

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES MARCH 20, 2012

Item 1, Report No. 10, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 20, 2012.

1 **OFFICIAL PLAN AMENDMENT FILE OP.12.001
ZONING BY-LAW AMENDMENT FILE Z.12.002
BOCA EAST INVESTMENTS LTD.
WARD 2**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 28, 2012 be approved; and
- 2) That the deputation of Mr. Ryan Mino-Leahan, KLM Planning Partners Ltd., 64 Jardin Drive, Unit 1B, Concord L4L 3P3, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.001 and Z.12.002 (Boca East Investments Ltd.) 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: February 3, 2012
- b) Circulation Area: 150 m, and to the Kleinburg and Area Ratepayers' Association and the Nashville Area Ratepayers Association
- c) Comments Received as of February 21, 2012: None

It is noted that the Public Hearing Notice indicated that an amendment to the Official Plan was being requested to delete a portion of a north/south collector road located west of the subject lands. The Owner has since revised the Official Plan Amendment Application to delete this request.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a proposed 61,093.03 m² warehouse and distribution facility with 800 truck and trailer parking spaces, 544 employee parking spaces and 212 loading spaces, as shown on Attachment #3:

1. Official Plan Amendment File OP.12.001, specifically to amend OPA #450 (Employment Area Plan) as amended by OPA #631 to:

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- i) redesignate the portion of the subject lands currently designated “Employment Area General” to “Prestige Area” as shown on Attachment #2;
 - ii) permit the open storage of trucks and tractor trailers accessory to the operation of a warehouse and distribution facility, whereas no outside storage is permitted on lands designated for Prestige Employment Area; and,
 - iii) permit loading spaces between a building and a street,
2. Zoning By-law Amendment File Z.12.002 to amend Zoning By-law 1-88, specifically to:
- i) rezone the portion of the subject lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” and subject to Exception 9(1307) to EM1 Prestige Employment Area Zone to implement the proposed development as shown on Attachment #3;
 - ii) remove the Holding Symbol “(H)” from the entirety of the subject lands, thereby effectively zoning the entire subject lands EM1 Prestige Employment Area Zone; and,
 - iii) permit the following site-specific zoning exceptions to facilitate the proposed development:

	By-law Standard	By-law 1-88, EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Minimum Required Parking For Warehousing Use	1.0 parking space per 100 m ² of GFA (611 spaces).	0.67 parking spaces per 100 m ² of GFA (410 spaces; however, 544 spaces are proposed).
b.	Location of Loading Spaces	Loading Spaces are not permitted between a Building and a Street.	Permit Loading Spaces to be between a Building and a Street (Rutherford Road).
c.	Outside Storage of Trucks and Trailers	Not Permitted in an EM1 Zone.	Permit the outside storage of trucks and trailers in an EM1 Zone as shown on Attachment #3.

Other site-specific zoning exceptions may be identified through the detailed review of the applications, and will be addressed in the technical report.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Southwest corner of Huntington Road and Rutherford Road, in Part of Lots 14 and 15, Concession 10, City of Vaughan as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Prestige Area” (abutting Rutherford Road and Huntington Road) and “Employment Area General” (interior area) by OPA #450 (Employment Area Plan) as amended by OPA #631. ▪ “Prestige Employment” and “General Employment” by the new City of Vaughan Official Plan 2010 as adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011), and is pending approval from the Region of York. ▪ The applications do not conform to the Official Plans, and therefore, an Official Plan Amendment is required.
Zoning	<ul style="list-style-type: none"> ▪ EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone, each with the Holding Symbol “(H)”, by Zoning By-law 1-88, and subject to Exception 9(1307). ▪ The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.
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	COMMENTS
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.
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed tractor trailer parking and loading areas as shown on Attachment #3 will be reviewed in consideration of the compatibility with the surrounding existing and planned land use context. ▪ The appropriateness of the development standards required to implement the proposal will be reviewed.

