

COMMITTEE OF THE WHOLE JUNE 19, 2012

ZONING BY-LAW AMENDMENT FILE Z.11.025

SITE DEVELOPMENT FILE DA.11.071

1678575 ONTARIO INC.

WARD 2 - NORTHWEST CORNER OF WOODBRIDGE AVENUE AND CLARENCE STREET

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.025 (1678575 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to remove the Holding Symbol "H" from the subject lands shown on Attachments #1 and #2, thereby effectively zoning the subject lands RA3 Apartment Residential Zone, subject to Exception 9(1350).
2. THAT Site Development File DA.11.071 (1678575 Ontario Inc.) BE APPROVED, to permit a 4-storey (with a 5th storey amenity area) residential (condominium-style) apartment building comprised of 123 dwelling units and 580 m² of ground floor commercial uses, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning Department, the Toronto and Region Conservation Authority, and the Vaughan Development/Transportation Engineering Department;
 - b) the Owner shall satisfy the requirements of the Vaughan Cultural Services Division and Heritage Vaughan;
 - c) the parking variance required to implement the development shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding; and,
 - d) the implementing Site Plan Letter of Undertaking shall include the following provisions:
 - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed rate per unit, whichever is higher, in accordance with the Planning Act and City's Cash-in-Lieu of Parkland Policy; and, 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, for the commercial component, 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;
 - ii) the Owner shall agree to carry out recommendations of the approved environmental Remedial Action Plan in conjunction with the site development to the satisfaction of the City;
 - iii) that prior to the issuance of a Building Permit, the Owner /Applicant shall provide the City with a Record of Site Condition (RSC) for the subject lands which has been acknowledged by the Ontario Ministry of the Environment; and, shall provide a letter confirming that the City and DCS can rely upon all the ESA reports and correspondence submitted to the

City in support of the development, to the satisfaction of the Vaughan Development/Transportation Engineering Department.

3. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage and water capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.11.071 is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 123 residential units, subject to the execution of a Site Plan Letter of Undertaking or Agreement, to the satisfaction of the City."

Contribution to Sustainability

The Owner has advised that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) reduce the heat island effect for non-roof and roof areas;
- ii) indoor water use reduction;
- iii) construction waste diversion;
- iv) operable windows; and,
- v) use of recycled materials.

Economic Impact

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

Communications Plan

N/A

Purpose

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

1. Zoning By-law Amendment File Z.11.033 (1678575 Ontario Inc.), specifically to remove the Holding Symbol "(H)" from the subject lands shown on Attachments #1 and #2, thereby effectively zoning the subject lands RA3 Apartment Residential Zone, subject to Exception 9(1350).
2. Site Development File DA.11.071 (1768575 Ontario Inc.) to permit the development of a 4-storey (with 5th storey amenity area of 1,218 m²) residential (condominium-style) apartment building with 123 units and 580 m² of ground floor commercial uses, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The 0.67ha subject lands are located at the northwest corner of Woodbridge Avenue and Clarence Street, municipally known as 86 and 92 Woodbridge Avenue and 30 and 36 Clarence Street, City of Vaughan, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Mixed Use Commercial" by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #440 (Woodbridge Core Plan). The proposed plan conforms to the "Mixed Use Commercial" policies of OPA #240, as amended.

The subject lands are designated "Low-Rise Mixed-Use" (north portion) and "Mid-Rise Mixed-Use" (south portion) by the new City of Vaughan Official Plan 2010 (Volume 2 – Woodbridge Centre Secondary Plan), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The Low-Rise Mixed-Use designation permits a maximum building height of 3-storeys (11m), and a Floor Space Index (FSI) of 1.5. The Mid-Rise Mixed-Use designation permits a maximum building height of 6 storeys (19 m) and a Floor Space Index (FSI) of 2.0 FSI. The proposed development is being developed in accordance with the in-effect OPA #240, as amended by OPA #440.

The subject lands are zoned RA3(H) Apartment Residential Zone, with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1350). Zoning By-law Amendment File Z.11.025 was submitted by the Owner to remove the Holding Symbol "(H)" from the subject lands.

In July 2010, Council approved Zoning By-law Amendment File Z.08.045 to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding provision to facilitate the development of a 4-storey (with 5th storey amenity area) residential apartment building, with a total of 125 residential units, 800 m² of ground floor commercial uses, and the main access from Arbors Lane, as shown on Attachment #3. The conditions for the removal of the Holding Symbol "(H)" from the subject lands included:

- water and sanitary servicing capacity being allocated to the subject lands by Vaughan Council;
- a Site Development application being approved by Vaughan Council; and,
- an easement over Arbors Lane being granted in favour of the subject lands for access to the subject lands.

