)	Does not exist	2.0 FSI (Net)
g)	Maximum Gross Floor Area	Not Applicable	16,824 m ² (includes residential GFA in the lower level of the building)
h)	Maximum Building Height	44 m	6 storeys, not to exceed 19 m

	By-law Standard	By-law 1-88 Requirements for the RA2(H) Apartment Residential Zone	Proposed Exceptions to the RA2(H) Apartment Residential Zone
i)	Minimum Landscape Strip Width Abutting the Street Line	6 m	Between 6 m to 15 m, and inclusive of ventilation shafts, exit stairwells from below, and driveways (Attachment #10)
j)	Minimum Structural Setback from the Top-of-the-Bank	10 m	5 m (Established through TRCA Review)
k)	Storage Requirements for All Refuse and Recycling Containers	Does not exist	All refuse and recycling containers shall be stored internal within a building
l)	Minimum Number of Loading Spaces	Not Applicable to Residential	1 space
m)	Location of Loading Areas	Does not exist	No loading and/or unloading between a building and a street. All loading shall be screened by a wall and/or landscaping.
n)	Minimum Landscaping Around a Parking Area for Multiple Family Dwellings	An outdoor parking area shall be screened from the street and any adjacent premises	An outdoor parking area, including underground ramps shall be screened from the street and any adjacent premises

The proposed exception to the definition of a "lot" is required to ensure that for zoning purposes, the subject lands consisting of two (2) lots are deemed to be one lot. Given the nature of the proposed development which includes one building located over two lots, this exception is appropriate. Exceptions to the portions of the parking garage below grade are required to provide underground parking which from an urban design perspective is preferred since it avoids large surface parking areas and provides opportunity for increased landscaping. In order to provide an attractive streetscape, in keeping with the urban design policies of the Official Plan, zoning exceptions are required for the height, building setbacks, gross floor area, and location of the refuse and recycling containers and loading areas.

The width of the landscaping buffers adjacent to Pine Valley Drive range between 6 m to 15 m as shown on Attachment #10. The Region of York has identified a site distance concern with the southerly driveway access onto Pine Valley Drive as discussed later in this report in the Regional

Implications section, which has the effect of changing the landscaping configuration along the Pine Valley Drive frontage. The Region indicates that this matter can be addressed by the applicant at the Site Plan stage, and therefore, the implementing zoning by-law will include a 6 m to 15 m range for the front landscape strip.

The Owner requested a maximum building height of 24.1 m. The Development Planning Department's review has determined that a 19 m building height, excluding the mechanical room (which is not counted in the calculation of building height in accordance with Zoning By-law 1-88), is more appropriate from an urban design perspective and limiting the building height given the surrounding land use context for the subject lands. The Owner also requested that the area of the OS1 Open Space Conservation Zone lands be included in the calculation of lot frontage, lot area, and lot coverage and yard setbacks for the proposed RA2 Apartment Residential Zone. The inclusion of the open space lands as part of the developable lands is not consistent with the Official Plan, and therefore will not be applied to the subject lands. Exceptions to the Zoning By-law 1-88 requirements, where necessary, will be provided, to facilitate the development.

On September 26, 2011, the Owner erected a crane, which was extended to a height of 9-storeys (33.6 m) to approximate the height of a 9-storey building on the subject lands (as per the 2008 application). As the proposal is now for a 6-storey building, the building's mass and height will have less impact than a 9-storey building. Photographs were taken from the extended crane at 9-storeys. Photographs were also taken from the street on September 26, 2011 with the foliage on the deciduous trees and on December 5, 2011 with the lost foliage on the deciduous trees. Photographs were taken from the following locations:

- i) Pine Valley Drive looking east towards Woodend Place;
- ii) 80 Woodend Place looking west toward Pine Valley Drive;
- iii) 247 Via Teodoro looking north towards the subject lands (9909 and 9939 Pine Valley Drive);
- iv) South-west side of 250 Via Teodoro looking north towards the subject lands;
- v) 679 Davos Road looking north towards the subject lands;
- vi) Subject lands looking south towards 559 to 683 Davos Road;
- vii) Subject lands looking south-east towards the intersection of Davos Road and Via Campanile;
- viii) Subject lands looking north-east towards the intersection of Major Mackenzie Drive and Woodend Place; and,
- ix) Subject lands looking north past the north-east intersection of Major Mackenzie Drive and Pine Valley Drive towards the Millwood Subdivision.

The crane demonstration, as indicated in the *Visual Impact Analysis Report*, concluded that the crane substituting for a 9 storey high building on the subject lands would result in a significant portion of the building's mass and height being screened from the surrounding community with the mix of coniferous and deciduous trees. The separation distance of approximately 100 m from the south property line to the rear property lines of the Via Teodoro residences, and to the east approximately 50 m from the valley and stream corridor lands to the rear property line of the Woodend Place residence would also screen the subject lands from the surrounding community. A portion of the building's mass and height would be visible especially with the lost deciduous tree foliage during the fall and winter months. The impact of the visibility of the building's mass and height would be minimized with the surrounding trees and proposed landscape screening of the proposal, as well as, the separation distance consisting of woodlots and valley and stream corridor lands separating the subject lands from the low-rise residential area, especially during the spring and summer months when people tend to be outdoors more often.

Upon review of the Visual Impact Assessment and after a site visit, Planning Staff is of the opinion that the building would be less visible from amenity areas of the Humber Valley including Kortright Centre and the surrounding community at a height of six storeys due to screening from vegetation including coniferous and deciduous trees.

Concerns have been raised by the public that the proposed development is too intensive for the subject lands and only low-rise residential uses should be permitted. However, the current A Agricultural and RR Rural Residential Zoning permits the following uses as-of-right on the subject lands that may have similar or greater impacts on the community, with respect to building mass and traffic:

Zoning By-law 1-88	A Agricultural Zone	RR Rural Residential Zone
	Institutional: i) Place of Worship ii) Community Centre iii) Day Nursery iv) Public Library v) Public or Private Hospital vi) School vii) An institution owned by a religious, educational or charitable institution supported in whole or in part by public funds	Institutional: i) Place of Worship
	Recreational: i) Bowling Green ii) Curling Rink iii) Swimming or Wading Pool iv) Skating Rink v) Tennis Court	Recreational (includes but not limited to): i) Community Centre ii) Park iii) Athletic Field iv) Swimming Pool

The Development Planning Department is satisfied that the requested rezoning from A Agricultural Zone and RR Rural Residential Zone to RA2(H) Apartment Residential Zone, with the addition of the Holding Symbol "(H)" to facilitate the proposal shown on Attachment #3, and the requested exceptions discussed above are appropriate for the development of the subject lands as discussed in this report. The implementing zoning by-law will be prepared in the form of a very specific by-law that fully reflects the conceptual site plan and elevation drawings shown on Attachments #3, #4 and #5.

b) Non-Residential

The non-residential portions of the subject lands are proposed to be rezoned in the manner shown on Attachments #9 and #10, as follows:

- i) rezone Part 2 from A Agricultural Zone and RR Rural Residential Zone to OS1 Open Space Conservation Zone to provide and maintain the open space, and valley and stream corridor lands on 1.5 ha; and,

- ii) rezone Part 3 from A Agricultural Zone to OS4 Open Space Woodlot Zone to maintain the tableland woodlot on 2.685 ha.

Table 2 identifies the proposed zone categories and the permitted land uses and zoning exceptions to implement the development shown on Attachments #9 and #10:

Table 2: Proposed Zoning Exceptions - Non-Residential Uses

	By-law Standard	By-law 1-88 Requirements OS1 Open Space Conservation Zone	Proposed Exceptions to the OS1 Open Space Conservation Zone
a)	Minimum Ecological Buffer	10 m	6 m, 7 m and 10 m (See Attachment #10)

The TRCA has accepted a reduction to the 10 m ecological buffer in consideration of the restoration and enhancement of the valleylands that will occur.

c) Holding Symbol Provision

The implementing Zoning By-law for the residential portion of the subject lands will be zoned RA2(H) Apartment Residential Zone, with the addition of the Holding Symbol "(H)" provision, as shown on Attachments #9 and #10, to ensure that the following are addressed:

- i) the water supply and sewage servicing capacity shall be identified and allocated by the Council of the City of Vaughan;
- ii) the approval of a Site Development Application for the subject lands, which shall include the following:
 - 1) the dedication of the tableland woodlot, free of all charges and encumbrances, to the City; and,
 - 2) the details pertaining to the monitoring program and Letter of Credit for the proposed realigned channel has been submitted and approved, to the satisfaction of the Toronto and Region Conservation Authority.

