

## **COMMITTEE OF THE WHOLE AUGUST 31, 2010**

### **OFFICIAL PLAN AMENDMENT FILE OP.09.001 TONY AND GERMANA GUGLIETTI WARD 1**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.09.001 (Tony and Germana Guglietti) BE APPROVED, specifically to amend OPA #600, as amended by OPA #656, to redesignate the southerly 10 metre wide buffer area from "High Density Residential/Commercial" to "Valley Lands", in the manner shown on Attachment #3, and to include the following site-specific policies:
  - a) increase the maximum permitted density on the subject lands from 150 units per hectare to 282 units per hectare, for a total of 600 residential apartment units within 3 apartment buildings;
  - b) increase the maximum building height permitted on the subject lands from 10-storeys to 14-storeys or 43m, whichever is greater; and,
  - c) include policies to promote sustainable site and building development features.
2. THAT the Owner dedicate a strip of land along the Major Mackenzie Drive frontage for road widening purposes, to the satisfaction of Region of York, which shall be implemented through the site plan approval process.
3. 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**

N/A

#### **Economic Impact**

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

#### **Communications Plan**

On March 27, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, as well as an extended polling area to include property owners within approximately 500m of the subject lands. The recommendation to receive the Public Hearing report of April 20, 2009, was ratified by Council on May 5, 2009.

- i) At the Public Hearing, Council expressed concerns regarding the original proposal which showed 22-storey buildings. Council requested that the heights of the buildings be reduced, the buildings be tiered to provide innovative and distinctive architecture, and that the site include a large landscaped amenity area that provides a human scale to the development with distinct connections to the adjacent (southerly) valley lands.

In response to Council's concerns, the applicant revised the proposal, and reduced the building heights from 22-storeys, to a maximum of 14-storeys and tiered the buildings towards the rear of the property. The buildings have also been setback on podiums

ranging in height from 4-storeys along Major Mackenzie Drive to 6-storeys at the rear of the site, to provide a more human scale to the development. In addition, a sidewalk is proposed to link the front yard of the site to Major Mackenzie Drive and provide a continuous pedestrian pathway to the outdoor amenity spaces central to site.

- ii) The Development Planning Department received a letter from two residents residing in the subdivision to the north (Block 12), expressing concerns regarding the traffic volume that may be generated from the proposed residential units and regarding the aesthetic impact of the proposed heights of the buildings relative to the greenery of the surrounding valley lands.

A Traffic Impact Study has been provided in support of this application and has been reviewed and commented on by the Region of York and the City of Vaughan. An Urban Design Brief has also been provided in support of the proposed development and has been reviewed by the City Staff to ensure that the development of the site will preserve and enhance the existing site and its relationship to the adjacent valley lands.

On August 20, 2010, a Notice for this Committee of the Whole Meeting was sent to all individuals requesting a notice or having appeared at the Public Hearing.

### **Purpose**

The Owner has submitted an Official Plan Amendment Application (File OP.09.001) on the subject lands shown on Attachments #1 and #2 to amend OPA #600, as amended by OPA #656, to:

- a) increase the maximum density permitted on the property from 150 to 282 units per hectare, resulting in an increase in the number of apartment units permitted on the site from 325 to 600 apartment units (an additional 275 apartment units); and,
- b) increase the maximum building height from 10-storeys to 14-storeys.

The Owner has also submitted a related Zoning By-law Amendment application (File Z.09.003), which will be considered in a comprehensive report to a future Committee of the Whole Meeting.

The related Zoning By-law Amendment Application (File Z.09.003) proposes to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS5 Open Space Environment Protection Zone. The applicant has requested that the City proceed with only the Official Plan Amendment Application at this time, and that the Zoning By-law Amendment Application along with the required Site Development Application, proceed to a future Committee of the Whole meeting for consideration at a future date.

### **Background - Analysis and Options**

#### **Location**

The 3.14 ha property shown on Attachments #1 and #2, is located at 1331 and 1381 Major Mackenzie Drive, southeast of Dufferin Street and Major Mackenzie Drive, being Part of Lot 20, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2. The irregular shaped site is currently developed with 2 residential dwellings.

### Official Plan

The subject lands are designated "High Density Residential/Commercial" by OPA #600, as amended by OPA #656. OPA #656 (approved in 2007) redesignated the subject lands from "Medium Density Residential/Commercial" to "High Density Residential/Commercial", and permits a total of 325 apartment units and ancillary ground floor commercial uses, (subject to the specific uses being defined in the zoning by-law) within two apartment buildings, not to exceed a maximum height of 10-storeys. The Official Plan Amendment Application proposes to increase the number of residential units from 325 units to 600 units (an additional 275 units), and to permit a maximum of 3 apartment buildings with a maximum building height of 14-storeys, to facilitate the development shown on Attachment #3.

### Zoning

The property is zoned OS5 Open Space Environmental Protection Zone, RR Rural Residential Zone, and A Agricultural Zone, subject to Exception 9(779) which addresses zoning standards for the existing two residential dwellings on the subject lands. When OPA #656 was approved, Council also approved a corresponding Zoning Amendment Application File Z.05.040, subject to Council's approval of a Site Development Application, prior to the enactment of a Zoning By-law. A Site Development Application has not been approved for the originally proposed 10-storey development and therefore, the implementing zoning by-law was never enacted.

When the subject Official Plan Amendment application was submitted, the applicant also submitted a corresponding Zoning By-law Amendment Application (File Z.09.003) which proposes to rezone the subject lands to RA3 Apartment Residential Zone to facilitate the proposed high-rise residential development shown conceptually on Attachment #3. At this time, the applicant is proceeding with the Official Plan Amendment Application (OP.09.001) only. A technical report respecting the Zoning By-law Amendment Application (Z.09.003) along with a Site Development Application to implement the proposed development, will proceed to a future Committee of the Whole meeting for consideration, should Council approve the subject application.