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c.	Related Site Plan File DA.12.013	<ul style="list-style-type: none"> ▪ The related Site Plan File DA.12.013 will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping and screening, and servicing and grading, should the applications be approved. ▪ Opportunities for sustainable design, including 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.
d.	Subdivision Agreement/Subdivision Registration	<ul style="list-style-type: none"> ▪ The subject lands are located within Plan of Subdivision File 19T-06V13 (Boca East Investments Ltd.) that was approved by Vaughan Council on June 25, 2007, as shown on Attachment #4. The southerly portion of the approved subdivision was registered as Plan 65M-4150 on October 22, 2009, which did not include the subject lands. In order to facilitate the proposed development of the subject lands, modifications to the approved Plan of Subdivision are required, to reconfigure Block 3. A revised Plan of Subdivision is required, which must be reviewed and approved by the City of Vaughan and all external public agencies that provided conditions of approval. The Owner will be required to enter into a subdivision agreement with the City of Vaughan in order to register the remainder of the plan of subdivision.
e.	Proposed Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The required amendments to Zoning By-law 1-88 including changes to existing site-specific Exception 9(1307) and corresponding schedules will be reviewed.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Urban Design Brief submitted in support of the applications will be reviewed in consideration of the applicable Urban Design and Architectural Guidelines for Planning Block 64. ▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.
g.	External Commenting Agencies	<ul style="list-style-type: none"> ▪ The applications have been circulated to the Toronto and Region Conservation Authority, Ministry of Transportation Ontario, the City of Brampton, and the Region of Peel, for review and comments.
h.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> ▪ The Traffic Impact and Parking Study submitted in support of the applications must be reviewed and approved by the Region of York, the Vaughan Development/Transportation Engineering Department, the Region of Peel and the City of Brampton. ▪ The applications will be reviewed by the Region of York to determine if additional road widenings are required, which may affect the proposed development.
i.	Phase 1 Environmental Site Assessment/ Functional Servicing Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) and the Functional Servicing Report submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
j.	Studies and Supporting Material	<ul style="list-style-type: none"> ▪ The Planning Justification Report submitted in support of the applications must 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.

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Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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 and the Region of Peel 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. Approved Plan of Subdivision File 19T-06V13, Boca East Investment Ltd. (Council Approved June 25, 2007)
5. Elevations
6. Landscape Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(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. 10, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 20, 2012.

2 **ZONING BY-LAW AMENDMENT FILE Z.11.045**
ANMAJOSUTI INVESTMENTS LTD.
WARD 4

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 28, 2012 be approved;**
- 2) That the following deputations be received:**
 - 1. Mr. Kurt Franklin, Vice President, Weston Consulting Group, 201 Millway Avenue, Unit 19, Vaughan L4K 5K8, on behalf of the applicant; and**
 - 2. Ms. Silvana Galloro, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, P.O. Box 79001, Concord L4K 1Y0; and**
- 3) That the following communications be received:**
 - C9. Mr. Aaron Brown, Executive Vice President, Norstar Group of Companies, 7077 Keele Street, Suite 102, Concord L4K 0B6, dated February 13, 2012;**
 - C23. Mr. Nigel Franklin, Senior Vice President, Supply Chain, Carillion Canada, 7077 Keele Street, 4th Floor, Concord L4K 0B6, dated February 24, 2012;**
 - C25. Mr. Michael Levine, President, 245 Drumlin Circle Holdings Inc., 245 Drumlin Circle, Concord L4K 3E4, dated February 13, 2012;**
 - C26. Mr. Adam Wachtel, 270 Drumlin Circle, Suite 3, Concord L4K 3E2, dated February 21, 2012; and**
 - C33. Ms. Silvana Galloro, Secretary, Concord West Ratepayers Association, 7777 Keele Street, Unit 8, Concord L4K 1Y0.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.045 (Anmajosuti Investments Ltd.) 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: February 3, 2012**
- b) Circulation Area: 150 m and to the Concord West Ratepayers' Association**

