

**4.      OFFICIAL PLAN AMENDMENT FILE OP.11.011  
         ZONING BY-LAW AMENDMENT FILE Z.11.042  
         OZNER CORPORATION (SOUTH)  
         WARD 3**

**P.2012.8**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.011 and Z.11.042 (Ozner Corporation (South)) 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 Hearing was circulated: February 3, 2012
- b)      Circulation Area: Minimum 150 m with expanded notification to 650 m, and to the Millwood Woodend Ratepayers' Association, Vellore Woods Ratepayers' Association and East Woodbridge Community Association
- c)      As of February 21, 2012, email correspondence has been received regarding the proposal.

The concerns identified in the correspondence are summarized as follows:

- i)      increase in traffic;
- ii)     the proposal will negatively impact the character of the neighbourhood;
- iii)    decrease in surrounding land values;
- iv)     increase in air pollution and noise in the area;
- v)      pressure on existing infrastructure and services;
- vi)     lack of commercial space at street level; and,
- vii)    the proposed development is not appropriate.

**Purpose**

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of two, 12-storey apartment buildings with a total of 379 units, as shown on Attachments #3 to #7:

- 1.      Official Plan Amendment File OP.11.011, to amend OPA #600 as amended by OPA #650 (Vellore Village District Centre Plan) to redesignate the subject lands from "Low - Rise Residential" (maximum 35 units permitted at a maximum density of 40 units per hectare) to "High Density Residential-Commercial" with an increase in the maximum permitted density in this designation from 150 uph (maximum 131 units) to 434 uph (maximum 379 units), thereby increasing the total number of units permitted on the site by 344 units.

2. Zoning By-law Amendment File Z.11.042 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RT1 Residential Townhouse Zone and C3 Local Commercial Zone subject to Exception 9(1223), to RA3 Apartment Residential Zone, together with the following site-specific exceptions to Zoning By-law 1-88:

	<b>By-law Standard</b>	<b>By-law 1-88 RA3 Apartment Zone Requirements</b>	<b>Proposed Exceptions to RA3 Apartment Residential Zone</b>
a.	Minimum Required Number of Parking Spaces	379 units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces per unit) = 664 spaces	379 units @ 1.35 spaces/unit (1.1 resident spaces + 0.25 visitor spaces per unit) = 512 spaces; 513 spaces are proposed
b.	Portions of a Building Below Grade	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 m	0 m
c.	Minimum Amenity Area	Bachelor Unit – 15 m <sup>2</sup> One Bedroom Unit – 20 m <sup>2</sup> Two Bedroom Unit – 55 m <sup>2</sup>	Bachelor Unit – 13 m <sup>2</sup> One Bedroom Unit – 13 m <sup>2</sup> Two Bedroom Unit – 13 m <sup>2</sup>
d.	Minimum Lot Area	67 m <sup>2</sup> /unit	23 m <sup>2</sup> /unit
e.	Minimum Front Yard (Retreat Boulevard)	7.5 m	5.92 m
f.	Minimum Rear Yard (South)	7.5 m	4 m
g.	Minimum Interior Side Yard (East)	7.5 m	5.6 m
h.	Minimum Exterior Side Yard (Weston Road)	7.5 m	7.01 m