The applicant met with the Arbors Condominium Corporation in an attempt to secure an easement over Arbors Lane to provide access to the subject lands from Clarence Street and facilitate the removal of the Holding Symbol. The applicant was unsuccessful in obtaining an agreement to secure the easement with the Arbors Condominium Corporation. The property management company for the Arbors Lane lands provided an email to the Development Planning Department advising that they refused the offer from the Owner to secure the easement. As a result, the proposed development has been revised to provide an access from Woodbridge Avenue as shown on Attachment #3. In addition, the commercial ground floor area has been reduced from 800m² to 580m² and the number of residential units is reduced from 125 to 123 units. The Owner has also increased the size of the 5th storey amenity area from approximately 712 m² to 1,218 m² to provide additional indoor amenity space.

Should Council approve the current Site Development application with the main access proposed from Woodbridge Avenue (rather than Arbors Lane) and the allocation resolution in the recommendation of this report to allocate servicing capacity to the development, the conditions for removing the Holding Symbol "(H)" will be satisfied, and the Holding Symbol can be removed from the property, thereby effectively zoning the lands RA3 Apartment Residential Zone, subject to Exception 9(1350).

Site Plan Review

The Development Planning Department is generally satisfied with the current site plan, and landscape plan shown on Attachments #3 and #4 respectively, and will work with the applicant to finalize these plans. The Development Planning Department will also work with the Owner and the Cultural Services Division to finalize the proposed site plan and building elevations. Conditions to this effect are included in the recommendation of this report.

The Vaughan Development/Transportation Engineering Department has reviewed the servicing, grading and storm water management plans and required transportation studies and reports, and the applicant must address all engineering requirements to their satisfaction. A condition to this effect has been included in the recommendation of this report.

The Vaughan Public Works Department has been circulated the current site plan submission and Waste Collection form. The applicant must implement the policies contained in Vaughan's approved "Waste Collection Design Standards Policy". Waste collection and winter site maintenance are the responsibility of the Owner.

Parking Variance

Exception 9(1350) of Zoning By-law 1-88 requires that a minimum of 210 parking spaces be provided on the subject lands, whereas, 201 parking spaces are proposed. In addition, this Exception 9(1350) requires that parking for the development of this site must be calculated as follows:

123 residential units @ 1.485 spaces/unit, including visitors	=	183 spaces
579.5 m ² commercial GFA @ 3.0 spaces/100 m ² GFA	=	<u>18 spaces</u>
Total Parking Provided	=	201 spaces

An exception to Zoning By-law 1-88 is required to reduce the minimum site-specific parking requirement on the site from 210 spaces to 201 parking spaces. The reduction in the total number of parking spaces provided on the property (from 210 to 201) is a result of the reduced commercial gross floor area in the current proposal (580m²), whereas 800m² was originally approved, and minor changes to the plan. However, the Owner is proposing to provide the required parking for the current plan utilizing the same parking ratios (i.e. 1.485 spaces/unit, and 3.0 spaces/100 m²) established in Exception 9(1350). Accordingly, the Development Planning Department can support the proposed parking supply. The applicant will be required to apply to the Vaughan Committee of Adjustment for the parking variance, which must be final and binding, prior to the execution of the implementing Site Plan Letter of Undertaking.

Traffic Study

The Vaughan Development/Transportation Engineering Department has reviewed the updated Traffic Study prepared by Cole Engineering (dated January 2012) submitted in support of the current development, which includes access from Woodbridge Avenue, and has provided the following comments (in part):

- i) a scaled drawing showing the available site distances at the proposed access from Woodbridge Avenue should be included in the study. As per the submitted study "the minimum stopping sight distances are at 90 metres to the east of the proposed site access and 70 m to the west of the proposed site access;
- ii) the elimination of two layby parking spaces from Woodbridge Avenue as recommended in the study;
- iii) the applicant shall provide all soft copy files for the synchro analysis. Additional comments regarding proposed signal timing may be provided once the electronic copy is received; and,

- iv) the study identified the TDM opportunities under Section 5.1, however further details as advised by the Vaughan Sustainable Transportation Specialist should also be included in the study.

The study recommends the removal of at least 2 layby parking spaces along Woodbridge Avenue to allow for the proper and safe function of the new Woodbridge driveway access point, which will be facilitated near the access location.