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- c) Comments Received as of February 21, 2012: One letter dated February 13, 2012 from Aaron Brown, Executive V.P. of Norstar Group of Companies being the owner of 7077 Keele Street, 2180 Steeles Avenue West and 36 Bessemer Court. The letter identifies the following concerns (full letter received by the City Clerk’s Office for distribution to Council):
- i. The subject lands are adjacent to lands zoned EM1 Prestige Employment Area Zone, which does not permit outside storage;
 - ii. The proposed use does not comply with the adjacent zoning (EM1 Prestige Employment Area Zone);
 - iii. The proposed use is more in keeping with an EM2 General Employment Area Zone;
 - iv. The proposed use is not appropriate for the neighbourhood.

Mr. Brown’s concerns, and any additional comments received in writing, or in person at the Public Hearing, will be discussed in the technical report.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.045 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to permit a gravel parking area for the open storage of trucks and trailers and vehicle parking within the Hydro Corridor, for the exclusive use of the business in the adjacent industrial building at 275 Drumlin Circle, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Northeast of Steeles Avenue West and Keele Street, shown as “Subject Lands” on Attachments #1 and #2, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Public Use Area – Electric Power Facility” by the Provincial Parkway Belt West Plan (PBWP), which is the City’s Official Plan for this area. This designation only permits public uses and linear public infrastructure (i.e. transportation, communication and utilities). The proposal to use the hydro corridor lands for private uses does not conform to the Parkway Belt West Plan. <p>The Owner is not proposing to remove the subject lands from the Parkway Belt West Plan but instead is seeking an amendment to the Parkway Belt West Plan through the Ministry of Municipal Affairs and Housing to permit the proposal, as discussed in the next section.</p> <ul style="list-style-type: none"> ▪ Identified as “Lands within the Parkway Belt West Plan” by OPA #450 (Employment Area Plan). ▪ Identified as “Parkway Belt West Lands” by the New City of Vaughan Official Plan 2010 as adopted by Vaughan Council on September 7, 2010 (and modified on September 27, 2011), which is pending approval from the Region of York.

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Parkway Belt West Plan (PBWP) Amendment	<ul style="list-style-type: none">▪ The proposal does not conform to the PBWP, and therefore, the Owner has submitted a concurrent application (File No. 19-PBA-028-210) to the Ministry of Municipal Affairs and Housing (MMAH), to amend the Provincial Parkway Belt West Plan to permit a gravel parking area for the private open storage of trucks and trailers and vehicle parking on the subject lands.▪ The application is currently under review by the MMAH, and must be approved by the Ministry, prior to the technical report for the subject zoning application being considered by Vaughan Council. Should the MMAH not approve the amendment to the PBWP, then the City will stop processing the zoning application.
Zoning	<ul style="list-style-type: none">▪ PB1(S) Parkway Belt Linear Facilities Zone by Zoning By-law 1-88. Lands within a PB1(S) Zone shall be used for no other purpose than public uses.▪ A gravel parking area for the private open storage of trucks and trailers and vehicle parking is not permitted in the PB1(S) Zone, and an amendment to the Zoning By-law is required.
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	COMMENTS
a.	Conformity with City and Provincial Plans and Appropriateness of Proposal	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the Provincial Parkway Belt West Plan and any amendments, and other Provincial Plans, OPA #450 (Employment Area Plan), and the City of Vaughan Official Plan 2010, to determine the appropriateness of the proposal. ▪ The appropriateness of amending Zoning By-law 1-88 to permit a proposed gravel parking area for the open storage of trucks and trailers and vehicle parking on the subject lands will be reviewed in consideration of the open storage provisions of Zoning By-law 1-88, including but not limited to: location, screening, fencing, driveway surface material, maximum percentage of lot area for open storage, and landscaping. ▪ The zoning application will also be reviewed in consideration of the surrounding land use context, including the views from Keele Street and the existing and planned office buildings in the vicinity of the proposed open storage area, and compatibility with the surrounding existing and planned land uses, including the impact on the predominantly EM1 Prestige Employment Area Zone lands within the subdivision. ▪ Review will be given to determine if the proposal should commence on a 3-year temporary basis, in accordance with the <u>Planning Act</u>, rather than becoming a permanent use, if through the zoning review this use is considered appropriate.
b.	Future Site Development Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Site Development Application, which will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping and screening/berming, servicing and grading, if the zoning application is approved.
c.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments, including, but not limited to: the Ministry of Municipal Affairs and Housing, Canadian National Railway, Hydro One Networks, Region of York, and the City of Toronto, if required. ▪ A traffic impact report has been submitted and will be reviewed to determine the impact that additional truck traffic may have to the surrounding area and the primarily Prestige Employment subdivision as associated with the proposal, to the satisfaction of the City, Region of York, and the City of Toronto, if 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.