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

## **Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ Southeast corner of Weston Road and Retreat Boulevard, north of Major Mackenzie Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ "Low-Rise Residential" by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), which permits single detached, semi-detached, row/street townhouses and compatible institutional uses; block townhouses and other ground-related multiple housing forms are permitted facing onto Weston Road; and, Local Convenience Commercial at the corner of Weston Road and Retreat Boulevard. The permitted density range is between 17 and 40 uph, and the maximum permitted building height is 2.5 storeys. Based on the maximum permitted density of 40 uph, a total of 35 units would currently be permitted on the subject lands (40 uph x 0.87 ha).</li><li>▪ "Mid-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Region of York. This designation permits a mix of residential, retail, community and institutional uses; the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street; mid-rise buildings with a maximum building height of 6-storeys and a maximum density of 2.0 FSI are permitted, subject to specific policies of the plan.</li><li>▪ The proposed development consisting of two, 12-storey apartment buildings with 379 apartment units, a density of 434 uph and an FSI of 3.54 does not conform to the Official Plans, and therefore, an Official Plan Amendment has been submitted.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ RT1 Residential Townhouse Zone and C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1223), as shown on Attachment #2.</li><li>▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone to facilitate the proposed residential apartment development.</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 applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and the Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed residential apartment use in a high density residential building form on the subject lands and with the proposed building height and density, will be reviewed in consideration of the surrounding existing low-rise residential and planned land use context.</li> <li>▪ The appropriateness of the development standards required to implement the proposal will be reviewed.</li> </ul>
c.	Related Site Development File DA.11.113	<ul style="list-style-type: none"> <li>▪ Site Development File DA.11.113 has been submitted in support of the Official Plan and Zoning By-law Amendment Applications. This application will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and servicing and grading, should the Official Plan and Zoning By-law Amendment applications be approved.</li> <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>
d.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ If approved, the development of the site will require the submission of a Draft Plan of Condominium Application to facilitate the future tenure as a condominium for Buildings A and B.</li> </ul>
e.	Urban Design and Architectural Guidelines/Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Urban Design Brief submitted in support of the applications will be reviewed in consideration of the applicable Urban Design and Architectural Guidelines for Block 33W. The proposal will be considered by the Vaughan Design Review Panel.</li> <li>▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Traffic and Parking Impact Study	<ul style="list-style-type: none"> <li>▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.</li> <li>▪ Parking is proposed at rate of 1.35 spaces per unit. A Parking Study has been submitted in support of the applications, which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.</li> </ul>
g.	Phase 1 Environmental Site Assessment and Engineering Reports	<ul style="list-style-type: none"> <li>▪ The Phase 1 ESA (Environmental Site Assessment), Geotechnical/Soils Report, Stormwater Management Report, and Noise and Vibration Report submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
h.	Functional Servicing Report/Sewage and Water Allocation	<ul style="list-style-type: none"> <li>▪ The Functional Servicing Report submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> <li>▪ Servicing allocation required for the proposed development will be reviewed. The availability of water and sanitary sewage servicing capacity for the proposal must be identified and allocated by Council, if approved; use of the Holding Symbol "(H)" may be required, if servicing capacity is unavailable.</li> </ul>
i.	Density Bonusing	<ul style="list-style-type: none"> <li>▪ The proposed density exceeds Official Plan policy permissions, therefore, opportunities to achieve public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be considered in establishing the appropriate density, and if approved, density bonusing policies incorporated into the implementing Official Plan Amendment.</li> </ul>
j.	Studies and Supporting Material	<ul style="list-style-type: none"> <li>▪ The Planning Justification Report, Pedestrian Wind Level Study and Sun Shadow Study submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the applications.</li> </ul>

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

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Buildings A and B - West and East Elevations
6. Building A South Elevation and Building B North Elevation
7. Building A North Elevation and Building B South Elevation

