

COMMITTEE OF THE WHOLE AUGUST 31, 2010

**OFFICIAL PLAN AMENDMENT FILE OP.07.003
ZONING BY-LAW AMENDMENT FILE Z.07.032
JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.003 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, specifically to amend OPA #600 to redesignate the subject lands shown on Attachments #1 and #2 from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands" as shown on Attachment #4, and include the following high density residential policies:
 - a) permit a maximum of 855 residential units, consisting of apartment units or retirement residence suites or a combination thereof, within a maximum of 4 residential buildings ranging in height from 6 to 8-storeys;
 - b) permit a maximum density of 1.355 Floor Space Index (FSI) on the subject lands;
 - c) permit institutional uses including; private schools and long term care facilities;
 - d) permit accessory ground floor uses geared towards seniors such as personal services, dining facilities and amenity areas for the use of residents residing within the residential units, the residence suites and long term care facility; and,
 - e) include policies to promote sustainable site and building development features.
2. THAT Zoning By-law Amendment File Z.07.032 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, to facilitate the following development of the tableland as shown on Attachment #5:
 - a) two apartment buildings on Quadrant "C", with the "North Building" having a maximum height of 8-storeys and 223 units, and the "South Building" having a maximum height of 6-storeys and 235 units, both with surface and underground parking; and,
 - b) two apartment buildings on Quadrant "D", with the "North Building" having a maximum height of 8-storeys and 258 units, and the "South Building" having a maximum height of 6-storeys and 139 units, both with surface and underground parking.
3. THAT the implementing Zoning By-law include the following:
 - a) institutional uses as outlined in By-law 1-88 which are permitted in all residential zones as-of-right as well as a long term care facility use on the subject lands;
 - b) a definition for a "Residence Suite" located within an assisted living seniors retirement residence, as follows:

“Residence Suite – Means a suite within an assisted living seniors retirement residence, in which sanitary conveniences are provided, and in which cooking facilities and the installation of cooking equipment shall not be permitted”;

- c) accessory uses on the ground floor of the assisted living seniors retirement residence such as personal services and an eating establishment for the use of the residents;
- d) a definition for a “Long Term Care Facility” located within an assisted living seniors retirement residence for use by seniors, as follows:

“Long Term Care Facility – Means an institution or a distinct part of an institution, which is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients who are not related to the governing authority or its members by blood, marriage or adoption, and which shall be licensed under the Long Term Care Act”; and,

- e) site-specific zoning exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this Report.

4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands zoned RA3(H) Apartment Residential Zone until such time as the following conditions are addressed to the satisfaction of the City:

- a) that Vaughan Council adopt a resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City’s approved Servicing Capacity Distribution Protocol in effect at the time of site plan approval, for a maximum of 855 apartment units or less if seniors units are discounted where a building utilizes a common dining room and cooking facilities are not present in the individual units; and,
- b) that a Site Development Application(s) for the subject lands is approved by Vaughan Council.

5. THAT the Owner shall pay to the City of Vaughan, a Woodlot Fee for each residential dwelling unit through the Site Plan approval process.

Contribution to Sustainability

This will be addressed in the future site plan application report.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On August 24, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. A notice was also included in the local and weekly newspapers being the Vaughan Citizen on August 23, 2007; Vaughan Weekly on August 29, 2007; and, Lo Specchio on August 31, 2007. Letters of concern were received by the Development Planning Department, which are discussed later in this report. The recommendation to receive the Public Hearing report of September 17, 2007, was ratified by Council on September 24, 2007.

On August 20, 2010, a notice of the Committee of the Whole meeting was sent to all individuals who appeared at the Public Hearing and to those requesting notification.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. An Official Plan Amendment Application (File OP.07.003) specifically to:
 - a) redesignate the subject lands shown on Attachment #4 from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands";
 - b) permit a maximum of 855 residential units geared towards seniors, being either apartment units containing cooking facilities or retirement resident suites (not containing cooking units) or a combination thereof, within a maximum of 4 residential buildings;
 - c) permit accessory ground floor uses within the apartment buildings, such as personal service uses and a common dining facility intended for use by the residents.
 - d) permit institutional uses, including a long term care facility and private school.
2. A Zoning By-law Amendment Application (File Z.07.032) to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and OSI Open Space Conservation Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, as shown on Attachment #4, together with the zoning exceptions identified in Table 1 of this report, to permit the proposed seniors residential development and institutional uses.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2, City of Vaughan. The 5.73 ha site represents Quadrants "C" (3.07 ha) and "D" (2.66 ha) of the Owners total land holdings (Attachment #3), which forms part of the overall Joseph and Wolf Lebovic Jewish Community Campus.

The current Master Plan for the campus is shown on Attachment #3. Quadrant "A" (Phase 1) has been approved for a community centre (under construction), a special needs facility (site plan approved) and a secondary school (existing). Quadrant "B" (Phase 2) is currently vacant, however, the applicant has submitted a site development application (File DA.07.018) to construct two buildings having the combined use of an elementary school/place of worship, which was approved by Council on November 1, 2008. The original Master Plan that was approved by Council on June 28, 2004, showed two elementary schools for Quadrant "C" and a special needs and long-term elderly care facilities for Quadrant "D". As a result of this application, the potential uses proposed on Quadrants "C" and "D" have been expanded to include residential apartment units and seniors residence suites.

Supporting Documents

The following supporting reports were submitted for review in consideration of the subject applications:

- i) Planning Rationale Report for Joseph and Wolf Lebovic Jewish Community Campus, prepared by Malone Given Parsons Ltd., dated May 16, 2007; Addendum to Planning Rationale Report dated April 19, 2010;
- ii) Servicing Analysis with Increased Population from High Density Developments Block 11, City of Vaughan, prepared by Schaeffers Consulting Engineers, dated July 10, 2009; Addendum titled Functional Servicing Brief dated April 19, 2010;
- iii) Project North Star Quadrant "C" and "D" Traffic Study, prepared by iTrans Transportation Planning and Traffic Consultants, dated May 2007; Addendum submitted April 19, 2010;
- iv) Sun/Shade Study Quadrant C and D Vaughan, Ontario, prepared by RWDI Consulting Engineers and Scientists, dated May 10, 2007; Addendum dated April 15, 2010;
- v) Pedestrian Wind Assessment Quadrant C and D, Vaughan, Ontario prepared by RWDI Consulting Engineers and Scientists, dated May 4, 2007; Addendum combined with the Addendum to the Sun/Shade Study, dated April 15, 2010;
- vi) Urban Design Guidelines, prepared by Ark Petroff, dated May 2007; Addendum to Urban Design Guidelines, dated April 2010; and,
- vii) Environmental Site Assessment, Phase I, prepared by Soil Engineers Ltd., dated July 2004; Addendum to Environmental Site Assessment, Phase I, dated May 12, 2010.

