

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2008

Item 1, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 28, 2008.

1 **OFFICIAL PLAN AMENDMENT FILE OP.07.008**
ZONING BY-LAW AMENDMENT FILE Z.07.047
JANE-RUTH DEVELOPMENT INC.

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 21, 2008, be approved; and**
- 2) That the memorandum from the Commissioner of Planning, dated January 18, 2008, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Official Plan Amendment File OP.07.008 and Zoning By-law Amendment File Z.07.047 (Jane-Ruth Development Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On December 21, 2007, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to the Maple Landing Ratepayers Association. As of January 9, 2008, no comments have been received by the Development Planning Department. Any comments received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachment #1, to facilitate the future development of the fourth, 16-storey residential condominium apartment building (Building "D") as shown on Attachment #2:

- 1. An Official Plan Amendment Application (File OP.07.008) to amend OPA #626 to increase the maximum density permitted on the subject lands from 200 units per hectare to 247 units per hectare thereby increasing the total number of residential units permitted on the subject lands from 780 units to 900 units (an increase of 120 units); and**
- 2. A Zoning By-law Amendment Application (File Z.07.047) to amend By-law 1-88 to:**
 - i) increase the maximum number of residential dwelling units located on the subject lands from 200 units per hectare to 247 units per hectare; and**
 - ii) reduce the minimum lot area requirement from 49.9 m² per unit to 40 m² per unit.**

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The site plan concept considered by the Ontario Municipal Board (OMB) included four, 16-storey buildings organized around an internal road connecting Rutherford Road to Jane Street. The OMB approval of OPA #626 and By-law 277-2005 limits the overall density on the site at 200 units per hectare (uph) based on a site area of 3.604 hectares, thereby yielding 720 units on the property. The Owner has designed the first three buildings with smaller units than originally anticipated. The Owner has obtained approval for Buildings "A", "B" and "C" (all under construction) with the following number of units:

Building "A" –	236 units
Building "B" –	228 units
Building "C" –	<u>225 units</u>
Total	689 units

As a result, only 31 units (720 – 689) are available under the current Official Plan and Zoning By-law permissions for the fourth building (Building "D") on the subject lands. This remaining number of units is proposed to be combined with the additional 120 units that would result by increasing the maximum density from 200 uph to 247 uph in future Building "D" within the 16-storey building limit established by the Official Plan and Zoning By-law.

Background - Analysis and Options

The subject lands are located on the northeast corner of Jane Street and Rutherford Road, City of Vaughan. Buildings "A", "B", and "C" as shown on Attachment #2, are currently under construction.

The site is subject to the Vaughan Centre Secondary Plan as defined by OPA #600, and as amended by site-specific OPA #626, which was approved by the OMB on April 19, 2005 as part of Decision Order 0982. OPA #626 designates the subject lands "High Density Residential/Commercial", and facilitates the high density residential apartment development on the property. The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1246), as approved by the OMB in Decision Order 2494, issued on September 23, 2005. The surrounding land uses are as follows:

- North - future commercial (C1 Restricted Commercial Zone); open space (OS1 Open Space Conservation Zone)
- South - open space (OS1 Zone), Rutherford Road; vacant land/approved employment/office uses, proposed high density residential development (EM1 Prestige Employment Area Zone)
- East - open space (OS1 Zone)
- West - Jane Street; existing commercial (C8 Office Commercial Zone) and open space (OS1 Zone)

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the applications will be reviewed in the context of the applicable Provincial, Regional and City policies;
- ii) the applications will be reviewed in consideration of the existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed official plan and zoning amendments;

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- iii) an updated traffic impact study must be submitted in support of the applications, to the satisfaction of the appropriate authorities;
- iv) a future site development application for the proposed Building “D” must be submitted at a future date and reviewed for consideration at a future Committee of the Whole meeting; and,
- v) the availability of water and sanitary servicing capacity for the proposal must be identified and allocated by Council, if approved.

Relationship to Vaughan Vision 2020

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

Regional Implications

The Region of York has no objection to the proposed Official Plan Amendment.

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the Official Plan and Zoning By-law Amendment applications will be reviewed in consideration of Provincial, Regional, and City policies, and in context with the existing and future surrounding land uses.

Attachments

- 1. Location Map
- 2. Context Plan

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), and also "Prestige Areas – Centres and Avenue Seven Corridor" by OPA #661 (Avenue Seven Land Use Futures Plan), the latter which has been adopted by Vaughan Council, but is awaiting Regional approval. The lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(463). The surrounding land uses are:

- North - Regional Road #7; existing low density residential (R4 Residential Zone)
- South - existing employment uses (EM2 General Employment Area Zone)
- East - Woodstream Boulevard; existing service commercial buildings (C7 Service Commercial Zone)
- West - existing automobile dealership campus (C2 General Commercial Zone)