### **Report prepared by:**

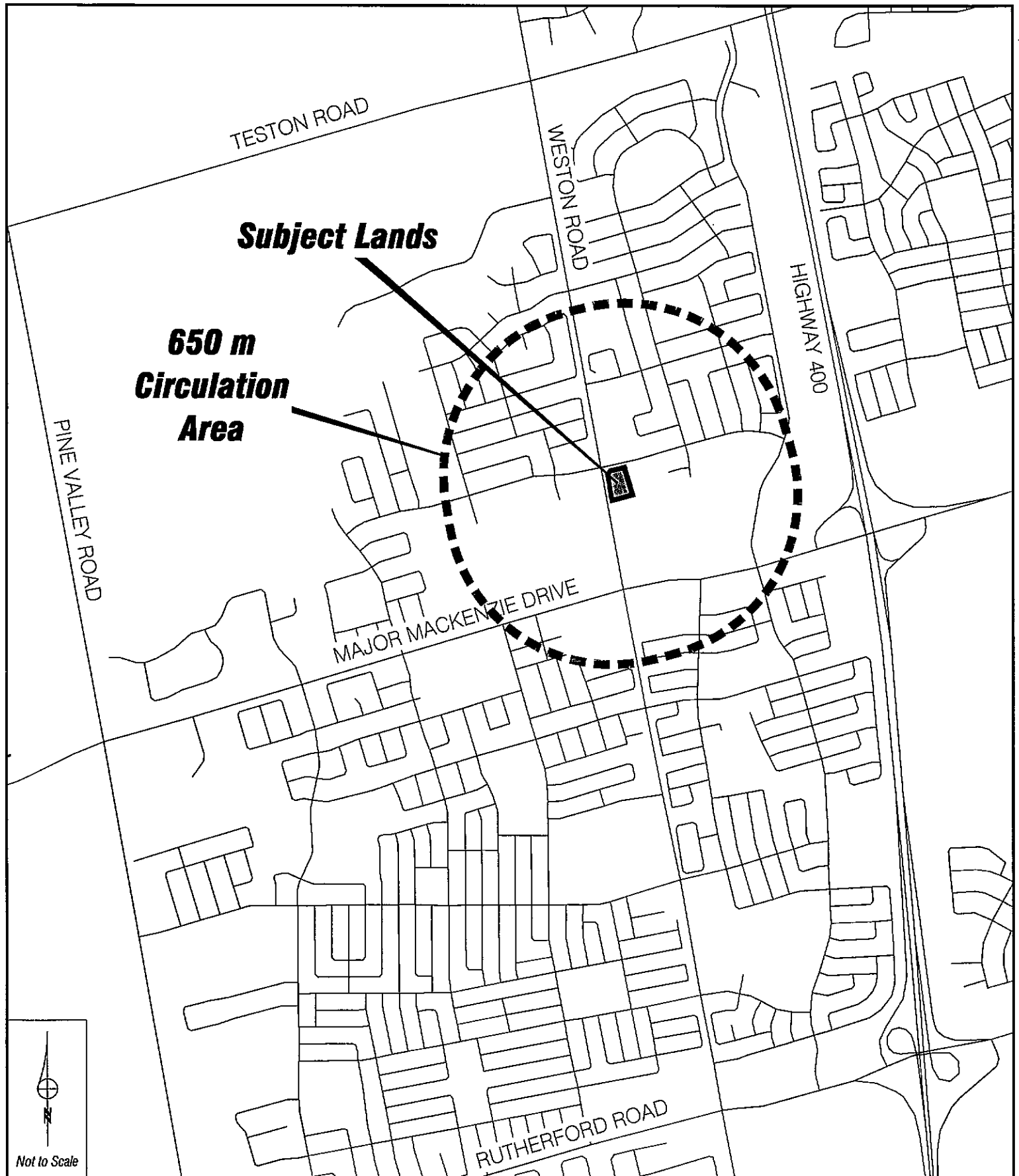
Mark Johnson, Planner, ext. 8353  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 22, Concession 5