### Supporting Documents

The following supporting documents were submitted for review in consideration of the subject application:

- i) Planning Analysis, Tony and Germana Guglietti Official Plan and Zoning By-law Amendments, dated February 2009, prepared by Humphries Planning Group; and Addendum Report, dated October 2009; Sun/Shadow Study, prepared by Kirkor Architects dated March 16, 2009;
- ii) Urban Design Brief, 1331 Major Mackenzie Drive, Vaughan, prepared by Turner Fleischer, dated February 4, 2010 and Revised Urban Design Brief, 1331 Major Mackenzie Drive, Vaughan, dated May 19, 2010;
- iii) Functional Servicing Report, 1331 Major Mackenzie Drive, Vaughan, prepared by Schaeffers Consulting Engineers, dated January 2010;
- iv) Traffic Impact Study, Guglietti Property – Major Mackenzie Drive and Sir Benson Drive, City of Vaughan, prepared by Cole Engineering, dated March 9, 2010;
- v) Phase 1 Environmental Site Assessment, Proposed Residential Development 1331 and 1381 Major Mackenzie Drive, by Soil Engineers Ltd., dated January 28, 2010;

- vi) Phase 2; Environmental Site Assessment, Proposed Residential Development 1331 and 1381 Major Mackenzie Drive, by Soil Engineers Ltd., dated May 14, 2010;
- vii) Letter of Opinion – Slope Stability Assessment, Proposed Residential Development, 1331 and 1381 Major Mackenzie Drive, by Soil Engineers Ltd., dated November 24, 2009;
- viii) Oak Ridges Moraine Conformity Report Update, 1331 and 1381 Major Mackenzie Drive, Block 11, prepared by Municipal Infrastructure Group, dated November 16, 2009.
- ix) Tree Inventory Plan, 1331 Major Mackenzie Drive, by Landscape Planning Limited, April 16, 2010

#### Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan Amendment application to increase the density and height on the subject lands shown on Attachment #3, in light of the following land use policies:

##### a) Provincial Policy Statement

Since the approval of OPA #600 and the Block 11 Block Plan, the Province approved the Provincial Policy Statement (PPS) 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 PPS identifies the subject lands as being located 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 increase in residential density is consistent with the intent of the PPS with respect to the efficient use of land and infrastructure, and would promote efficient land use and development patterns that would support a livable and healthy community. 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. This application facilitates some intensification within the existing built up area of the City.

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. This portion of Major Mackenzie Drive is recognized in the City of Vaughan's new Draft Official Plan as a "Primary Intensification Corridor". The proposal makes efficient use of the land by increasing the residential density along 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 by OPA #600 and are near other lands approved for high density development in Block 11 and are within 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 Block 11 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 within the overall Carrville Urban Village Area. The future residents of the proposed development will also help support public transit initiatives. The proposed development is in accordance with the policies of the PPS.

b) Places to Grow

The Province's *Places to Grow* (2006) is a vision for the Greater Golden Horseshoe to 2031, and requires that a minimum 40% of a municipality's residential development 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" 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 the appropriate type and scale of development for residential growth and intensification areas, urban growth centres and intensification corridors. The City of Vaughan's Official Plan Update Study, "Directions on Where and How to Grow", provided growth forecasts for 2031 and recognizes areas within the Carrville Urban Village as potential areas where additional residential units can be accommodated. Vaughan's city wide intensification strategy is to be implemented through the Vaughan Official Plan. The proposed increase in density for this development located on Major Mackenzie Drive within 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 amendment is consistent with the Regional Official Plan policies that: direct development to existing built up portions of urban areas; establish a range of residential and commercial land uses in a mixed use format; and, encourage locating medium and higher density development adjacent to transit-intensive arterial roads. The Region also noted that "this application is in keeping with the Region's adopted Official Plan 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."

The Region has also indicated the proposed development should have an integrated and innovative approach to water management, be water efficient and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach. The Region recommends it be designed to respond to the energy efficiency policies of the Regional Official Plan.

The Region noted that the adopted Regional Official Plan identifies Major Mackenzie as a "Regional Rapid Transit Corridor", having a right-of-way of up to 45 metres. The Region has indicated Transportation Demand Management measures to reduce single occupancy automobile trips will be required and that this development should meet or exceed the Region's Transit-Oriented Development Guidelines.

Details regarding both the water and transportation management will be addressed through the site plan approval process. The Region of York has indicated that additional comments will be provided at the site plan review stage.

d) Official Plan Amendment #600

The subject lands are located in Block 11 of the "Carrville Urban Village 2" area. The lands were originally designated "Medium Density Residential/Commercial" in OPA #600, and were redesignated to "High Density Residential/Commercial" by OPA #656, a site-specific amendment which permits a total of 325 apartment units and ancillary ground commercial uses within two apartment buildings to a maximum height of 9 and 10-storeys, respectively.

To facilitate the proposed development, the applicant has requested: an increase in the maximum number of units from 150 upha to 282 upha, resulting in an increase in the maximum number of units permitted on the site from 325 units to 600 units; and, an increase in the maximum building height permitted on the site from 10-storeys to 14-storeys.

The proposed development concept responds to the surrounding community context. The lands to the north are developed as a commercial plaza. The adjacent lands to the south are valley lands and the lands located further south of the valley lands are developed as a 6-storey seniors assisted living retirement residence. The lands to the west are also valley lands and the lands at the southeast corner of Major Mackenzie Drive and Dufferin Street are approved for future high density residential development (Attachment #2).

The subject application to amend the Official Plan to increase the density and height, provides for a broader mix of housing types, helps the City implement intensification policies and better utilize the existing infrastructure and services in the area, including opportunities to increase ridership on public transit.

Oak Ridges Moraine

The subject lands are located within the "Settlement Area" designation of the Oak Ridges Moraine and must conform with the Settlement Area provisions of the Oak Ridges Moraine Conservation Plan (ORMCP). In support of the original Official Plan Amendment OPA #656, documentation by the Municipal Infrastructure Group dated February 13, 2006, and a Natural Heritage Evaluation Proposed Redesignation by Ages Consulting dated February, 2006, were submitted to the Development Planning Department. These original reports were reviewed by the City and TRCA in 2006, and found to be acceptable for the development proposed at that time.

