

**3.      OFFICIAL PLAN AMENDMENT FILE OP.11.008  
         ZONING BY-LAW AMENDMENT FILE Z.11.033  
         VISTA PARC LIMITED  
         WARD 2**

**P.2011.36**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.008 and Z.11.033 (Vista Parc 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: September 30, 2011
- b)      Circulation Area: 150m and to the Vaughanwood Ratepayers' Association
- c)      Comments received as of October 12, 2011: None

**Purpose**

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

1.      Official Plan Amendment File OP.11.008, specifically to amend site-specific OPA #682 to increase the maximum permitted number of storeys from 6-storeys to 7-storeys.
2.      Zoning By-law Amendment File Z.11.033 to amend Zoning By-law 1-88, subject to Exception 9(1131), specifically to:
  - i)      increase the maximum permitted building height from 6-storeys to 7-storeys to facilitate 2-storey apartment units on the 6<sup>th</sup> and 7<sup>th</sup> floor of the proposed building as shown on Attachment #3 to #5;
  - ii)     to reduce the minimum required parking standard from 1.5 spaces per unit to 1.3 spaces per unit (including visitor parking spaces); and,
  - iii)    remove the Holding Symbol "(H)" from the subject lands, thereby effectively zoning the subject lands RA2 Apartment Residential Zone.

The subject lands are currently subject to site-specific OPA #682 and Zoning Exception 9(1131) which permit the development of the subject lands with a maximum 4 and 6-storey residential building and 122 residential dwelling units as shown on Attachment #6.

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

**Analysis and Options**

<p style="text-align: right;"><b>Location</b></p>	<ul style="list-style-type: none"> <li>▪ North side of Highway #7 between Pine Valley Drive and Wigwoss Drive, municipally known as 4700 Highway #7 as shown on Attachments #1 and #2.</li> <li>▪ The 0.71 ha property is irregular in shape with 122 m frontage on Highway #7 and an irregular lot depth ranging from 41 m to 104 m. The parcel is currently vacant.</li> </ul>
<p><b>Official Plan Designation</b></p>	<ul style="list-style-type: none"> <li>▪ The subject lands are designated "Prestige Area-Centres Avenue Seven Corridor" by OPA #661, as amended by site-specific OPA #682, which was adopted by Vaughan Council on September 11, 2008. OPA #682 increases the permitted density on the subject lands from 85 units/ha to 150 units/ha. OPA #682 also restricts the maximum building height to 6-storeys for the portion of the building located beyond 30 m from the adjacent low-density residential lands to the west.</li> <li>▪ An Official Plan Amendment Application is required to increase the maximum permitted height from 6-storeys to 7 storeys. As the applicant is proposing 2-storey units between the 5<sup>th</sup> and 7<sup>th</sup> floors, the maximum permitted density does not increase.</li> <li>▪ The subject lands are designated "Mid-Rise Mixed-Use" and a portion as "Natural Areas" (far east end of site) by City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010, and is pending approval by the Region of York. The "Mid-Rise Mixed-Use" designation permits residential uses with ground floor retail uses, a maximum building height of 6 storeys and a Floor Space Index of 2.0. The protocol does not conform with respect to the mixed-use requirement, exceeds the maximum 6-storey building height, and the "Natural Areas" designation would not permit a portion of the proposed development at the east end of the site, however, the applications are being proposed under the current in-effect Official Plan.</li> </ul>