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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. Concept Site Plan

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213
Christina Napoli, Senior Planner, ext. 8483
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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EXTRACT FROM COUNCIL MEETING MINUTES MARCH 20, 2012

Item 3, Report No. 10, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 20, 2012.

**3 ZONING BY-LAW AMENDMENT FILE Z.12.001
NINE-TEN WEST LIMITED
WARD 4**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 28, 2012, be approved; and
- 2) That the deputation from Mr. Luch Ognibene, The Remington Group, 7501 Keele Street, Vaughan L4K 1Y2, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.001 (Nine-Ten West 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: February 3, 2012
- b) Circulation Area: 150 m
- c) Comments Received as of February 14, 2012: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.001, to amend Zoning By-law 1-88, specifically the RT1 Residential Townhouse Zone subject to Exception 9(1226), to permit reduced rear and exterior yard setbacks and increased interior garage widths on the subject lands (Attachments #1 and #2) as set out on Attachment #3. The application will facilitate the development of 38 street townhouse dwelling units (freehold) within 8 townhouse blocks as shown on Attachments #4 to #7. Additional zoning exceptions may be identified through the detailed review of the application.

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Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ On the west side of Grand Trunk Avenue, north of Rutherford Road, in Planning Block 18, City of Vaughan. The subject lands are comprised of Blocks 32 to 39 inclusive, on Registered Plan 65M-4188 and Parts 2 to 4 on Reference Plan 65R-32546, shown as Subject Lands on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Low Density Residential” by OPA #600, which permits street townhouse dwelling units. The proposal conforms to the Official Plan.▪ “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010) which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011), and is pending approval from the Region of York. A street townhouse use is permitted under this designation. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none">▪ RT1 Residential Townhouse Zone, subject to Exception 9(1226) by Zoning By-law 1-88.▪ The proposed site-specific zoning exceptions to facilitate the development of 38 street townhouse dwelling units, requires amendments to Zoning By-law 1-88.
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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a.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The proposed street townhouse development will be reviewed in consideration of Registered Plan 65M-4188 to ensure appropriate site layout within each block/lot configuration and compatibility with the surrounding land uses.▪ The appropriateness of the proposed site-specific zoning exceptions will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the ultimate site layout, to determine if other zoning exceptions are required.
b.	Lot Creation	<ul style="list-style-type: none">▪ The applicant will be required to submit a future Part Lot Control Application to create the individual townhouse lots.
c.	Site Development Application	<ul style="list-style-type: none">▪ The applicant has submitted related Site Development File DA.12.001 to implement the townhouse proposal. The application will be reviewed to ensure appropriate building and site design; built form; pedestrian accessibility; vehicle access; servicing and grading; and landscaping.
d.	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), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, and reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process.

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. Proposed Zoning Exceptions
4. Site Plan – Blocks 32 & 33

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5. Site Plan – Blocks 34 & 35
6. Site Plan – Blocks 36 & 37
7. Site Plan – Blocks 38 & 39

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
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. 10, of the Committee of the Whole (Public Hearing), which was adopted as amended, by the Council of the City of Vaughan on March 20, 2012, as follows:

By receiving the following Communication:

C3 Ms. Pamela McEwen-Barbuto, dated February 28, 2012.

