

COMMITTEE OF THE WHOLE JUNE 19, 2012

ZONING BY-LAW AMENDMENT FILE Z.11.015 SITE DEVELOPMENT FILE DA.11.041 WOODSTREAM PLAZA INC. WARD 2 –SOUTHWEST CORNER OF REGIONAL ROAD 7 AND WOODSTREAM BOULEVARD

Recommendation

The Commissioner of Planning recommends:

1. THAT this report be received as information.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to provide Vaughan Council with a status of Zoning By-law Amendment File Z.11.015 and Site Development File DA.11.041. The applications are currently under review to permit two, 10-storey mixed-use apartment buildings with a total of 361 residential units, 688 m² of ground floor commercial uses, and 24 back-to-back dwellings on lands located at the southwest corner of Woodstream Boulevard and Regional Road 7, municipally known as 12 and 24 Woodstream Boulevard, as shown on Attachments #1 and #2. The development proposal is shown on Attachments #3 to #8.

Background

Location

The subject lands are located at the southwest corner of Regional Road 7 and Woodstream Boulevard, City of Vaughan, as shown on Attachments #1 and #2.

Status of Applications

On June 11, 2008, Council approved Zoning By-law Amendment File Z.07.053 to rezone the subject lands from C2 General Commercial Zone to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1315). The implementing zoning by-law (By-law 39-2009) was enacted by Vaughan Council on February 24, 2009 and included the following conditions for the removal of the Holding Symbol:

- Council approval of the Site Plan;
- allocation of Servicing Capacity; and,
- a Record of Site Condition being Registered with the Ministry of the Environment.

On April 28, 2011, Site Development File DA.11.041 was submitted to facilitate the proposed development. Subsequently, on May 5, 2011, Zoning By-law Amendment File Z.11.015 was submitted to remove the Holding Symbol "(H)" from the subject lands. Both applications are under review and the following outlines the status and next steps with respect to the processing of the applications.

Zoning By-law Amendment File Z.11.015

As noted above, the zoning for the subject lands includes three conditions that must be satisfied prior to removing the Holding Symbol from the property. These conditions are proposed to be addressed as follows:

- the Development Planning Department will prepare a Staff Report respecting the Site Development Application for the consideration of the Committee of the Whole in the Fall of 2012;
- the Committee of the Whole is considering the Development/Transportation Engineering Department's annual report on the status of servicing capacity on June 5, 2012, which if approved, must be ratified by Council. The assignment of servicing capacity to this development is considered in this report. If approved, this will satisfy the second condition;
- a Record of Site Condition must be registered with the Ministry of the Environment in order to remove the Holding Symbol from the property. Previous environmental reports on the property have identified the need for remediation on the property. On May 15, 2012, the applicant submitted up-to-date Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment reports which are currently being reviewed by the City's peer reviewer, DCS Decommissioning Services. The type of contamination identified on the site will require a minimum 6 month monitoring program following the remediation of the site, in order to obtain approval from the MOE. As such, the removal of the Holding Symbol from the property cannot occur until sometime in early 2013.

Site Development File DA.11.041

City staff is currently working with the applicant to finalize the details of the development proposal in order to prepare a Technical Report for consideration by the Committee of the Whole in the Fall of 2012. The following provides a synopsis of the review:

- variances to Zoning By-law 1-88 are required to implement the proposal, which are being reviewed by Staff;
- staff has raised a concern with respect to the amount of EFIS (stucco) being proposed as the building's main exterior cladding material;
- the parking and traffic analysis provided by the applicant is being reviewed by the Development/Transportation Engineering Department;
- the City's peer reviewer is reviewing the Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment reports; and,
- the Site Plan Letter of Undertaking/Site Plan Agreement cannot be executed immediately after site plan approval, as the Holding Symbol must be removed through the enactment of a zoning by-law from the subject lands, which as noted earlier, will likely not occur until sometime in early 2013.

Related to the above, the Vaughan Building Standards Department cannot issue a full Building Permit until the Holding Symbol has been removed from the subject lands.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

This will be addressed when the technical report is completed.