Official Plan

The subject lands are designated "Low Density Residential" by Official Plan Amendment #600. The "Low Density Residential" designation is predominately residential in character. Uses permitted in this designation include: detached houses; semi-detached houses; schools; parks and open space; small scale community facilities; small scale places of worship; institutional uses; private home daycare; home occupations; other accessory uses; and, local convenience commercial centres. The proposed high rise development does not conform to the Official Plan. The Official Plan Amendment application for the subject lands proposes to redesignate the property to "High Density Residential/Commercial" and "Valley Lands" to permit the development of 4 apartment buildings ranging in height from 6 to 8 storeys as shown on Attachments #5 to #7.

Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, which does not permit the proposed high density residential development. The applicant is proposing to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone to permit the 4 residential apartment buildings (geared towards seniors); long term care facility geared towards seniors; and, institutional uses permitted as of right in all residential zones. At this stage of the development process, the applicant cannot commit to the occupancy mix with respect to the number of residential units, residence suites or beds (in association with a long term care facility). There is also potential for a private school to be located on the lands. For this reason, all of the supporting documentation is based on the entire development being constructed with 855 residential apartment units. This was done to determine if the surrounding infrastructure could support 855 residential units, which would have a greater impact on the surrounding uses and infrastructure than the seniors residence suites, long term care facility (beds), private school or

institutional uses. If so, converting a portion of the development to seniors residence suites or beds used for a long term care facility would also be supportable.

Concerns Raised through the Public Hearing Process

Letters of concern were received prior to the September 17, 2007, Public Hearing meeting, and therefore, reference the original development concept which proposed four 8-storey buildings, potentially having 460 residential units for seniors living and the capacity for 816 beds for seniors in an assisted living/long term care facility development. The following concerns were raised with respect to the original proposal:

- The proposal for four 8-storey buildings with a very high density being erected in such close proximity to the already approved surrounding low density housing development;
- The proposed plan will detract visually from the community which is being developed and will depreciate the value of neighbouring homes;
- The intensity, height, form and scale of the proposed uses this far internal to the Block;
- The sensitivity of and consistency with adjacent lands in Block 11;
- The proposed development would be more compatible located along an arterial road, as opposed to an internal primary road; and
- The treatment along the southern property line in the area between the proposed buildings and single detached residential properties to the south.

As a result of the comments received in writing and concerns raised at the Public Hearing, the Owner revised the proposal, resulting in a reduction of height to the two, "South Buildings" located on Quadrants "C" and "D". The Owner also reduced the occupancy from 460 residential units and 816 beds, to a total of 855 residential units for seniors.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment applications and supporting documentation including but not limited to a planning Justification Report, Urban Design Guidelines and conceptual plans, to redesignate and rezone the subject lands shown on Attachments #1 and #2, in light of the following land use policies:

a) Provincial Policy Statement

Since the approval of OPA #600 and the Block 11 Plan, the Province approved the Provincial Policy Statement (PPS) in 2005, which provides policy direction on matters of Provincial interest related to land use planning and development. The PPS includes policies that encourage the focus of new growth in urban areas. The applications to amend the Official Plan and Zoning By-law must be consistent with the PPS (2005). The PPS identifies that the subject lands are within a Settlement Area. The PPS policies relating to Settlement Areas state that these areas shall be the focus of growth and that Planning authorities shall identify and promote opportunities for intensification and land use patterns within Settlement Areas, which shall be based on, in part, densities and a mix of land uses which:

- i) efficiently use land and resources; and,
- ii) are appropriate for and efficiently use infrastructure and public service facilities which are planned and available and avoid the need for their unjustified and or uneconomical expansion.

The PPS promotes a full range of housing types and densities to meet projected demographics and market requirements for the current and future residents by ensuring all forms of residential intensification to create a supply of housing. The proposed redesignation from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands" meets the intent of the PPS with respect to the efficient use of land and infrastructure, and would provide a range of housing types that promote efficient land use and development patterns to support a livable and healthy community. The proposed development also promotes a mix of housing which differs from that which is currently available within the area.

The increased density proposed for the site would also make more efficient use of land resources and public investment in infrastructure and public service facilities currently provided within Block 11 and within the surrounding area.

The "Building Strong Communities" policies in the PPS state that sufficient land shall be made available through intensification and redevelopment and if necessary, designate growth areas to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time frame of up to 20 years.

The policies related to "Managing and Directing Land Use" state that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs; and, by promoting cost-effective development standards to minimize land consumption and servicing costs. The subject proposal will broaden the mix of residential uses in the area, which has been predominantly approved for low density residential development. It will also minimize land consumption and servicing costs as it allows more people to live in the area, which is already planned and serviced for urban growth.

The subject lands are within a Settlement Area as defined by the PPS. Bathurst Street is a local corridor recognized in both the City of Vaughan and Region of York Official Plans. The proposal makes efficient use of the land by increasing the residential density in close proximity to a corridor in a Settlement Area.

The PPS Settlement Area policies also require that "new development within designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for efficient use of land, infrastructure and public service facilities". The subject lands are located within a designated growth area, being the Carrville Urban Village area, as established in OPA #600 and the United Jewish Association (UJA) campus lands in its entirety is situated immediately adjacent to approved high density development and an existing built up area.

The PPS also includes housing policies requiring Planning authorities to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area, and promote compact form and a structure of nodes and corridors. The proposed high-density development will add to the housing types and density within the area. Infrastructure and public service facilities for this development have been provided as part of the larger development that is occurring within Block 11 and the overall Carrville Urban Village Area as well as through the development of Quadrants "A" and "B" of the UJA lands. The future residents and employees of the proposed development will also help support public transit initiatives. In light of the aging population which the proposed development will serve, the use of private automotive transportation will be reduced in comparison to a standard high density apartment development. Public transit may become a preferred alternative mode of transportation for the potential residents, resulting in less traffic infiltration and more efficient use of public transit. The proposed development is in accordance with the policies of the PPS.

b) Provincial Places to Grow Plan

The Provincial Places to Grow Plan (2006) is a vision for the Greater Golden Horseshoe to 2031, and requires that a minimum 40% of a municipality's residential development must be located within the existing built up area by 2015, and that municipalities must develop intensification strategies and implement them through their Official Plan.