The subject Official Plan Amendment application to permit an increase in density and height must conform to the ORMCP and to OPA #600, which requires that a minimum of 10m be provided as an ecological buffer outside the development block adjoining a valley and stream corridor, as a public open space system. In response to these requirements, an updated report was prepared by the Municipal Infrastructure Group, dated November 16, 2009. This report, which concludes

that the proposed development continues to conform to OPA #600 and the ORMCP, was reviewed by the City and TRCA.

The required 10m wide buffer area is shown on Attachment #3. The TRCA in a letter dated June 22, 2010, requested that this buffer be: re-designated from "High Density Residential/Commercial" to "Valley Lands"; zoned to an Open Space Protection Zone; and, conveyed to the TRCA or to the City of Vaughan. The subject official plan application will re-designate the 10m wide buffer area to "Valley Lands". The zoning of the buffer area will be addressed through the related Zoning Amendment Application (Z.09.003). Dedication to the TRCA or to the City of Vaughan of the 10m buffer will be addressed through a future site development application.

#### Proposed Development Concept

The proposed Conceptual Site Plan shown on Attachment #3, indicates the site will be developed in two phases. Phase 1 provides for the development of two, 14-storey apartment towers linked by a podium base. Driveway access, access to the underground parking garage and the majority of the landscaped amenity area will be developed as part of Phase 1. The third, 14-storey building will be developed as part of Phase 2. The existing dwelling will remain on the Phase 2 lands in the interim.

Access to the proposed development is from one central driveway at the intersection of Sir Benson and Major Mackenzie Drive. The site is intended to be screened from Major Mackenzie Drive by the existing berm and trees. The ultimate widening of Major Mackenzie Drive to 45m will necessitate the removal of the berm and the trees. Enhanced landscaping will be required between Major Mackenzie Drive and the internal driveway on the site. Sidewalk connections to Major Mackenzie Drive and pedestrian pathways are proposed. Large outdoor amenity areas are proposed between the buildings and the valley lands to the south.

The applicant submitted an Urban Design Brief in support of the proposed development to be reviewed in greater detail through the site plan process. The Owner must submit a Site Development Application to implement this development proposal, which will be considered in a future report(s) to the Committee of the Whole, should the subject application be approved.

#### Proposed Zoning

The subject lands are zoned RR Rural Residential, OS5 Open Space Environmental Protection Zone, and A Agricultural Zone, subject to Exception 9(779) by By-law 1-88, which does not permit the proposed high density residential-commercial development. To facilitate the proposed development, as shown on Attachments #3 to #5, an amendment to Zoning By-law 1-88 is required to rezone the property to RA3 Apartment Residential Zone, and to provide the necessary site-specific zoning exceptions. A report on the proposed zoning amendment application will be forwarded to a future Committee of the Whole meeting, along with a corresponding Site Development Application.

#### Site Plan Approval

The subject lands are proposed to be developed in two phases and will require Site Development Approval by Vaughan Council. The applicant has indicated that the subject development will be designed to LEED's standards. Details such as sustainability (site and building design features) will be examined through the Site Plan Approval Process. The Site Plan approval process will require the submission of an Architectural Site Plan, Landscape Plans and Details, Grading Plans, Erosion Control, Restoration and Edge Management Plans, Photometric Lighting Plan, Wind Protection Study, Noise Report, Existing Vegetation Assessment and Tree Preservation Plan, and Sun/Shadow Diagrams. Given the location of the site on the Oak Ridges Moraine, the future site plan will need to be conform to the Oak Ridges Moraine Conservation Plan and, in

particular, the established limits of development and the policies of OPA #604. The vegetation buffer zone should include a mix of self-sustaining native canopy trees, understory and ground cover vegetation suited to the soil and site conditions adjacent to the existing Significant Valleyland. Detailed comments regarding the requirements the site design and the Landscape Plan requirements will be provided at the Site Plan approval stage of development.

Enhanced building elevations, sample building finishes and cladding materials will be required at the Site Plan approval stage to ensure that high quality building facades will be developed.

The Site Plan process will require future approvals from the City, the Region of York and TRCA. If the future Regional road widening along Major Mackenzie Drive can accommodate for it, the mature Maple trees located along the north property line should be retained with the development.

#### Vaughan Engineering Department

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

##### a) Sewage and Water Allocation

The application was reviewed by the Engineering Department in accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on April 14, 2009, and servicing allocation capacity for the above noted development application had not been reserved nor assigned potential future capacity at this time. The City's Servicing Capacity Distribution Protocol was updated June 8, 2010, however, the breakdown did not include this development application and therefore servicing allocation capacity is currently not available to support the proposed development concept. The availability of servicing allocation capacity for this development application may be revisited when the City undertakes its annual review of the status of the available and unused servicing capacity and related Distribution Protocol. Any distribution of units for Block 11 shall be via the Block 11 Developers Group Trustee.

If Council supports the approval of the proposal Official Plan Amendment the future implementing Zoning By-law will include a Holding Symbol "(H)" on the proposed RA3 Apartment Residential Zone to ensure that the development of these buildings does not proceed until Council allocates servicing capacity. The condition for removing the Holding Symbol "(H)" will be Council approval of the allocation for the proposed 600 apartment units and site plan approval(s).

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

##### b) Transportation

The Traffic Impact Study submitted in support of the application was reviewed by both the Region of York and the Vaughan Engineering Department.

