

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES APRIL 17, 2012

Item 1, Report No. 14, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

**1 OFFICIAL PLAN AMENDMENT FILE OP.11.015
ZONING BY-LAW AMENDMENT FILE Z.11.047
2117969 ONTARIO INC., C/O ZZEN DEVELOPMENTS 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 April 3, 2012, be approved;
- 2) That the following deputations be received:
 1. Mr. Jim Levac, Senior Associate, Weston Consulting Group, 201 Millway Avenue, Unit 19, Vaughan L4K 5K8, on behalf of the applicant;
 2. Mr. Patrick Bollenberghe, Landscape Architect, MBTW Group, 255 Wicksteed, Unit 1A, Toronto, M4H 1G8, on behalf of the applicant; and
 3. Mr. Stephen Roberts, 95 Bentoak Crescent, Thornhill L4J 8S8; and
- 3) That the following communications be received:
 - C3. Mr. Luka Kot, B.U.R.P., Planning and Development, CORTEL Group, 2800 HWY 7 W, Suite 301, Vaughan L4K 1W8, dated April 3, 2012; and
 - C4. Ms. June Little, MCIP, RPP, Manager, Development Planning and Regulation, Toronto and Region Conservation Authority, 5 Shoreham Drive, Downsview, M3N 1S4, dated April 3, 2012.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.015 and Z.11.047 (2117969 Ontario Inc., C/O Zzen Developments 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: March 9, 2012
- b) Circulation Area: 150 m
- c) The applications were also advertised as follows:
 - included in the March e-news City Update, which was e-mailed to over 8,000 subscribers on March 14, 2012;
 - posted to the City's website on the City's landing page under the "Planning Applications" hot link;

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- on the City Page weekly, which is posted on the City’s website; and,
 - posted on the City’s Facebook and Twitter sites.
- d) Comments Received as of March 20, 2012: None

Purpose

The Owner has submitted the following applications for the vacant 0.39 ha subject lands shown on Attachments #1 and #2 to facilitate the development of a 40-storey (33,165 total GFA) residential apartment building (future condominium) consisting of 417 units, with a floor space index (FSI) of 8.5, a 4-storey podium including 942m² of ground floor commercial area, and served by 409 parking spaces that are primarily located on 5 underground levels, as shown on Attachments #3 to #10:

1. Official Plan Amendment File OP.11.015 to amend OPA #500 (Vaughan Corporate Centre Plan) as amended by OPA #663 (The Avenue 7 Land Use Future Study Plan), specifically to redesignate the subject lands from “Valley Lands” to “Corporate Centre Node” and to increase the maximum building height in the “Corporate Centre Node” from 25 m to 130 m (40-storeys).

The limits of the valleyland and tableland (Corporate Centre Node) must be determined through the review of the subject applications, in accordance with the Valley and Stream Corridor policies of the Official Plan, to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA); and,

2. Zoning By-law Amendment File Z.11.047 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C9 Corporate Centre Zone and OS1 Open Space Conservation Zone in a manner satisfactory to the City and the TRCA, and to permit the following site-specific Zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of C9 Zone	Proposed Exceptions to C9 Zone
a.	Minimum Front Yard Setback (Jane Street)	3 m	0 m
b.	Minimum Front Yard Setback to Underground Parking Garage (Jane Street)	1.8 m	0 m
c.	Minimum Landscape Strip Width Adjacent to a Street Line (Jane Street)	6 m	0 m
d.	Minimum Lot Area	5,000 m ²	3,900 m ²
e.	Maximum Building Height	25 m	130 m
f.	Maximum Residential Density	67 m ² / unit	32,223 m ² GFA/417 units = 77.3 m ² / unit
g.	Minimum Parking Space Requirement	<ul style="list-style-type: none"> • 1.5 spaces per dwelling unit @ 417 units (626 spaces); • 0.25 spaces per dwelling unit for visitor parking @ 417 units (104 spaces); • 6.0 spaces / 100 m² GFA for commercial uses @ 942 m² (57 spaces) <p>Total Parking Required = 787 spaces</p>	<ul style="list-style-type: none"> • 0.78 spaces per dwelling unit @ 417 units (325 spaces); • 0.20 spaces per dwelling unit for visitor parking @ 417 units (84 spaces) • 0 spaces for commercial uses <p>Total Parking Proposed = 409 spaces</p>

