

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2010

Item 1, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 16, 2010.

1 **ZONING BY-LAW AMENDMENT FILE Z.09.034**
JOE BARTELLA AND SABINO DITACCHIO
WARD 5

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 2, 2010, be approved;**
- 2) That the deputation of Mr. Joe Bartella, be received; and**
- 3) That the written submission of Ms. Frances Blumfald, 7 Parkway Avenue, Thornhill, L4J 1Y2, dated January 22, 2010, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.034 (Joe Bartella and Sabino Ditacchio) 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: January 8, 2010
- b) Circulation Area: 150 m
- c) Comments Received as of January 21, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application to amend site-specific Zoning Exception 9(514) of By-law 1-88, in order to permit the following additional uses in the C1 Restricted Commercial Zone, on the subject lands shown on Attachments #1 and #2:

- Bank or Financial Institution;
- Business or Professional Office;
- Club or Health Centre;
- Eating Establishment, Take-out;
- Funeral Home;
- Laboratory;
- Office Building;
- Personal Service Shop;
- Photography Studio;
- Retail Store;

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- Service or Repair Shop;
- Video Store; and,
- Technical School.

Site-specific Exception 9(514) currently permits only a barber shop and/or a beauty parlour on the property within the existing 473.8 m², 2-storey building (currently vacant) shown on Attachment #3.

Background – Analysis and Options

Location	<ul style="list-style-type: none">▪ 8054 Yonge Street, located on the west side of Yonge Street and north of Centre Street, being Part of Lot 33, Concession 1, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “General Commercial” by OPA #210 (Thornhill Community Plan). The proposal to permit the additional commercial uses on the property conforms to the Official Plan.▪ The subject lands are located within the Yonge Street Area Study.
Zoning	<ul style="list-style-type: none">▪ C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(514), which permits only a barber shop and/or beauty parlour on the property.▪ The proposed additional commercial uses are not permitted on the subject lands, and therefore, an amendment to By-law 1-88 is required.
Thornhill Heritage Conservation District	<ul style="list-style-type: none">▪ The subject lands are located within the Thornhill Heritage Conservation District Area.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of the Proposed Uses	<ul style="list-style-type: none">▪ The appropriateness of permitting the proposed additional commercial uses on the subject lands will be reviewed in consideration of their compatibility with the surrounding commercial and residential land uses, and the barber shop and beauty parlour uses that are currently permitted on the property.
b.	Parking and Traffic	<ul style="list-style-type: none">▪ The application will be reviewed in the context of the appropriateness of the parking supply on the subject lands to accommodate the requested additional uses and the traffic generated by these land uses.
c.	Additional Studies	<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed zoning by-law amendment.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

The 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

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/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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Item 2, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 16, 2010.

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**ZONING BY-LAW AMENDMENT FILE Z.09.031
P. GABRIELE AND SONS LIMITED
WARD 3**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 2, 2010, be approved;
- 2) That the applicant meet with staff, the local Ratepayers' Association and the Local Councillor prior to the site plan being submitted; and
- 3) That the following deputations be received:
 - a) Mr. Domenic Rotundo, on behalf of the applicant;
 - b) Mr. Tim Sorochinsky, Millwood Woodend Ratepayers' Association, 275 Millwood Parkway, Woodbridge, L4L 1A6; and
 - c) Ms. Elvira Caria, Vellore Woods Ratepayers' Association, 15 Bunting Drive, Woodbridge, L4H 2E7.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.09.031 (P. Gabriele and Sons Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: January 8, 2010
- b) Circulation Area: 150 m and to the Millwood Woodend and Vellore Woods Ratepayers' Associations
- c) Comments Received as of January 21, 2010: None

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.09.031) to amend the City's Zoning By-law 1-88, specifically Exception 9(1267) to:

- a) rezone the rear portion of the subject lands (shown as Townhouse Blocks 1, 2, 3, 4, 5 and Block "A" on Attachment #3) from RVM2 Residential Urban Village Multiple Zone Two (ie. apartments, multiple dwellings, and block townhouses) to RVM1(A) Residential Urban Village Multiple Zone One to facilitate the development of 30 street townhouse units; and,

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- b) to permit the following site-specific exceptions to the front portion of the subject lands (shown as Buildings “A” and “B” on Attachment #3) zoned RVM2 Residential Urban Village Multiple Zone Two, which would facilitate 2 permitted mixed use residential/commercial buildings (Buildings “A” and “B” as shown on Attachment #3) comprised of 60 apartment units (second and third floors) and 30 business and professional offices (ground floor) with a combined total gross floor area of 3,499.5 m²:

	By-law Standard	By-law 1-88 Requirements of Exception 9(1267)	Proposed Exceptions to the RVM1(A) & RVM2 Zones
a.	Maximum Number of Dwelling Units Permitted for Blocks 16 and 17 combined	78	93 (includes 3 future street townhouse units to develop with the adjacent lands to the east, which are not part of the related Site Development Applications (Files DA.09.070 and DA.09.071))
b.	Maximum Number of Dwelling Units Permitted in Block 16	24 Apartment Dwelling and/or Multiple Dwelling Units, and 18 Block Townhouse Dwelling Units, totaling 42 Units (RVM2 Zone)	34 Apartment Dwelling Units (RVM2 Zone only)
c.	Maximum Number of Dwelling Units Permitted in Block 17	22 Apartment Dwellings and/or Multiple Dwellings, and 14 Block Townhouse Dwelling Units, totaling 36 Units (RVM2 Zone)	26 Apartment Dwelling Units (RVM2 Zone only)

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d.	Maximum Gross Floor Area (GFA) for Business or Professional Office(s)	<p align="center">Block 16: 1444.5 m² of GFA</p> <p align="center">Block 17: 1250 m² of GFA</p>	<p align="center">Block 16: 2038.5 m² of GFA for 17 Business or Professional Office Units</p> <p align="center">Block 17: 1461 m² of GFA for 13 Business or Professional Office Units</p>
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	By-law Standard	By-law 1-88 Requirements of Exception 9(1267)	Proposed Exceptions to the RVM1(A) & RVM2 Zones
e.	Minimum Number of Parking Spaces devoted to a Business or Professional Office Use on the ground floor only of a Building containing an Apartment Dwelling, Multiple Dwelling and/or a Block Townhouse Dwelling(s)	3 Parking Spaces per 100 m ² of GFA	<p align="center">Building "A": 2.45 Parking Spaces per 100 m² of GFA</p> <p align="center">Building "B": 2.3 Parking Spaces per 100 m² of GFA</p>

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ South side of Major Mackenzie Drive, west of Weston Road, being Part of Lot 20, Concession 6, City of Vaughan (municipally known as 3901 Major Mackenzie Drive), shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ “Vellore Village Centre - Low-Rise Residential” by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan), which permits: mixed use residential/commercial uses, specifically business or professional offices on the ground floor only of a building containing apartment dwellings, and multiple dwellings; block townhouse dwellings; and street townhouse dwellings, at a maximum residential density of 40 units per hectare calculated on a subdivision-wide basis (Plan of Subdivision 19T-03V10). ▪ The application conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ RVM2 Residential Urban Village Multiple Zone Two by By-law 1-88, subject to Exception 9(1267), which permits the mixed use residential/commercial buildings (“A” and “B” on Attachment #3) subject to obtaining approval for the site-specific exceptions identified earlier; but does not permit the street townhouse units on the south portion of the property, which is proposed to be rezoned to RVM1(A) Zone.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

The property is also subject to current Site Development Applications submitted by P. Gabriele and Sons Limited (Files DA.09.070 and DA.09.071), as shown on Attachment #3, in order to facilitate the proposed development.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Provincial policies, and Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.