Preliminary Review

Following a preliminary review of the proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) on June 25, 2007, Council adopted OPA #661 (The Avenue Seven Land Use Study Futures Plan), which has the effect of redesignating the subject lands from "General Commercial" to "Prestige Areas – Centres and Avenue Seven Corridor", and permits a range of uses on the subject lands, including office, business, retail, institutional, civic and residential uses; properties that are generally located within 200 m of a designated "Transit Stop Centre", which in this case would be measured from the intersection of Highway #7 and Martin Grove Road, are permitted a maximum building height of 10-storeys or 32 m, whichever is less, and a maximum Floor Space Index (FSI) of 3.0; the proposed mixed use development is located approximately 200 m from the stated intersection and is 10-storeys and 32 m in height, with an FSI of 2.97, and conforms with the policies of OPA #661 as adopted; OPA #661 is awaiting approval from the Region of York; the proposal will be reviewed in the context of the development and urban design policies in OPA #661;
- ii) the proposal will be reviewed in the context of the Provincial Policy Statement, and applicable Regional and City Official Plan policies;
- iii) the proposal will be reviewed in the context of the approved and existing land uses in the surrounding area, with particular consideration given to site design and built form, including appropriate setbacks, site access, parking, and separation from existing uses;
- iv) the application, if approved, will require Site Development and Draft Plan of Condominium Applications to be submitted to facilitate the proposed development; the site plan will be reviewed in the context of providing for the future integration of development on the adjacent westerly parcel of land also subject to OPA #661, including potential pedestrian and vehicular connections, the provision of amenity areas and open space;
- v) any site-specific zoning exceptions that are required to implement the proposed site development, if approved, will be identified and evaluated in the technical report;
- vi) the availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council, if approved; in the interim, the lands would be zoned with the addition of the Holding Symbol "(H)", if approved;

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- vii) parking adequacy will be reviewed; traffic impact and parking studies will be required to be submitted and approved in support of the application;
- viii) a noise study is required to ensure that appropriate noise mitigation measures will be implemented into the proposed residential development; and,
- xi) the following additional studies may be required in support of the application: planning justification, environmental report, and urban design and architectural design guidelines.

Relationship to Vaughan Vision 2020

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

Regional Implications

OPA #661 (Avenue Seven Land Use Futures Plan) has been sent to the Region of York for approval. The subject zoning amendment application is consistent with the policies of OPA #661.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the application will be reviewed in the context of the applicable Provincial, Regional and City policies, By-law 1-88 standards, and with respect to the appropriateness and compatibility of the proposed land use and development, in light of the existing and approved land uses in the surrounding area, and including, but not limited to, the proposed built form, site design, access, traffic, parking, and servicing.

Attachments

1. Location Map
2. Site Plan (Proposed)

Report prepared by:

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Background - Analysis and Options

The 16.259 ha site is located on the east side of Regional Road 50 through to Huntington Road, and south of Rutherford Road, City of Vaughan.

The subject lands are designated “Prestige Area” (adjacent to Regional Road 50 and Huntington Road) and “Employment Area General” (integral lands) under OPA #450 as amended by OPA #631, the latter which was approved by the Region of York on March 28, 2007. The lands are also subject to the approved Block 64 Plan, and zoned A Agricultural Zone by By-law 1-88.

North - existing Golf & Country Club (OS2 Open Space Park Zone); proposed Employment Area subdivision (EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)

South - agricultural and existing training centre (A Agricultural Zone)

East - Huntington Road; agricultural (A Agricultural Zone)

West - Regional Road 50; City of Brampton, existing agricultural uses with proposed commercial and residential

Preliminary Review

Following a preliminary review of the proposed applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the subject lands are located within the approved Block 64 Plan as shown on Attachment #3. Review will be given to ensure comprehensive and co-ordinated development of the subject lands with the surrounding lands, with respect to land use, access, lotting and road pattern. The resolution of Council on June 26, 2006 to approve the Block Plan was subject to several outstanding block plan matters with respect to transportation, environment, master environmental servicing plan, hydrogeology, soil analysis, urban design guidelines and landscape master plan, and development phasing, being resolved through the submission of documents and plans, to be approved prior to the approval of any draft plans of subdivision/site development applications by the City and other relevant public agencies. The applicant and other landowners in the Block 64 Plan will need to address these outstanding matters, prior to further consideration of the subject applications;
- ii) OPA #450 permits a wide range of employment uses within the “Prestige Area” and “Employment Area General” designations: “Prestige Area” blocks (EM1) are to be located adjacent to arterial roads and “Employment Area General” (EM2) would be for the internal subdivision blocks. The proposed rezoning would implement these designations, however, consideration should be given to creating smaller blocks within Blocks 1, 2 and 3 to avoid any split zoning on these lands;
- iii) Part of Subsection 6.3.2 (iii) of By-law 1-88 states that “no outside storage can be located between any main building and a street line”. Subsection 6.3.2 (vi) of By-law 1-88 states “no outside storage shall be permitted on any corner lot” in the EM2 General Employment Area Zone. The appropriateness of not applying these provisions to the subject lands will be reviewed; and,
- iv) any necessary and appropriate zoning exceptions to implement the final plan of subdivision, if approved by Council, will be reviewed and identified in the technical report.

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Relationship to Vaughan Vision 2020

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

Regional Implications

On March 28, 2007, the Region of York approved OPA #631, the Secondary Plan for the Block 64 Area. The subject subdivision application has been circulated to the Region of York for review and comment.

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the Owner will need to work with the Development Planning Department to ensure that the proposed subdivision layout and the rezoning of the lands meets the intent of OPA #450, as amended by OPA #631, and the approved Block 64 Plan, including addressing all outstanding matters pertaining to the block plan as identified in this report.

Attachments

1. Location Map
2. Proposed Subdivision and Zoning
3. Approved Block 64 Plan

Report prepared by:

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