Conclusion

The Vaughan Development Planning Department anticipates preparing a Staff Report for the Committee of the Whole's consideration of the Site Development Application in the Fall of 2012. The Committee of the Whole is considering the Development/Transportation Engineering Department's annual report on the status of servicing capacity to Council on June 5, 2012, which if approved, must be ratified by Council. The assignment of servicing capacity to this development will be considered in this report. It appears that the Record of Site Condition may be registered with the Ministry of Environment sometime early in 2013. There is contamination identified on the site by the applicant's Phase 1 and 2 Environmental Site Assessment reports, which are currently being reviewed by the City's Peer Reviewer, DCS Decommission Services. The type of contamination on the site will require a 6 month monitoring program following the approval of the ESA reports and the remediation of the site, in order to obtain approval from the MOE. Accordingly, a By-law to remove the Holding Symbol "(H)" cannot be enacted by Council until the Record of Site Condition is approved. The Letter of Undertaking cannot be executed and a Building Permit cannot be issued until the Holding Symbol "(H)" is removed from the property.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Planting Plan
5. North Elevation
6. South Elevation
7. East Elevation
8. West Elevation

Report prepared by:

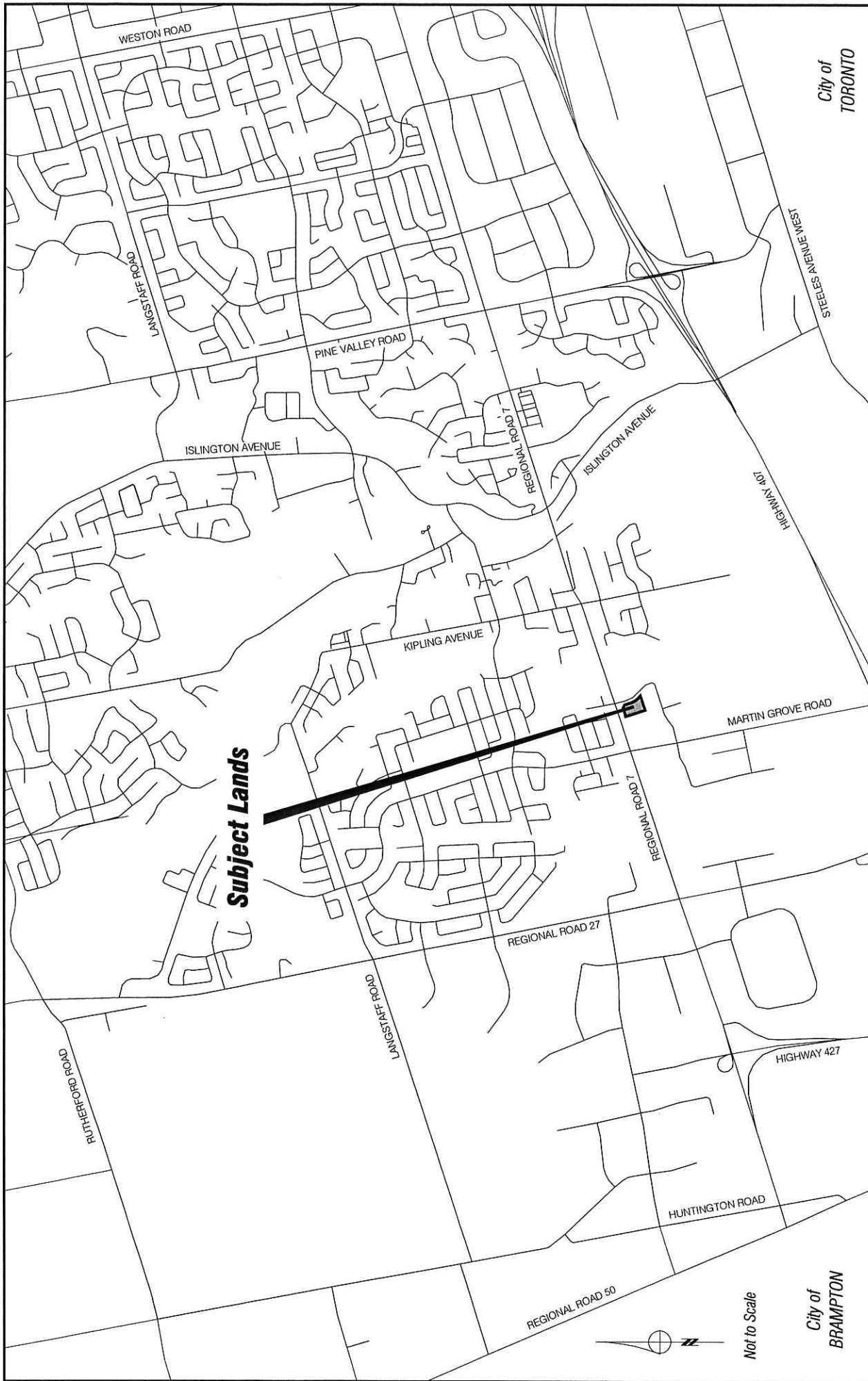
Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYAYAMA
Director of Development Planning