The Region of York completed the "York Region 2031 Intensification Strategy" as part of the Region's Places to Grow Conformity exercise in February 2009. This strategy requires local municipalities to use the Region's population and employment growth forecasts; identify and meet intensification targets; and, identify appropriate type and scale of development for residential growth and intensification areas, urban growth centres and intensification corridors. The City of Vaughan's 2009 Official Plan Update Study, "Directions on Where and How to Grow" document, recognized the greenfield areas of the Carrville Urban Village as one of the areas within Vaughan where additional units could be accommodated, to be implemented through the Vaughan Official Plan Update. The proposed development located in the Carrville Urban Village 2 area, is consistent with the intent of the Places to Grow Plan.

c) Region of York Official Plan

The Region of York reviewed the subject proposal and advised that the subject lands are designated "Urban Area" by the Regional Official Plan, and that the proposed Official Plan Amendment Application is consistent with the Regional Official Plan policies, to locate housing specifically geared to senior citizens in close proximity to human services, as well as, other community services and facilities (Section 4.3.13).

Under the York Region Transportation Master Plan Update endorsed by Regional Council on May 28, 2009, Bathurst Street was identified as a Rapid Transit corridor through this area.

The Region of York has reviewed all supporting documentation respecting the proposed Official Plan and Zoning By-law Amendment applications and has no outstanding concerns.

d) Vaughan Official Plan Amendment #600

The subject lands are located in Block 11 of the "Carrville Urban Village 2" area and are designated "Low Density Residential" by OPA #600 (approved in 2001). The Block 11 Plan (approved in 2003) further identified this site as Private Institutional. The "Low Density Residential" designation is predominately residential in character. Uses permitted in this designation include: detached houses; semi-detached houses; schools; parks and open space; small scale community facilities; small scale places of worship; institutional uses; private home daycare; home occupations; other accessory uses; and, local convenience commercial centres.

The official plan amendment application requests a redesignation of the property from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands". The residential designation is intended to facilitate higher order retail, office and residential uses in a mixed use form, or as single use buildings, and recognizes that such uses would generate higher levels of activity supportive of transit services. Stacked townhouses, apartment buildings and commercial uses are permitted within this designation. OPA #600 also requires that such development transition in building scale from lower density housing forms. Buildings are to be sited close to the street rights-of-way, and commercial uses shall front directly onto the public sidewalk with parking located at the rear and on-street. OPA #600 permits a maximum density within the "High Density Residential/Commercial" designation of 150 uph (units per hectare).

The proposed development concept responds to the surrounding community context. The adjacent lands to the north are part of approved Draft Plan of Subdivision 19T-95044 (North Bathurst Development Inc.) and were approved for single detached residential dwellings and a park; and the lands to the south were approved for low density residential uses as a part of

Subdivision 19T-95062 (Woodvalley Developments Inc.) for single detached residential dwellings with lots backing onto the subject lands. The subject property is bound by valley lands to the west and east, and is bi-sected by existing Thomas Cook Avenue. Quadrants "A" and "B" of the developing Lebovic Campus to the east of the subject lands will provide community facilities to serve the future residents including a community centre, in close proximity to the subject lands.

The conceptual site design locates the two 8-storey buildings on the north half of Quadrants "C" and "D" respectively, as shown on Attachment #5. The 6-storey building situated in Quadrant "C" transitions down to 4-storeys, in order to address the concerns raised at the Public Hearing respecting the height of the proposed development in close proximity to approved low rise residential. The transition down in height from 6-storeys to 4-storeys is an attempt to mitigate the visual impact of the apartment dwelling on the residential lots abutting the subject lands to the south.

A Floor Space Index or FSI of 1.355 is proposed for both Quadrants (1.36 FSI for Quadrant "C" and 1.35 for Quadrant "D"). FSI is an alternative, more current way of calculating density than using the units per hectare measurement. Density based on FSI takes into consideration the mass and scale of the building. The FSI has been calculated based on a total site area of 57,352m², and a proposed GFA for all buildings of 77,736 m².

The application to amend the Official Plan to allow 4 residential apartment buildings geared towards seniors, provides an appropriate additional land use within a designated urban area.

Draft City of Vaughan Official Plan - April 2010

The newly released draft of the City of Vaughan Official Plan dated April 2010, designates Quadrants "C" and "D" "Mid-Rise Residential". The "Mid Rise Residential" designation areas are generally located in intensification Areas and shall consist of priority residential buildings having a maximum height of 8-storeys and a density of 2.5 m FSI for each quadrant. This designation also permits public and private institutional building types. The proposed official plan amendment (File OP.07.003) would conform to the height and density established by the draft City of Vaughan Official Plan.

Proposed Development Concept

The proposed conceptual site plan shown on Attachment #5, divides the development into two quadrants, ("C" and "D") which are physically divided by Thomas Cook Avenue and bound by valleylands to the east and west. Quadrant "C" contains 2 residential buildings. The 8-storey building located on the northern part of the quadrant is U-shaped with its main entrance on the east elevation. Access to the at-grade parking area and underground parking facility is achieved from Lebovic Campus Drive. The building is surrounded by landscaping with an internal courtyard. The 2nd building on Quadrant "C" is located on the southern half of the quadrant, with a maximum height of 6-storeys, transitioning to 4-storeys. The irregular-shaped building also has an internal courtyard with landscaping south of the building which will provide screening for the adjacent residential lots to the south. At grade parking for the southern building is provided at the southeast corner of Quadrant "C". Underground parking is also contemplated.

Similarly, Quadrant "D" is to be developed with 2 buildings. The proposed 8-storey building is located on the northern half of the quadrant, slightly larger in size than the northern building proposed for Quadrant "C". An external courtyard is located within the open area of the U-shaped building and parking is provided to the west of the building. The at-grade and underground parking is accessed by a driveway which extends onto lands currently owned by the City of Vaughan. These lands are currently subject of a land exchange between the City and the Applicant. The land exchange is required to provide direct alignment of the driveway with Lebovic Campus Drive. The southern building situated in Quadrant "D" is a 6-storey, U-shaped building with the main entrance located along the west elevation and centralized outdoor

courtyard. The driveway access is situated south of the building at the southeast corner of Quadrant "D".