<p style="text-align: right;"><b>Zoning</b></p>	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned RA2(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1131). An amendment to Zoning By-law 1-88 is required to increase the maximum permitted building height, reduce the required parking standard and remove the Holding Symbol "(H)" from the subject lands.</li> </ul>
<p><b>Surrounding Land Uses</b></p>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Provincial Policies and Regional and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of the Proposed Zoning Exceptions and removal of the Holding Symbol "(H)"	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning exceptions will be reviewed in the context of the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.</li> <li>▪ Removal of the Holding Symbol "(H)" from the subject lands is conditional upon:               <ul style="list-style-type: none"> <li>i) the Region of York and the City of Vaughan identifying and confirming allocation of servicing capacity for the subject lands; and,</li> <li>ii) a Site Development Application being approved by Vaughan Council.</li> </ul> </li> </ul>
c.	Parking	<ul style="list-style-type: none"> <li>▪ A Parking Study is required in support of the zoning application to justify the proposed reduced parking standard, to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
d.	Site Development Application (DA.11.069)	<ul style="list-style-type: none"> <li>▪ A Site Development Application (DA.11.069) has been submitted in support of the Official Plan and Zoning By-law Amendment Applications, as shown on Attachment #3. The following matters, but not limited to, will be considered through the review of the Site Development Application:               <ul style="list-style-type: none"> <li>i) built form and site design, landscaping and building elevations;</li> <li>ii) sustainable site and development features;</li> <li>iii) site circulation and access, and any required road widenings along Highway #7;</li> <li>iv) vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways; and,</li> <li>v) snow storage areas.</li> </ul> </li> </ul>
e.	Additional Studies	<ul style="list-style-type: none"> <li>▪ a Phase 1 Environmental Site Assessment Report is required for review and approval by the appropriate agencies/departments.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Environmental Impact	<ul style="list-style-type: none"> <li>▪ The subject lands are relatively flat, however the grade undulates and descends in a northeasterly direction towards the open space area. A Soil Investigation Report and Flood Impact Analysis were submitted for City and TRCA review.</li> <li>▪ The proposed buffer areas shall be subject to City and TRCA approval.</li> <li>▪ Opportunities to extend the buffer areas on the site will be examined. This may include consideration of xeriscaping measures in the landscape area.</li> </ul>
g.	Water & Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Site Development Application is approved.</li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