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

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Northeast corner of Jane Street and Regional Road 7, municipally known as 2966 and 2986 Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Valley Lands” and “Corporate Centre Node” by in-effect OPA #500 (Vaughan Corporate Centre), as amended by in-effect OPA #663 (The Avenue 7 Land Use Future Study Plan).▪ The maximum building height permitted by OPA #500, as amended by OPA #663 is 25 m. The Application to permit a maximum building height of 130m (40-storey) does not conform to the Official Plan.▪ The subject lands are designated “Major Parks and Open Space” and “Neighbourhood Precincts” by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan), which forms part of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010) as approved by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and pending approval from the Ontario Municipal Board. VOP 2010 permits a maximum FSI of 4.5 and a maximum building height of 25 storeys on the subject lands. The proposal does not conform to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone by By-law 1-88.▪ The Application to facilitate the proposed development does not comply with Zoning By-law 1-88.▪ An Amendment to Zoning By-law 1-88 is required to rezone the subject lands to C9 Corporate Centre Zone (tableland) and OS1 Open Space Conservation Zone and to permit the site-specific zoning exceptions to facilitate the proposed plan.
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	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.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the policies in the VMC Plan including, but not limited to: ▪ the vision and principles identified in the Plan including the contribution of the proposed plan to creating a VMC area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; ▪ the structural concept of the VMC Plan which provides for a maximum density of 6.0 FSI and a building height of 35 storeys for lands in the vicinity of the subway station and a maximum building height of 25-storeys and a maximum density of 4.5 FSI on the subject lands; ▪ the requirement for commercial uses along Regional Road 7; ▪ the urban design and built form policies provided in the Plan; ▪ policies respecting minimum building setbacks, ground floor commercial uses, building massing, parking and servicing facilities; ▪ the street network and public transportation policies of the Plan; ▪ the natural environment policies of the Plan including energy infrastructure and the potential for a District Energy system to service the property, stormwater management, environmental site design and natural heritage; and, ▪ the requirement for a Noise and Vibration Study for residential development proposals within 1000 m of the CNR Rail Yard, 300 m of an existing industrial use and within 100 m of Regional Road 7.
c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the development proposal on the subject lands will be reviewed in consideration of compatibility with the planned and surrounding land uses in the area. ▪ OPA #500, as amended by OPA #663, does not prescribe a maximum FSI on any one site, but instead permits a maximum average overall density of 5.0 FSI over the Corporate Centre Node. The VMC Secondary Plan permits a maximum FSI of 4.5 and a maximum building height of 25-storeys on the property. The appropriateness of permitting a maximum density of 8.5 FSI and a maximum height of 40-storeys (130 m) will be reviewed in accordance with the VMC Secondary Plan. ▪ The applications will be reviewed to have regard for bonusing provisions, pursuant to Section 37 of the <u>Planning Act</u>, to secure public benefits as outlined in the VMC Plan.
d.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The limits of development must be determined to the satisfaction of the Vaughan Development Planning Department and the Toronto and Region Conservation Authority, and in accordance with the “Valley Lands” policies of OPA #500, as amended by OPA #663 and the applicable Conservation Authority regulations and policies.