Block 39 Plan-Trustee

The subject lands are located within the Block 39 Plan. The Block 39 Developers Group was responsible for front-end financing and providing, among other things, the infrastructure for services and roads. The Owner is required to enter into an agreement with the Block 39 Developers Group respecting cost sharing. Therefore, the City will be provided with written clearance from the Trustee for Block 39 that the Owner of the subject lands has entered into and signed the Block 39 Cost Sharing Agreement.

Urban Design/Landscaping

The Vaughan Development Planning Department has reviewed the proposal, and will require enhanced architectural design treatments for the proposed building. In addition, landscaping will be required to enhance the streetscape and maintain the rural character along Pine Valley Drive. A recommendation to this effect is included in this report to be incorporated into the implementing Official Plan and Zoning By-law amendments.

Site Plan Approval

Should Council approve the Official Plan and Zoning By-law Amendment Applications, the subject lands will be developed through the Site Development Application process, which is subject to approval by Vaughan Council. At the Site Plan stage, details such as sustainability, enhanced architectural design treatments, landscaping, building elevations, stormwater management and servicing will be reviewed. The process for the acquisition of the tableland woodlot from the Owner to the City will be dealt with at the Site Plan stage. Further, the TRCA will also require that the details pertaining to the monitoring program and Letter of Credit or other financial security for the proposed realigned channel will be addressed at the Site Plan stage. The Site Plan process will require approvals from the Toronto and Region Conservation Authority, Region of York, and the City. The final plans through the Site Plan process must be approved to the satisfaction of the Development Planning Department.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has provided the following comments:

a) Environmental Site Assessment (ESA)

As part of the future Site Plan process and prior to the approval of any Site Plan Application on the subject lands, the City will require documented proof of the registration of the Record of Site Condition (RSC) with the Environmental Site Registry of the Ministry of the Environment (MOE), which includes the acknowledgement from the MOE and a signed RSC by a qualified person.

b) Water Supply

The subject site is located within the Pressure District 6 water system. As part of the servicing of the north-west corner of Block 39, a 300mm diameter watermain was installed on Pine Valley from Via Teodoro northerly to the subject site. This watermain has been sized to service the proposed development on this property which was contemplated under the approved Block 39 Block Plan. A detailed water supply analysis will be required at the site plan stage to confirm the existing water system can provide the necessary water supply and pressure to the proposed development.

c) Sanitary

The subject site is located in the Woodbridge wastewater service area. As part of the servicing of the north-west corner of Block 39, a 250 mm diameter sanitary sewer was installed on Pine Valley from Via Teodoro northerly to the subject site. This sanitary sewer has been sized to service the proposed development on this property.

d) Storm Drainage

The main tributary of the Marigold Creek traverses the subject site. The applicant is proposing to use this creek as the outlet for the storm drainage system on the site. Based on the preliminary site plan for this development, the applicant is proposing to undertake in-stream improvements along the Marigold Creek in conjunction with the site development. The applicant will be required to submit a detailed storm water management report at the site plan stage which identifies what measures are required to be implemented to control the quality and quantity of storm water from the site to the satisfaction of the City and TRCA. The storm water management for the site shall have regard for the approved Block 39 Master Environmental & Servicing Plans.

e) Pine Valley Drive

The preliminary site plan for this development identifies two driveways from Pine Valley Drive. Pine Valley Drive is a Regional road with a planned right-of-way width of 36 metres. Currently, Pine Valley Drive is a two lane rural roadway; accordingly, there is a need to upgrade/improve the road to accommodate typical urban services such as sidewalk, streetlighting, streetscaping, etc. The extent of these road improvements will need to be addressed at the site plan stage in consultation with the Region of York.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands. As such, the Cultural Services Division has no objection to the approval of the proposal subject to the following:

- i) Should archaeological resources be found on the property during construction activities, all work must cease and the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture (Cultural Services Division), Policy Planning and Development Planning Departments must be contacted immediately.
- ii) In the event human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that for residential high-density development, the Owner will be required to pay cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, whichever is greater, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". A condition of approval in this respect will be included in a recommendation in the future site plan report to the Committee of the Whole.

School Boards

The York Region District (Public) School Board, the York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have reviewed the applications and advise that they have no objections to the proposal.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposal, which included establishing the development limits and the ecological buffer widths. The TRCA advises that the proposal is subject to TRCA's Valley and Stream Corridor Management Program (VSCMP), which are guidelines:

"to prevent new development from occurring within areas that may introduce risk to life and property associated with flooding, erosion and slope stability, or that is not compatible with the protection of these areas in their natural state."

The subject lands are also located within a Regulated Area of the Humber River Watershed and partially within the Regional Storm Floodplain adjacent to Rainbow Creek. In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to

Shorelines and Watercourses Regulations), a Permit is required from the TRCA, prior to any of the following works taking place:

- i) straightening, changing, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse or for changing or interfering in any way with a wetland; and,
- ii) development, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.”

The TRCA, through the review process, has accepted a reduction to the 10 m ecological buffer (Attachment #10) in consideration of the restoration and enhancement of the valleylands that will occur. The TRCA is satisfied that the ecological matters respecting the buffers to protect the natural features and the portion of Marigold Creek on the subject lands have been addressed, including confirming that this creek is not a habitat for the endangered Red Side Dace fish species. In July 2010, the TRCA approved a Permit under Ontario Regulation 166/06 to facilitate grading and alterations to Marigold Creek for the purposes of restoration work respecting stream realignment, fish habitat enhancements and riparian plantings, as the development limits and natural channel rehabilitation proposed were to the satisfaction of the TRCA.

The TRCA has no objections to the proposal subject to the following:

- i) that the valley corridor and woodlot, which includes the buffers be designated and zoned into an appropriate open space designation and zoning category, which has the effect of prohibiting development;
- ii) that a copy of the draft implementing Official Plan and Zoning By-law Amendments be submitted to the TRCA to confirm the limits of the open space/environmental lands;
- iii) that the valley and stream corridor and woodlot lands, which includes the buffers, be set aside for dedication to the TRCA, free of all charges and encumbrances; and,
- iv) that the tableland woodlot, be set aside for dedication to the City, free of all changes and encumbrances.

The TRCA has advised that other matters pertaining to the subject lands are to be addressed at the Site Plan stage, and include, but are not limited to the following, and are subject to modification:

- i) the building be a LEED Certified Building;
- ii) the establishment of a monitoring program for the natural channel rehabilitation work;
- iii) a Letter of Credit be posted for the cost of 50% of the construction of the natural channel rehabilitation work; and,
- iv) the Owner enter into an agreement with TRCA to provide water services to the Kortright Centre for Conservation.

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York and has no objections to the proposed development provided that Regional concerns are addressed. The Region has reviewed the proposal and advises the following:

"The subject lands are designated "Urban Area" and "Regional Greenlands System" by the York Region Official Plan currently in effect (1994, as amended). The "Urban Area" permits a wide range of residential, commercial, industrial and institutional land uses. Major Mackenzie Drive is identified as a Local Corridor in the York Region Official Plan (1994, as amended). Local Corridors are intended to support an urban structure that facilitates intensification and promotes opportunities for residential and employment growth servicing the local communities, as determined through local municipal planning exercises. The appropriate level of development density depends on site-specific circumstances and the nature of development along and adjacent to the Corridor."

The Region further states:

"The proposed OPA (Official Plan Amendment) is consistent with the in-force Regional Official Plan policies that:

- direct development to existing built-up portions of urban areas; and,
- provides a mix and range of different types, forms and sizes of housing."

The Region advises that the subject lands are in keeping with the Region's adopted December 2009 Official Plan (ROP 2010), and approved by the Ministry of Municipal Affairs and Housing in September 2010, where:

"Policy 3.5.14 encourages seniors' housing be located in proximity to rapid transit and other human services. Major Mackenzie Drive is identified as a "Regional Transit Priority Network."