#### **Regional Implications**

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

#### **Conclusion**

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

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. South and West Building Elevations
5. North and East Building Elevations
6. Approved Zoning By-law 1-88 – Exception 9(1131)

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

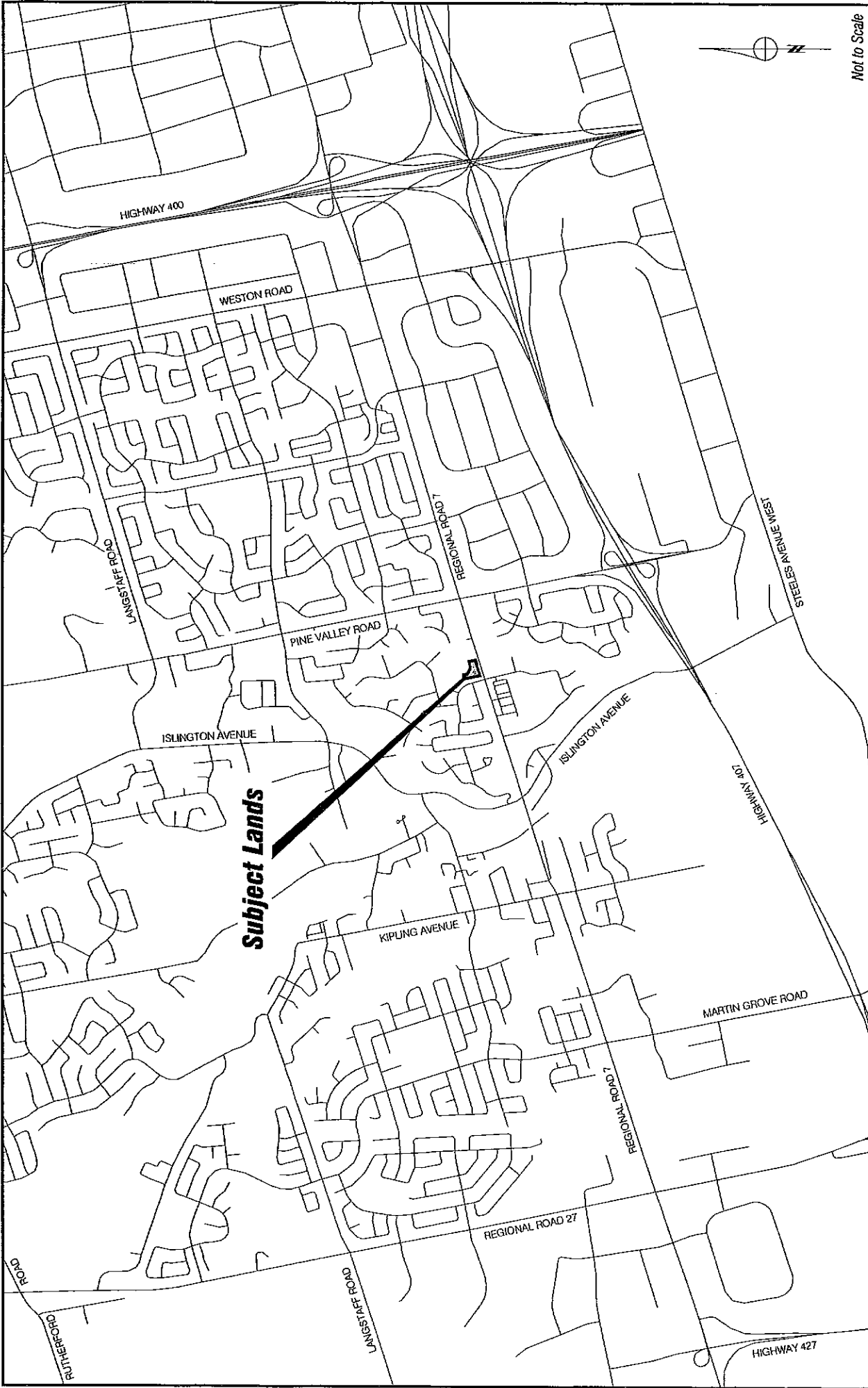
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