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e.	Black Creek Optimization Study	<ul style="list-style-type: none"> ▪ The applications will be reviewed in accordance with the conclusions of the Black Creek Optimization Study to the satisfaction of the Vaughan Development/Transportation Engineering Department, the Vaughan Development Planning Department, and the Toronto and Region Conservation Authority.
f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The applications will be reviewed with regard to the recommendations of the City of Vaughan Design Review Panel of January 27, 2012.
g.	Overall Transportation Network	<ul style="list-style-type: none"> ▪ The applications must satisfactorily address issues relating to access to Jane Street, full movement access at the intersections of Regional Road 7 and Maplecrete Road, the Regional Road 7 Bus Rapid Transit Route, and any required road widenings, to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department. ▪ The lands located on the east side of the subject lands are currently owned by the City of Vaughan, as shown on Attachment #3. The development proposal incorporates these lands as a possible access driveway from Regional Road 7 which provides access to the site. The final disposition of the City owned lands must be to the satisfaction of the City and approved by Vaughan Council.
h.	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, 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. ▪ Opportunities for the Owner to participate in the City of Vaughan's District Energy initiatives will be explored through the applications.
i.	Supporting Documents	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> ▪ Traffic Impact Study and Parking Study; ▪ Noise Study; ▪ Wind Study; ▪ Sun/Shadow Study; ▪ Functional Servicing and Stormwater Management Report; and, ▪ Arborist Report.
j.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environmental Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
k.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report prepared by Weston Consulting Group Inc. in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department.
l.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Plan Application will be required, if the subject applications are approved, and will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
m.	Servicing	<ul style="list-style-type: none"> ▪ Servicing Allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" may be applied to the subject lands. Removal of the Holding Symbol "(H)" will be conditional on servicing capacity being allocated to the subject lands.

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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 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. Conceptual Master Plan
4. Conceptual Site Plan
5. Conceptual South Elevation
6. Conceptual North Elevation
7. Conceptual West & East Elevations
8. Conceptual Building Sections
9. Conceptual Master Landscape Plan
10. Conceptual Rendering

Report prepared by:

Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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. 14, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 17, 2012.

2

**OFFICIAL PLAN AMENDMENT FILE OP.11.014
ZONING BY-LAW AMENDMENT FILE Z.11.046
MIDVALE ESTATES LIMITED, C/O GOLDPARK GROUP
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 April 3, 2012, be approved;
- 2) That the following deputations be received:
 1. Mr. Jim Levac, Senior Associate, Weston Consulting Group, 201 Millway Avenue, Unit 19, Vaughan L4K 5K8, on behalf of the applicant;
 2. Mr. Patrick Bollenberghe, Landscape Architect, MBTW Group, 255 Wicksteed, Unit 1A, Toronto, M4H 1G8, on behalf of the applicant; and
 3. Mr. Stephen Roberts, 95 Bentoak Crescent, Thornhill L4J 8S8; and
- 3) That the following communications be received:
 - C3. Mr. Luka Kot, B.U.R.P., Planning and Development, CORTEL Group, 2800 HWY 7 W, Suite 301, Vaughan L4K 1W8, dated April 3, 2012; and
 - C4. Ms. June Little, MCIP, RPP, Manager, Development Planning and Regulation, Toronto and Region Conservation Authority, 5 Shoreham Drive, Downsview, M3N 1S4, dated April 3, 2012.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.014 and Z.11.046 (Midvale Estates Limited, C/O Goldpark Group) 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: March 9, 2012
- b) Circulation Area: 150 m
- c) The applications were also advertised as follows:
 - included in the March e-news City Update, which was e-mailed to over 8,000 subscribers on March 14, 2012;
 - posted to the City's website on the City's landing page under the "Planning Applications" hot link;

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- on the City Page weekly, which is posted on the City’s website; and,
 - posted on the City’s Facebook and Twitter sites.
- d) Comments Received as of March 20, 2012: None

Purpose

The Owner has submitted the following applications for the vacant 0.4 ha subject lands shown on Attachments #1 and #2, to facilitate the development of a 40-storey (33,560 m² total GFA) residential apartment building (future condominium) consisting of 420 units, with a floor space index (FSI) of 8.31, a 4-storey podium including 986 m² of ground floor commercial area, and served by 425 parking spaces that are primarily located on 5 underground levels, as shown on Attachments #3 to #10:

1. Official Plan Amendment File OP.11.014 to amend OPA #500 (Vaughan Corporate Centre Plan) as amended by OPA #663 (The Avenue 7 Land Use Future Study Plan), specifically to increase the maximum building height in the “Corporate Centre Node” from 25 m to 130 m (40-storeys); and,
2. Zoning By-law Amendment File Z.11.046 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C9 Corporate Centre Zone and OS1 Open Space Conservation Zone, and to permit the following site-specific Zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of C9 Zone	Proposed Exceptions to C9 Zone
a.	Minimum Front Yard Setback (Regional Road 7)	3 m	1.5 m
b.	Minimum Front Yard (Regional Road 7) Setback to Underground Parking Garage	1.8 m	0.75 m
c.	Minimum Landscape Strip Width Adjacent to Street Line (Jane Street)	6 m	1.5 m
d.	Minimum Lot Area	5,000 m ²	4,000 m ²
e.	Maximum Building Height	25 m	130 m
f.	Maximum Residential Density	67 m ² / unit	32,574 m ² GFA/420 units = 77.6 m ² / unit
g.	Minimum Parking Requirement	<ul style="list-style-type: none"> ▪ 1.5 spaces per dwelling unit @ 420 units (630 spaces); ▪ 0.25 spaces per dwelling unit for visitor parking @ 420 units (105 spaces); ▪ 6.0 spaces/100m² GFA for commercial uses @ 986 m² (60 spaces) <p>Total parking required = 795 spaces</p>	<ul style="list-style-type: none"> ▪ 0.81 spaces per dwelling unit @ 420 units (341 spaces); ▪ 0.20 spaces per dwelling unit for visitor parking @ 420 units (84 spaces) ▪ 0 spaces for commercial uses <p>Total parking proposed = 425 spaces</p>

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

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ The vacant 0.4 ha property is located on the north side of Regional Road 7, east of Jane Street, municipally known as 2938 Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ “Valley Lands” and “Corporate Centre Node” by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by in-effect OPA #663 (The Avenue 7 Land Use Future Study Plan).▪ The maximum building height permitted by OPA #500, as amended by OPA #663 is 25m. The Application to permit a maximum building height of 130m (40-storeys) does not conform to the Official Plan.▪ The subject lands are designated “Neighbourhood Precincts” by the Vaughan Metropolitan Centre Secondary Plan, which forms part of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010), and was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Ontario Municipal Board. VOP 2010 permits a maximum Floor Space Index (FSI) of 4.5 and a maximum building height of 25 storeys on the subject lands. The proposal does not conform to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone by Zoning By-law 1-88.▪ The application to facilitate the proposed development does not comply with Zoning By-law 1-88.▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands to C9 Corporate Centre Zone and OS1 Open Space Conservation Zone and to permit the site-specific zoning exceptions required to facilitate the proposed plan.
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	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.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the policies in the VMC Plan, including, but not limited to: <ul style="list-style-type: none"> ▪ the vision and principles identified in the Plan including the contribution of the proposed plan to creating a VMC area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; ▪ the structural concept of the VMC Plan which provides for a maximum density of 6.0 FSI and a building height of 35 storeys for lands in the vicinity of the subway station and a maximum building height of 25-storeys and a density of 4.5 FSI on the subject lands; ▪ the requirement for commercial uses along Regional Road 7; ▪ the urban design and built form policies provided in the Plan; ▪ policies respecting minimum building setbacks, ground floor commercial uses, building massing, parking and servicing facilities; ▪ the street network and public transportation policies of the Plan; ▪ the natural environment policies of the Plan including energy infrastructure and the potential for a District Energy system to service the property, stormwater management, environmental site design and natural heritage; and, ▪ the requirement for a Noise and Vibration Study for residential development proposals within 1,000m of the CNR Rail Yard, 300m of an existing industrial use and 100m of Regional Road 7.