Vaughan Engineering indicated that the March 27, 2010 Cole Engineering Traffic Study recommends a left turn lane to accommodate the expected outbound queuing traffic within the site and has requested that the final site plan for the subject development include the requested the 35 meter left turn lane, as mentioned in the report. Vaughan Engineering has also recommended that the applicant explore the feasibility of another access to Major Mackenzie Drive at the site plan approval stage of development.



c) Environmental Site Assessment

The Phase 1 and Phase 2 ESA (Environmental Site Assessment) reports submitted in support of the application have been reviewed by the Vaughan Engineering Department. (Following the Peer Review to assess whether appropriate assessment work had been completed to identify all issues associated with the site.) The Peer Review requested additional information since the test boreholes were not sufficient to characterize the overall quality of the site. Additional assessment was recommended. The testing identified an elevated concentration of a contaminate and additional groundwater sampling was recommended. Based on the recommendations of the Peer Review Consultants report, the Vaughan Engineering Department does not support proceeding to Council until the Engineering Department has approved the additional assessments.

The applicant was advised that the peer review comments from Decommissioning Consulting Services Limited (DCS), dated June 25, 2010, requested the submission of additional information to satisfy the City of Vaughan of the environmental condition of the site. The Additional information was provided to the peer review firm on July 19, 2010, for further review. On August 17, 2010, the Vaughan Engineering Department advised that they were satisfied with additional assessments, and ESA clearance was provided.

Vaughan Development Planning Department

An Urban Design Brief was submitted by the applicant, which was reviewed and approved by the Vaughan Development Planning Department to address site access; provide a conceptual streetscape and master plan; identify the development phasing; the built form; building massing and articulation and identify the building design and building materials. Conceptual elevations have been provided along with a conceptual site plan which has been reviewed. The Development Planning Department is generally satisfied with the proposed development concept. Should Council approve the Official Plan, additional information will be required for consideration of the Zoning By-law Amendment and Site Development applications. This shall include 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 and sun/shadow diagrams will also be required. The elevations will require Council approval through the Site Development approval process.

This project will be designed to LEED performance standards. The sustainability site design factors and features of this site will be discussed further in a future report on the Zoning Amendment Application (Z.09.003) and a future Site Development Application.

Cultural Services

Cultural Services has advised that an Archaeological Assessment has not been carried out for the subject lands and prior to the approval of any grading or soil disturbance on the vacant lands in subject development application, the Owner shall have a licensed archaeologist conduct a preliminary archeological evaluation of the entire area covered by this application. The archaeological assessment shall be submitted to the City and to the Ministry of Culture for review and approval. No development or grading shall occur on any site identified as being archeologically significant as a result of the archaeological evaluation carried out on the property until such time as protective and mitigative measures of all significant archeological sites have been fulfilled to the satisfaction of the Ministry of Culture and the City.

### Vaughan Finance Department

The Vaughan Finance Department has indicated that the Owner will be required to pay a woodlot fee of \$1000.00 for each residential apartment dwelling unit, which is payable at the site plan approval 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, that 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 pay 2% for the commercial component in accordance with Section 42 of the Planning Act. An appraisal is required, 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.

PowerStream has no objection to the proposed development.

Bell Canada may require an easement to service the subject property and has requested the opportunity to comment on the future site plan application.

Canada Post has no comments on the subject application but will provide comment on the future site plan circulation to include Canada Post's Mail Delivery Policy requirements for multi-unit buildings.

### Toronto and Region Conservation Authority (TRCA)

In addition to the comments above regarding conformity with the ORMCP, TRCA has provided detailed comments regarding the development of the site which is located within the TRCA's Regulated Area and the Regional Storm Flood Plain for the East Don River. Permits are required from TRCA for any works on the subject lands under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

TRCA's Valley and Stream Corridor Management Program policies define the valley and stream corridor boundary and require a 10m buffer in land from the valley feature. No development is permitted within the boundaries of the valley and stream corridors. As part of the TRCA's review the previous of the Official Plan Amendment and Zoning Amendment applications for this site (OP.05.019 and Z.05.040), TRCA determine the stake top of bank on a site walk on March 29, 2006 and TRCA has confirmed that the required minimum 10 m buffer shown on the conceptual site plan is accurately illustrated. TRCA's comments further recommend that the East Don River Valley Corridor and the 10m ecological buffer be re-designated and the implementing zoning by-law rezone these lands into an open space zone which has the effect of prohibiting development and that the lands be dedicated into public ownership to either the TRCA or the City of Vaughan. This application proposes to re-designate the 10m buffer strip to "Valley Lands". The re-zoning of the 10m wide buffer area will occur through the processing of the Zoning By-law Amendment application. Dedication of the 10m buffer area into public ownership by either the TRCA or the City of Vaughan will occur through the processing of a future Site Development Plan application.

TRCA recognizes that the subject lands are located on the Oak Ridges Moraine, within a Settlement Areas designation of the Oak Ridges Moraine Conservation Plan. Given the proximity

of the site to the East Don River and key natural features and hydrologically sensitive features located within 120metres of the subject property including fish habitat, a permanent/intermittent watercourse, ORM woodlands and locally significant woodlands and Oak Ridges Moraine Conformity report was required for the site. A conformity report was prepared for the earlier applications as indicated above, and an updated report was reviewed by the TRCA. Based on the review of these reports, TRCA provided Ecology and Water Management Engineering comments for the site. TRCA has requested that the applicant address the comments outlined in TRCA's June 22, 2010, comment letter through the future site plan application, to explore and implement opportunities to increase infiltration on the site and to implement low impact development measures through the site plan. An updated Stormwater Management Report will also be required at the site plan stage to address TRCA's concerns regarding stormwater management. Additional information to address TRCA's requirements regarding increased infiltration; oil-grit separator; stormwater run off outfalls; and erosion and sediment controls will be required at the at the detail design stage of development.

### **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 Region of York Planning Department provided comments dated July 7, 2010, as discussed above. The subject site is designated "Urban Area" by the York Region Official Plan and Major Mackenzie Drive is identified as a Local Corridor. The Region has advised the application is consistent with the Regional Official Plan policies and that the Region's comments regarding water management and Transportation Demand Management will be addressed through the site plan approval process. The Region of York will be the approval authority for the subject Official Plan Amendment should Council approve the application, since Regional Exemption from the approval of the Amendment for the development has not been requested by the Owner. The Region will also provide additional comments at the Site Development Application review process, to implement the proposed development of the site.