The ROP 2010 also states in Policy 5.3 that:

"Intensification will occur in strategic locations in the built-up area to maximize efficiencies in infrastructure delivery, human services provision and transit ridership. These strategic locations are based on an intensification framework that recognizes that the highest density and scale of development will occur in the Regional Centres followed by the Regional Corridors."

The Region reviewed the Owner's *Traffic Impact Study - Proposed Adult Living Condominium (Capo Di Monte)*, dated July 18, 2006 and March 31, 2008 by Sernas Transtech Associates, and advised there are "no comments or objections with respect to the proposed amendment applications." The Region advised that there are development matters that will need to be dealt with at the Site Plan stage and include, but not limited to, "the *Traffic Impact Study* prepared for the development identifying a site distance concern with the proposed southerly access (onto Pine Valley Drive). The Transportation Services Department has reviewed the proposed southerly access point and cannot support an access at this location due to insufficient site distances." The Owner will need to demonstrate to the Region and City that the southerly driveway access can be provided or relocated in order to address the site distance concerns. York Region Transportation will provide comments at the Site Plan application stage and work with the City to address this matter.

The Region advises that the proposal will be served by full municipal services for water and wastewater. The lands are located within Pressure District 6 of the York Water System and the Humber Service Area of the York Durham Sewage System.

The Region advises that the valley and stream corridor lands form part of the Regional Greenlands System, and the Regional Official Plan Policies 2.1.6 and 2.2.2 state:

“That development applications within or on lands in close proximity to the Greenlands System or Environmental Policy Area shall be accompanied by an environmental evaluation of the impact the development will have or is expected to have on the environmental functions, attributes or linkages of the Greenlands System and shall provide details of any mitigative measures that will ensure that the Greenlands Units will not be adversely impacted.”

The Region further advises that the Region will defer to the comments of the TRCA in respect of the preservation and protection of the features, functions, attributes and linkages of the Valleylands.

The Region will be the approval authority for the amendment to Official Plan #600. The Region will provide detailed comments at the Site Plan stage respecting road requirements, transit and vehicular access, and requires that the site plan, grading, servicing, stormwater management, lighting, noise, environmental/sustainability, and traffic/transportation plans and reports be submitted for approval to the satisfaction of the Region. The Owner will be required to enter into a Regional Site Plan Agreement.

Conclusion

The Owner has submitted an Official Plan Amendment application (File OP.06.002) to redesignate the tableland portion of the subject lands shown as Parts 1 and 2 on Attachment #6 from “Valley and Stream Corridor” and “Estate Residential” to “High Density Residential-Commercial” to facilitate the development of a 6-storey (19 m) apartment building, with a maximum of 98 apartment dwelling units and a Floor Space Index of 2.0, to be marketed as an adult lifestyle development. Furthermore, the Owner has proposed to redesignate Part 3 (Attachment #6) of the subject lands from “Estate Residential” to “Valley and Stream Corridor” to maintain the valleylands and stream corridor. The Owner has also submitted a Zoning By-law Amendment application (File Z.06.005) to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and RR Rural Residential Zone to RA2(H) Apartment Residential Zone with the addition of the Holding Symbol “(H)” (Tableland - Limit of Development), OS1 Open Space Conservation Zone (Valleylands) and OS4 Open Space Woodlot Zone (Tableland Woodlot) as shown on Attachments #9 and 10, together with site-specific zoning exceptions as noted in Tables 1 and 2 of this report to facilitate the development.

The Official Plan and Zoning By-law Amendment applications propose to implement a residential development which meets the objectives of the *Provincial Policy Statement* (PPS) and *Growth Plan for the Greater Golden Horseshoe* (Places to Grow) by providing the opportunity for a range of housing types and densities to be developed, and adding lands to the public open space system with the rehabilitation work for the valley and corridor lands, including fish habitat enhancements and riparian plantings and buffers for dedication to the TRCA, and the acquisition of the tableland woodlot by the City. The Official Plan and Zoning By-law will be amended to include policies and requirements to facilitate a building with enhanced elevations and a high level of landscaped open spaces to create a pleasing street presence, including increased setbacks and landscaping to enhance the streetscape in this area.

The Development Planning Department is satisfied that the proposed residential development as shown on Attachment #3 is appropriate and compatible with the existing and permitted uses in the surrounding area and can be developed in a manner that is appropriate and compatible with

the existing community. The Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment applications, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. West & East Elevations
5. North & South Elevations
6. Proposed Land Uses
7. OPA 600 - Schedule "B" Vellore Urban Village 1
8. City of Vaughan Official Plan 2010 Schedule 13 - Land Use
9. Proposed Zoning (Subject Lands)
10. Proposed Zoning (Development Lands)

Report prepared by:

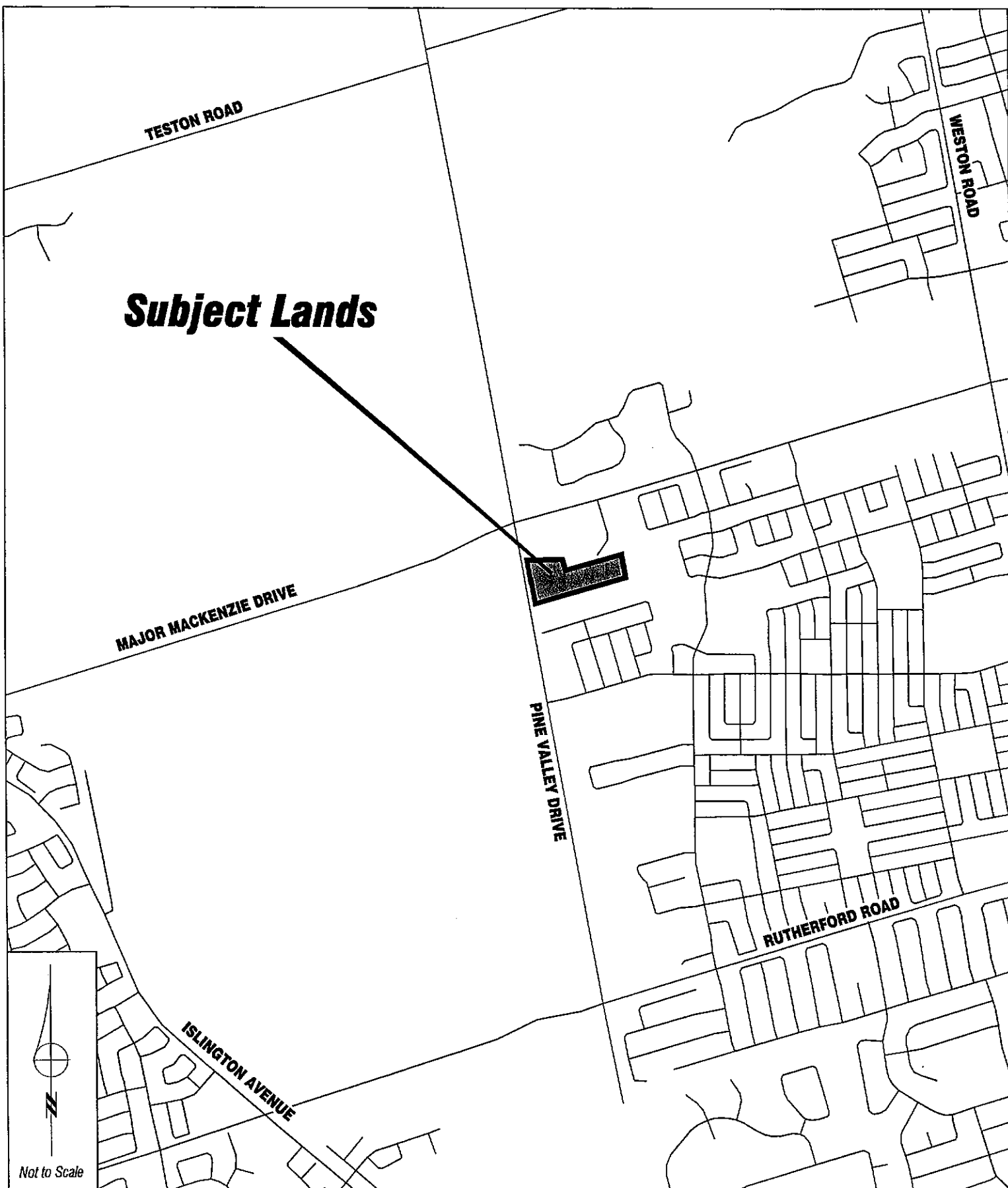
Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lots 19 & 20, Concession 6

APPLICANT:
1668872 Ontario Inc.