**4 OFFICIAL PLAN AMENDMENT FILE OP.11.011
ZONING BY-LAW AMENDMENT FILE Z.11.042
OZNER CORPORATION (SOUTH)
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 28, 2012, be approved;
- 2) That a community meeting be convened by the Ward 3 Councillor, and that staff be requested to attend;
- 3) That the following deputations and communication, be received:
 1. Ms. Rosmarie Humphries, Humphries Planning, 216 Chrislea Road, Suite 103, Vaughan L4L 8S5, on behalf of the applicant;
 2. Mr. Edson Fariello, 68 Aidan Drive, Woodbridge L4H 0C4;
 3. Ms. Paula Simoes, 115 Isaiah Drive, Vaughan L6A 2Z1, and Communication C32 dated February 11, 2012;
 4. Mr. Sirajuddin Ahmed, 317 Via Romano Boulevard, Maple L6A 0J3;
 5. Mr. Ramesh Mobahir, 17 Boticelli Way, Woodbridge L4H 0C6;
 6. Ms. Anh Mai Le, 60 Retreat Boulevard, Woodbridge L4H 0C1;
 7. Mr. David Isabello, 36 Trudeau Drive, Woodbridge L4H 0T9;
 8. Mr. Gezim Nushaj, 57 Isaiah Drive, Woodbridge L4H 0T4;
 9. Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge L4H 2E7;
 10. Mr. Ghulam Farooque Ahmed, 183 Vellore Park Avenue, Woodbridge, L4H 0C3;
 11. Mr. Veera Manimaran, 29 Aidan Drive, Woodbridge L4H 0C4;
 12. Ms. Rose Savage, East Woodbridge Community Association, 39 Radley Street, Woodbridge L4L 8J7;
 13. Mr. Tim Sorochinsky, Millwood Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge L4L 1A6;
 14. Mr. Richard Iafrate, 42 Aidan Drive, Woodbridge L4H 0T5;
 15. Mr. Eugene Romano, 207 Wardlaw Place, Woodbridge L4H 3L7;
 16. Mr. Michael Sharma, 78 Retreat Boulevard, Vaughan L4H 0C3; and
 17. Mr. John Harvey, 63 Thicket Trail, Woodbridge L4H 1Y1; and
- 4) That the following communications be received:
 - C1. Mr. Joseph Vescio, dated February 6, 2012;
 - C2. Ms. Isabella Buccieri, dated February 8, 2012;
 - C4. Mr. Vito Totino, dated February 8, 2012;
 - C5. Mr. Mark Margiotta, dated February 9, 2012;
 - C6. Mr. Kevin Gu and Ms. Lydia Zhu, dated February 10, 2012;
 - C7. Mr. Chad and Ms. Cathy Royer, dated February 12, 2012;
 - C8. Ms. Connie, dated February 13, 2012;
 - C11. Ms. Sabrina Onorati, dated February 20, 2012;

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- C12. Mr. Edson Fariello, dated February 21, 2012;**
- C13. T. Orlando, dated February 16, 2012;**
- C15. T. Orlando, dated February 21, 2012;**
- C17. Mr. Pasquale (Pat) and Ms. Nadia Ciulla, dated February 26, 2012;**
- C18. Mr. John Vavaroutsos, Chief Business Development Officer, Wired Messenger Inc., 107 Stanton Avenue, Woodbridge L4H 0W2, dated February 24, 2012;**
- C20. Mr. Philip Simoes and Ms. Michelle Cawood, dated February 23, 2012;**
- C22. Ms. Andrea and Ms. Virginia Rubino, dated February 26, 2012;**
- C27. Ms. Judith Kennedy, dated February 27, 2012;**
- C28. Ms. Anjum Chaudhry, dated February 27, 2012;**
- C29. Ms. Jessie Menna, dated February 27, 2012; and**
- C30. Ms. Reema Awal, dated February 27, 2012.**

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:

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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:

	By-law Standard	By-law 1-88 RA3 Apartment Zone Requirements	Proposed Exceptions to RA3 Apartment Residential Zone
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 ² One Bedroom Unit – 20 m ² Two Bedroom Unit – 55 m ²	Bachelor Unit – 13 m ² One Bedroom Unit – 13 m ² Two Bedroom Unit – 13 m ²
d.	Minimum Lot Area	67 m ² /unit	23 m ² /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.