The Owner is required to submit a future Site Development Application(s) for the proposed development, which will be considered in a future report(s) to the Committee of the Whole, should the subject Official Plan and Zoning By-law Amendment applications be approved.

Proposed Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, as shown on Attachment #2, which does not permit the proposed high density residential development. To facilitate the proposed development, as shown on Attachments #5 to #7, an amendment to By-law 1-88 is required to rezone the property to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone (see Attachment #4). The following site-specific zoning exceptions to By-law 1-88 are required:

Table 1: Proposed Zoning Exceptions

By-law 1-88 Standard	By-law 1-88 (Requirements of the RA3 Apartment Residential Zone)	Proposed Exceptions to By-law 1-88 (RA3 Apartment Residential Zone)
Permitted Uses	Does not permit Seniors Residence Suites or a Long Term Care Facility, and accessory uses associated with the development.	Permits Seniors Residence Suites and a Long Term Care Facility, and accessory uses associated with the development.
Location of Driveway access	Driveway access is to be located completely within the subject lot (Quadrant "D" only).	Driveway access not located completely within the subject lot.
Maximum width of a Driveway Access	<u>Quadrant "D"</u> 7.5m Ingress/Egress driveway for "North Building"	<u>Quadrant "D"</u> 11.01m Ingress/Egress driveway access for "North Building".
Minimum Lot Area per Unit	<u>Quadrant "C"</u> 67 m ² /unit <u>Quadrant "D"</u> 67 m ² /unit	<u>Quadrant "C"</u> 54 m ² /unit <u>Quadrant "D"</u> 66.7m ² /unit

The proposed zoning exceptions are supportable and will contribute to create a development consistent with good urban design principles and compatible with the surrounding land use context. The Development Planning Department has no objections to the proposed exceptions to By-law 1-88.

The addition of the Holding Symbol "(H)" is required for the subject lands, and if approved, will be removed upon the identification and allocation of servicing capacity for the proposed 855 apartment units, and once final site plan approval is given by Council.

A definition for a "Residence Suite" is proposed for this development, which is defined as "a suite within an assisted living seniors retirement residence, in which sanitary conveniences are provided and in which cooking facilities and the installation of cooking equipment shall not be permitted." The accessory uses, intended for the exclusive use of the residents of the buildings such as personal service shops and a common dining facility are proposed on the ground floor and must be recognized in the implementing zoning by-law.

A definition for a "Long Term Care Facility", which is considered an institutional use has also been provided in the recommendation of this report.

The Toronto and Region Conservation Authority (TRCA) in comments dated September 3, 2008, and May 10, 2010, requires a 2.5 m buffer area abutting the west boundary along Quadrant "D", and the east boundary along Quadrant "C" to be rezoned to OS1 Open Space Conservation Zone, as shown on Attachment #3.

An exception for driveway access has also been included as details of the land exchange are still being finalized. This exception may not be required, depending on the timing of approvals with respect to the land exchange.

Future Site Plan Approval

The lands as shown on Attachments #1 and #2 are subject to the City of Vaughan Site Plan Control policies outlined in By-law 170-2009. The proposed development requires the submission of a Site Development Application for review and approval by Vaughan Council. At the site development stage, details such as sustainability (site and building design features), landscaping, building elevations, amenity area, stormwater management, site circulation, site servicing, lot grading, an updated Noise Report, external lighting plan, and servicing will be reviewed. The proposed development Concept Plan (Attachment #5) shows the building footprints along Thomas Cook Avenue a primary road within Block 11. Enhanced building elevations will be required to ensure that high quality building facades will be developed along these street frontages.

Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the applications and provides the following comments:

a) Sewage and Water Allocation

A Functional Servicing Report has been reviewed by the City Engineering Department. In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on June 8, 2010, servicing allocation capacity for the proposed development of 855 residential units has not been reserved, nor has it been assigned potential future capacity at this time. If approved, a Holding Symbol "(H)" shall be placed on the proposed RA3 Apartment Residential Zone, to ensure that the development does not proceed until Council allocates servicing capacity. The condition for removing the Holding Symbol "(H)" will be Council's approval of the required allocation and approval of a site development application.

Should the ultimate development include seniors residence suites, formal servicing allocation by Vaughan Council will not be required for these living quarters, given the Region's Servicing Allocation Protocol for senior's residences.

The Engineering Department has indicated that a stormwater management report, site servicing plan, lot grading plan, an updated (detailed) noise report, and an external lighting plan will be required at the site plan approval stage.

b) Transportation and Traffic/Parking

The Transportation and Traffic Study/Parking Study submitted in support of the application was reviewed and approved by both the Region of York and the Vaughan Engineering Department. Small volumes of traffic will be generated by the proposed development and will not have significant impact on the traffic in the area. Further comments from the Vaughan Transportation Engineering Section will be provided at the site plan stage.

c) Environmental Site Assessment (ESA)

A current Phase 1 ESA (Environmental Site Assessment) report was submitted for review on May 18, 2010. The City of Vaughan Engineering Department, through the peer review process, has provided comments for the Phase 1 ESA. The applicant has responded to the comments and the City of Vaughan Engineering Department has indicated that final approval may be a condition of site plan approval through the Site Development Application.

d) Wind/Noise Study

The applicant has submitted wind and noise studies, which have been reviewed by the Vaughan Engineering Department and the Vaughan Development Planning Department. The Engineering Department has indicated that an updated Noise Report will be required at the site plan stage.

Vaughan Development Planning Department

An Urban Design Brief to determine conformity of the proposed development with the applicable Block 11 Urban Design and Architectural Guidelines was submitted by the applicant, and was approved by the Vaughan Development Planning Department. A Sun/Shade Study was submitted, which demonstrates the shadow impact of the proposed buildings relative to the surrounding lands. An addendum to the Sun/Shade Study also included information on the pedestrian Wind Assessment and was found to be acceptable by the Development Planning Department, as was the Edge Management Plan.

Conceptual elevations (Attachments #6 and #7) have been provided along with a conceptual site plan (Attachment #5), and have been reviewed by the Development Planning Department. Should Council approve the Official Plan and Zoning By-law Amendment applications, additional information will be required for review and approval through a Site Development Application. This will include but not limited to a fully dimensioned and labeled site plan; colour rendered and dimensioned elevations which present realistic views of the proposed building; sustainable site and building features; textures and colours; shadows; landscaping; building cross sections; streetscape elevations; a landscape master plan; existing vegetation assessment; tree preservation plan; and, sample building finish and cladding materials.