### **Conclusion**

The Development Planning Department has reviewed the Official Plan Amendment (File OP.09.001) to redesignate the 10m wide buffer area from "High Density Residential/Commercial" to "Valley Lands"; increase the maximum permitted density from 150 upha to 282 upha; and, increase the maximum permitted height from 10-storeys to 14-storeys, as shown on Attachment #3. The Development Planning Department is of the opinion that the proposed application is consistent with the Provincial Policy Statement, the Growth Plan, the Region of York Official Plan and the City's OPA #600. The proposal is consistent with the existing land use context in the surrounding area, and represents good planning.

The related Zoning By-law Amendment Application (File Z.09.003) to facilitate the rezoning of the subject lands from RR Rural Residential Zone, OS5 Open Space Environmental Protection Zone and A Agricultural Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS5 Open Space Environmental Protection Zone, is required to implement the proposed development, however, will be considered in a comprehensive report to a future Committee of the Whole meeting along with a corresponding Site Development Application.

In light of the above, the Development Planning Department recommends that the proposed Official Plan Amendment application be approved, subject to the conditions outlined in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevations – North and South
5. Conceptual Elevations – East and West

**Report prepared by:**

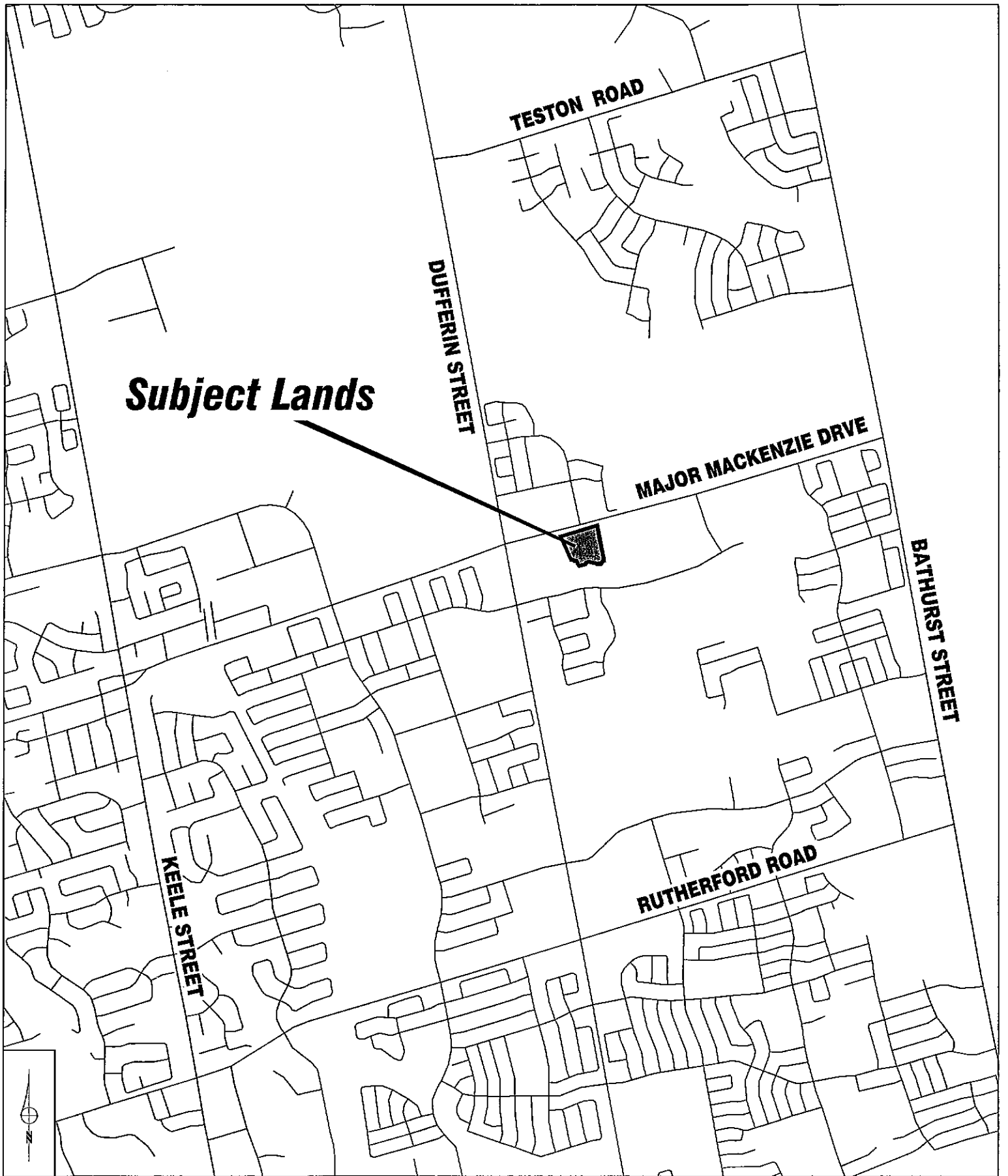
Laura Janotta, Planner, ext. 8634  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