/CM



Attachment 1

FILE: DA.11.041
 RELATED FILE: Z.11.015
 DATE: May 25, 2012



Context Location Map

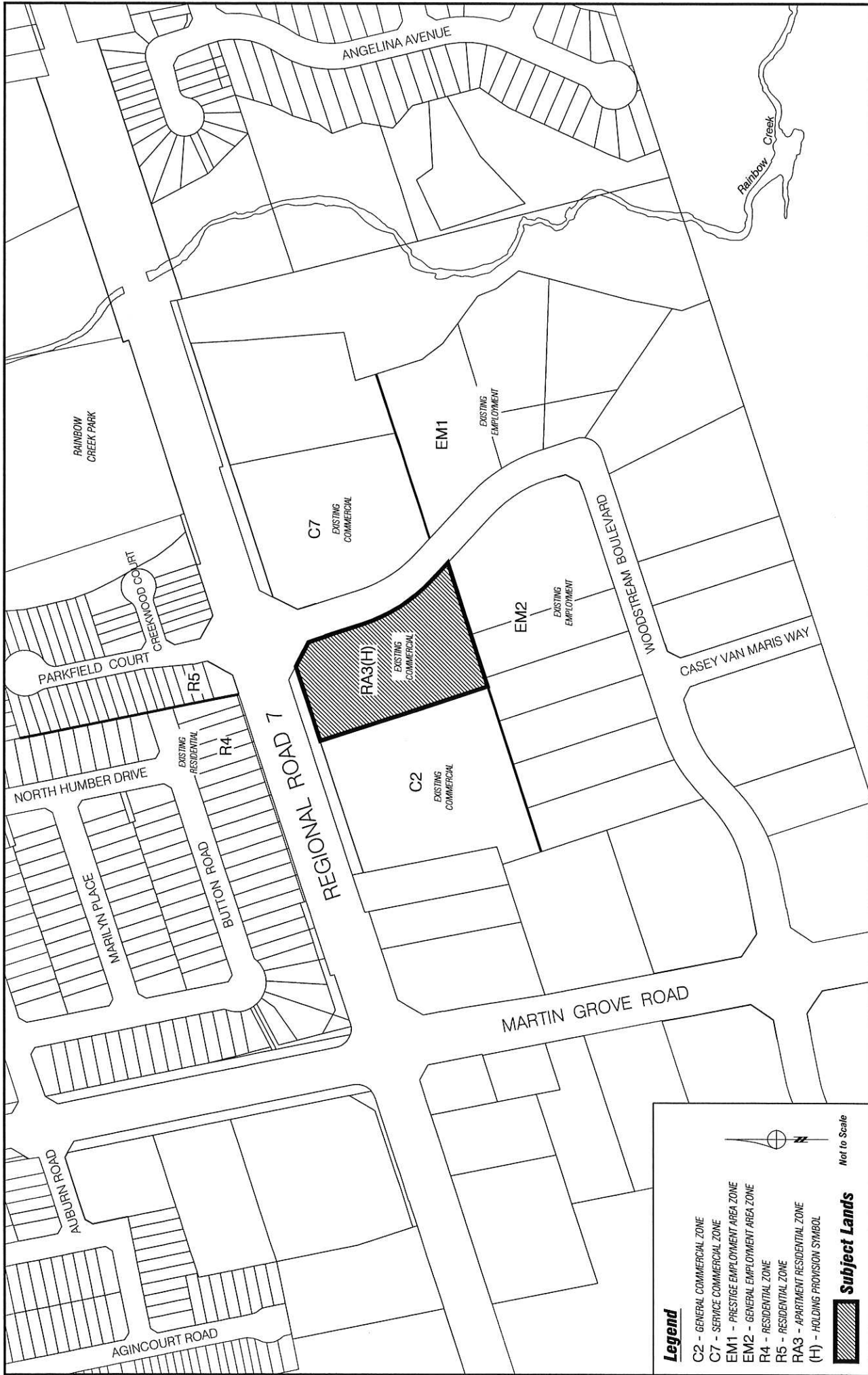
LOCATION:
 Part of Lot 5, Concession 8
 APPLICANT:
 Woodstream Plaza Inc.
 N:\DFT\1 ATTACHMENTS\DA\da.11.041a.dwg

City of
 TORONTO

City of
 BRAMPTON

Not to Scale

Subject Lands



Legend

- C2 - GENERAL COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL



Subject Lands

Not to Scale

Location Map

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Woodstream Plaza Inc.