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Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 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.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “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). ▪ “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. ▪ 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.
Zoning	<ul style="list-style-type: none"> ▪ RT1 Residential Townhouse Zone and C3 Local Commercial Zone by By-law 1-88, subject to Exception 9(1223), as shown on Attachment #2. ▪ 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.
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:

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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 applications will be reviewed in consideration of the applicable Provincial policies, and the Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none"> ▪ 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. ▪ The appropriateness of the development standards required to implement the proposal will be reviewed.
c.	Related Site Development File DA.11.113	<ul style="list-style-type: none"> ▪ 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. ▪ 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.
d.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ 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.
e.	Urban Design and Architectural Guidelines/Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ 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. ▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.
f.	Traffic and Parking Impact Study	<ul style="list-style-type: none"> ▪ 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. ▪ 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.

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g.	Phase 1 Environmental Site Assessment and Engineering Reports	<ul style="list-style-type: none">▪ 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.
h.	Functional Servicing Report/Sewage and Water Allocation	<ul style="list-style-type: none">▪ The Functional Servicing Report submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ 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.
i.	Density Bonusing	<ul style="list-style-type: none">▪ 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.
j.	Studies and Supporting Material	<ul style="list-style-type: none">▪ 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.

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. 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

/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 5, Report No. 10, of the Committee of the Whole (Public Hearing), which was adopted as amended, by the Council of the City of Vaughan on March 20, 2012, as follows:

By receiving the following Communication:

- C1 Ms. Sophie Koniavitis, 49 Foxhunt Drive, Woodbridge, L4H 2K5, dated February 28, 2012;**
- C2 Serik Bikbayev, dated February 28, 2012; and**
- C6 Ms. Kimberly L. Beckman, Davies Howe Partners LLP, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, dated February 21, 2012.**

**5 OFFICIAL PLAN AMENDMENT FILE OP.11.012
ZONING BY-LAW AMENDMENT FILE Z.11.043
WEST RUTHERFORD PROPERTIES LTD.
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 28, 2012, be approved;
- 2) That a community meeting be convened by the Ward 3 Councillor, and that staff be requested to attend;
- 3) That the following deputations be received:
 1. Ms. Rosmarie Humphries, Humphries Planning, 216 Chrislea Road, Suite 103, Vaughan L4L 8S5, on behalf of the applicant;
 2. Mr. Billie Zaffino, 227 Vellore Woods Boulevard, Woodbridge L4H 1Y5;
 3. Mr. Theo Bouzockis, 49 Foxhunt Drive, Vaughan L4H 2K5;
 4. Mr. Shakeeb Hasan, 57 Moraine Drive, Woodbridge L4H 2E5;
 5. Ms. Elvira Caria, Vellore Woods Ratepayers Association, 15 Bunting Drive, Woodbridge L4H 2E7;
 6. Mr. Jake Deblois, 111 Moraine Drive, Vaughan L4H 2E5;
 7. Mr. Adriano Volpentesta, 8 Romeo Crescent, Vaughan L4L 6Z7;
 8. Mr. Noe Quatela, 207 Vellore Woods Boulevard, Woodbridge L4H 1Y5;
 9. Mr. John Harvey, Vellore Woods Ratepayers Association, 63 Thicket Trail, Woodbridge L4H 1Y1;
 10. Mr. Hao Duong, 21 Plover Heights, Woodbridge L4H 2E3;
 11. Mr. Rob Miller, 49 Topper Court, Woodbridge L4L 8H6;
 12. Mr. Vinicio Mastrantoni, 43 Timberland Drive, Woodbridge L4H 1Y1;
 13. Ms. Valerie Stonkus, 9 Foxhunt Drive, Woodbridge L4H 2K8;
 14. Mr. Enzo Garritano, 48 Green Manor Crescent, Woodbridge L4L 9R7;
 15. Mr. Tim Sorochinsky, Millwood Woodend Ratepayers Association, 275 Millwood Parkway, Woodbridge L4L 1A6;
 16. Ms. Celeste Giraldo Estrada, 107 Flusing Avenue, Woodbridge L4L 8H9; and
 17. Ms. Maria Ciampa, Vellore Woods Ratepayers Association, 19 Shadetree Crescent, Woodbridge L4H 1Y3; and
- 4) That the following communications be received:
 - C3. Ms. Anna Yoon, dated February 8, 2012;**
 - C10. Mr. Kyle Ames, dated February 20, 2012;**
 - C14. Camille and Ryan Rai, dated February 11, 2012;**