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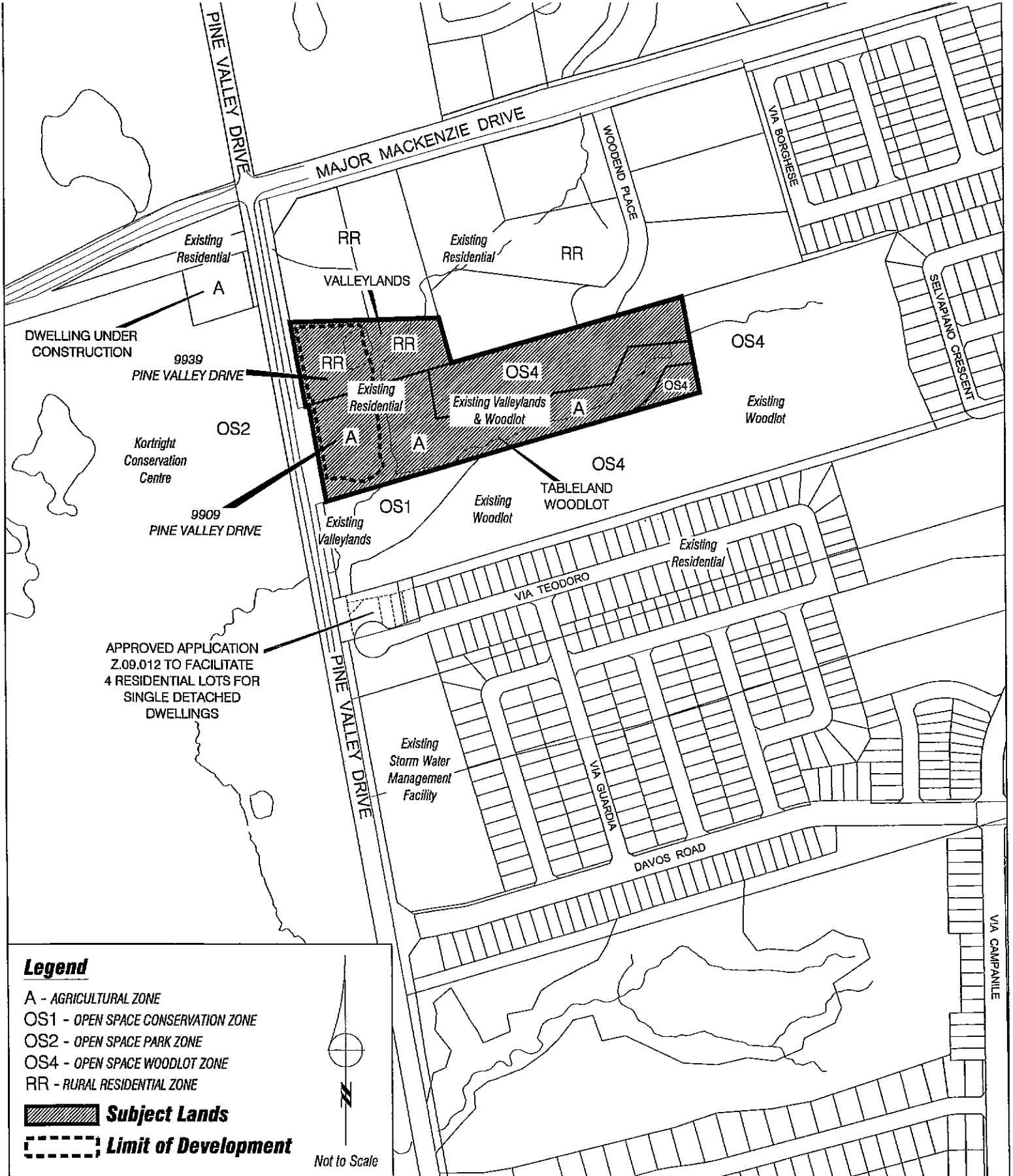


Attachment

FILES:
OP.06.002 / Z.06.005

DATE:
January 16, 2012

1



Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RR - RURAL RESIDENTIAL ZONE

- Subject Lands**
- Limit of Development**

Not to Scale

Location Map

LOCATION:
Part Lots 19 & 20, Concession 6

APPLICANT:
1668872 Ontario Inc.

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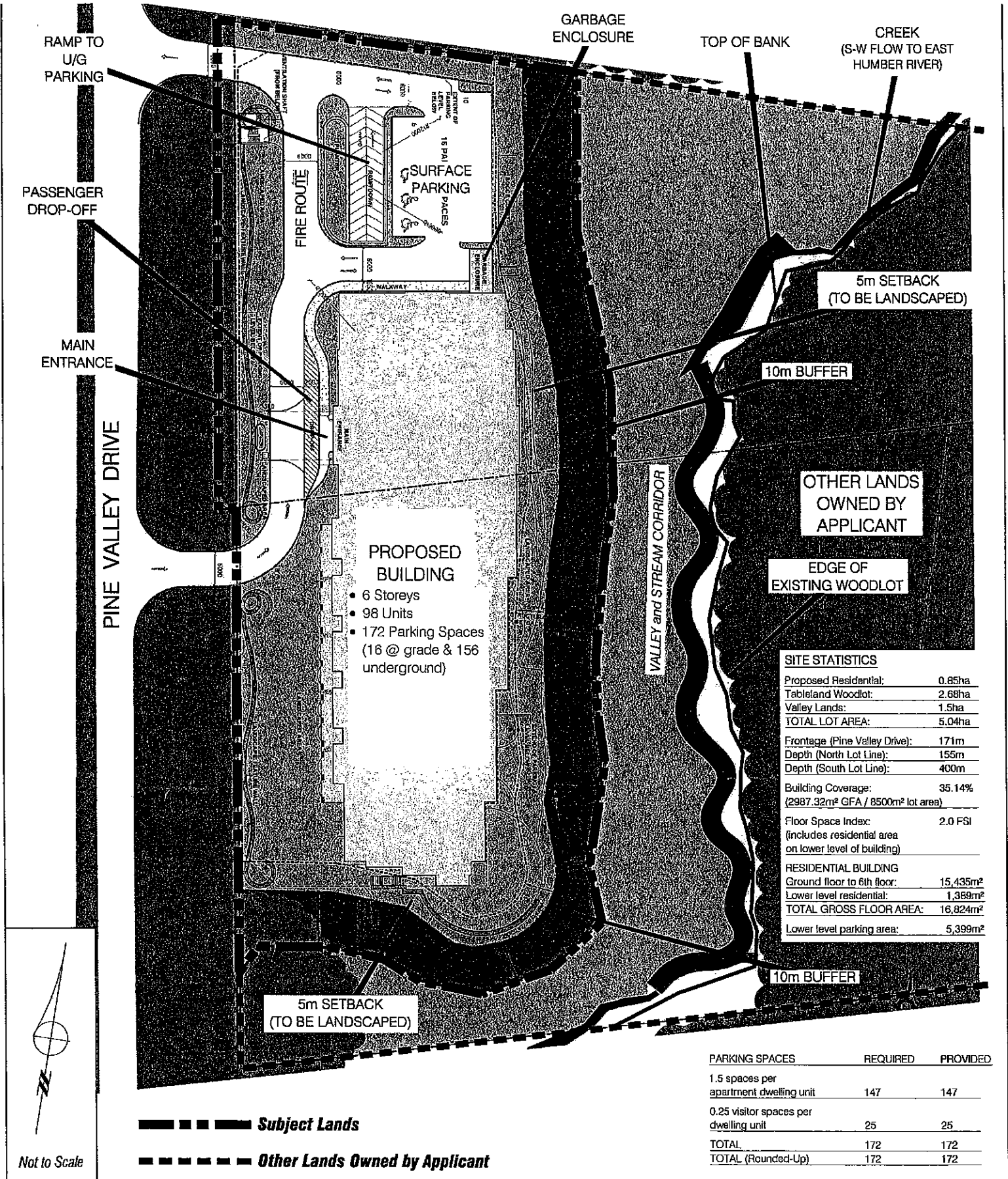