# Attachment 1

FILE: OP.11.008 / Z.11.083  
 RELATED FILE: DA.11.069

DATE:  
 September 28, 2011



## Context Location Map

LOCATION:  
 Part of Lot 6, Concession 7

APPLICANT:  
 Vista Parc Limited

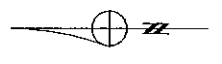
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**Legend**

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIFAMILY RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

**Subject Lands** Not to Scale



**Location Map**

LOCATION:  
Part of Lot 6, Concession 7

APPLICANT:  
Vista Parc Limited

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**Attachment**

FILE: OP.11.008 / Z.11.063  
RELATED FILE: DA.11.069

DATE:  
September 28, 2011

**2**

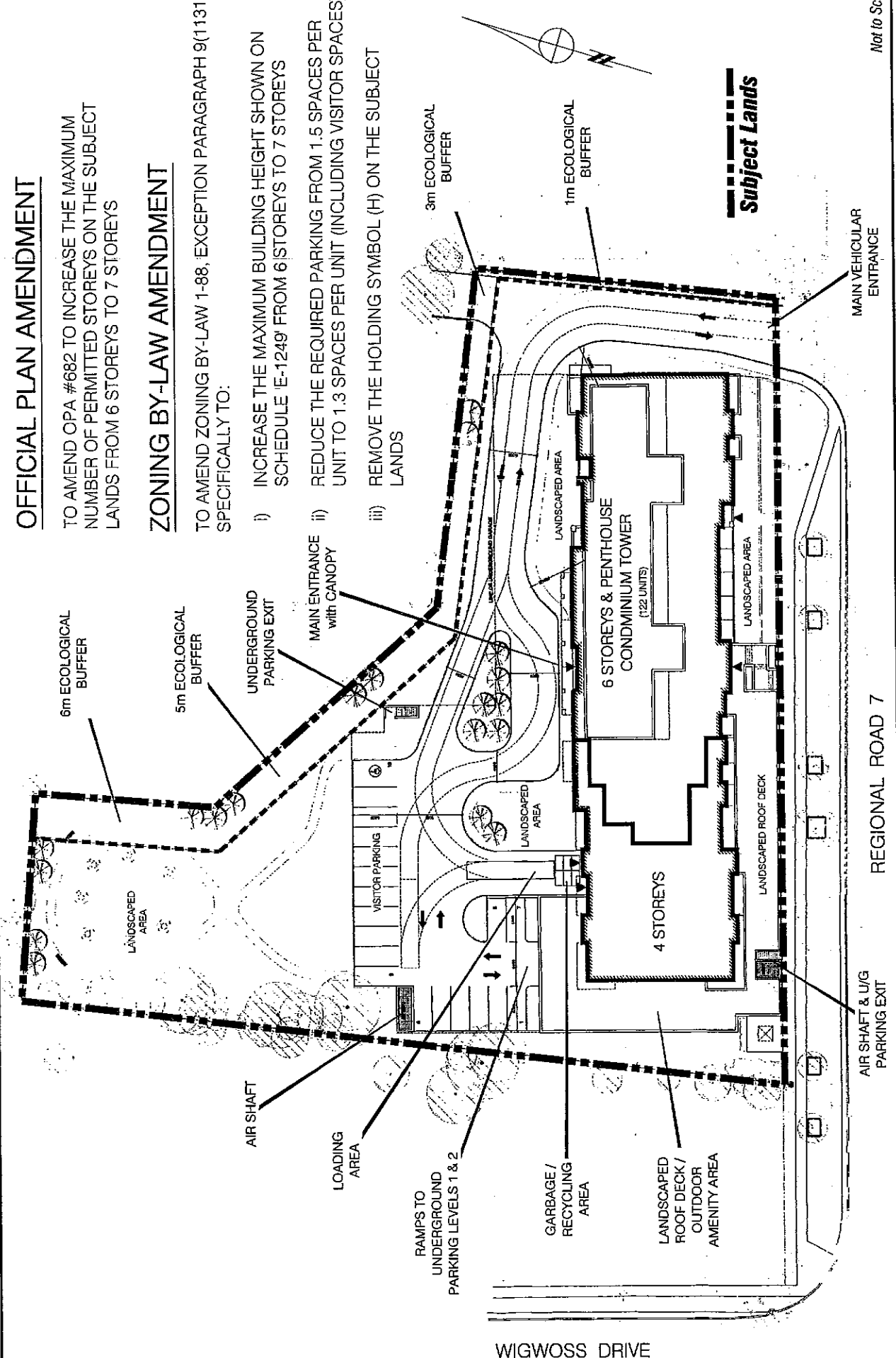
# OFFICIAL PLAN AMENDMENT

TO AMEND OPA #682 TO INCREASE THE MAXIMUM NUMBER OF PERMITTED STOREYS ON THE SUBJECT LANDS FROM 6 STOREYS TO 7 STOREYS

## ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, EXCEPTION PARAGRAPH 9(1131) SPECIFICALLY TO:

- i) INCREASE THE MAXIMUM BUILDING HEIGHT SHOWN ON SCHEDULE 'E-1249' FROM 6 STOREYS TO 7 STOREYS
- ii) REDUCE THE REQUIRED PARKING FROM 1.5 SPACES PER UNIT TO 1.3 SPACES PER UNIT (INCLUDING VISITOR SPACES)
- iii) REMOVE THE HOLDING SYMBOL (H) ON THE SUBJECT LANDS