N:\DFT\1 ATTACHMENTS\DA\co.11.041a.dwg

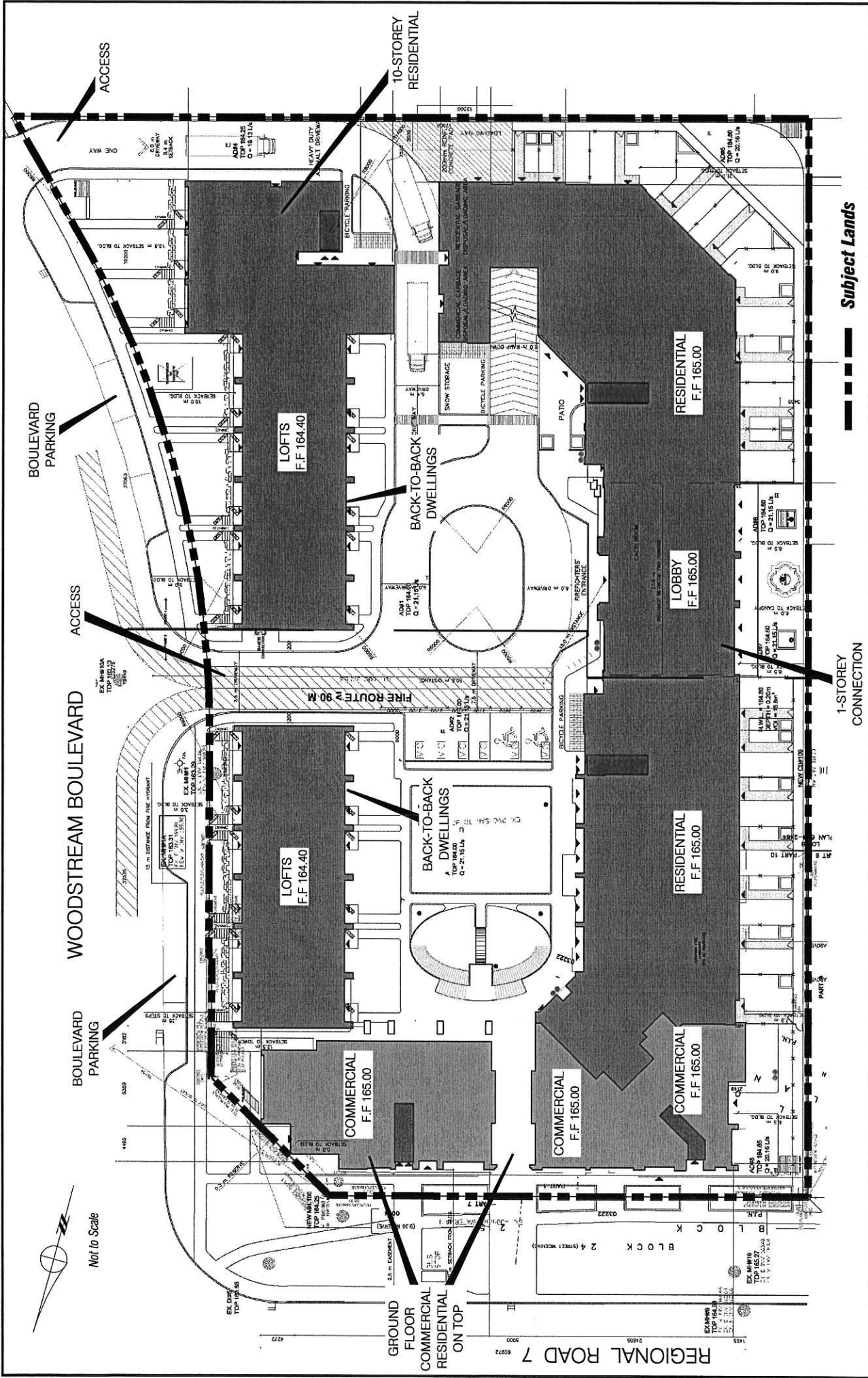


Attachment

FILE: DA.11.041
RELATED FILE: Z.11.015