Attachment

FILES:
OP.06.002 / Z.06.005

DATE:
January 16, 2012

2



SITE STATISTICS

Proposed Residential:	0.85ha
Tableland Woodlot:	2.68ha
Valley Lands:	1.5ha
TOTAL LOT AREA:	5.04ha
Frontage (Pine Valley Drive):	171m
Depth (North Lot Line):	155m
Depth (South Lot Line):	400m
Building Coverage:	35.14%
(2987.32m ² GFA / 8500m ² lot area)	
Floor Space Index:	2.0 FSI
(includes residential area on lower level of building)	
RESIDENTIAL BUILDING	
Ground floor to 6th floor:	15,435m ²
Lower level residential:	1,389m ²
TOTAL GROSS FLOOR AREA:	16,824m²
Lower level parking area:	5,399m ²

PARKING SPACES	REQUIRED	PROVIDED
1.5 spaces per apartment dwelling unit	147	147
0.25 visitor spaces per dwelling unit	25	25
TOTAL	172	172
TOTAL (Rounded-Up)	172	172

Conceptual Site Plan

LOCATION:
Part Lots 19 & 20, Concession 6

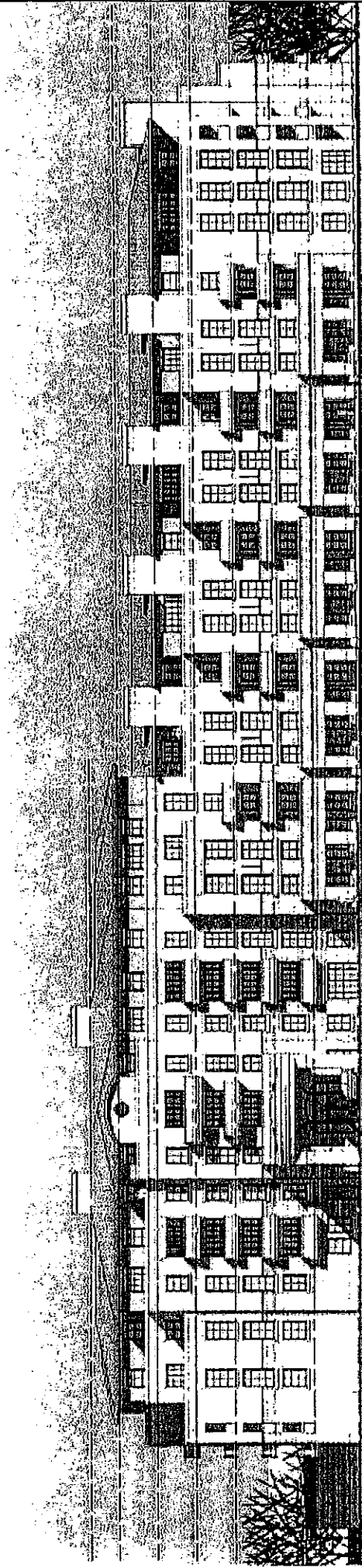
APPLICANT:
1668872 Ontario Inc.

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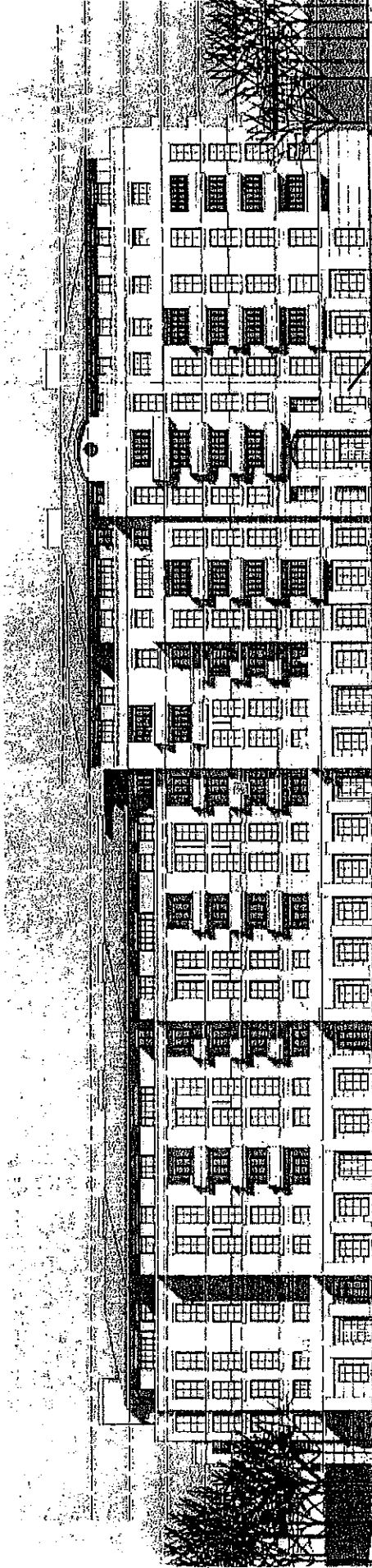
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 FILES:
OP.06.002, Z.06.005
 DATE:
January 16, 2012

3



WEST (FRONT) ELEVATION
(FACING PINE VALLEY DRIVE)

MAIN ENTRANCE
and DROP-OFF



EAST (REAR) ELEVATION

LOWER LEVEL INCLUDES
APARTMENT UNITS and PARKING

Not to Scale

West & East Elevations

LOCATION:
Part Lots 19 & 20, Concession 6

APPLICANT:
1668872 Ontario Inc.

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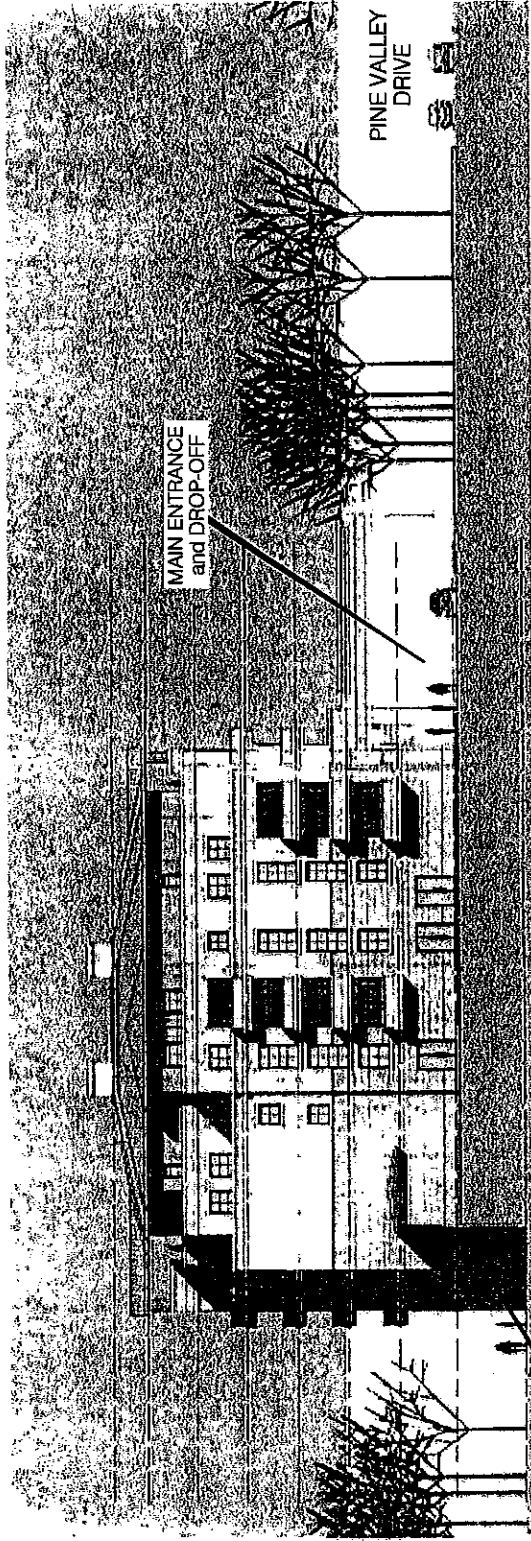
Development Planning Department