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c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the development proposal on the subject lands will be reviewed in consideration of compatibility with the planned and surrounding land uses in the area. ▪ OPA #500, as amended by OPA #663, does not prescribe a maximum FSI on any one site, but instead permits a maximum average overall density of 5.0 FSI over the Corporate Centre Node. The VMC Secondary Plan permits a maximum FSI of 4.5 and a maximum building height of 25 storeys on the property. The appropriateness of permitting a density of 8.31 FSI and a maximum height of 40-storeys (130 m) will be reviewed in accordance with the VMC Secondary Plan. ▪ The applications will be reviewed to have regard for bonusing provisions, pursuant to Section 37 of the <u>Planning Act</u>, to secure public benefits as outlined in the VMC Secondary Plan.
d.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The limits of development must be determined to the satisfaction of the Toronto and Region Conservation Authority and the Vaughan Development Planning Department, in accordance with the “Valley Lands” policies of OPA #500, as amended by OPA #663 and applicable Conservation Authority regulations and policies.
e.	Black Creek Optimization Study	<ul style="list-style-type: none"> ▪ The applications will be reviewed in accordance with the conclusions of the Black Creek Optimization Study to the satisfaction of the Vaughan Development/Transportation Engineering Department, the Vaughan Development Planning Department, and the Toronto and Region Conservation Authority.
f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The applications will be reviewed with regard to the recommendations of the City of Vaughan Design Review Panel of January 27, 2012.
g.	Overall Transportation Network	<ul style="list-style-type: none"> ▪ The applications must satisfactorily address issues relating to access to Jane Street, full movement access at the intersections of Regional Road 7 and Maplecrete Road, the Regional Road 7 Bus Rapid Transit Route, and any other required road widening, to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
h.	Lands owned by the City of Vaughan	<ul style="list-style-type: none"> ▪ The lands located on the east side of the subject lands are currently owned by the City of Vaughan, as shown on Attachment #4. The development proposal incorporates these lands as a possible access driveway from Regional Road 7 which provides access to the site. The final disposition of the City owned lands must be to the satisfaction of the City and approved by Vaughan Council.

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i.	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, 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. ▪ Opportunities for the Owner to participate in the City of Vaughan District Energy initiatives will be explored through the applications.
j.	Supporting Documents	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> ▪ Traffic Impact Study and Parking Study; ▪ Noise Study; ▪ Wind Study; ▪ Sun/Shadow Study; ▪ Functional Servicing and Stormwater Management Report; and, ▪ Arborist Report.
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
l.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report prepared by Weston Consulting Group Inc., submitted in support of the proposal shall be approved to the satisfaction of the Vaughan Development Planning Department.
m.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Plan Application will be required, if the applications are approved, and will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
n.	Servicing	<ul style="list-style-type: none"> • Servicing allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" may be applied to the subject lands. Removal of the Holding Symbol will be conditional on servicing capacity being allocated to the subject lands.

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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 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. Conceptual Master Plan
4. Conceptual Site Plan
5. Conceptual South Elevation
6. Conceptual North Elevation
7. Conceptual West & East Elevations
8. Conceptual Master Landscape Plan
9. Conceptual Building Sections
10. Conceptual Rendering

Report prepared by:

Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(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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Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.006 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the RM2 Multiple Residential Zone, subject to Exception 9(1277), to facilitate the conversion of the existing Nursing Home building (7890 Pine Valley Drive) shown on Attachment #3, to an Apartment Dwelling with a total of 51 units and with a common kitchen, dining room, and activity room to be marketed to Seniors as rental units, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone, Exception 9(1277) Requirements	Proposed Exceptions to RM2 Multiple Residential Zone, Exception 9(1277)
a.	Permitted Uses	i) a nursing home, containing a maximum of 45 beds, and including nursing stations, lounge areas, a common dining room and kitchen, activity rooms and the following accessory uses, provided that such accessory uses are internal thereto with no direct access to the outside, all restricted to a maximum total gross floor area of 3160 m ² : <ul style="list-style-type: none"> • one personal service shop restricted to a hair salon with a maximum gross floor area of 30 m²; and, one convenience retail store, restricted to a tuck shop with a maximum gross floor area of 15 m². 	i) permit an Apartment Dwelling with 51 units and including a common dining room, kitchen, and activity room to be marketed to Seniors as rental units with a maximum gross floor area of 3,334 m ² .
b.	Maximum lot Coverage	30%	31%
c.	Minimum Parking and Location Requirements	For an Apartment: <ul style="list-style-type: none"> • 90 parking spaces (1.5 spaces per unit plus 0.25 visitor spaces/unit) • parking spaces are required to be located on the subject lands (Note: Site was developed with required 22 spaces for Nursing Home use)	For an Apartment: proposed 52 parking spaces 1.0 space per unit distributed as follows: <ul style="list-style-type: none"> • 13 on-site visitor parking spaces; • 9 on-site tenant parking spaces; and, • 30 off-site tenant parking spaces (as identified on Attachment #1).
d.	Minimum Lot Area Per Unit	55 m ² per unit (bed)	49 m ² per unit

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

The Owner is also proposing minor modifications to the existing building and property including a 35.5 m² atrium addition and cosmetic changes to the building exterior, and changes to the existing parking configuration and landscaping as shown on Attachment #3. The Owner has also advised that nursing care will not be provided on the site.