APPLICANT:  
Ozner Corporation (South)

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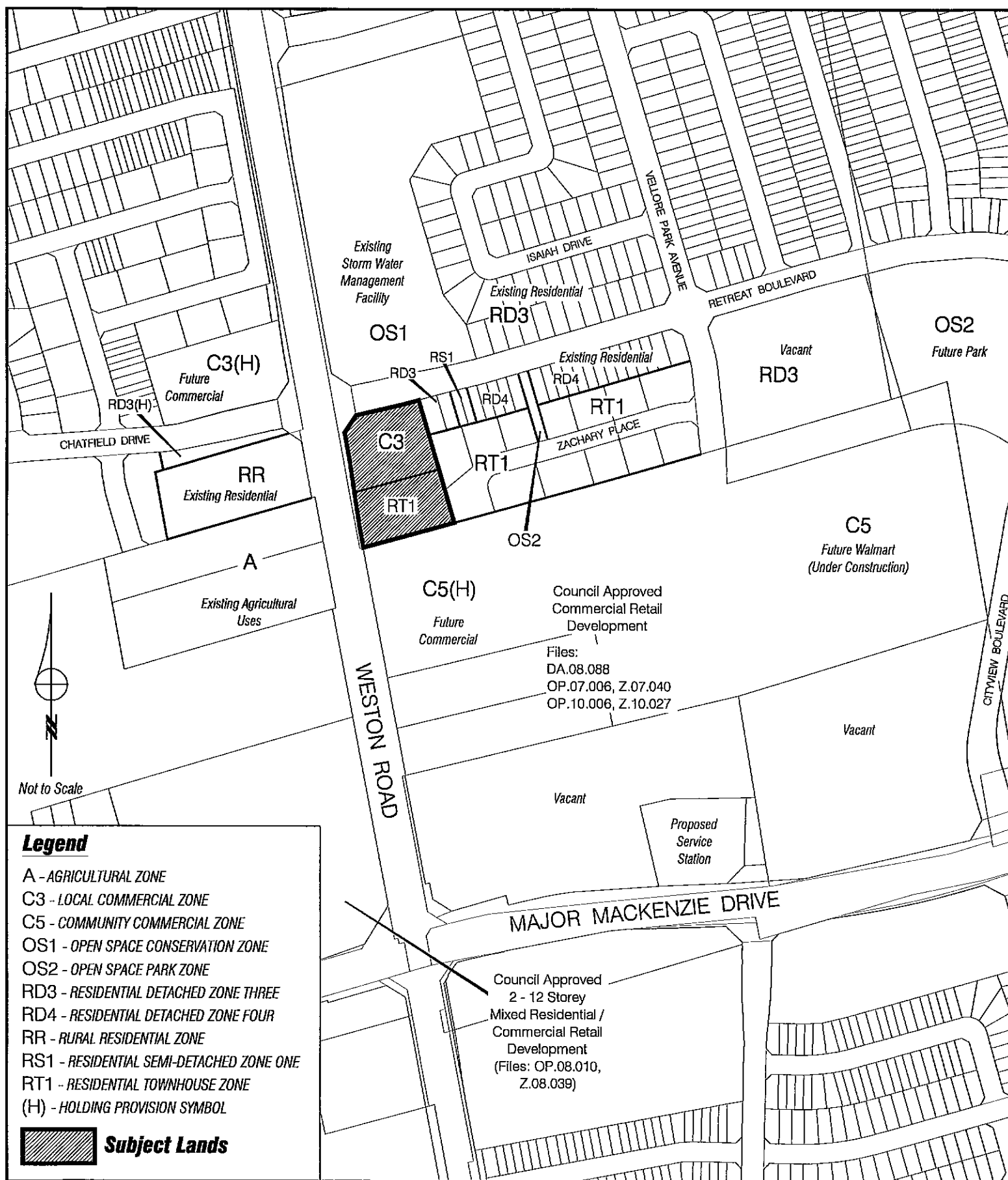