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b.	Appropriateness of Proposed Uses and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed exceptions to the RVM2 Zone to facilitate the permitted mixed-use residential/commercial development, and the proposed rezoning from RVM2 Zone to RVM1(A) Zone to facilitate the proposed street townhouse units will be reviewed with regard to compatibility with the surrounding land uses.
c.	Servicing Allocation	<ul style="list-style-type: none"> ▪ To date, servicing for 78 units has been allocated for the subject lands. The Vaughan Engineering Department must confirm allocation of sewage and water supply capacity for the additional 12 residential units (not counting the 3 future townhouse units), if approved.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines for Planning Block 39 and the Architectural Design Guidelines for the subdivision that are applicable to the subject lands.
e.	Traffic Impact Study and Parking Study	<ul style="list-style-type: none"> ▪ A Traffic Impact Study and Parking Study must be submitted in support of the application, and be reviewed and approved by the Region of York and the Vaughan Engineering Department.
f.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (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.
g.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) was submitted for the related Plan of Subdivision 19T-03V10 (P. Gabriele and Sons Limited) and approved to the satisfaction of the Vaughan Engineering Department.

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h.	Related Plan of Subdivision	<ul style="list-style-type: none">▪ The subject Phase 2 portion of the related Plan of Subdivision 19T-03V10 (P. Gabriele and Sons Limited) must be registered prior to final approval of the Site Development Applications (Files DA.09.070 and DA.09.071) for the subject lands.▪ Blocks for the proposed street townhouse units and the mixed-use residential/commercial buildings must be created either through an amendment to the current approved Plan of Subdivision File 19T-03V10 or through the Consent process.
i.	Related Site Plan Application	<ul style="list-style-type: none">▪ The related Site Development Applications (Files DA.09.070 and DA.09.071) will be reviewed to ensure appropriate building and site design, elevations, access, internal traffic circulation, parking, landscaping, stormwater management, servicing and grading. All garage must be stored internal to the mixed-use buildings, and not outside in bins as proposed.
j.	Part Lot Control Application	<ul style="list-style-type: none">▪ A Part Lot Control Application must be submitted prior to occupancy of any street townhouse in order to create the lots for each street townhouse dwelling unit and/or to register any maintenance easements that may be required.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

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

Attachments

1. Context Location Map
2. Location Map
3. Context Site Plan
4. Block 16 Mixed Use Residential/Commercial Building Site Plan
5. Block 17 Mixed Use Residential/Commercial Building Site Plan
6. Block 16 Residential Street Townhouse Site Plan
7. Block 17 Residential Street Townhouse Site Plan
8. Block 16 Mixed Use Residential/Commercial Building Elevations
9. Block 17 Mixed Use Residential/Commercial Building Elevations
10. Block 16 Residential Elevations (Townhouse Block 3)

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11. Block 16 Residential Elevations (Townhouse Block 4)
12. Block 16 Residential Elevations (Townhouse Block 5)
13. Block 17 Residential Elevations (Townhouse Block 1)
14. Block 17 Residential Elevations (Townhouse Block 2)

Report prepared by:

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

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

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Official Plan Designation	<ul style="list-style-type: none">▪ “Corporate Centre Node” by OPA #500, as amended by OPA #663 (Avenue 7 Land Use Future Study). OPA #500 includes policies that permit the continuation of existing uses approved under previous Amendments.▪ The proposal to rezone the subject lands from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone and to permit the maintenance of the existing construction equipment dealership use on the property conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(144), which permits a construction equipment dealership on the property.▪ An amendment to By-law 1-88 is requested to rezone the property from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone, consistent with the Official Plan policies of OPA #663 and to maintain the existing construction equipment dealership use on the lands.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> • The application will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies. • The application will be reviewed in consideration of the pending focused area study for the Vaughan Metropolitan Centre, which is expected to be completed by the City’s consultant, Urban Strategies, in the Spring of 2010. • The application will be reviewed in the context of the planned infrastructure for the Vaughan Metropolitan Centre’s future subway station, located between Edgeley Boulevard and Jane Street, north of Regional Road 7.
b.	Appropriateness of the Proposed Use and the Continuance of Existing Use	<ul style="list-style-type: none"> • Review will be given to applying an “(H)” Holding Symbol on the subject lands, to permit the continuance of the existing construction equipment dealership on the subject lands, until the property is re-developed at a future date in accordance with the Official Plan. • The Holding Symbol may only be removed in whole or in part from the property when a Site Development Application is approved by Vaughan Council, pursuant to Section 41 of the <u>Planning Act</u>. The site plan must show and protect for the approved transportation plan/network shown on Attachment #4, specifically the following roads and rights-of-ways which traverse the subject lands: <ul style="list-style-type: none"> i) the extension of Commerce Street east to Jane Street; ii) the approved east/west local road, north of Commerce Street and south of Regional Road 7; iii) the extension of Millway Avenue, south to Commerce Street; iv) the two (2) approved north/south local roads, east of Interchange Way and west of Millway Avenue; and, v) the approved north/south, 23m wide sub-surface, Higher Order Transit (subway) Right-of-Way.

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c.	Planning Justification Report	<ul style="list-style-type: none">• The Planning Justification Report submitted by IBI Group in support of the application must be reviewed and approved to the satisfaction of the Development Planning Department.
d.	Toronto Transit Commission (TTC)	<ul style="list-style-type: none">• The subject lands are located within the Toronto Transit Commission (TTC) Development Review Zone for the Spadina Subway Extension Project. The application will be reviewed in consideration of comments from the TTC.
e.	Future Site Development Application	<ul style="list-style-type: none">• The Owner will be required to submit a future Site Development Application to facilitate any development on the property (or phase thereof) to address issues such as, but not limited to, building form, massing and design, traffic and transportation related issues, environmental issues, sustainability initiatives, securing required infrastructure (e.g. roads, subway requirements), and site design.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

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

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Avenue 7 Plan (OPA #663) Schedule "B"-Transportation Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/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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Item 4, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on February 16, 2010.

**4 OFFICIAL PLAN AMENDMENT FILE OP.08.005
ZONING BY-LAW AMENDMENT FILE Z.08.022
2159645 ONTARIO INC. C/O LIBERTY DEVELOPMENT CORPORATION
WARD 3**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 2, 2010, be approved;
- 2) That the applicant meet with staff, the Ratepayers' Association and the Ward 3 Sub-Committee to discuss the concerns expressed by the deputants;
- 3) That the following deputations and written submission be received:
 - a) Mr. Peter Weston, on behalf of the applicant;
 - b) Mr. Clifford Korman, Kirkor Architects & Planners, 20 Martin Ross Avenue, Toronto, M3J 2K8, and written submission;
 - c) Mr. Adriano Volpentesta;
 - d) Ms. Rosanna Defrancesca, East Woodbridge Community Association, 87 Michelle Drive, Woodbridge, L4L 9B9;
 - e) Mr. Giulio Baldassara, 253 Misty Meadow Drive, Woodbridge, L4L 3V6;
 - f) Ms. Laila Morkos, 44 Summerwood Court, Woodbridge, L4L 9A3;
 - g) Mr. Sal Dominicis, 57 Russet Way, Woodbridge, L4L 5B7;
 - h) Mr. Alfio Magnanelli, 1 Marconi Avenue, Woodbridge, L4L 7A4;
 - i) Ms. Carla Oliveira, 109 Father Ermanno Crescent, Woodbridge, L4L 7C9;
 - j) Mr. Robert Settino, 206 Green Manor Crescent, Vaughan, L4L 9R9;
 - k) Mr. Alessandro Gallo, 84 Ambassador Crescent, Woodbridge, L4L 5L7; and
 - l) Ms. Marisa MacGillivray, 11 Olive Green Road, Vaughan, L4L 7L3; and
- 4) That the following written submissions be received:
 - a) Miss Savina Fiorini, 41 Tumbleweed Court, Vaughan, L4L 8Y5, dated January 18, 2010; and
 - b) Mr. David A. McKay, MHBC Planning, 7050 Weston Road, Suite 230, Woodbridge, L4L 8G7, dated February 1, 2010.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.005 and Z.08.022 (2159645 Ontario Inc. C/O Liberty Development Corporation) 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.