The Traffic Study must be revised to address the comments from the Vaughan Development/Transportation Engineering Department to their satisfaction, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Environmental

The applicant has submitted a Phase One Site Assessment Report, dated April 11, 2011, a Phase Two Environmental Site Assessment Report, dated June 8, 2011, a Geotechnical Investigation Report, dated April 12, 2011 and a Remedial Action Plan, dated June 7, 2012, all prepared by Exp Services Inc. in support of the development application. These ESA reports have been peer reviewed by Decommissioning Consulting Services Limited (DCS). DCS has advised that the submitted information is generally satisfactory subject to the appropriate conditions of approval being imposed with respect to the implementation of the Remedial Action Plan. The Remedial Action Plan addresses the removal of an out-of-service underground storage tank that is located at the southwest corner of the existing two storey brick building on site.

Accordingly, the Vaughan Development/Transportation Engineering Department has no objection to the approval of the site plan application, subject to the conditions outlined in the recommendation of this report.

Commercial Uses

As noted earlier, the Owner is proposing to reduce the amount of commercial ground floor area from 800 m² to 580 m². Exception 9(1350) permits the following commercial uses on the subject lands:

- Bank or Financial Institution;
- Business or Professional Office;
- Personal Service Shop;
- Retail Store;
- Post Office; and,
- Real Estate Office.

The Owner is proposing to maintain these commercial uses on the subject lands.

Heritage Vaughan

The subject lands are located within the Woodbridge Heritage Conservation District Plan area. The application was reviewed by Heritage Vaughan on May 15, 2012, and it was recommended that the applicant/architect work with the Cultural Services Division and the Heritage Vaughan subcommittee to finalize the building elevations and related site plan matters. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the servicing and grading plans, and the storm water management plan and reports, and the applicant must address all

TRCA requirements to their satisfaction. A condition to this effect has been included in the recommendation of this report.

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

The subject lands are located on Woodbridge Avenue and Clarence Street, both municipal roads. The Region of York Transportation and Community Planning Department has indicated that they have no comments or objections to the approval of the proposed development.

Conclusion

Zoning By-law Amendment File Z.11.025 to remove the Holding provision and Site Development File DA.11.071 have been reviewed in accordance with the policies of OPA #240, as amended by OPA #440, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development for a 4-storey (with 5th storey amenity area) residential apartment building with a total of 123 residential units and 580 m² of ground floor commercial uses as shown on Attachments #3 to #6 is appropriate and compatible with the existing and planned uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application to remove the "H" symbol to effectively zone the property RA3 Zone, and the Site Development Application, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. East and South Building Elevations
6. West and North Building Elevations

Report prepared by:

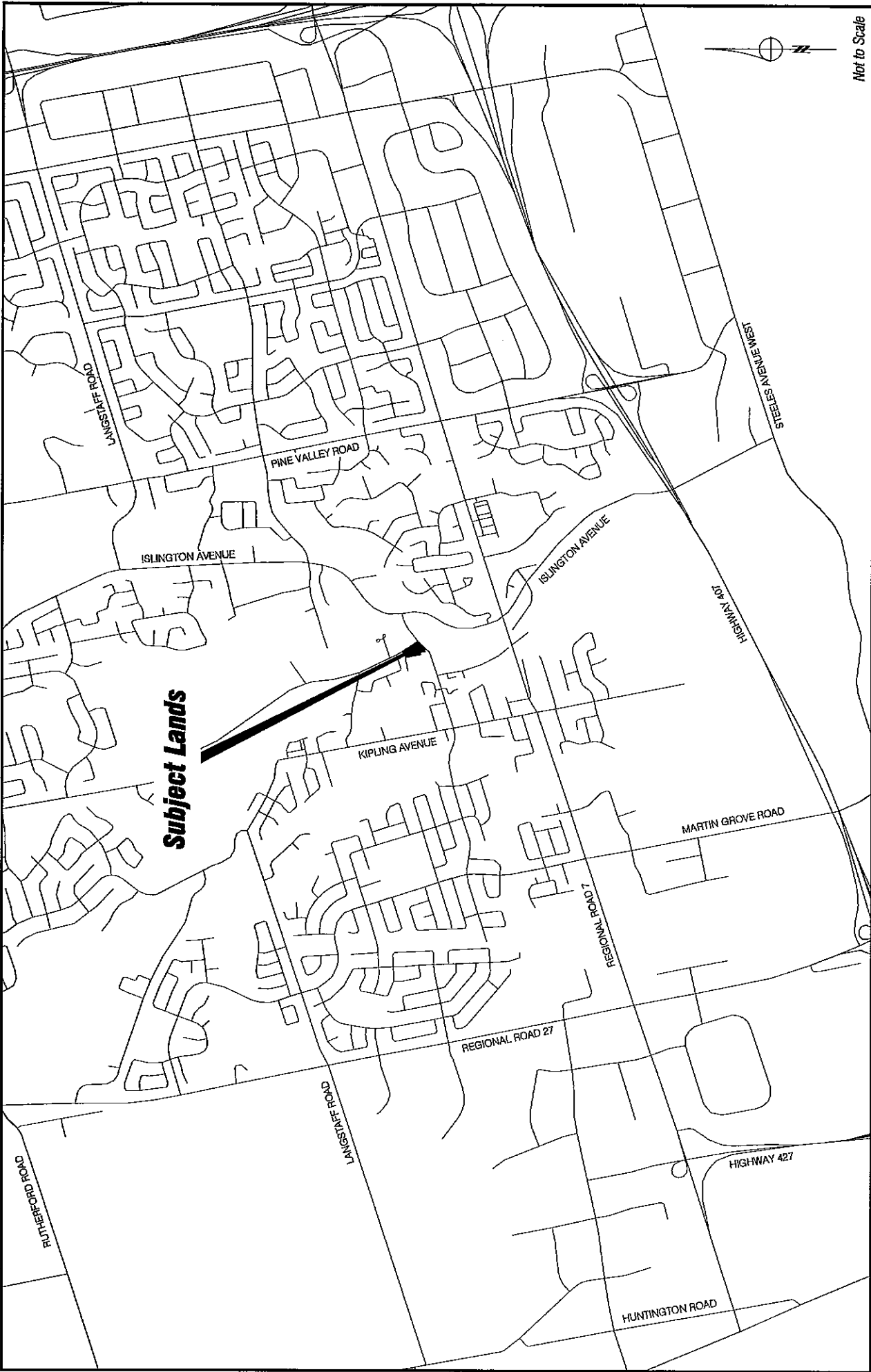
Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8691
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Not to Scale