DATE: May 25, 2012

2



Site Plan

LOCATION:
Part of Lot 5, Concession 8

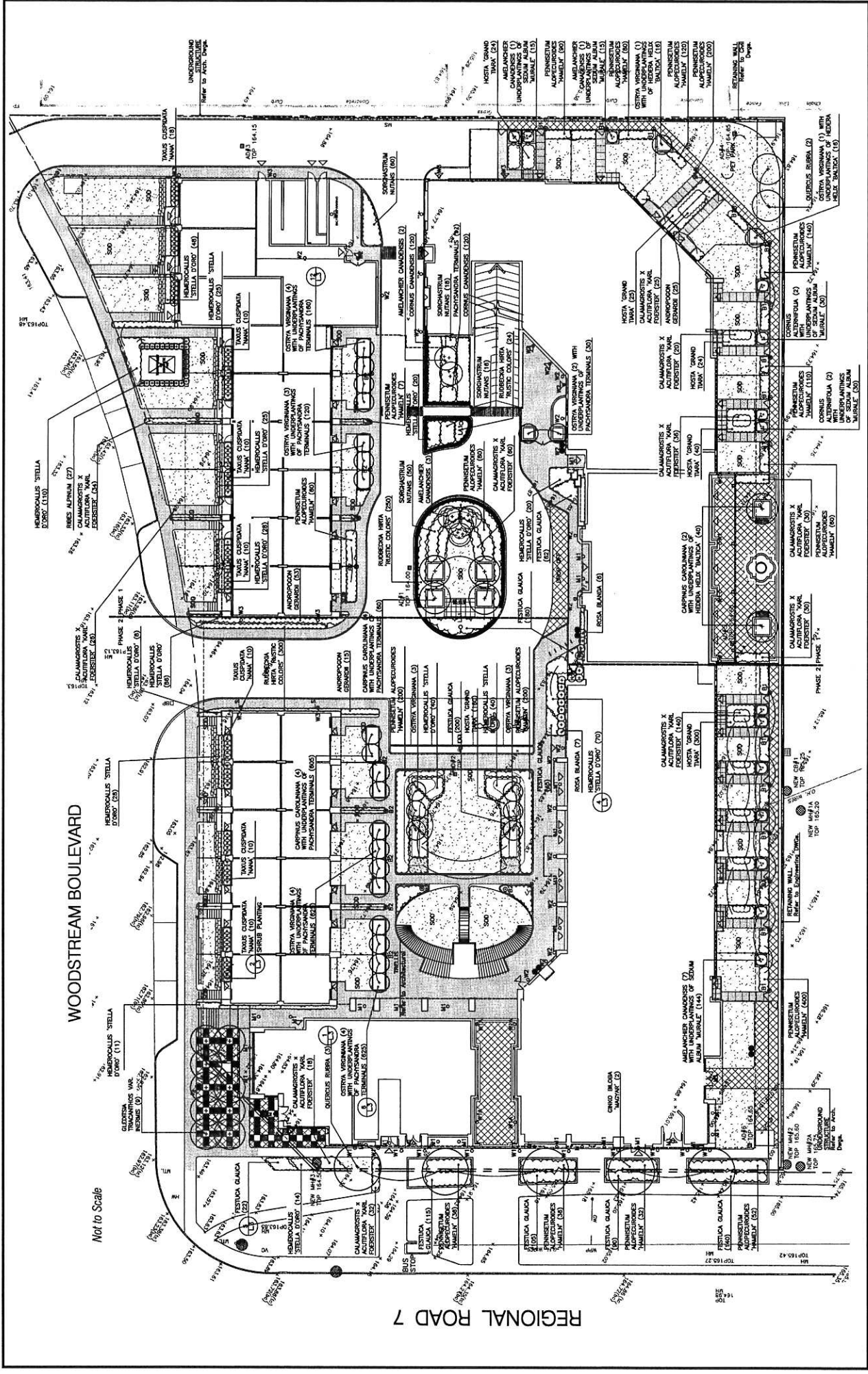
APPLICANT:
Woodstream Plaza Inc.