## Attachment

FILES: OP.11.011, Z.11.042  
RELATED FILE: DA.11.113

DATE:  
February 28, 2012

1



## Location Map

LOCATION:  
Part of Lot 22, Concession 5

APPLICANT:  
Ozner Corporation (South)

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Attachment  
FILES: OP.11.011, Z.11.042  
RELATED FILE: DA.11.113

DATE:  
February 28, 2012

2



## SITE STATISTICS

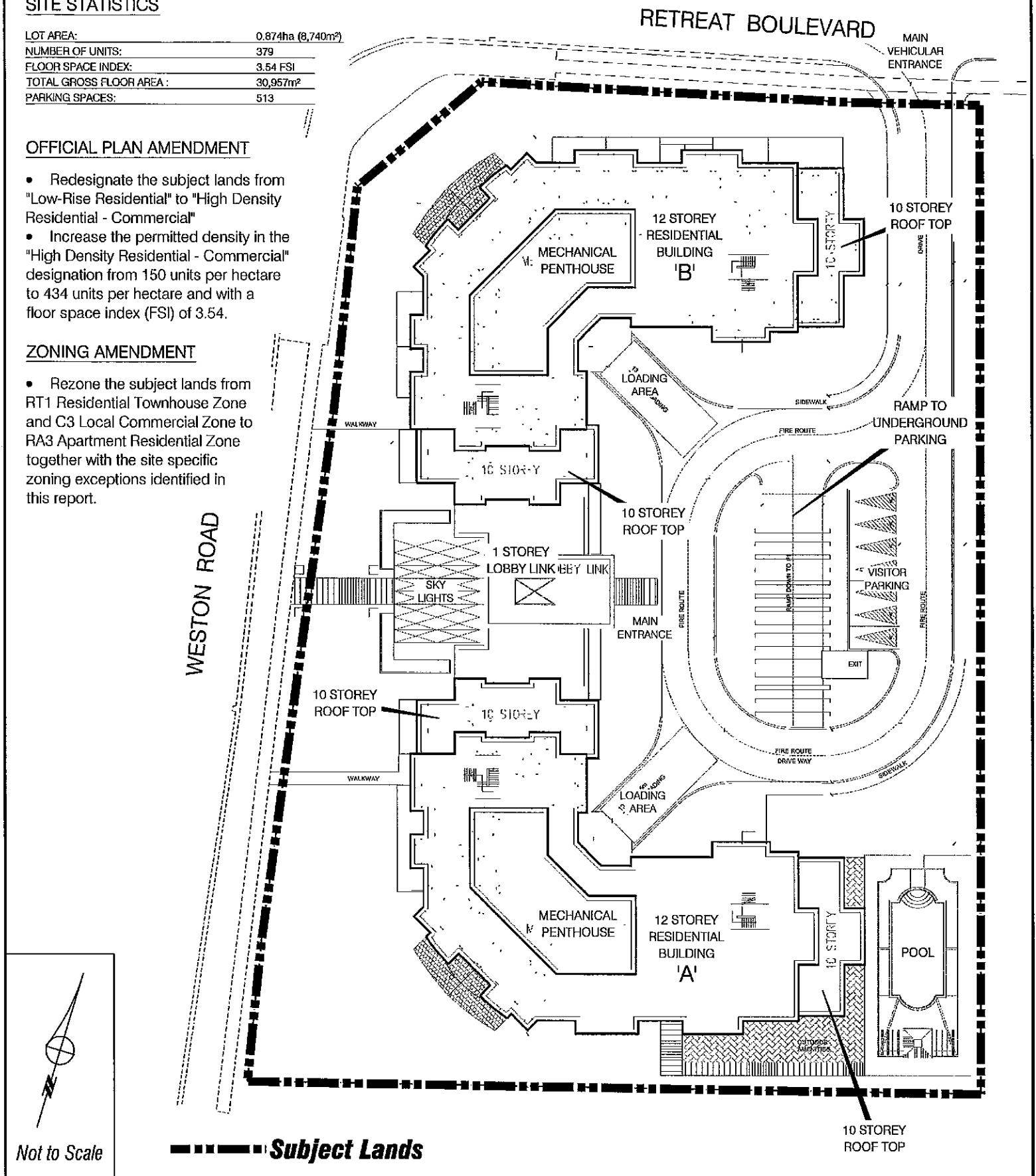
LOT AREA:	0.874ha (8,740m <sup>2</sup> )
NUMBER OF UNITS:	379
FLOOR SPACE INDEX:	3.54 FSI
TOTAL GROSS FLOOR AREA:	30,957m <sup>2</sup>
PARKING SPACES:	513