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Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of Public Hearing was circulated: January 8, 2010.
- b) Circulation Area: 150 m and an extended poll area of 600 m, as shown on Attachment #2.
- c) Comments received as of January 21, 2010: None.

Purpose

The new Owner has submitted the following revised applications on the subject lands shown on Attachments #1 and #2, to facilitate the future development of the site for two (2) high density residential condominium buildings comprised of 728 units, 30 and 33 storeys respectively, one 10 storey office building and second floor commercial and office uses, underground parking, and a landscaped podium with amenity areas as shown on Attachments #3 to #8, inclusive:

- 1. An application to amend the Official Plan (File OP.08.005), specifically the "Corporate Centre Corridor" policies of OPA #500 as amended by OPA #663 (The Avenue 7 Land Use Future Study) on the subject lands, as follows:

	Official Plan Policy (OPA #500, as amended by OPA #663)	Proposed Amendment to OPA #500, as amended by OPA #663
a)	Maximum density of 2.5 FSI (Floor Space Index)	Maximum density of 4.48 FSI (Floor Space Index)
b)	Maximum building height of 26m	Maximum building height of 33 storeys (117m approximately)

- 2. An application to amend the Zoning By-law (File Z.08.022), specifically By-law 1-88, to rezone the subject lands from C2 General Commercial Zone to C9 Corporate Centre Zone and to permit the following site-specific exceptions to the C9 Zone standards to implement the concept plan shown on Attachment #3:

	By-law Standard	By-law 1-88 C9 Zone Requirements	Proposed Exceptions to C9 Zone
a)	Minimum Front Yard Setback	3m	0m
b)	Minimum Rear Yard Setback	6m	0m
c)	Minimum Exterior Side Yard Setback	3m	0m

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d)	Minimum Parking for proposed Residential Units	1,274 residential parking spaces (total) Calculated at 1.75 spaces per dwelling unit (includes 1.5 spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking)	801 residential parking spaces (total) Calculated at 1.10 spaces per dwelling unit including visitor parking
e)	Maximum Building Height	25m	33 storeys (approximately 117m)
f)	Maximum Residential Density	67m ² per dwelling unit (residential)	Permit a maximum density of 4.48 FSI (residential, commercial and office)

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

Site History

On April 23, 2008, the former Owner (1483969 Ontario Limited) submitted Official Plan and Zoning By-law Amendment applications (File OP.08.005 and Z.08.022) to facilitate the development of three high density residential condominium buildings ranging from 24 to 32 storeys with a total of 1050 residential units, ground and second floor commercial and office uses, surface and underground parking, and a landscaped podium with an outdoor garden and water features as shown on Attachment #9. The applications were considered by Vaughan Council at a Public Hearing on June 3, 2008. The recommendation to receive the Public Hearing report of June 3, 2008, was ratified by Council on June 11, 2008.

The Development Planning Department prepared a technical report for consideration by the Committee of the Whole on June 23, 2009. On the said date, the former Owner submitted a written request to Vaughan Council to adjourn the applications “sine die”, which the Committee adopted and ratified on June 30, 2009.