Vaughan Finance Department

The Vaughan Finance Department has indicated the Owner will be required to pay a woodlot fee for each residential apartment dwelling unit proposed on the site, which is payable at the site plan stage. In addition, development charges will be required, prior to the issuance of a building permit.

Parkland Dedication

The Vaughan Real Estate Division has identified that as a condition of future site plan approval, the Owner will be required to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act, and Vaughan's Cash-in-Lieu of Parkland Policy in effect at the time. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited

appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Comments from Other Agencies

The York Region District School Board has indicated no objection to the proposed development.

Bell Canada and Canada Post has no comments at this time, but will be circulated through the site plan process.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the approval of the proposed official plan and zoning application, provided the following conditions are addressed:

1. That the valleyland buffer area (2.5m) and valleyland open space blocks (adjacent to Quadrants "C" and "D") be redesignated and rezoned to an appropriate Open Space designation and zoning category which has the effect of prohibiting future development; and,
2. That the valleyland buffer, valleyland open space blocks be dedicated into public ownership, either to the TRCA or the City of Vaughan, free of all charges and encumbrances.

Condition #1 will be addressed through the implementing official plan and zoning by-law applications, if approved by Council. Condition #2 will be addressed through the future site development application process.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The subject Official Plan Amendment Application was considered by the Regional Development Review Committee. The subject site is designated "Urban Area" by the York Region Official Plan and is consistent with the in-force Regional Official Plan Policies that direct development to existing built-up portions of urban areas (Policy 5.2.4), and locating medium and higher density development adjacent to transit-intensive arterial roads (Policy 6.2.6).

The proposed Official Plan Amendment File OP.07.003 also conforms with the Region's recently adopted Official Plan. Although this Plan has not received Provincial approval, and therefore not in full force and effect, this Plan is Regional Councils' most recent direction on economic, environmental and community building policies. The proposed amendment will enable a development project that is designed to ensure accessibility to people of all ages, cultures and abilities (Policy 5.2.7) and will assist in ensuring "that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe (Policy 5.3.1). The proposal comprises an urban form and design that is compact and transit supportive (Policy 5.4.5); and, will contribute to the Regional Corridor function as an urban mainstreet (Policy 5.4.28).

The Region of York Development Planning Department has no objections to the proposed Official Plan Amendment, but reserves the right to provide technical comments at the site plan application stage. To implement the proposed development of the site, the Region has recommended the following be required:

- An integrated and innovative approach to water management, to be water efficient, and minimize stormwater volumes and contaminant loads, and maximize infiltration through an integrated treatment approach (Policy 5.2.11).

It is also recommended that the development be required to be designed to achieve the following:

- 25% greater energy efficiency than the Model National Energy Code for Buildings (Policy 5.2.20.b);
- 10% greater water efficiency than the Ontario Building Code (Policy 5.2.21);
- 40% greater efficiency than the Model National Energy Code for Buildings (Policy 5.2.22.b);
- The development be designed to maximize solar gains and be constructed in a manner that facilitates future solar installations (i.e. solar ready) (Policy 5.2.26); and,
- Incorporate green building standards, such as LEEDS, ENERGY STAR, or other emerging technologies (Policy 7.5.10).

These sustainable site and building development features will be included as policies in the implementing Official Plan Amendment, should Vaughan Council approve the subject applications.

Conclusion

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Applications to permit the development of 4 residential apartment buildings ranging in height from 6 to 8-storeys, having a total of 855 units geared towards seniors living. The Official Plan Amendment to redesignate the subject lands from “Low Density Residential Area” to “High Density Residential/Commercial Area” and “Valley Lands”, having a maximum of 855 apartment residential units and/or residential suites combined, is consistent with the PPS, the Growth Plan, the Region of York Official Plan and the City’s Official Plan. The proposed official plan amendment is consistent with the existing land use context in the surrounding area and represents good planning.

The proposed rezoning of the subject lands from A Agricultural Zone and OSI Open Space Conservation Zone to RA3(H) Apartment Residential Zone with a Holding Provision and OS1 Open Space Conservation Zone, and the proposed zoning exceptions to By-law 1-88 are considered to be appropriate and will result in development that is compatible with the surrounding area. Accordingly, the Development Planning Department recommends that the proposed applications be approved, subject to the conditions included in this report.

Attachments

1. Context Location Map
2. Location Map
3. Master Plan
4. Proposed Official Plan Redesignation and Zoning By-law Amendment Map
5. Conceptual Site and Landscape Plan - Quadrants “C” and “D”
6. Conceptual Elevations - Quadrant “C”
7. Conceptual Elevations - Quadrant “D”

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Christina Napoli, Acting Senior Planner, ext. 8483