## OFFICIAL PLAN AMENDMENT

- Redesignate the subject lands from "Low-Rise Residential" to "High Density Residential - Commercial"
- Increase the permitted density in the "High Density Residential - Commercial" designation from 150 units per hectare to 434 units per hectare and with a floor space index (FSI) of 3.54.

## ZONING AMENDMENT

- Rezone the subject lands from RT1 Residential Townhouse Zone and C3 Local Commercial Zone to RA3 Apartment Residential Zone together with the site specific zoning exceptions identified in this report.



## Site Plan

LOCATION:  
Part of Lot 22, Concession 5

APPLICANT:  
Ozner Corporation (South)

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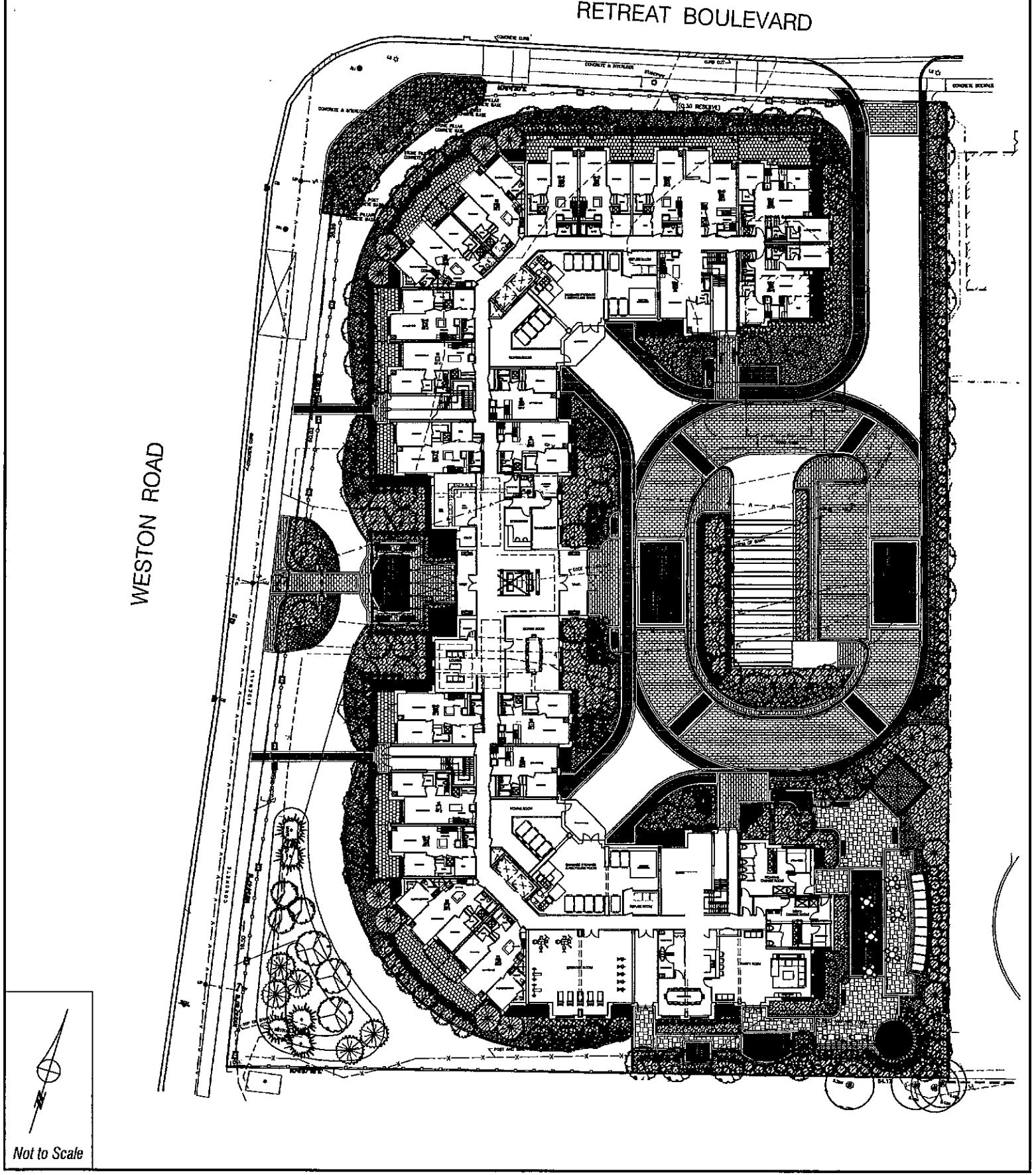


## Attachment

FILES: OP.11.011, Z.11.042  
RELATED FILE: DA.11.113

DATE:  
February 28, 2012

**3**



# Landscape Plan

LOCATION:  
Part of Lot 22, Concession 5

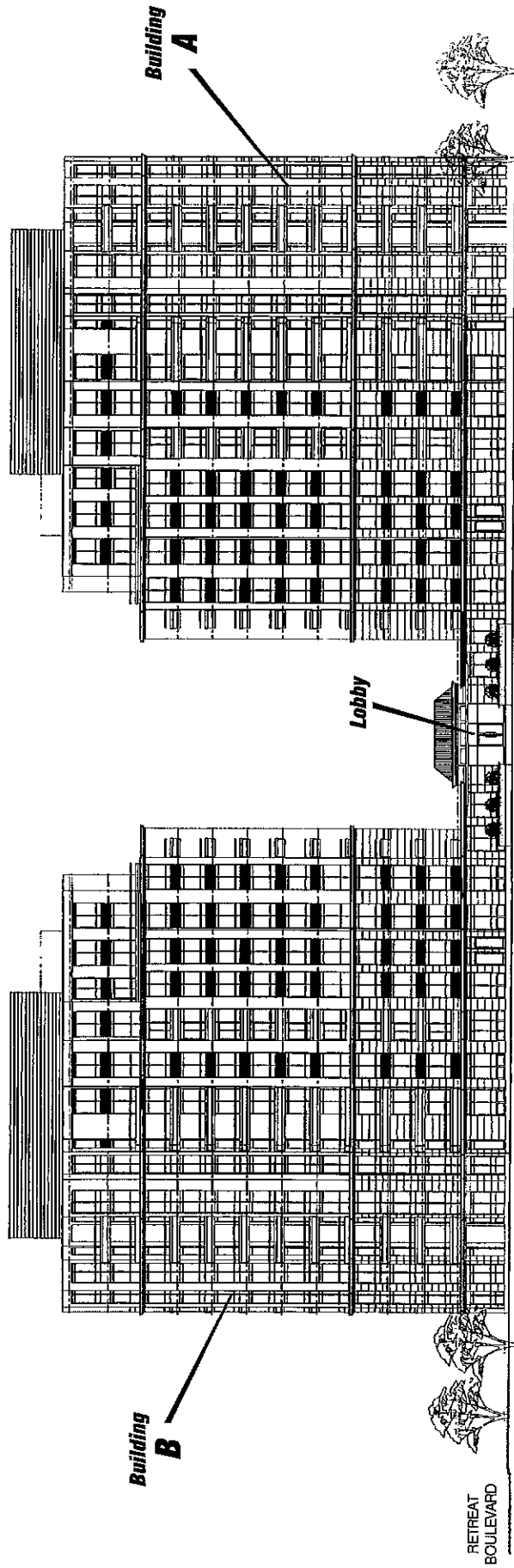
APPLICANT:  
Ozner Corporation (South)