**Subject Lands**

**Context Location Map**

LOCATION:  
Part Lot 20, Concession 2

APPLICANT:  
Tony and Germana Guglietti

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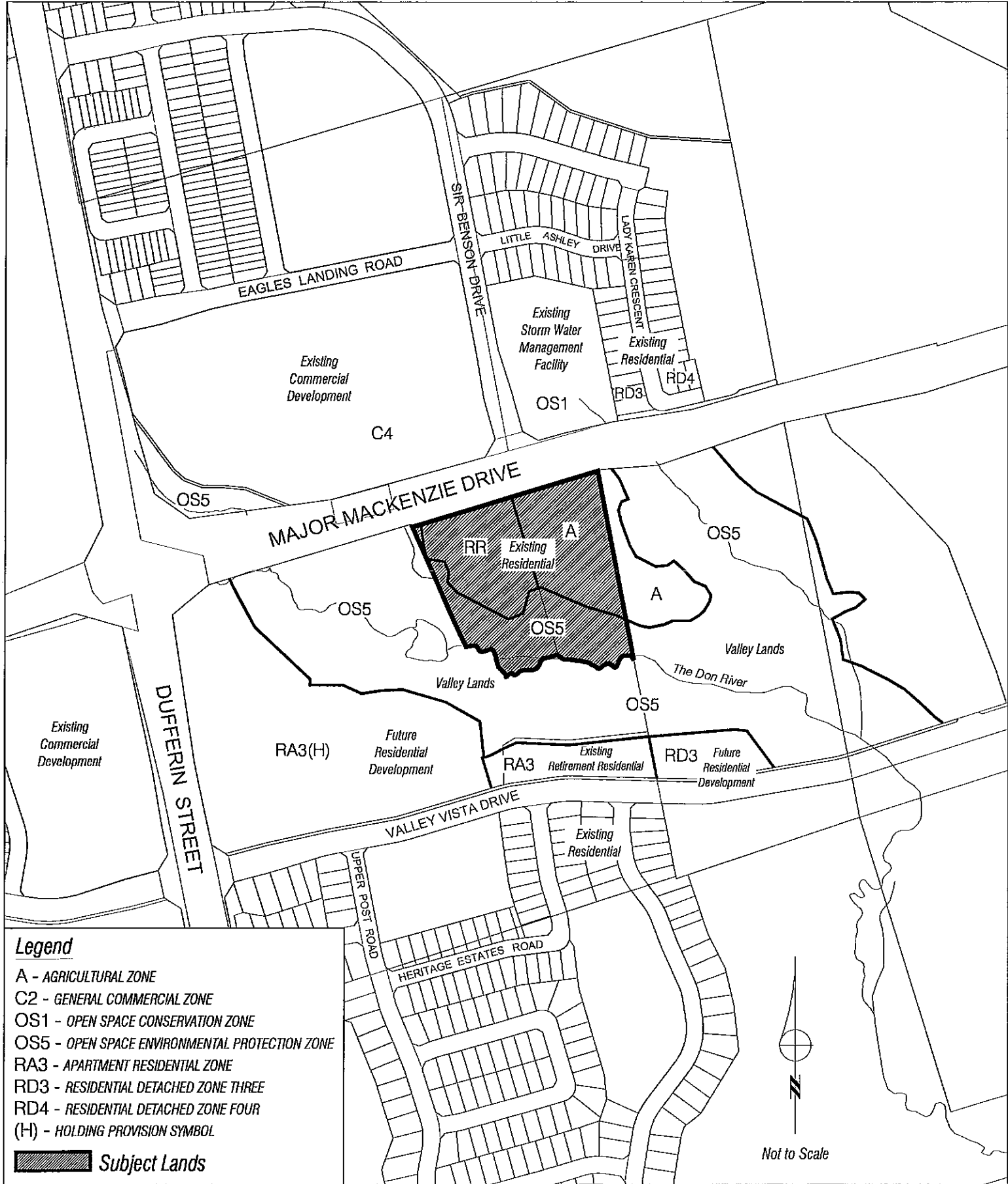


**Attachment**

FILE:  
OP.09.001


DATE:  
June 18, 2010

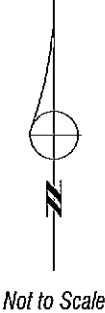
**1**



**Legend**

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- (H) - HOLDING PROVISION SYMBOL

 Subject Lands



**Location Map**

LOCATION:  
Part Lot 20, Concession 2

APPLICANT:  
Tony and Germana Guglietti

N:\DPT\1 ATTACHMENTS\OP\op.09.001\_new.dwg



**Attachment**

FILE:  
OP.09.001

DATE:  
June 18, 2010

**2**

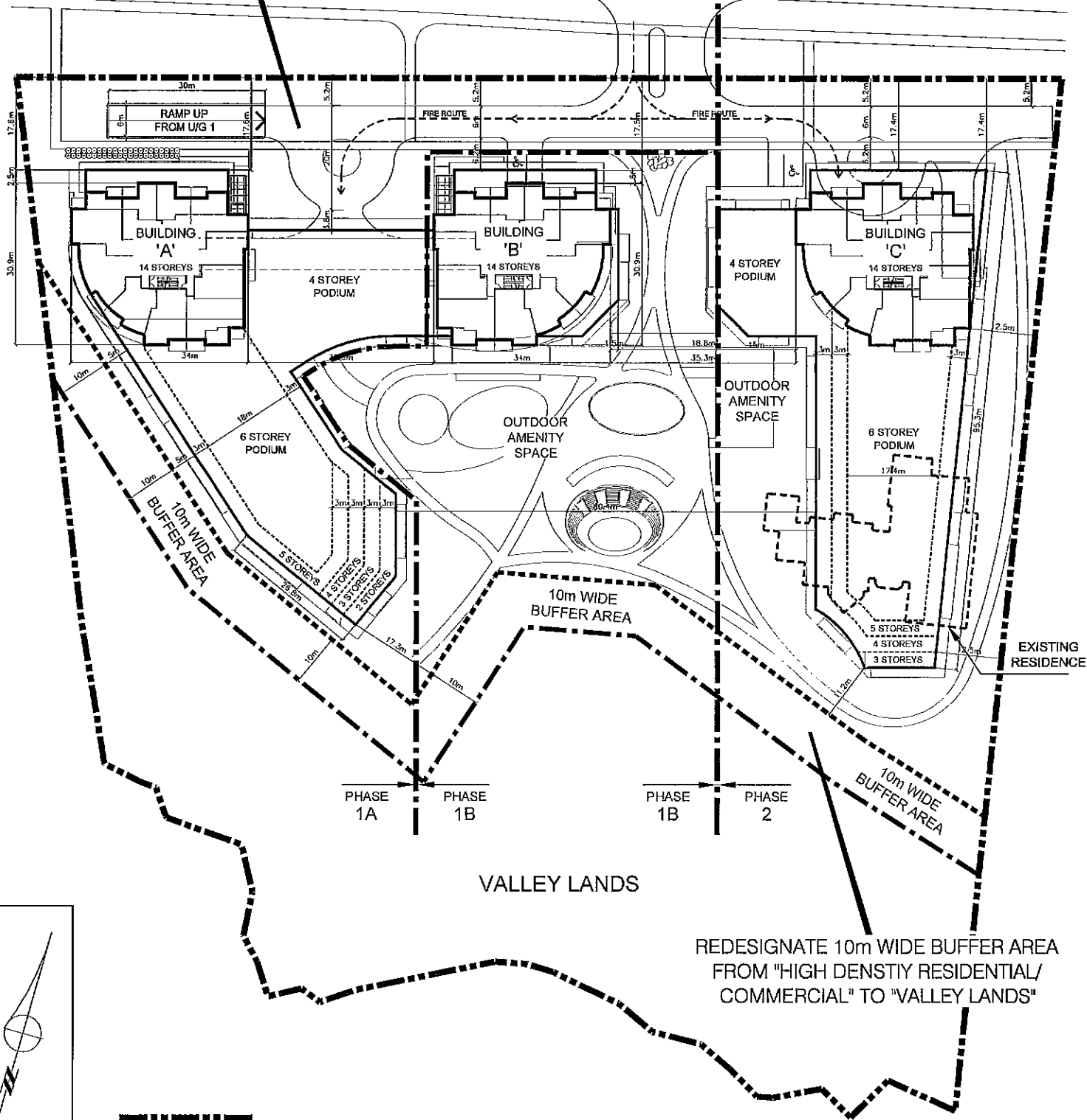
PERMIT AN INCREASE IN THE MAXIMUM DENSITY FROM 150 UNITS/HA. TO 282 UNITS/HA. AND AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FROM 10 STOREYS TO 14 STOREYS.