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FILES:
OP.06.002 / Z.06.005

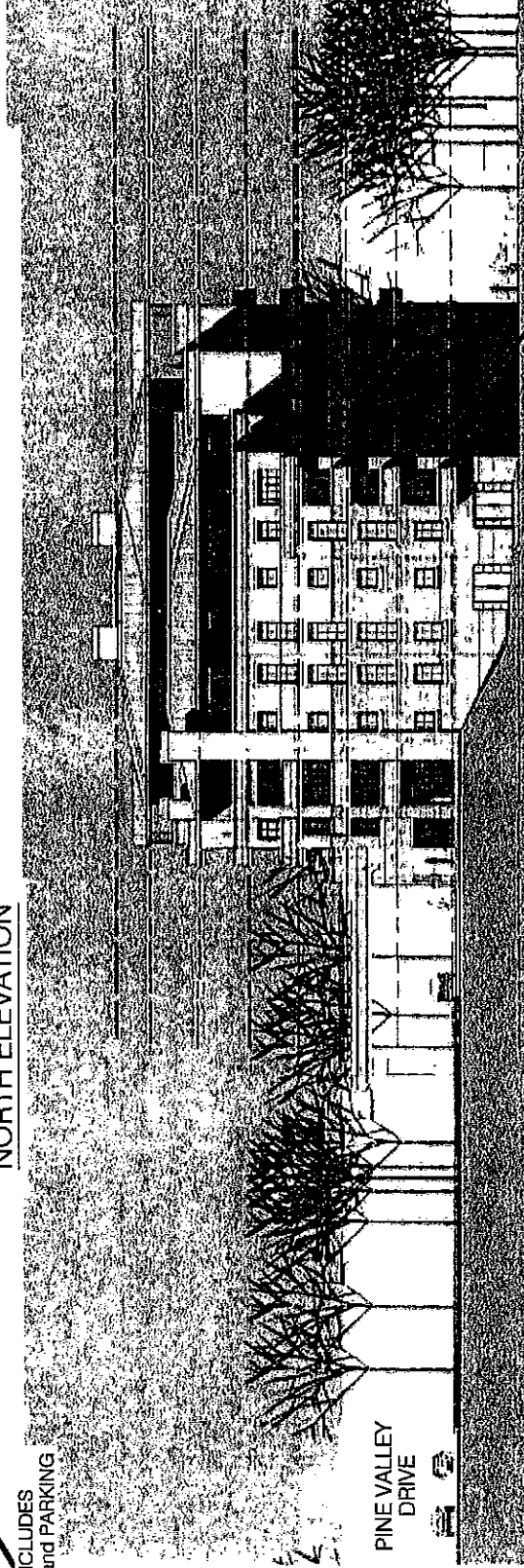
DATE:
January 16, 2012

4



NORTH ELEVATION

LOWER LEVEL INCLUDES
APARTMENT UNITS and PARKING



SOUTH ELEVATION

LOWER LEVEL INCLUDES
APARTMENT UNITS and PARKING

Not to Scale

North & South Elevations

LOCATION:
Part Lots 19 & 20, Concession 6

APPLICANT:
1668872 Ontario Inc.

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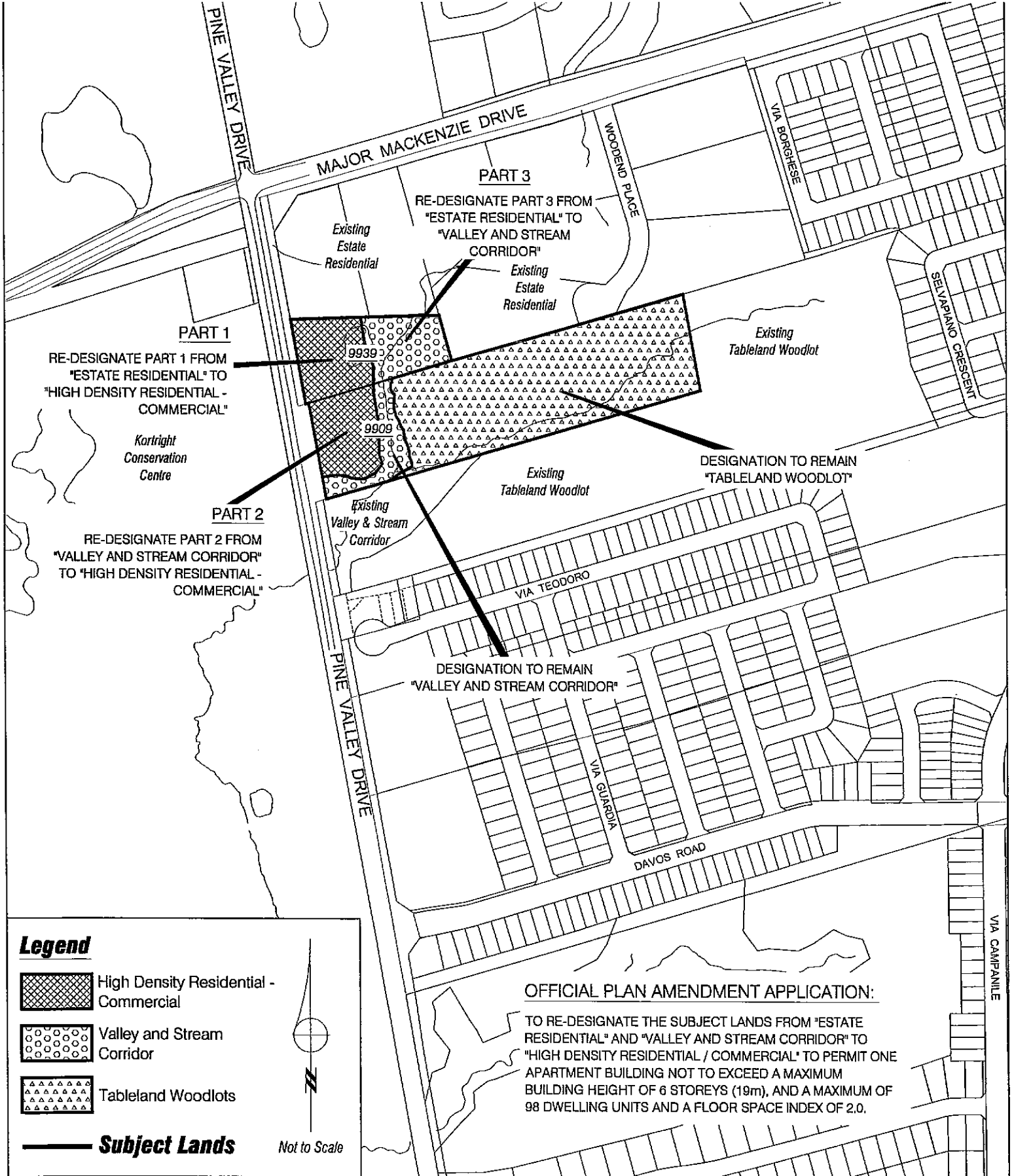


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FILES:
OP.06.002 / Z.06.005

DATE:
January 16, 2012

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Proposed Land Use

LOCATION:
Part Lots 19 & 20, Concession 6

APPLICANT:
1668872 Ontario Inc.