**Subject Lands**

Not to Scale

FILE: OP.11.008 / Z.11.033  
RELATED FILE: DA.11.069

DATE: September 28, 2011



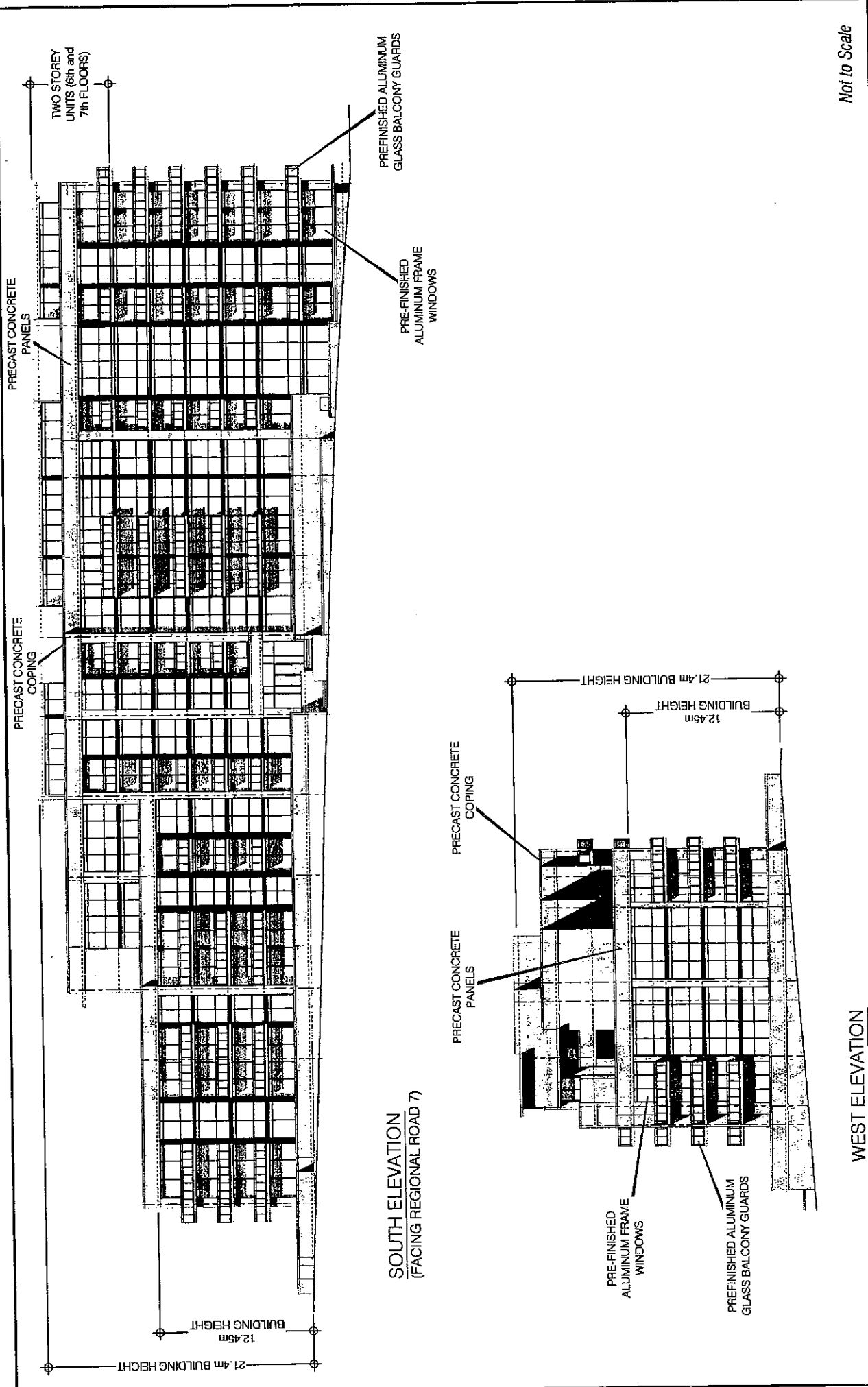
# Site Plan

LOCATION: Part of Lot 6, Concession 7

APPLICANT: Vista Parc Limited

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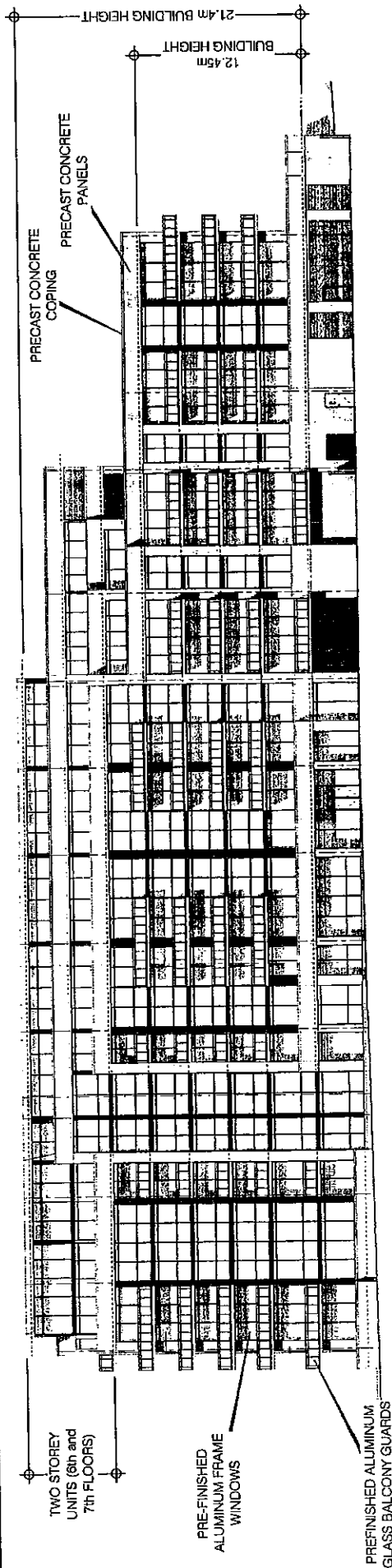