SIR BENSON DRIVE

MAJOR MACKENZIE DRIVE

PHASE 1A

PHASE 2



Not to Scale

# Conceptual Site Plan

LOCATION:  
Part Lot 20, Concession 2

APPLICANT:  
Tony and Germana Guglietti

N:\DPT\1 ATTACHMENTS\OP\op.09.001\_new.dwg



# Attachment

FILE:  
OP.09.001

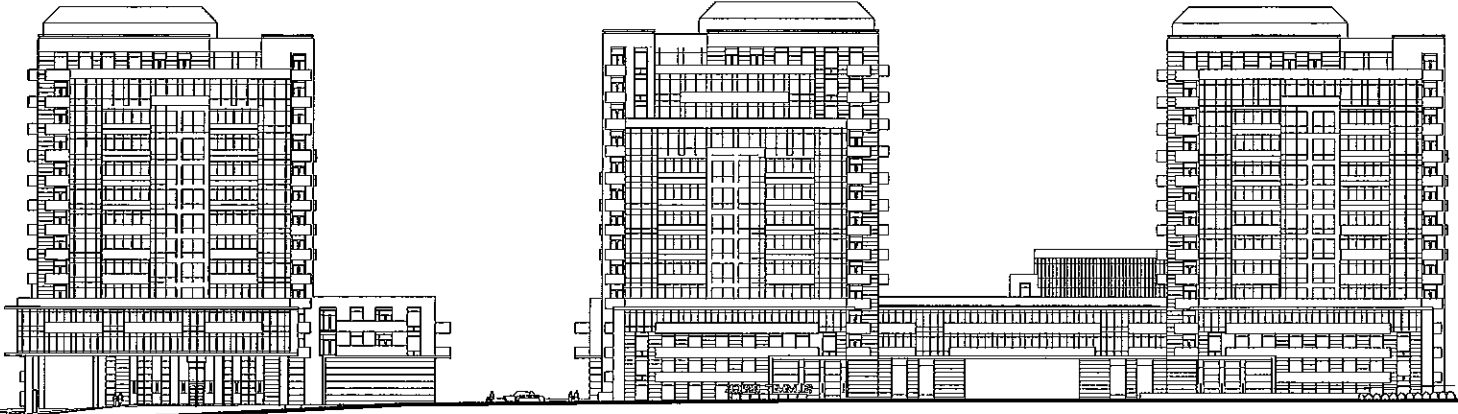
DATE:  
June 18, 2010

# 3

BUILDING 'C'  
14 STOREYS

BUILDING 'B'  
14 STOREYS

BUILDING 'A'  
14 STOREYS

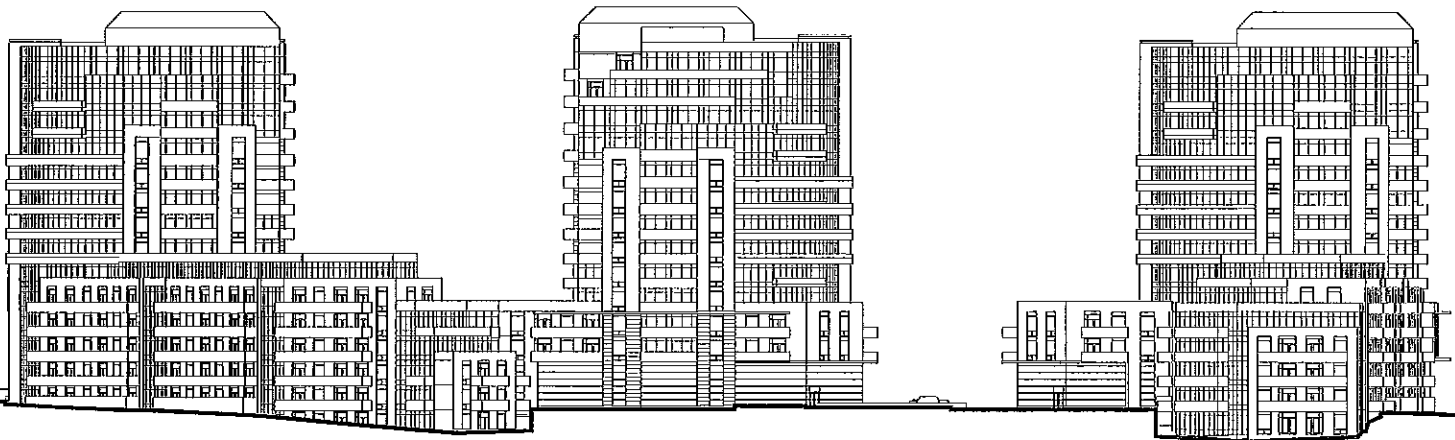


NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)