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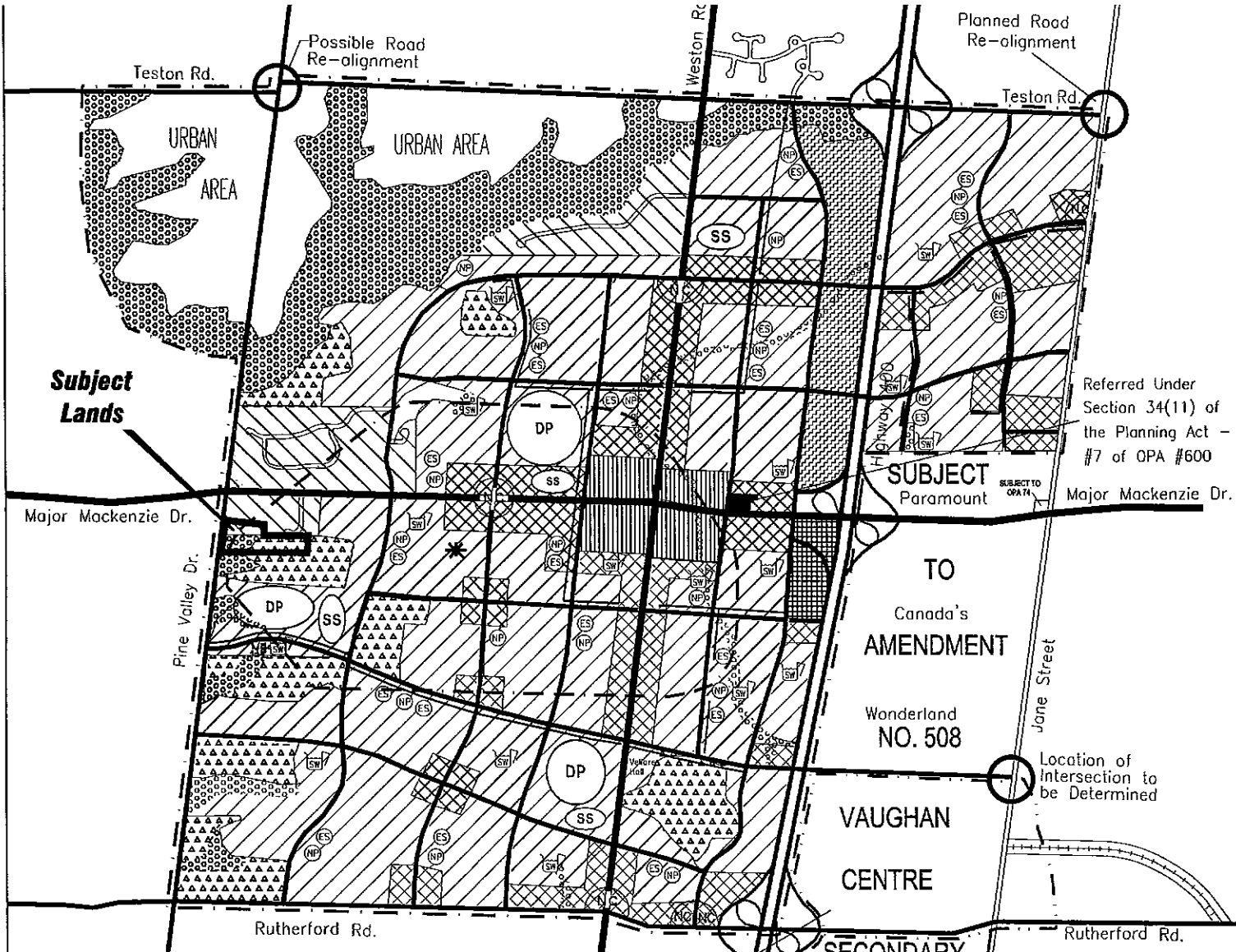


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FILES:
OP.06.002 / Z.06.005

DATE:
January 16, 2012

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Subject Lands

SUBJECT
Paramount

TO
Canada's
AMENDMENT

Wonderland
NO. 508

VAUGHAN
CENTRE

SECONDARY

PLAN
AREA

SEE SCHEDULE 'B2'

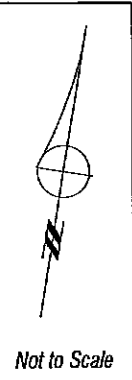
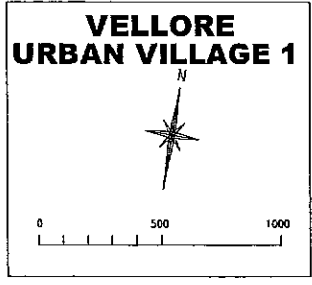
AREA SUBJECT TO
AMENDMENT NO. 512

SEE SCHEDULE 'B1'

THIS IS SCHEDULE 'B' TO
AMENDMENT # 600

LEGEND

(ES)	Elementary School
(SS)	Secondary School
(NP)	Neighbourhood Park
(DP)	District Park
(NC)	Neighbourhood Commercial Cen.
[Pattern]	Lands Subject to Vellore - Urban Village Area #1
[Pattern]	Low Density Residential
[Pattern]	Medium Density Residential/Commercial
[Pattern]	Vellore Village Centre
[Pattern]	Estate Residential
[Pattern]	Urban Area
[Pattern]	High Performance Employment Area
[Pattern]	Valley Lands
[Pattern]	Stream Corridor
[Pattern]	Greenway System
[Pattern]	Tableland Woodlots
[Pattern]	General Commercial
[Symbol]	Storm Water Management
[Symbol]	Vaughan Centre
[Symbol]	Waste Disposal Assessment Area (Passer Estate)



OPA 600 - Schedule 'B'