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- C16. Mr. Roy Mason, Vice President, KLM Planning Partners Inc., 64 Jardin Dr, Unit 1B, Concord L4K 3P3;**
- C19. Mirchamp, dated February 24, 2012;**
- C21. Ms. Lorraine H., dated February 26, 2012;**
- C24. Mr. Steven A. Zakem, Aird & Berliis LLP, Barristers and Solicitors, Brookfield Place, 181 Bay Street, Suite 1800, Toronto M5J 2T9, dated February 27, 2012; and**
- C31. Ms. Linda Scozzese, dated February 28, 2012.**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.012 and Z.11.043 (West Rutherford Properties Ltd.) 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, one e-mail correspondence has been received regarding the proposal, identifying that the proposed development is not appropriate.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of the site with 21 block townhouse (3-storey) units within three separate blocks, and two 12-storey apartment buildings with a total of 272 apartment units, on a 1.14 ha site, as shown on Attachment #3:

- 1. Official Plan Amendment File OP.11.012, to redesignate the subject lands under OPA #600 from "Medium Density Residential-Commercial" (maximum 46 units permitted at a density of 40 units per hectare) to "High Density Residential-Commercial" and to increase the maximum permitted density in the "High Density Residential-Commercial" designation from 150 uph (maximum 171 units) to 257 uph (maximum 293 units), thereby increasing the total number of units permitted on the subject lands by 247 units.
- 2. Zoning By-law Amendment File Z.11.043 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone (Block Townhouses) and RA3 Apartment Residential Zone (Apartment Buildings), together with the following site-specific zoning exceptions:

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	By-law Standard	By-law 1-88 RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
Proposed Block Townhouse Dwelling Units			
a.	Minimum Landscape Strip Width (Hawkview Boulevard)	6 m	5 m
b.	Maximum Building Height	11 m	12 m
	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
Proposed Apartment Buildings			
d.	Minimum Parking Requirements	272 units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 476 spaces	272 units @ 1.2 spaces/unit (1.0 resident space + 0.2 visitor parking spaces) = 327 spaces
e.	Minimum Landscape Strip Width (Rutherford Road)	6 m	5.5 m
f.	Portions of a Building Below Grade (Rutherford Road)	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
g.	Minimum Amenity Area	One Bedroom Unit - 20 m ² Two Bedroom Unit - 55 m ² Three Bedroom Unit - 90 m ²	One Bedroom Unit - 18 m ² Two Bedroom Unit - 18 m ² Three Bedroom Unit - 18 m ²
h.	Minimum Lot Area	67 m ² /unit	41.9 m ² /unit
i.	Minimum Front Yard (Rutherford Road)	7.5 m	6 m
j.	Minimum Rear Yard (North)	7.5 m	5.0 m
k.	Minimum Interior Side Yard (East)	7.5 m	1.5 m