On November 27, 2009, the Development Planning Department received a revised proposal for the property from the current Owner (2159645 Ontario Inc), which is the subject of this staff report.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 7777 Weston Road, at the northeast corner of Regional Road 7 and Weston Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Corporate Centre Corridor” and “Transit Stop Centre” by OPA #500 (Corporate Centre Plan) as amended by OPA #663 (The Avenue 7 Land Use Future Study). ▪ OPA #500, as amended, permits a maximum density of 2.5 FSI and establishes a maximum building height of 26m on the subject lands, whereas the applicant is proposing a maximum density of 4.48 FSI and a maximum building height of 33 storeys (approximately 117m). ▪ The proposal does not conform to the Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ C2 General Commercial Zone by By-law 1-88 and subject to Exception 9(246); the site-specific exception permits the former automotive sales establishment (Al Paladini’s Pine Tree Ford/Lincoln Dealership). ▪ An amendment to Zoning By-law 1-88 is required to rezone the property from C2 General Commercial Zone to the proposed C9 Corporate Centre Zone and to provide the necessary zoning exceptions to facilitate the proposed development.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including emerging policy direction respecting an intensification strategy from the City’s Official Plan Review.

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b.	Appropriateness of Proposed Uses, Density Height	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed residential, retail and office uses, a maximum density of 4.48 FSI and a maximum building height of 33 storeys (117 m) on the subject lands will be reviewed with regard to compatibility with other uses in the area and the surrounding land use context.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ Review will be given to the proposed site and building design and landscaping, in the context of the approved urban design guidelines for the Vaughan Metropolitan Centre in OPA #500 and OPA #663, to be implemented through the site plan approval process, to the satisfaction of the Development Planning Department.
d.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application will be required to be submitted, to facilitate a comprehensive review of the proposal (or portion thereof) to ensure the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics, environmental considerations including sustainable development features, and building massing that is complimentary to the surrounding area. ▪ The conceptual site plan and building elevations submitted with the subject Official Plan and Zoning By-law Amendment Applications will be reviewed to identify any zoning exceptions to the C9 Corporate Centre Zone that would be required to facilitate the proposed development, if approved.
e.	Transportation and Traffic Impact	<ul style="list-style-type: none"> ▪ The Transportation and Traffic Study submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Engineering Department, York Region Transportation Services Department, and Ministry of Transportation (MTO). Comments will be required from York Region with respect to the existing and proposed accesses, transit stops/facilities, servicing and any planned road widenings, which may affect the development of the site. Comments are also required from the MTO with respect to the traffic impact of the proposed development given the proximity of the property to Highway #400 and the interchange at Regional Road 7.

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f.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (Crime Prevention through Environmental Design), LEEDS (Leadership in Energy and Environmental Design) will be reviewed and implemented through the site plan approval process, if approved.
g.	Phase 1 Environmental Report	<ul style="list-style-type: none">▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.
h.	Planning Justification Report	<ul style="list-style-type: none">▪ Review will be given to the applicant's Planning Justification Report for the subject lands, in consideration of the City's Corporate Centre Plan (OPA #500) and OPA #663 (Avenue 7 Land Use Futures Study) and the pending Focused Area Study for the Vaughan Metropolitan Centre.
i.	Engineering Requirements	<ul style="list-style-type: none">▪ Review will be given to stormwater management, sanitary/water servicing, and lot grading, through the submission of a Functional Servicing Report, and later through the processing of a future site plan, to the satisfaction of the Vaughan Engineering Department; the availability of water and sanitary sewage servicing capacity must be identified and allocated by Council, if approved.
j.	Parkland Dedication	<ul style="list-style-type: none">▪ Review will be given to the provision of parkland dedication and/or cash-in-lieu of parkland in accordance with the Planning Act for this development, if approved.

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.

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Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevations
5. Conceptual Ground and Podium Level Landscape Plan
6. Conceptual Second Floor Plan
7. Conceptual Ground Floor Plan
8. Conceptual (Typical) Underground Parking Plan
9. Original Proposed Concept Site Plan (June 3, 2009 Public Hearing)

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