Attachment

FILE: DA.11.071
 RELATED FILE: Z.08.045

DATE:
 May 30, 2012

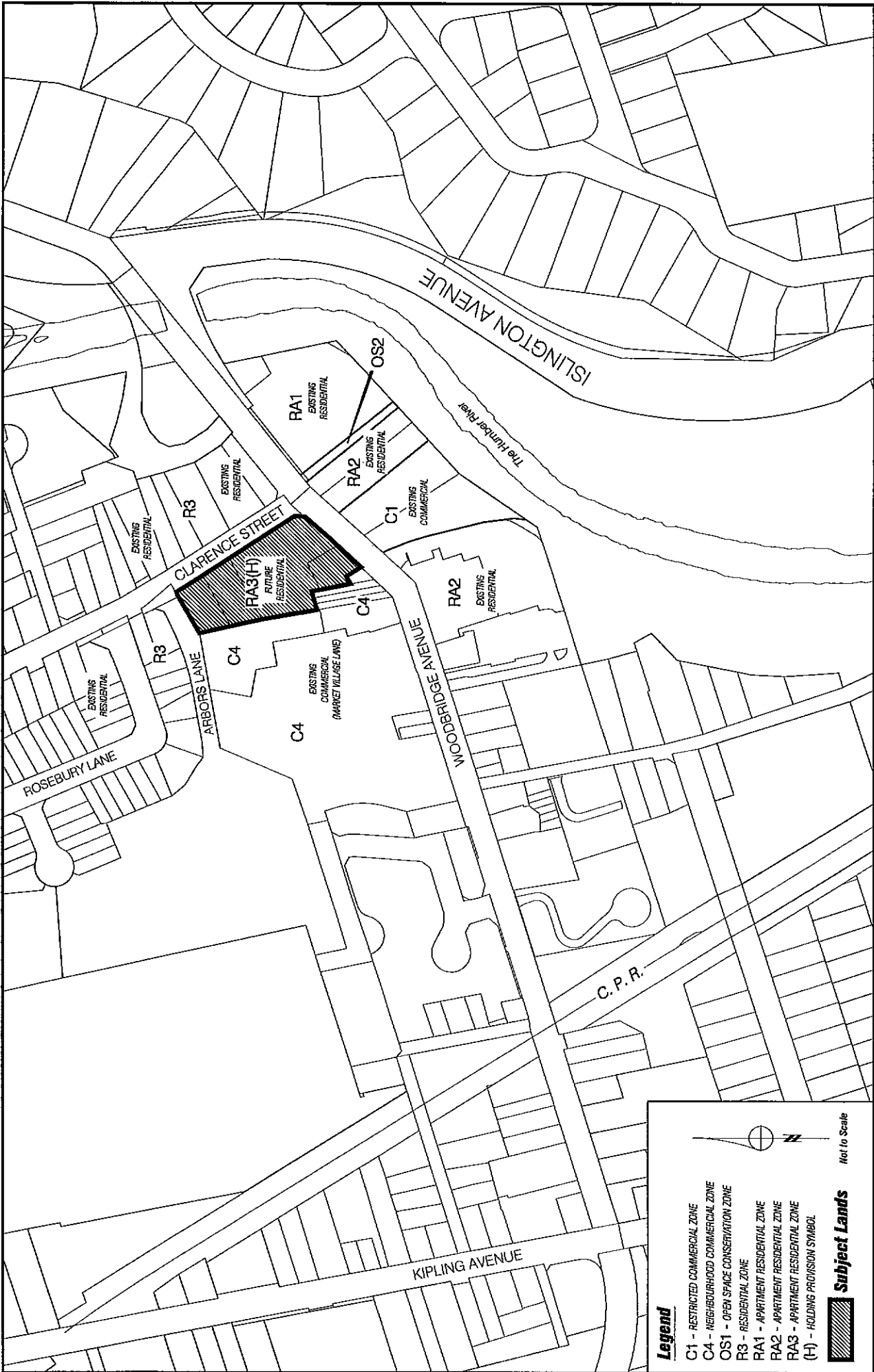


Context Location Map

LOCATION:
 Part of Lot 7, Concession 7

APPLICANT:
 1678575 Ontario Inc.

N:\DFT\1 ATTACHMENTS\DA\dc.11.071.dwg



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R3 - RESIDENTIAL ZONE
- RA1 - APARTMENT RESIDENTIAL ZONE
- RA2 - APARTMENT RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

Subject Lands Not to Scale

Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
1678575 Ontario Inc.