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ West side of Pine Valley Drive, between Villa Park Drive and Royal Gardens Boulevard, north of Regional Road 7, known municipally as 7890 Pine Valley Drive, City of Vaughan, as shown on Attachments #1 and #2. ▪ The 0.42 ha property has 52.2 m frontage on Pine Valley Drive and is developed with a 4-storey Nursing Home that is currently vacant. ▪ The southern approximately one-third of the site is undeveloped and forms part of the open space valley system (zoned OS1) as shown on Attachment #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The property is designated “Low Density Residential” (tableland) and “Open Space” (valleyland) by OPA #240 (Woodbridge Community Plan). OPA #240 includes an institutional policy that permits homes for the aged to be located in the vicinity of the commercial core, community commercial or residential areas. The proposed apartment dwelling use conforms to the Official Plan. ▪ The subject lands are designated “Low-Rise Residential” (tableland) and “Natural Area” (valleyland) by 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 Ontario Municipal Board. The proposed use is not permitted in the “Low Rise Residential” designation, and therefore, does not conform to VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The property is zoned RM2 Multiple Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) by Zoning By-law 1-88, subject to Exception 9(1277) as shown on Attachment #2, which permits a Nursing Home with a maximum of 45 beds on the site. The Owner is proposing to amend Exception (1277) to convert the existing Nursing Home as shown on Attachment #3, to an Apartment Dwelling to be marketed to Seniors. The proposed conversion does not comply with Zoning By-law 1-88, and therefore, an amendment to the By-law is required. ▪ The applicant has advised that the proposed units will not be equipped with cooking facilities, save and except for a microwave and a small refrigerator. Zoning By-law 1-88 does not contain a definition for a market rental unit without cooking facilities. A site-specific definition for the proposed unit is required to facilitate the development, if approved.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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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.	Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable Regional and City Official Plan policies.
b.	Appropriateness of Proposed Use and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed use and the site-specific exceptions to Zoning By-law 1-88 will be reviewed in the context of the surrounding existing and planned land uses.
c.	Proposed Parking	<ul style="list-style-type: none"> ▪ The Owner is proposing to provide parking to serve the Apartment Dwelling as follows: <ul style="list-style-type: none"> • 22 parking spaces located on the subject lands (13 visitor and 9 tenant parking spaces); • 30 tenant parking spaces at an off-site valet parking location, which may be located within an existing building or outside at grade level. The Owner has identified three potential properties to accommodate the off-site parking spaces including 107 Whitmore Road, 171 Marycroft Road, and 4800 Regional Road 7 (current Vaughanwood Mall site; proposed high density residential application), as shown on Attachment #1; and, <p>The Owner has submitted a Parking Assessment Report prepared by Cole Engineering in support of the proposed parking supply and parking arrangement. The site currently provides 14 underground parking spaces and 8 at-grade parking spaces. The application will be reviewed to ensure that the proposed parking strategy is appropriate with respect to the number of spaces proposed on-site and in particular, securing and implementing off-site parking. The applicant must identify the specific location for the proposed off-site parking spaces and whether they will be accommodated within an existing building or at-grade.</p> <p>If considered appropriate, the property that would accommodate the off-site parking must be reviewed to ensure that it complies with Zoning By-law 1-88 with respect to the minimum parking requirement for the site, including sufficient parking for all existing uses and the proposed off-site parking. A zoning by-law amendment may be required on the off-site parking site. All off-site parking, if approved, must be registered on the title of the property with the appropriate easement(s) in favour of the subject property with the City of Vaughan identified as having interest in the easement. An agreement between property owners is not acceptable. In addition, the details of the proposed valet parking arrangements will be reviewed, however, the proposed arrangement at 4800 Regional Road 7 is not a long term viable site given the high density development proposal on the lands.</p>