Attachment

FILE: DA.11.041
RELATED FILE: Z.11.015
DATE: May 25, 2012

3



WOODSTREAM BOULEVARD

Not to Scale

REGIONAL ROAD 7

Planting Plan

LOCATION: Part of Lot 5, Concession 8

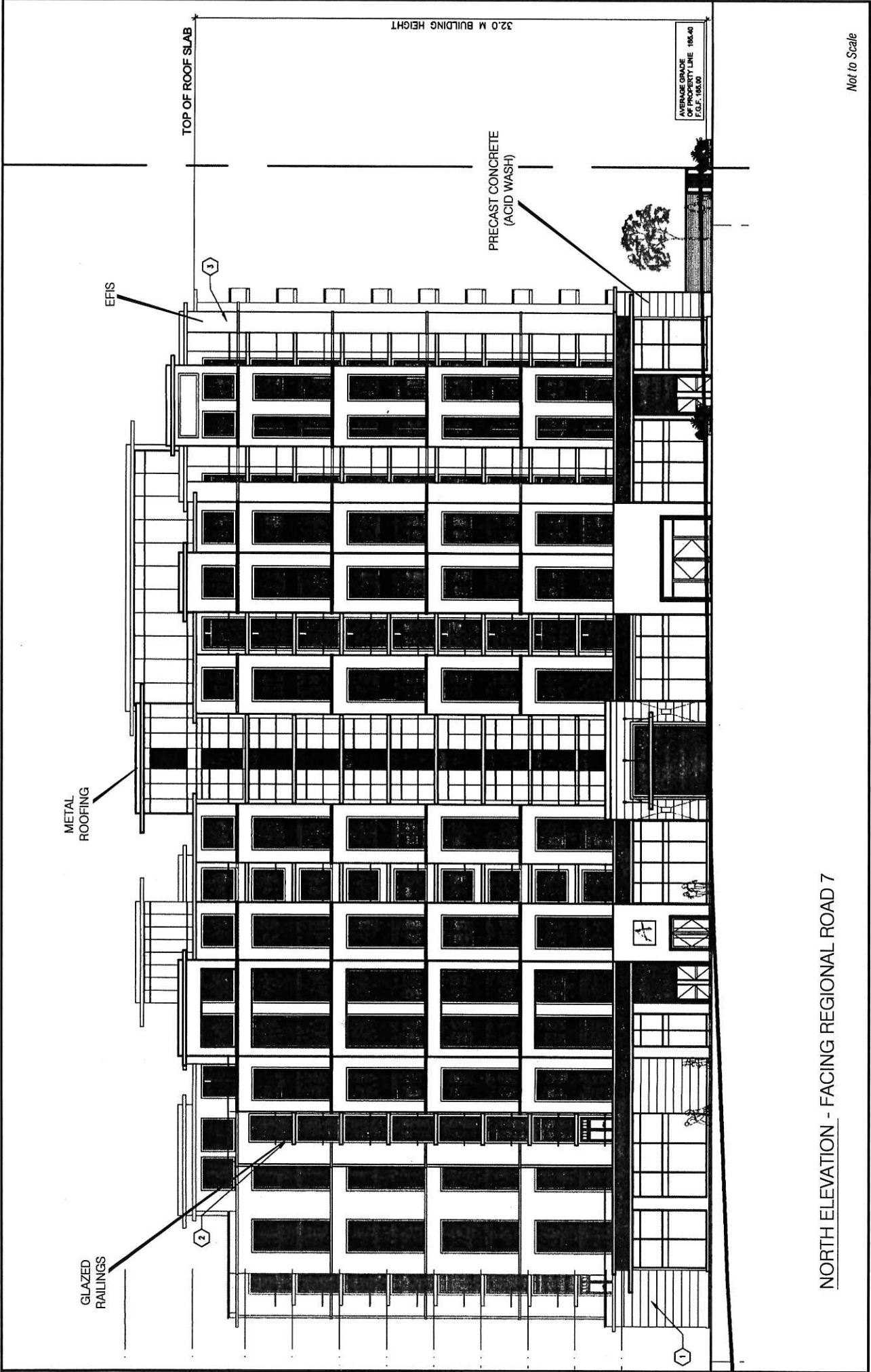
APPLICANT: Woodstream Plaza Inc.

FILE: DA.11.041
RELATED FILE: Z.11.015
DATE: June 4, 2012

VAUGHAN
Development Planning Department

Attachment

4



NORTH ELEVATION - FACING REGIONAL ROAD 7

Not to Scale

North Elevation

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Woodstream Plaza Inc.