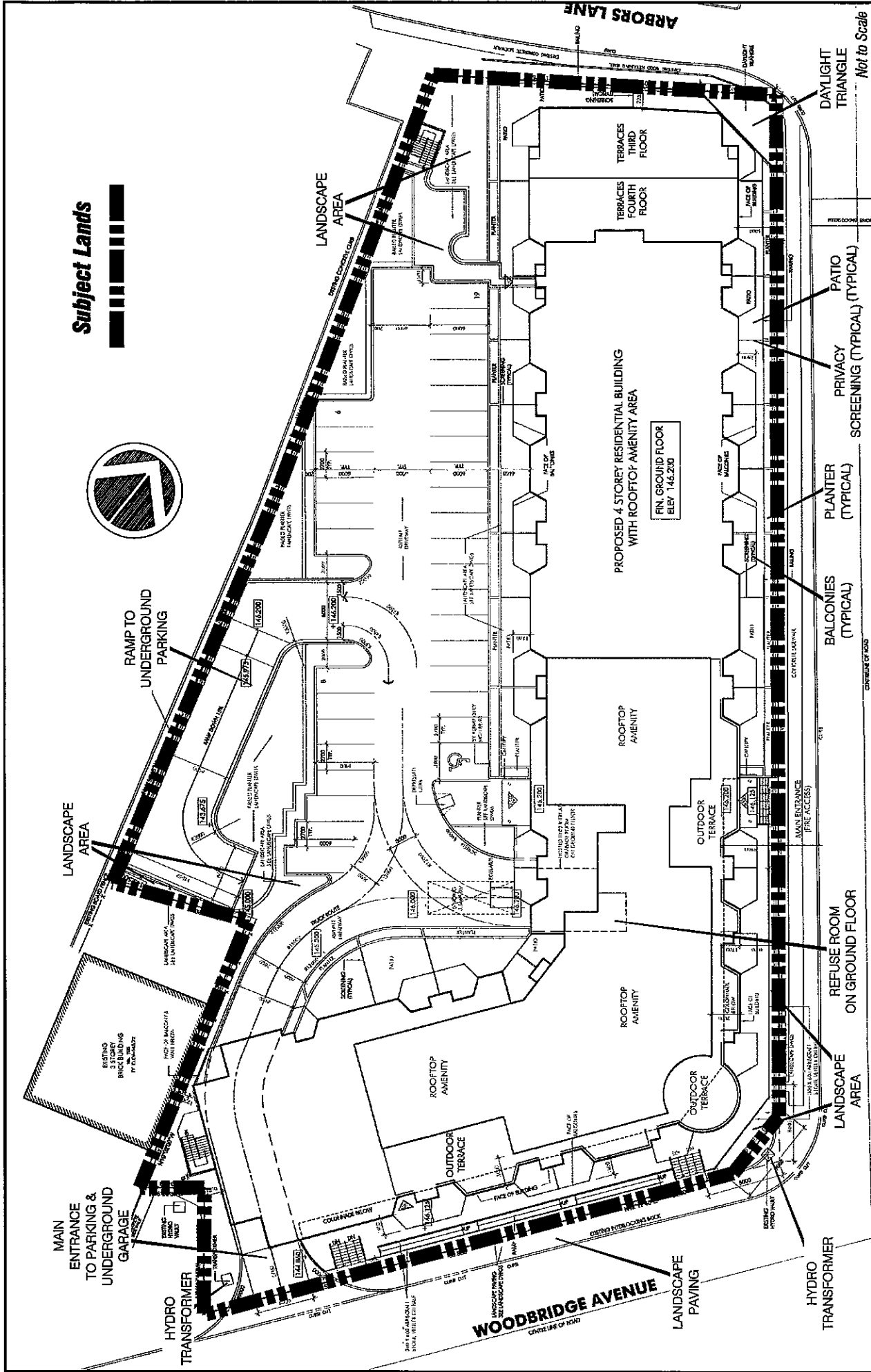
Attachment

FILE: DA.11.071
RELATED FILE: Z.08.045

DATE:
May 30, 2012

2

Subject Lands



Attachment

FILE: DA 11.071