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d.	Site Plan Application	<ul style="list-style-type: none">▪ Related Site Development File DA.12.014 has been submitted in support of the proposed Zoning By-law Amendment application to facilitate on-site works including landscaping, parking layout and minor cosmetic changes to the existing building.
e.	Toronto and Region Conservation Authority Regulation Area	<ul style="list-style-type: none">▪ This area is regulated by the Toronto and Region Conservation Authority, and therefore, the TRCA must review the application.
f.	Servicing Allocation	<ul style="list-style-type: none">▪ Housing marketed to Seniors' that includes a common central kitchen and dining room and no cooking facilities within each dwelling unit are exempt and the allocation of servicing capacity is not required in accordance with Region of York Policy, which must be confirmed for this application.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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. Site Plan

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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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- c) Comments Received as of March 20, 2012: The Development Planning Department received a petition on October 12, 2011, from neighbouring residents opposing the application with the following comments:

“The proposal will be detrimental to the residing residents in the community. Socially and environmentally, the development will subject existing citizens to an increase in traffic, pollution, noise and visual disturbances day and night. Moreover, the construction of apartment units does not complement the existing landscape and will serve to devalue property of longstanding residents. For homeowners backing directly onto the site, an imposing 3 and 4 storey wall is an enormous visual obstruction which is not only aesthetically displeasing but removes the “open, tranquil and private” environment which has always been an appealing feature of this area. As a consequence of the aforementioned issues, residents feel that the fundamental rights to privacy and a safe environment are infringed by the proposed development.

Packing a small, heretofore agricultural space with a densely populated complex as that proposed, reverses the reality of the existing community and seems to be more of a business venture on the part of the applicant reflecting existing market trends in architectural development than it does to beautify the existing residential neighbourhood left in its surroundings.

A development of 89 units will adversely affect traffic on an already increasingly congested Islington Avenue. The future tenants and visitors of the proposed development will place an increased stress on the flow of traffic and the existing surrounding homeowners will have increased difficulty getting into their homes. The homeowners who now back onto the proposed site and for decades have enjoyed a beautiful tranquil landscape, will now have their views obstructed with a four storey unit and a parking lot. Surrounding homeowners will also be subjected to ongoing disturbances from incoming vehicles which will create undue noise and visual disturbances at night.”

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.027 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from RR Rural Residential Zone, subject to Exception 9(44), to RA1 Apartment Residential Zone together with the following site-specific zoning exceptions to facilitate the development of the subject lands with a 3-4 storey Apartment Dwelling with a total of 89 units (Attachments #3 to #6) and with a common kitchen, dining room and activity room to be marketed to seniors as rental units:

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	By-law Standard	By-law 1-88, RA1 Apartment Residential Zone Requirements	Proposed RA1 Apartment Residential Zone
a.	Minimum Lot Area Per Unit	<ul style="list-style-type: none"> ▪ 170 m² per unit @ 89 units (15,130 m² site area required) 	<ul style="list-style-type: none"> ▪ 86.68 m² per unit (7,715 m² site area/89 units)
b.	Total Required Parking Spaces	<ul style="list-style-type: none"> ▪ 1.5 spaces per unit = 134 spaces ▪ 0.25 visitor spaces per unit = 23 spaces <p>Total Required Parking = 157 spaces</p>	<ul style="list-style-type: none"> ▪ 0.5 spaces per unit for studio and one bedroom units (79 units) = 40 spaces ▪ 0.7 spaces per unit for the 2 bedroom units (10 units) = 7 spaces ▪ Visitor Parking = 4 spaces ▪ Total Parking Provided = 51 spaces
c.	Minimum Interior Side Yard (South)	8.5 m	5.5 m
d.	Minimum Landscaping Width Around the Perimeter of a Parking Area	3.0 m	2.0 m