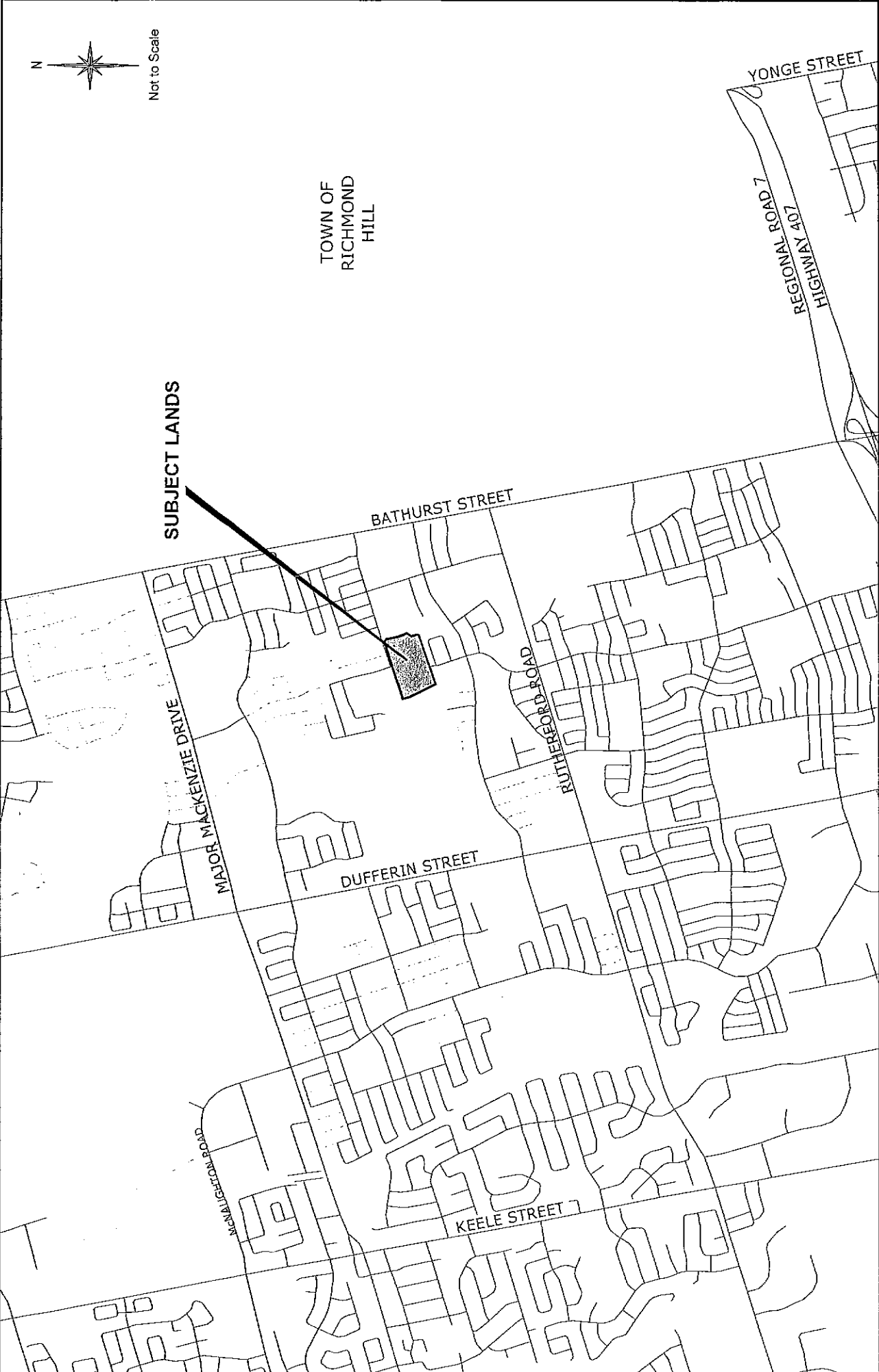
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Not to Scale

TOWN OF
RICHMOND
HILL

SUBJECT LANDS

Attachment 1

Files: OP.07.003 & Z.07.082

Date: August 10, 2010



Context Location Map

Location: Part of Lot 17,
Concession 2

Applicant: Joseph & Wolf Lebovic
Jewish Community Campus

N:\DPA\1 ATTACHMENTS\OP.07.003; 07.032.dwg



Not to Scale

Legend

- A - AGRICULTURAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Location Map

Location: Part of Lot 17, Concession 2

Applicant: Joseph & Wolf Lebovic
Jewish Community Campus

N:\DPT\1 ATTACHMENTS\CP\sp.07.003\07.032.dwg



Attachment

Files: OP.07.003 & Z.07.032
Date: August 10, 2010

2



Not to Scale

QUADRANT "D"

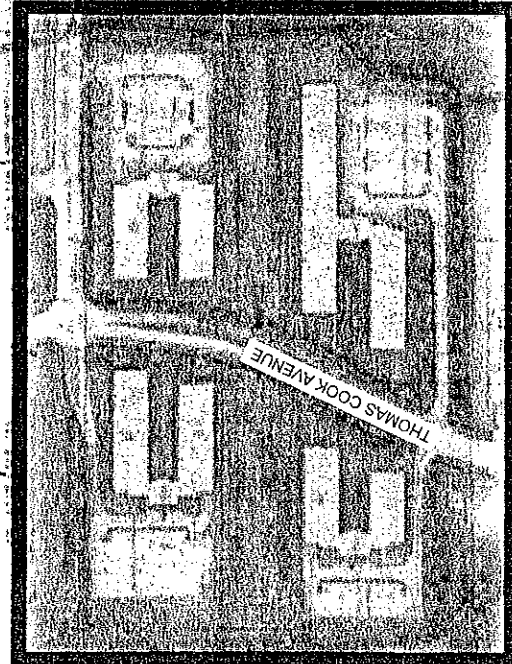
QUADRANT "C"

QUADRANT "B"
(2 ELEMENTARY
SCHOOLS - SITE
PLAN APPROVED)

REENA BUILDINGS -
SITE PLAN
APPROVED

QUADRANT "A"