# Attachment 4

FILE: OP.11.008 / Z.11.033  
 RELATED FILE: DA.11.069  
 DATE: September 28, 2011

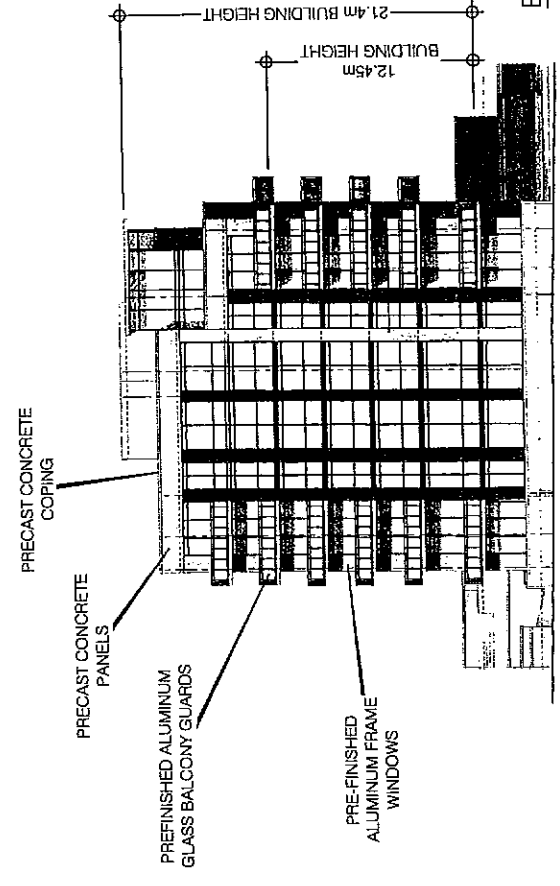


## South and West Building Elevations

APPLICANT: Vista Parc Limited  
 LOCATION: Part of Lot 6, Concession 7  
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NORTH ELEVATION