Vellore Urban Village I

APPLICANT: 1668872 Ontario Inc. LOCATION: Part Lots 19 & 20, Concession 6



Attachment

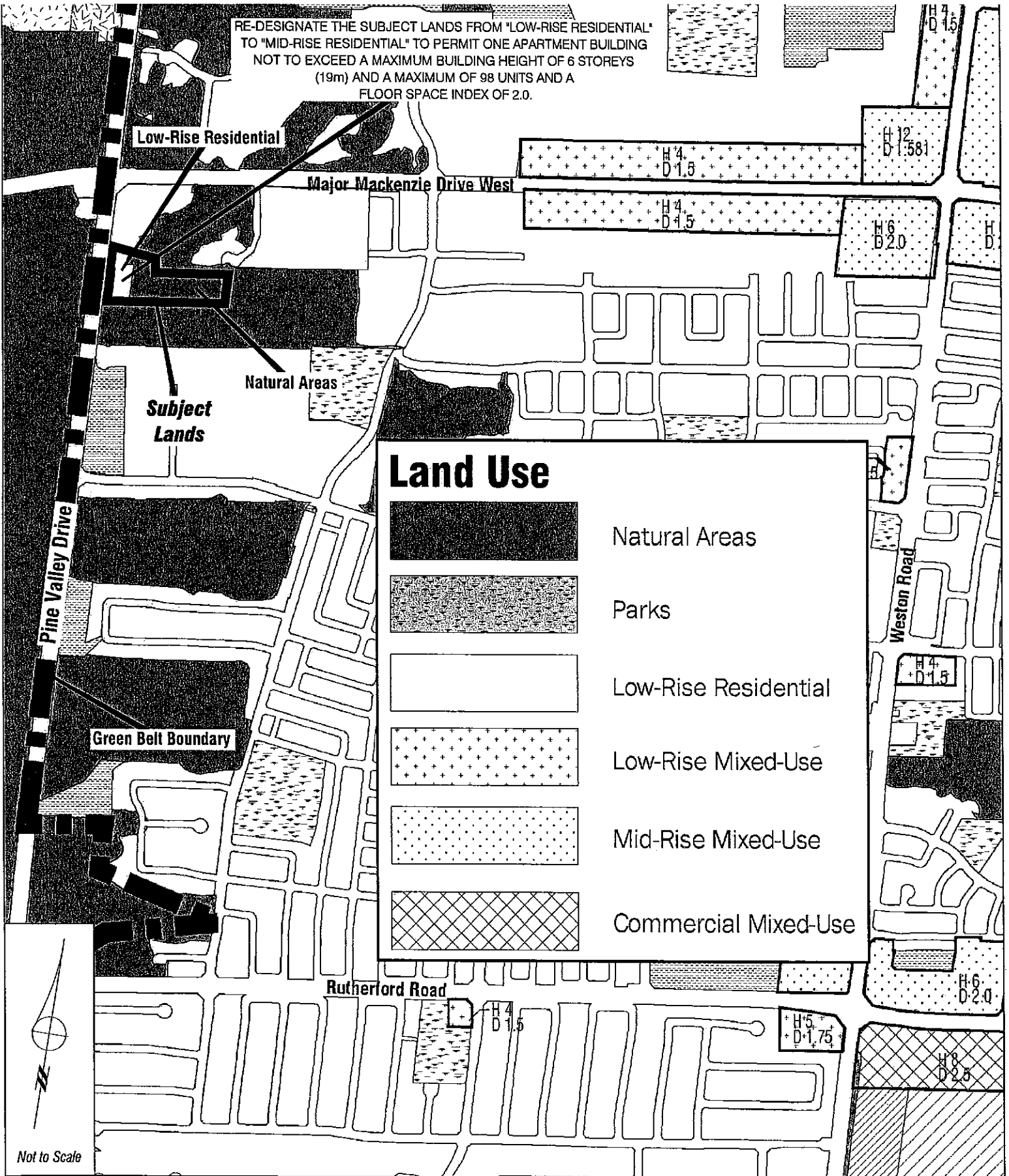
FILES:
OP.06.002 / Z.06.005

DATE:
January 16, 2012

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RE-DESIGNATE THE SUBJECT LANDS FROM "LOW-RISE RESIDENTIAL" TO "MID-RISE RESIDENTIAL" TO PERMIT ONE APARTMENT BUILDING NOT TO EXCEED A MAXIMUM BUILDING HEIGHT OF 6 STOREYS (19m) AND A MAXIMUM OF 98 UNITS AND A FLOOR SPACE INDEX OF 2.0.



City of Vaughan Official Plan 2010 Schedule 13 - Land Use

APPLICANT:
1668872 Ontario Inc.

LOCATION:
Part Lots 19 & 20, Concession 6



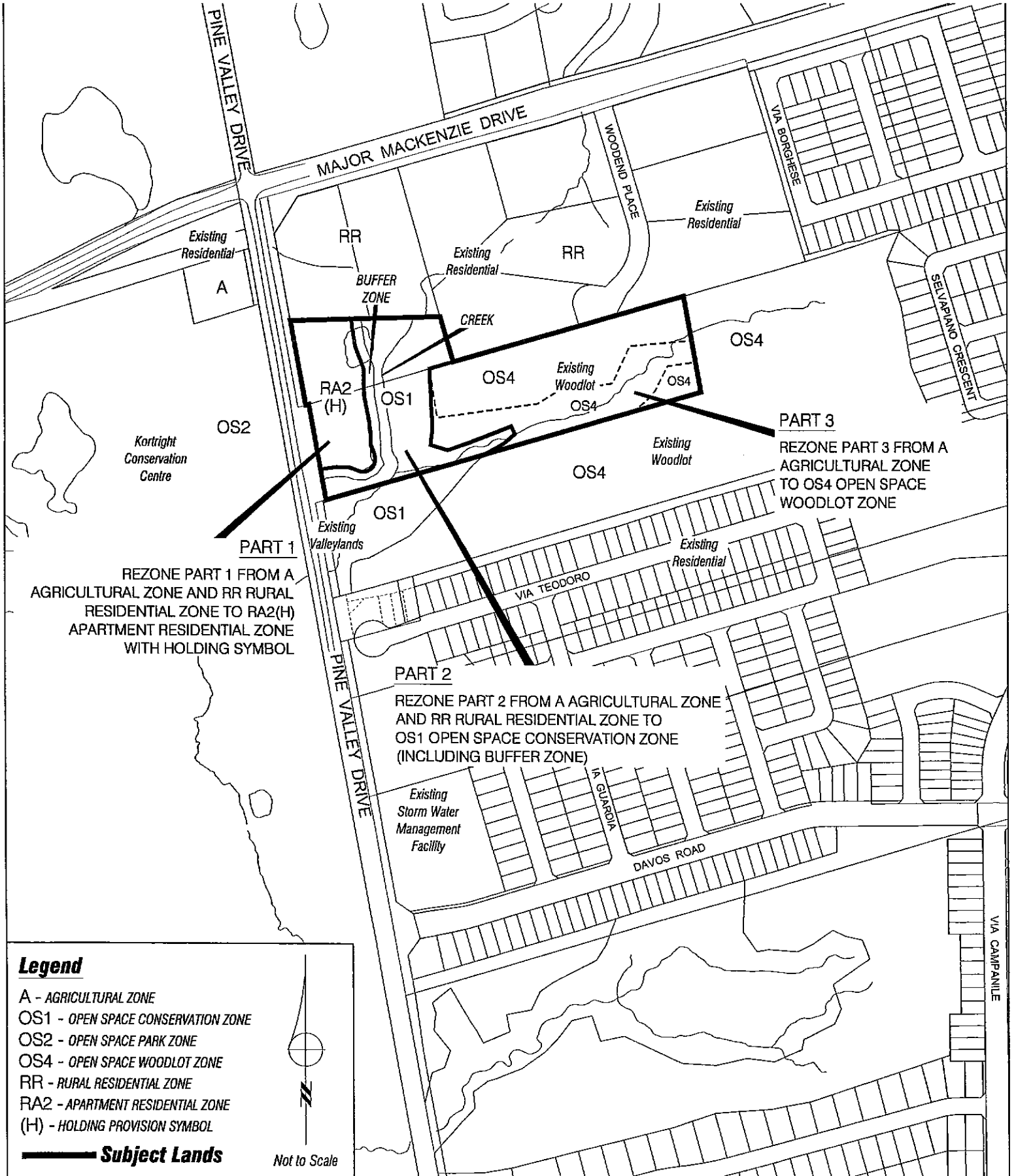
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FILES:
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DATE:
January 16, 2012

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Proposed Zoning (Subject Lands)

APPLICANT:
1668872 Ontario Inc.

LOCATION:
Part Lots 19 & 20, Concession 6

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MINIMUM 4.5m LANDSCAPE STRIP REQUIRED INSTEAD OF 6m

MINIMUM 5m STRUCTURAL SETBACK FROM TOP OF BANK REQUIRED INSTEAD OF 10m

REZONE FROM RR RURAL RESIDENTIAL ZONE TO OS1 OPEN SPACE CONSERVATION ZONE

MINIMUM 8m LANDSCAPE STRIP REQUIRED INSTEAD OF 6m

REZONE FROM RR RURAL RESIDENTIAL ZONE TO RA2(H) APARTMENT RESIDENTIAL ZONE WITH HOLDING SYMBOL

MINIMUM 6m LANDSCAPE STRIP REQUIRED

MINIMUM 15m LANDSCAPE STRIP REQUIRED INSTEAD OF 6m

MINIMUM 16m FRONT YARD SETBACK REQUIRED INSTEAD OF 7.5m

MINIMUM 5m INTERIOR SIDE YARD SETBACK REQUIRED INSTEAD OF 9.5m

10m BUFFER

10m BUFFER

6m BUFFER

7m BUFFER

MINIMUM 5m REAR YARD SETBACK REQUIRED INSTEAD OF 7.5m

RA2(H)

RA2(H)

OS1

OS1

OS4

OS1

OS1

REZONE FROM A AGRICULTURAL ZONE TO RA2(H) APARTMENT RESIDENTIAL ZONE WITH THE HOLDING SYMBOL

REZONE FROM A AGRICULTURAL ZONE TO OS1 OPEN SPACE CONSERVATION ZONE

REZONE FROM A AGRICULTURAL ZONE TO OS4 OPEN SPACE WOODLOT ZONE

PINE VALLEY DRIVE

VALLEY and STREAM CORRIDOR

PROPOSED BUILDING

MAXIMUM HEIGHT SHALL NOT EXCEED 6 STOREYS (19m) INSTEAD OF 44m

MAXIMUM NUMBER OF UNITS SHALL NOT EXCEED 98 AND A MAXIMUM FLOOR SPACE INDEX (FSI) of 2.0

REZONE FROM A AGRICULTURAL ZONE TO OS1 OPEN SPACE CONSERVATION ZONE FOR THE BUFFER RANGING FROM 6m TO 10m AS INDICATED

Subject Lands

Other Lands Owned by Applicant

Not to Scale

Proposed Zoning (Development Lands)



APPLICANT: 1668872 Ontario Inc.

LOCATION: Part Lots 19 & 20, Concession 6

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Attachment FILES: OP.06.002, Z.06.005

DATE: January 16, 2012

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