COMMUNITY
CENTRE -
UNDER
CONSTRUCTION



SUBJECT LANDS

OTHER LANDS
OWNED BY
APPLICANT

EXISTING
SECONDARY
SCHOOL

EXISTING
PARK

Master Plan

Location: Part of Lot 17,
Concession 2

Applicant: Joseph & Wolf Lebovic
Jewish Community Campus

N:\PDT\1 ATTACHMENTS\OP\ap 07.003z.07.032.dwg

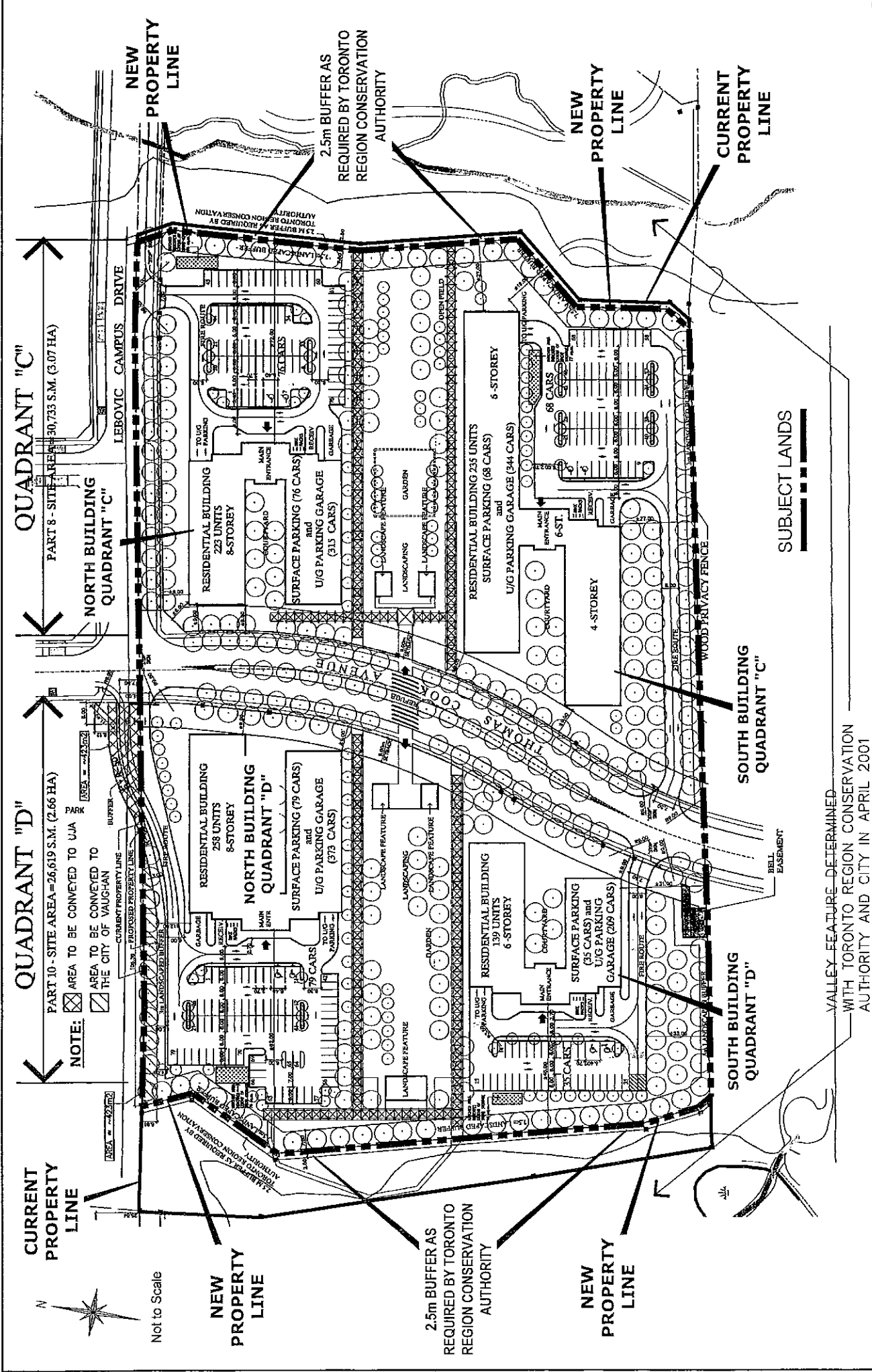


Attachment

Files: OP.07.003 & Z.07.032

Date: August 10, 2010

3



QUADRANT "C"
 PART 8 - SITE AREA = 30,733 S.M. (3.07 HA)

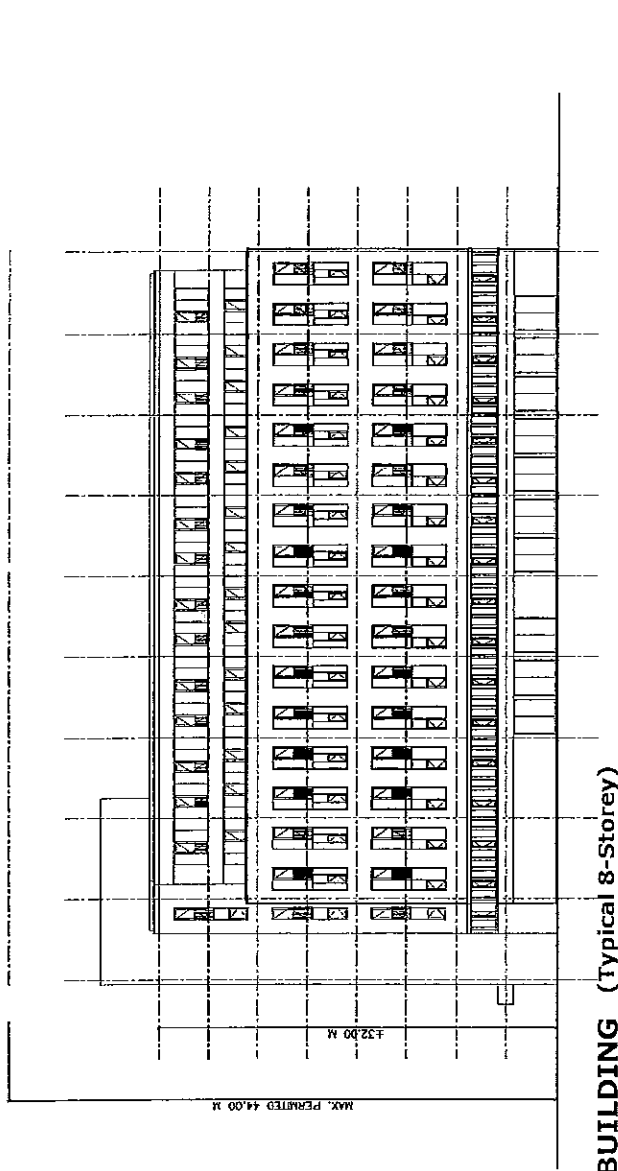
QUADRANT "D"
 PART 10 - SITE AREA = 26,619 S.M. (2.66 HA)