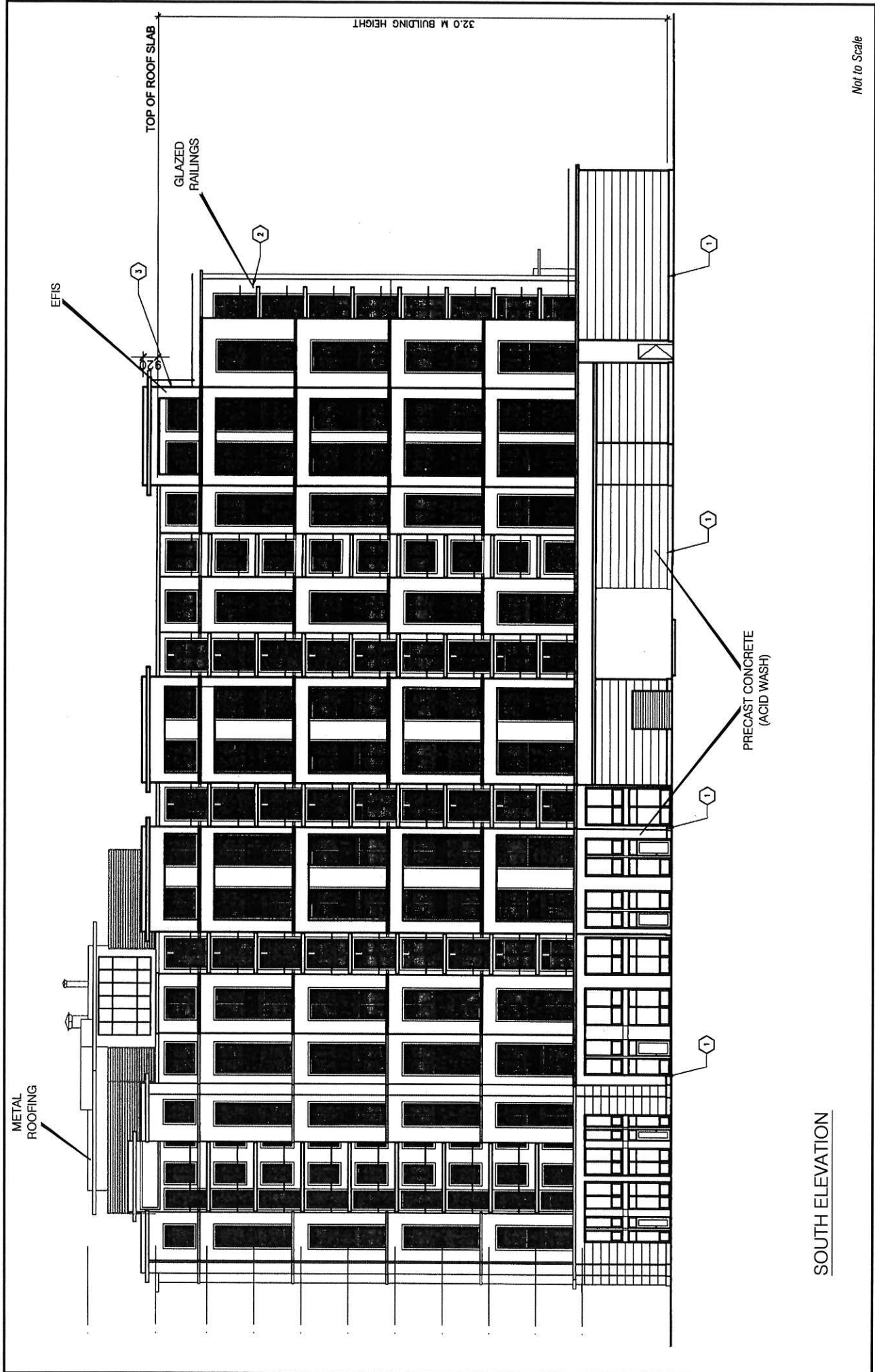
N:\DFT\1 ATTACHMENTS\DA\da.11.04\1a.dwg



Attachment

FILE: DA.11.041
RELATED FILE: Z.11.015
DATE: May 25, 2012

5



SOUTH ELEVATION

Not to Scale

FILE: DA.11.041
 RELATED FILE: Z.11.015
 DATE: May 25, 2012

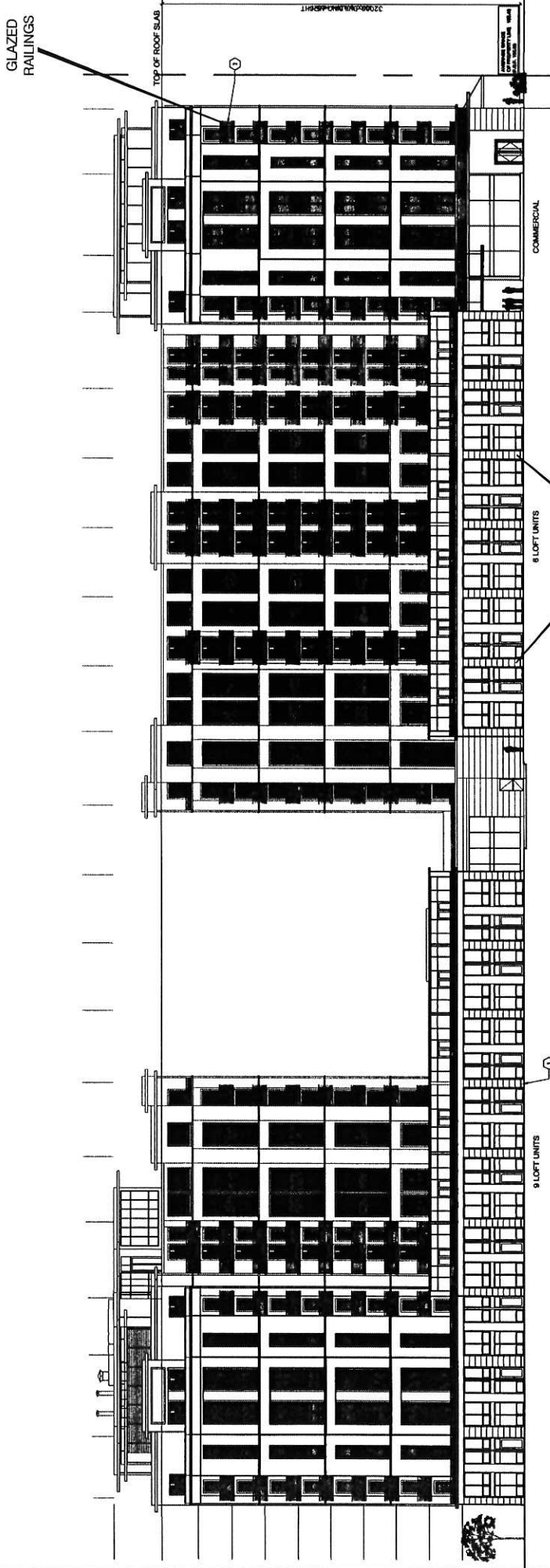


South Elevation

LOCATION:
 Part of Lot 5, Concession 8

APPLICANT:
 Woodstream Plaza Inc.