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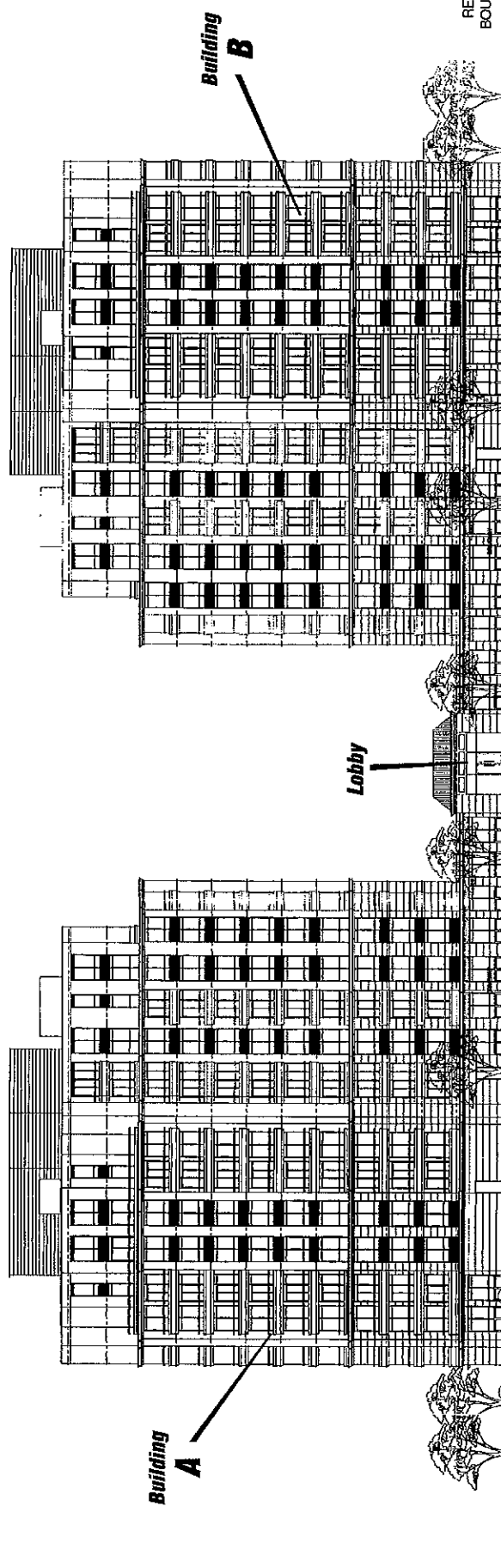


Attachment  
FILES: OP.11.011, Z.11.042  
RELATED FILE: DA.11.113  
DATE:  
February 28, 2012

4



WEST ELEVATION (FACING WESTON ROAD)