RELATED FILE: Z.08.045

DATE:
May 30, 2012



Site Plan

LOCATION:
Part of Lot 7, Concession 7

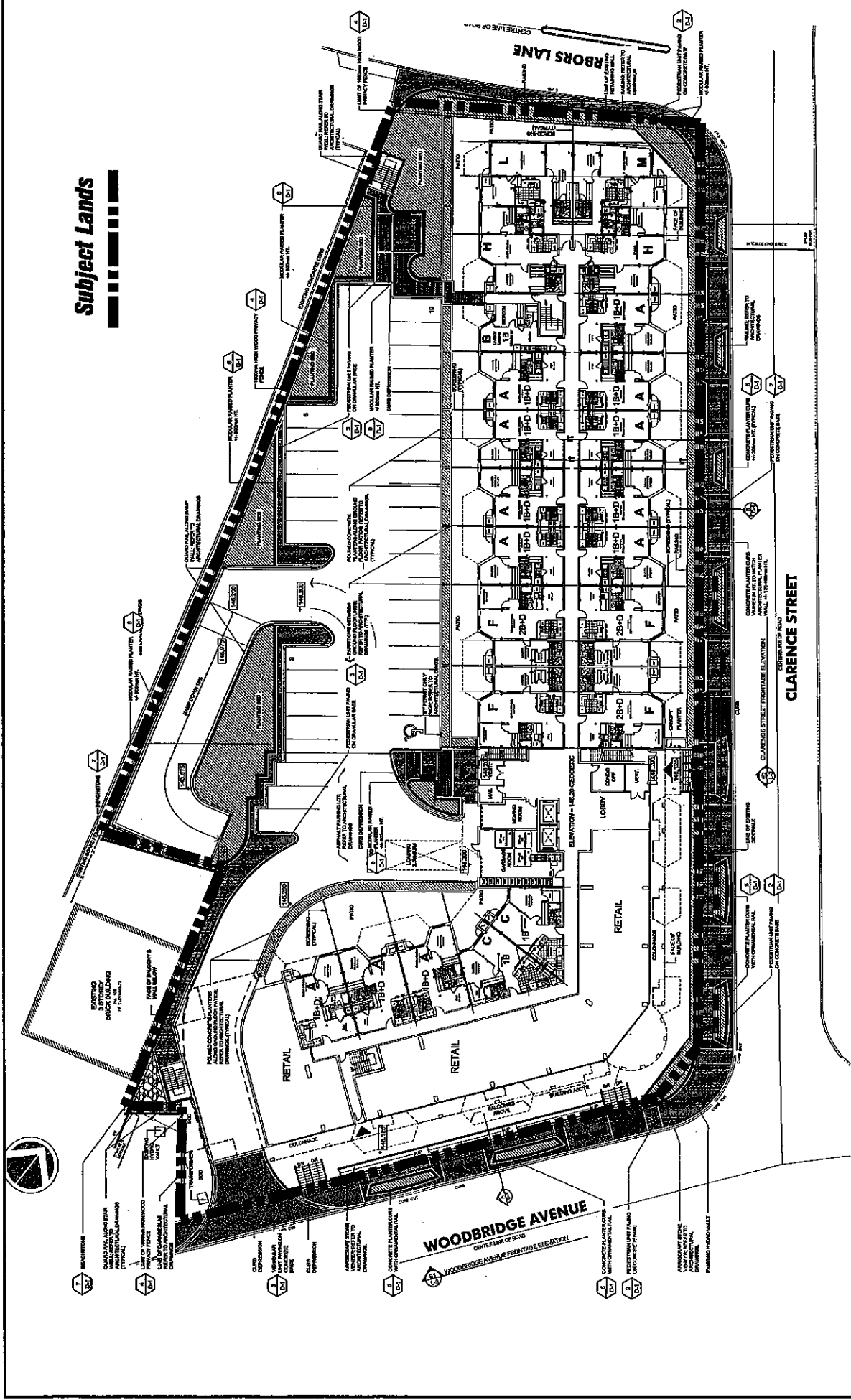
APPLICANT:
1678575 Ontario Inc.