NOTE:
 [Symbol] AREA TO BE CONVEYED TO UJA
 [Symbol] AREA TO BE CONVEYED TO THE CITY OF VAUGHAN

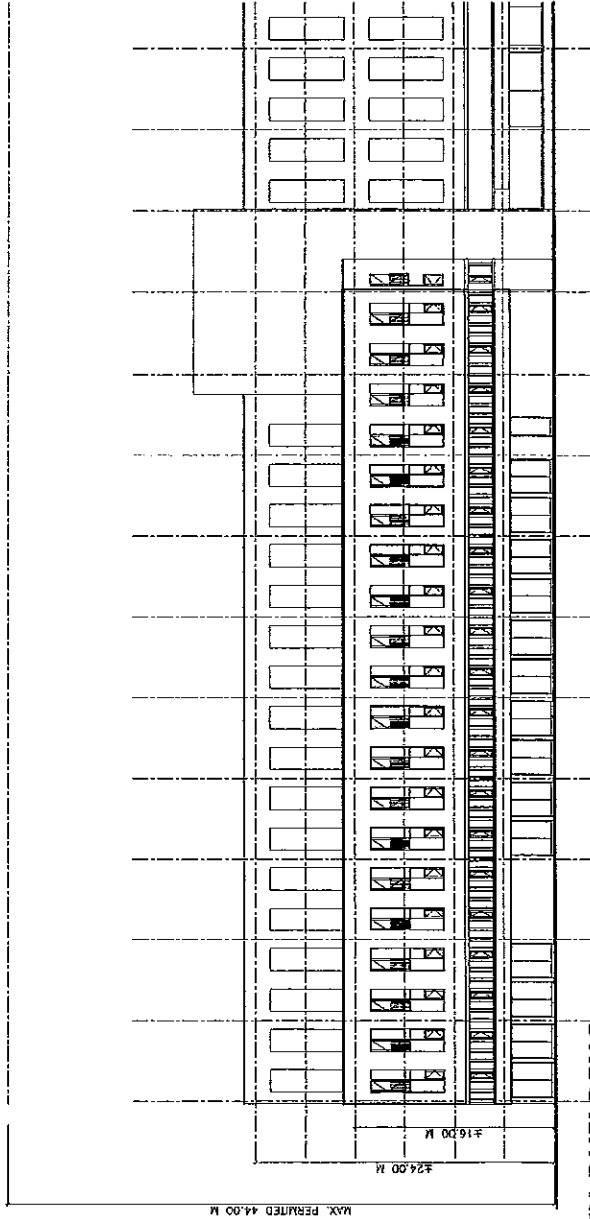


**Conceptual Site & Landscape Plan -
 Quadrants 'C' & 'D'**

Applicant: Joseph & Wolf Lebovic
 Jewish Community Campus
 Location: Part of Lot 17,
 Concession 2



NORTH BUILDING (Typical 8-Storey)



SOUTH BUILDING (Typical 4 & 6 Storey)

Not to Scale

Conceptual Elevations - Quadrant 'C'

Applicant: Joseph & Wolf Lebovic
Jewish Community Campus

Location: Part of Lot 17,
Concession 2



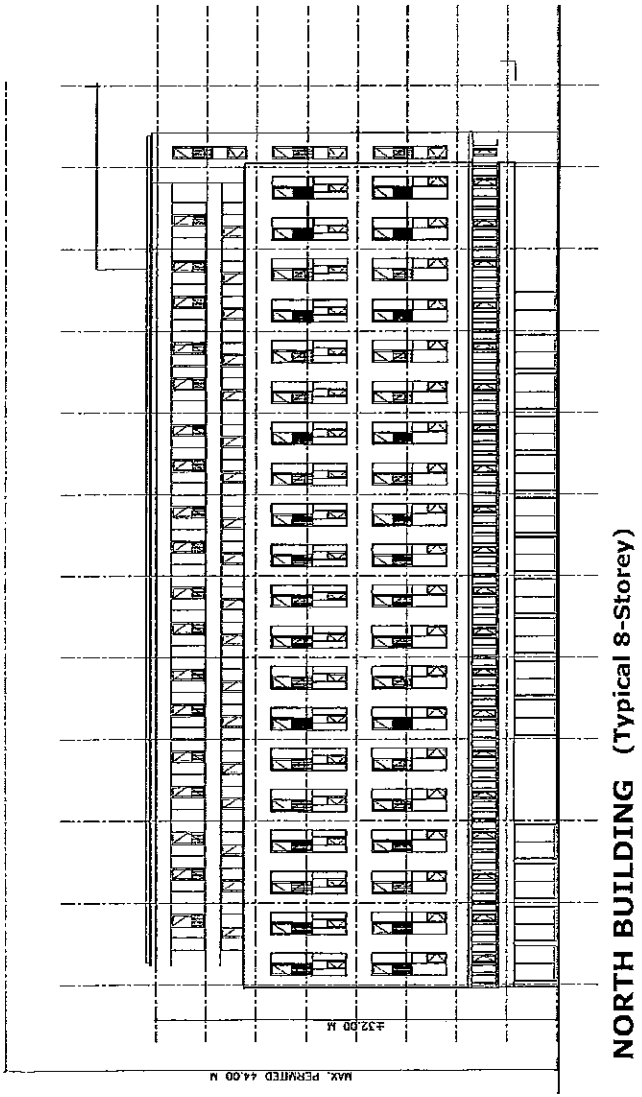
Development Planning Department

Attachment

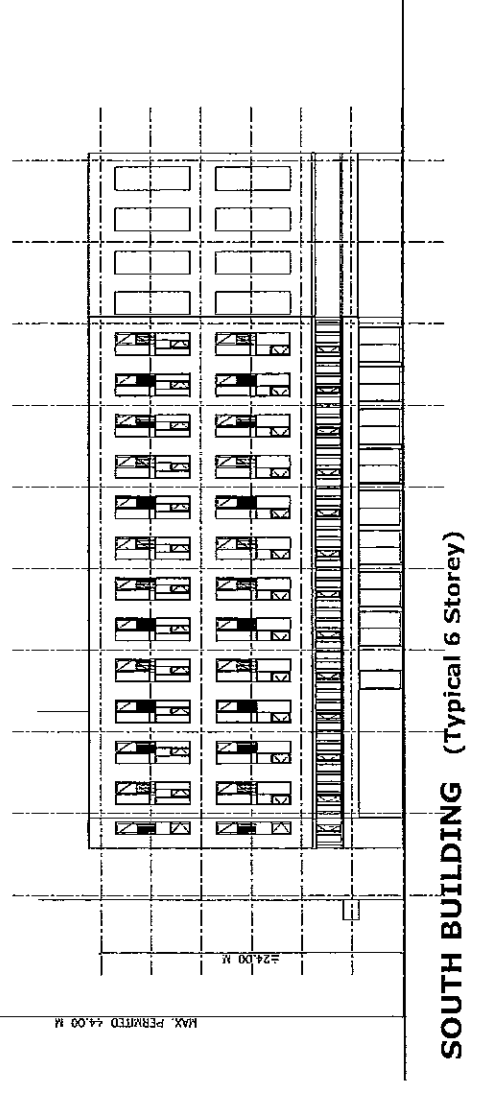
Files:
OP-07.003 & Z-07.032

Date:
August 10, 2010

6



NORTH BUILDING (Typical 8-Storey)



SOUTH BUILDING (Typical 6 Storey)

Not to Scale

Conceptual Elevations - Quadrant 'D'

Applicant: Joseph & Wolf Lebovic
Jewish Community Campus

Location: Part of Lot 17,
Concession 2