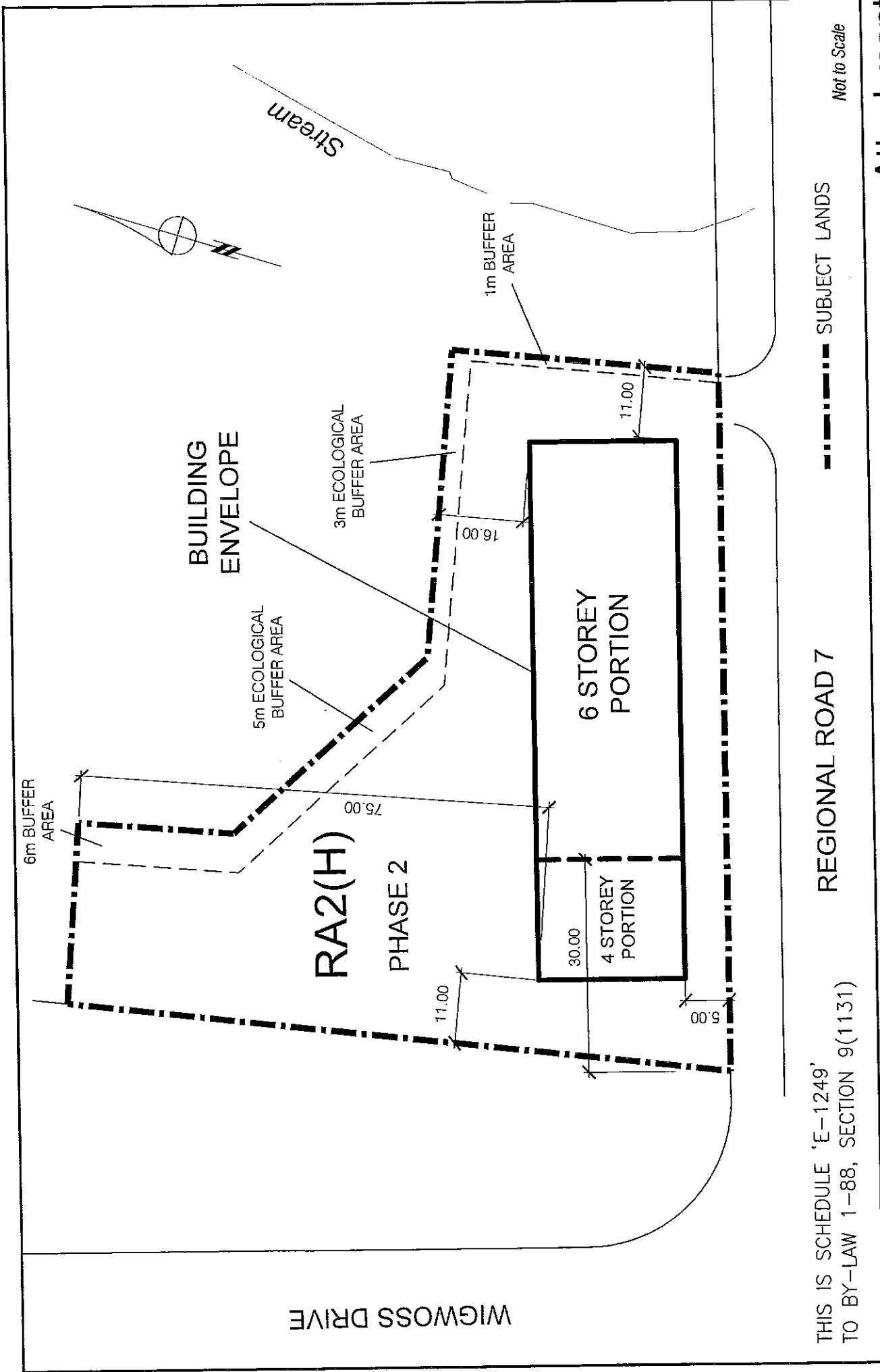
EAST ELEVATION

Not to Scale

# North and East Building Elevations



APPLICANT: Vista Parc Limited  
 LOCATION: Part of Lot 6, Concession 7  
 FILE: OP.11.008 / Z.11.033  
 RELATED FILE: DA.11.069  
 DATE: September 28, 2011



THIS IS SCHEDULE 'E-1249'  
TO BY-LAW 1-88, SECTION 9(1131)

REGIONAL ROAD 7

--- SUBJECT LANDS

Not to Scale

# Approved Zoning By-Law 1-88, Exception 9(1131)

# Attachment 6

FILE: OP,11.008 / Z,11.033  
RELATED FILE: DA,11.069  
DATE: September 28, 2011



APPLICANT: Vista Parc Limited  
LOCATION: Part of Lot 6, Concession 7  
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