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

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the north side of Rutherford Road, south side of Hawkview Boulevard, and east of Weston Road, known municipally as 3660 Rutherford Road, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Medium Density Residential-Commercial” by OPA #600 and the approved Block 32 West Plan, which permits single detached, semi-detached, street townhouse and block townhouse dwelling units, at a permitted density range between 17 to 40 units per hectare (maximum 46 units). ▪ “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 maximum building height of 6-storeys and a maximum FSI of 2.0 (11,400 m² x 2.0 FSI = maximum 22,800 m², whereas an FSI of 2.33 (26,503 m²) is proposed. A policy also requires that 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. ▪ The proposed apartment buildings do not conform to the Official Plans, and therefore, an Official Plan Amendment has been submitted. ▪ The applicant is proposing a “High Density Residential” designation under the in-effect OPA #600, which permits stacked apartments, and apartment buildings to a maximum of 12 storeys in height, at a permitted density range of between 60 to 150 units per hectare (maximum 171 units). The applicant is proposing an increase to the maximum permitted density to 257 units per hectare (maximum 293 units).
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by Zoning By-law 1-88. ▪ The proposed residential development is not permitted in the Agricultural Zone, and therefore, a Zoning By-law Amendment is required.
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:

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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 applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
b.	Appropriateness of Proposed Uses and Development Standards	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the proposed block townhouse and high density residential apartment building forms on the subject lands, and the proposed heights and density, will be reviewed in consideration of compatibility with the surrounding existing and planned land uses. ▪ The appropriateness of the development standards required to implement the proposal will be reviewed.
c.	Related Site Development File DA.11.114	<ul style="list-style-type: none"> ▪ Site Development File DA.11.114 has been submitted in support of the Official Plan and Zoning By-law Amendment Applications, to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, should the Official Plan and Zoning By-law Amendment applications be approved. ▪ The appropriateness of permitting a driveway connection from Rutherford Road through to Hawkview Boulevard will be reviewed to the satisfaction of the Region of York and the City of Vaughan. ▪ 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.
d.	Future Consent Application	<ul style="list-style-type: none"> ▪ If approved, the applicant proposes to sever the subject lands (severance line shown on Attachment #3); a mutual access easement will also be required. The Consent Application must be approved by the Committee of Adjustment.
e.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ If approved, the development of the site will require the submission of Draft Plan of Condominium Applications to facilitate the block townhouse and apartment proposal.
f.	Urban Design and Architectural Guidelines/ Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ 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 32 West. The proposal will be considered by the Vaughan Design Review Panel. ▪ The appropriate urban design policies will be included in the implementing Official Plan Amendment, if approved.
g.	Traffic Impact Study and Parking	<ul style="list-style-type: none"> ▪ 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. ▪ Parking is proposed at a rate of 1.2 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.

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h.	Phase I Environmental Site Assessment & Engineering Reports	<ul style="list-style-type: none">▪ The Phase 1 ESA (Environmental Site Assessment), Geotechnical/Soils Report, Stormwater Management Report, Functional Servicing 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.
i.	Sanitary Sewage and Water Servicing Allocation	<ul style="list-style-type: none">▪ 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.
j.	Density Bonusing	<ul style="list-style-type: none">▪ 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.
k.	Ministry of Transportation Ontario (MTO)	<ul style="list-style-type: none">▪ The subject lands are located in proximity to the existing Highway 400 and Rutherford Road interchange. The applications have been circulated to MTO for comment.
l.	Studies and Supporting Material	<ul style="list-style-type: none">▪ The Planning Justification Report, Pedestrian Wind Level Study and the 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.

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. Landscape Plan – Apartment Buildings “A” and “B”
5. Landscape Plan - Block Townhouse Dwellings
6. Apartment Buildings A and B - South and North Elevations
7. Apartment Buildings A and B - East and West Elevations
8. Block Townhouse Elevations - Block A
9. Block Townhouse Elevations - Blocks B & C

Report prepared by:

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

/LG

(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.)