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

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Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 7937 Islington Avenue, located on the east side of Islington Avenue, south of Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Low Density Residential” (majority of site) and “Open Space” (below the valley wall in vicinity of front/west lot line) by in-effect OPA #240 (Woodbridge Community Plan), which includes an Institutional Policy that permits homes for the aged in the vicinity of the commercial core, community commercial and residential areas. The proposed rezoning conforms to the Official Plan, subject to confirmation of the development limits by the TRCA and City. ▪ “Low-Rise Mixed-Use” (majority of site) and “Natural Areas” (below the valley wall in vicinity of front/west lot line) by the new City of Vaughan Official Plan 2010 (VOP 2010), which permits a maximum Floor Space Index (FSI) of 1.5 and a maximum building height of 4-storeys on the subject lands. VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Ontario Municipal Board. Confirmation of the development limits by the TRCA and the City will be required. The proposed FSI based on the existing site area is 0.94 (7,275 m² GFA/7,715 m² Lot Area).
Zoning	<ul style="list-style-type: none"> ▪ RR Rural Residential Zone by By-law 1-88, subject to Exception 9(44). ▪ An amendment to Zoning By-law 1-88 is required to rezone the tableland portions of the subject lands from RR Rural Residential to RA1 Apartment Residential Zone with site-specific zoning exceptions to facilitate the proposed development and any potential environmental area(s) on the property to an OS1 Open Space Conservation Zone. ▪ The applicant has advised that the proposed units will not be equipped with cooking facilities. Zoning By-law 1-88 does not contain a definition for a market rental unit without cooking facilities. A site-specific definition for the proposed unit type is required to facilitate the development, if approved.
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 Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RA1 Apartment Residential Zone category and the site-specific zoning exceptions required to implement the proposed plan will be reviewed in consideration of the surrounding existing and planned land uses. Consideration will also be given to the appropriate zone category for any potential open space areas on the site.
b.	Related Site Plan Application	<ul style="list-style-type: none"> ▪ A related Site Plan File DA.11.074 has been submitted in support of the Zoning By-law Amendment application. The proposed site plan is shown on Attachment #3, and the building elevations are shown on Attachments #5 and #6. The appropriateness of the proposed development standards required to implement this site plan will be reviewed. The development proposal will be reviewed to address, but not be limited to, the following: <ul style="list-style-type: none"> ▪ protection of the valleylands and appropriate buffers; ▪ the appropriate building height, density, built form and site organization and design; ▪ on-site pedestrian movement, safety and comfort; ▪ on-site amenity area; ▪ achieving an attractive pedestrian streetscape and building design; ▪ pedestrian connections to the valley lands and public sidewalks; ▪ on-site vehicular circulation efficiency and safety; ▪ appropriate on-site circulation and site-servicing (e.g. snow removal and garbage pick-up); ▪ limiting excess paved areas; ▪ sustainable development features; and, ▪ the potential co-ordination of the development of the subject lands with abutting properties (e.g. shared driveway access).
c.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands are located within the TRCA screening area. Confirmation of the top-of-bank and any required open space(s) buffer, and the associated development limits for the lands must be reviewed and approved to the satisfaction of the City and the TRCA.
d.	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 reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

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e.	Proposed Parking	<ul style="list-style-type: none">▪ A total of 51 parking spaces are proposed to serve 89 units. A parking brief was prepared by Mark Engineering in support of the application which must be reviewed and approved by the Vaughan Development/Transportation Engineering Department.
f.	Additional Studies	<ul style="list-style-type: none">▪ A Functional Servicing Report and a Stormwater Management Report have been submitted in support of the application which must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
g.	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, 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 process, if approved.
h.	Tree Inventory Preservation Study	<ul style="list-style-type: none">• There is significant vegetation, particularly in the southwest quadrant of the site, which may be impacted by the proposed development. A Tree Inventory and Preservation Study must be submitted and approved to the satisfaction of the Vaughan Development Planning Department.
i.	Servicing	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed residential units must be identified and allocated by Council, if the application is approved. If servicing capacity is unavailable, the lands may be zoned with the Holding Symbol "(H)" which will be removed upon servicing capacity being identified and allocated to the subject lands by Vaughan Council.

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.

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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. Site Plan
4. Landscape Plan
5. North and South Building Elevations
6. East and West Building Elevations

Report prepared by:

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

(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.)