BUILDING 'A'  
14 STOREYS

BUILDING 'B'  
14 STOREYS

BUILDING 'C'  
14 STOREYS



SOUTH ELEVATION

Not to Scale

*Conceptual Elevations  
-North and South*

APPLICANT:  
Tony and Germana Guglietti

LOCATION:  
Part Lot 20, Concession 2



Attachment

FILE:  
OP.09.001

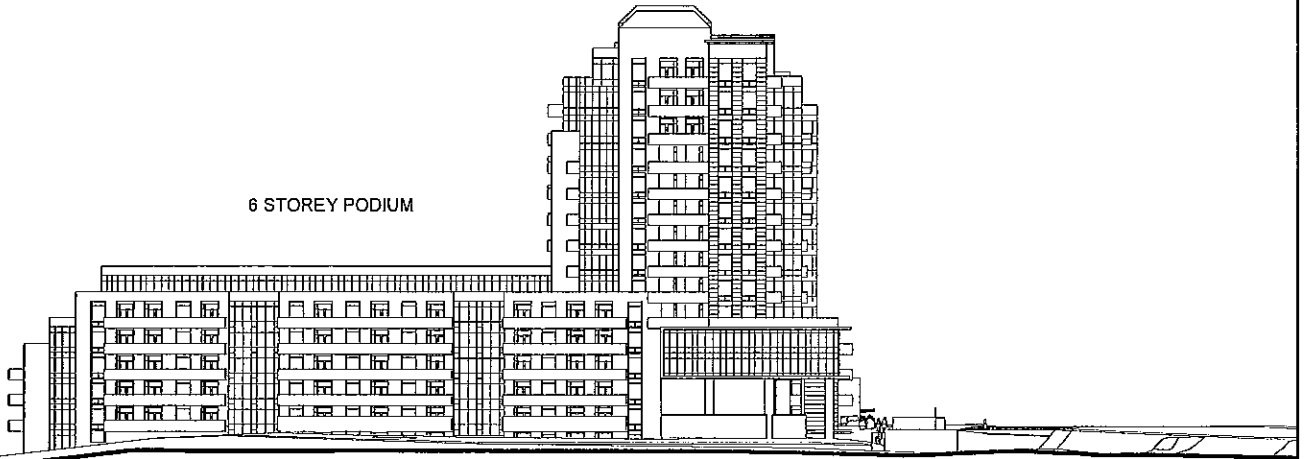
DATE:  
June 18, 2010

4



BUILDING 'C'  
14 STOREYS

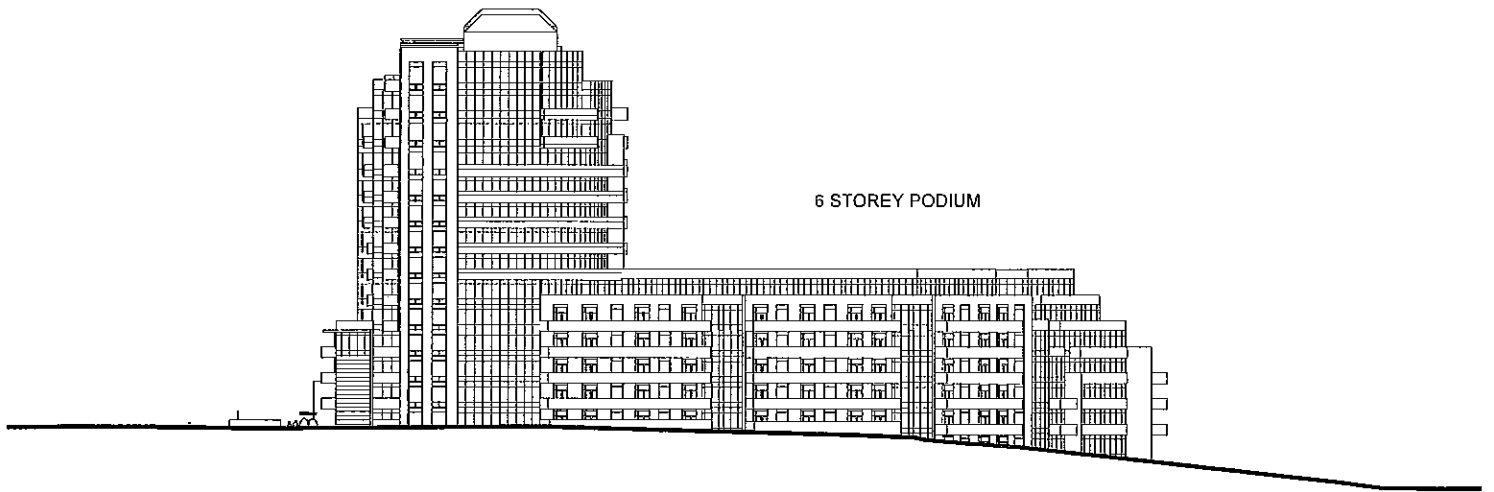
6 STOREY PODIUM



EAST ELEVATION

BUILDING 'A'  
14 STOREYS

6 STOREY PODIUM



WEST ELEVATION

Not to Scale

# Conceptual Elevations -East and West

APPLICANT:  
Tony and Germana Guglietti

LOCATION:  
Part Lot 20, Concession 2



Attachment

FILE:  
OP.09.001

DATE:  
June 18, 2010

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