EAST ELEVATION

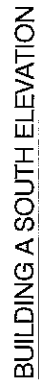
Not to Scale

# Buildings A and B West and East Elevations

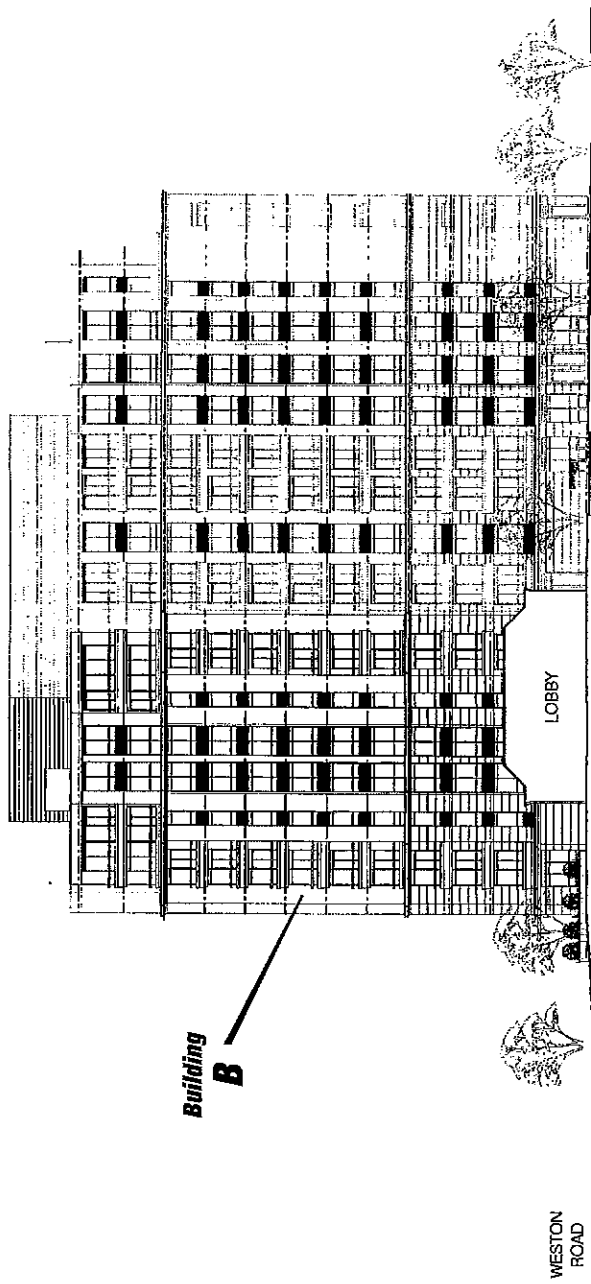
APPLICANT:  
Ozner Corporation (South)  
LOCATION:  
Part of Lot 22, Concession 5

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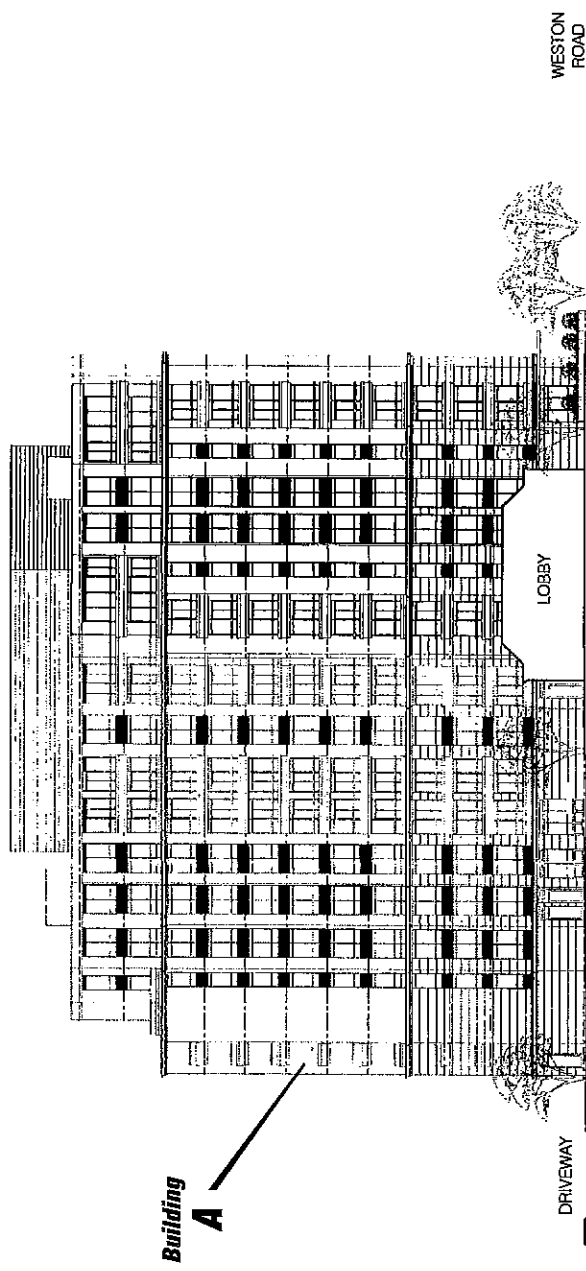




Attachment 6  
 FILES: OP.11.011, Z.11.042  
 RELATED FILE: DA.11.113  
 DATE:  
 February 28, 2012



BUILDING B SOUTH ELEVATION



BUILDING A NORTH ELEVATION

Not to Scale

# Building A North Elevation and Building B South Elevation

APPLICANT:  
Ozner Corporation (South)  
LOCATION:  
Part of Lot 22, Concession 5

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