N:\DFT\1 ATTACHMENTS\DA 66.11.071.dwg

Not to Scale

3

Subject Lands



Not to Scale

Attachment

FILE: DA.11.071
RELATED FILE: Z.08.045

DATE
May 30, 2012

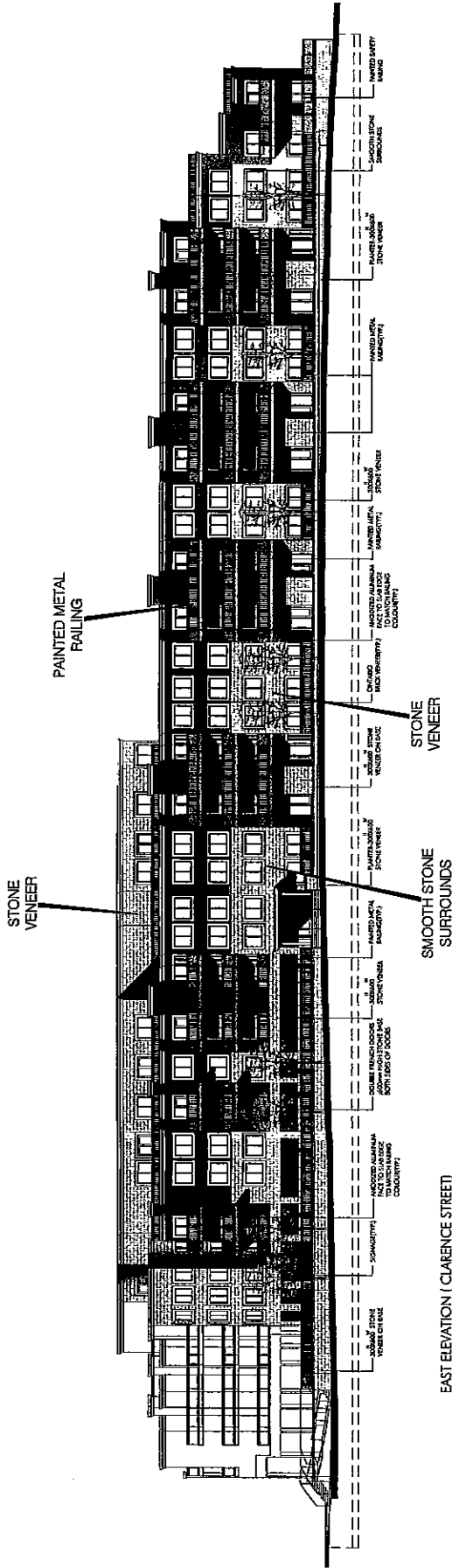


Landscape Plan

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
1678575 Ontario Inc.