N:\DFT\1 ATTACHMENTS\DA\da.11.04.1a.dwg



EAST ELEVATION - FACING WOODSTREAM BOULEVARD

Not to Scale

East Elevation

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Woodstream Plaza Inc.

N:\DFT\1 ATTACHMENTS\DA\da.11.041a.dwg

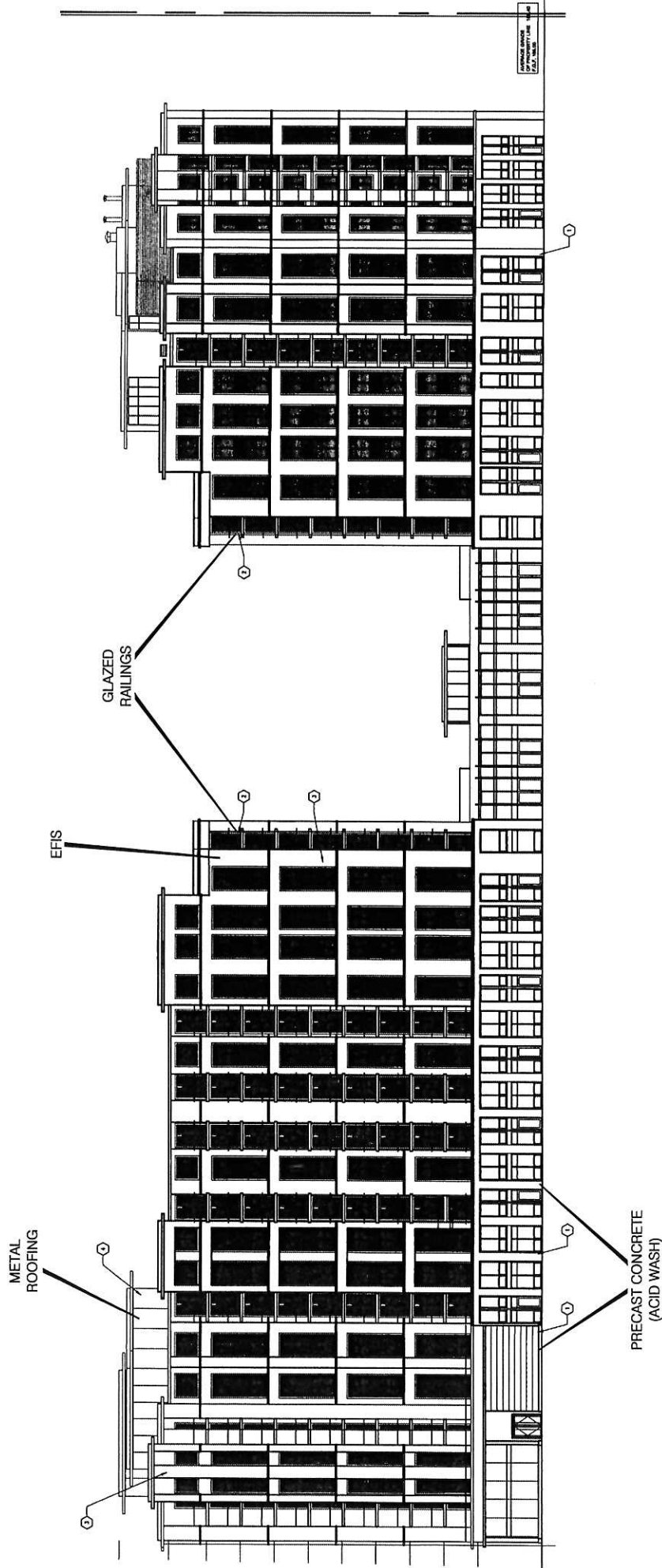


Attachment

7

FILE: DA.11.041
RELATED FILE: Z.11.015

DATE: May 25, 2012



WEST ELEVATION

Not to Scale

West Elevation

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
Woodstream Plaza Inc.

N:\DFT\1 ATTACHMENTS\DA\da.11.041.1a.dwg



Attachment

FILE: DA.11.041
RELATED FILE: Z.11.015

DATE: May 25, 2012

8