N:\DFT\1 ATTACHMENTS\DA\ss.11.071.dwg



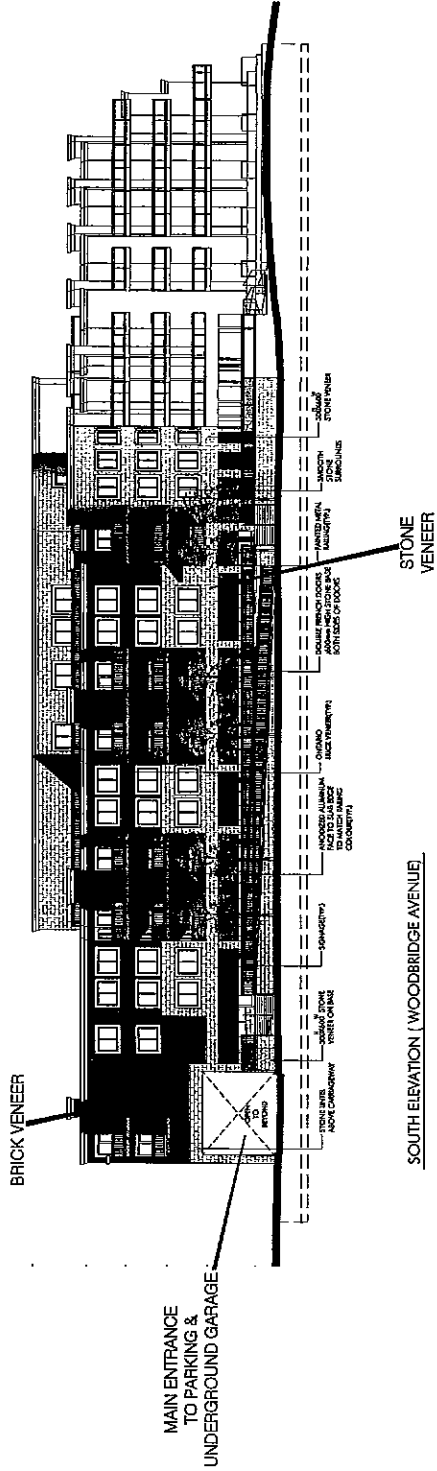
STONE VENEER

PAINTED METAL RAILING

STONE VENEER

SMOOTH STONE SURROUNDS

EAST ELEVATION (CLARENCE STREET)



BRICK VENEER

MAIN ENTRANCE TO PARKING & UNDERGROUND GARAGE

SOUTH ELEVATION (WOODBIDGE AVENUE)

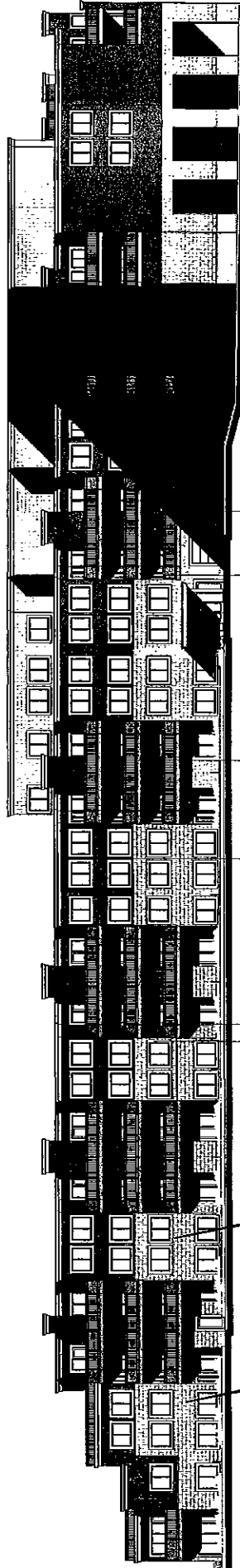
STONE VENEER

Not to Scale

East and South Building Elevations

APPLICANT: 1678575 Ontario Inc.
 LOCATION: Part of Lot 7, Concession 7
 N:\DFT\1 ATTACHMENTS\DA\da.11.071.dwg





STONE VENEER

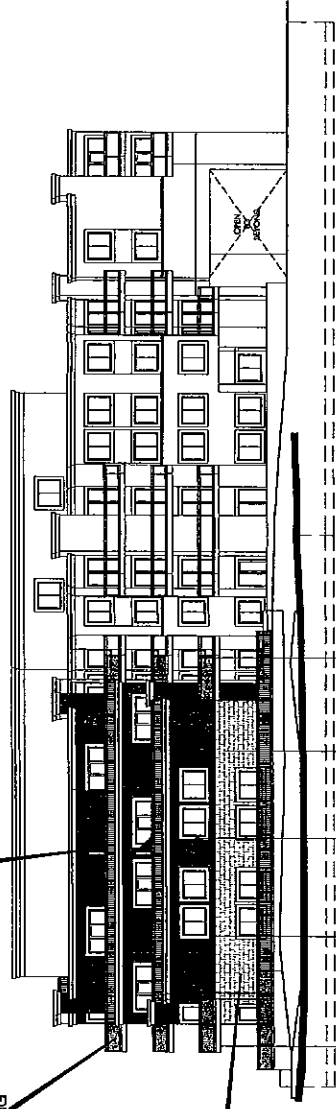
SMOOTH STONE SURROUNDS

WEST ELEVATION

BRICK VENEER

PAINTED METAL RAILING

STONE VENEER



NORTH ELEVATION (ARBORS LANE)

Not to Scale

West and North Building Elevations

APPLICANT: 1678575 Ontario Inc.
 LOCATION: Part of Lot 7, Concession 7

N:\DFT\1 ATTACHMENTS\DA\da.11.071.dwg



Attachment 6

FILE: DA.11.071
 RELATED FILE: Z.08.045

DATE: May 30, 2012