

COMMITTEE OF THE WHOLE JUNE 19, 2012

**ZONING BY-LAW AMENDMENT FILE Z.11.033
SITE DEVELOPMENT FILE DA.11.069
VISTA PARC LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND WIGWOSS ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.033 (Vista Parc Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to remove the Holding Symbol "(H)" from the subject lands shown on Attachment #2, thereby effectively zoning the subject lands RA2 Apartment Residential Zone, subject to Exception 9(1131).
2. THAT Site Development File DA.11.069 (Vista Parc Limited) BE APPROVED, to permit a 7-storey, 122 unit residential (condominium-style) apartment building, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Vaughan Development Planning Department, Vaughan Development/Transportation Engineering Department, Toronto and Region Conservation Authority, and Region of York Transportation and Community Planning Department; and,
 - ii) site-specific Official Plan Amendment #726 and the Zoning By-law to implement Council's approval on May 8, 2012 and to remove the "(H)" Holding Provision respecting Zoning By-law Amendment File Z.11.033, shall be in full force and effect.
 - b) that the implementing Site Plan Letter of Undertaking shall include the following provisions:
 - i) the Owner/Applicant shall agree to carry out recommendations of the approved environmental Remedial Action Plan, prepared by Forward Engineering & Associates Inc. dated June 13, 2012, in conjunction with the site development, to the satisfaction of the City;
 - ii) 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, that Forward Engineering & Associates Inc. shall provide a letter confirming that the City and DCS can rely upon all 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 shall adopt the following resolution with respect to the allocation of sewage and water supply capacity:

"IT IS HEREBY RESOLVED THAT Site Development File DA.11.069 is allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 88 residential units, which is in addition to the previously allocated 34 residential units for the same

site, subject to the execution of a Site Plan Letter of Undertaking or Agreement, whichever is in effect, to the satisfaction of the City.”

Contribution to Sustainability

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

- i) precast wall cladding with R-20 value;
- ii) daylight window wall cladding to allow natural light to penetrate the facility interiors;
- iii) overall window U-value to be 0.38 or less;
- iv) all lighting to use efficient, long life fixtures;
- v) occupancy sensors to be used in low traffic areas;
- vi) green roof provided on the west side of the 5th floor;
- vii) landscaped areas will be sodded and landscaped with native drought-resistant plants;
- viii) compliance with standards for tree protection barriers; and,
- ix) storage and collection areas for recycling and organic waste are located within the building.

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, 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 RA2 Apartment Residential Zone, subject to Exception 9(1131).
2. Site Development File DA.11.069 to permit a 7-storey residential (condominium-style) apartment building comprised of 122 dwelling units and 168 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location

The 0.71 ha site represents the second phase of a 2 phase development and is located on the north side of Regional Road 7, between Wigwoss Drive and Pine Valley Drive, and known municipally as 4700 Regional Road 7, as shown on Attachments #1 and #2. The subject lands are physically separated from Phase 1 by Jersey Creek.

Official Plan and Zoning

The subject lands are designated "Prestige Area-Centres Avenue Seven Corridor" by OPA #661, as amended by site-specific OPA #682 and OPA #726, which permit the proposed development. OPA #726 is not yet in full force and effect, and therefore, if the Site Development application is

approved, the Site Plan Letter of Undertaking cannot be executed until OPA #726 is in full force and effect.

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 (as modified September 27, 2011 and April 17, 2012), and is pending approval from the Ontario Municipal Board. The proposed development does not conform to VOP, however, it is the in-effect Official Plans identified above that the site plan proposal conforms to.

The subject lands are zoned RA2(H) Apartment Residential Zone with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(1131).

On March 20, 2012, Council approved Official Plan and Zoning By-law Amendment Files OP.11.008 and Z.11.033 to increase the maximum building height from 6-storeys to 7-storeys and to permit a reduced parking standard (1.30 spaces per unit) on the subject lands. The implementing Official Plan Amendment (OPA #726) was adopted by Council on May 8, 2012, which at the time of preparation of this report was not yet in full force and effect. At this time, the implementing Zoning By-law has not been enacted by Council and as such the following minor exceptions for setback of the roof-top landscaped area and canopy (along Highway #7) will be included in the implementing By-law. Therefore, if this Site Development application is approved, a Zoning By-law to implement Council's decision respecting Zoning By-law Amendment File Z.11.033 and to remove the Holding Symbol "(H)" will be forwarded to a future Council meeting for enactment. A recommendation has been included requiring that both OPA #726 and the implementing Zoning By-law be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking.

Site Plan Review

The Development Planning Department is satisfied with the proposed site plan, landscape plan, and building elevations shown on Attachments #3, #4, #5 and #6, respectively.

The Vaughan Development/Transportation Engineering Department has reviewed the site servicing and grading plans and stormwater management report, and the applicant must address all engineering requirements to their satisfaction. A condition of approval is included in the recommendation of this report.

Servicing Capacity Allocation

On May 24, 2011, Council approved the annual Servicing Capacity Distribution Protocol to reserve 88 residential units for the subject development, in addition to the previously allocated 34 residential units. The current proposal is for 122 residential units. In accordance with the City's Protocol, formal allocation of servicing capacity will be required by Council in conjunction with Site Plan Approval, which is included in the recommendation of this report.

Environmental

The applicant has submitted a Phase One Environmental Site Assessment Report, dated November 25, 2011, an updated Phase One Environmental Site Assessment Report, dated May 21, 2012, and a Remedial Action Plan, dated June 13, 2012, all prepared by Forward Engineering and Associates in support of the development application. These ESA reports have been peer reviewed by Decommissioning Consulting Services Limited (DCS) and although the existence of a large amount of fill was identified, 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 method of removal of the existing soil stockpile, test procedure, and the necessary additional post

remediation documentation related to the quality of the soil in the stockpile. Once the site has been remediated, the applicant will be required to obtain a Record of Site Condition.

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.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the Site Development application and has provided conditions for the applicant to address prior to final approval. In particular, the hydraulic model (including the cut and fill balance) must be revised to the satisfaction of the TRCA. The Owner must address all TRCA requirements to their satisfaction. A condition to this effect is 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 the north side of Regional Road 7. The Region of York Transportation and Community Planning Department has been circulated the Site Development application. The Owner will be required to fulfill any requirements of the Region of York. A condition to this effect has been included in the recommendation of this report.

Conclusion

The Zoning By-law Amendment and Site Development applications have been reviewed in accordance with the applicable policies and requirements of the Official Plan and Zoning By-law 1-88, respectively, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the Holding Symbol "(H)" can be removed from the subject lands and that the Site Development application to facilitate the development of the property with a 7-storey residential (condominium-style) apartment building, comprised of 122 dwelling units, is appropriate and compatible with the existing and planned land uses in the surrounding area, and conforms to the adopted Official Plan Amendment #726. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment application to remove the Holding Symbol "(H)" from the subject lands and the Site Development Application, subject to the conditions contained in this report.

Attachments

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

Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marelli, Senior Planner, ext. 8791

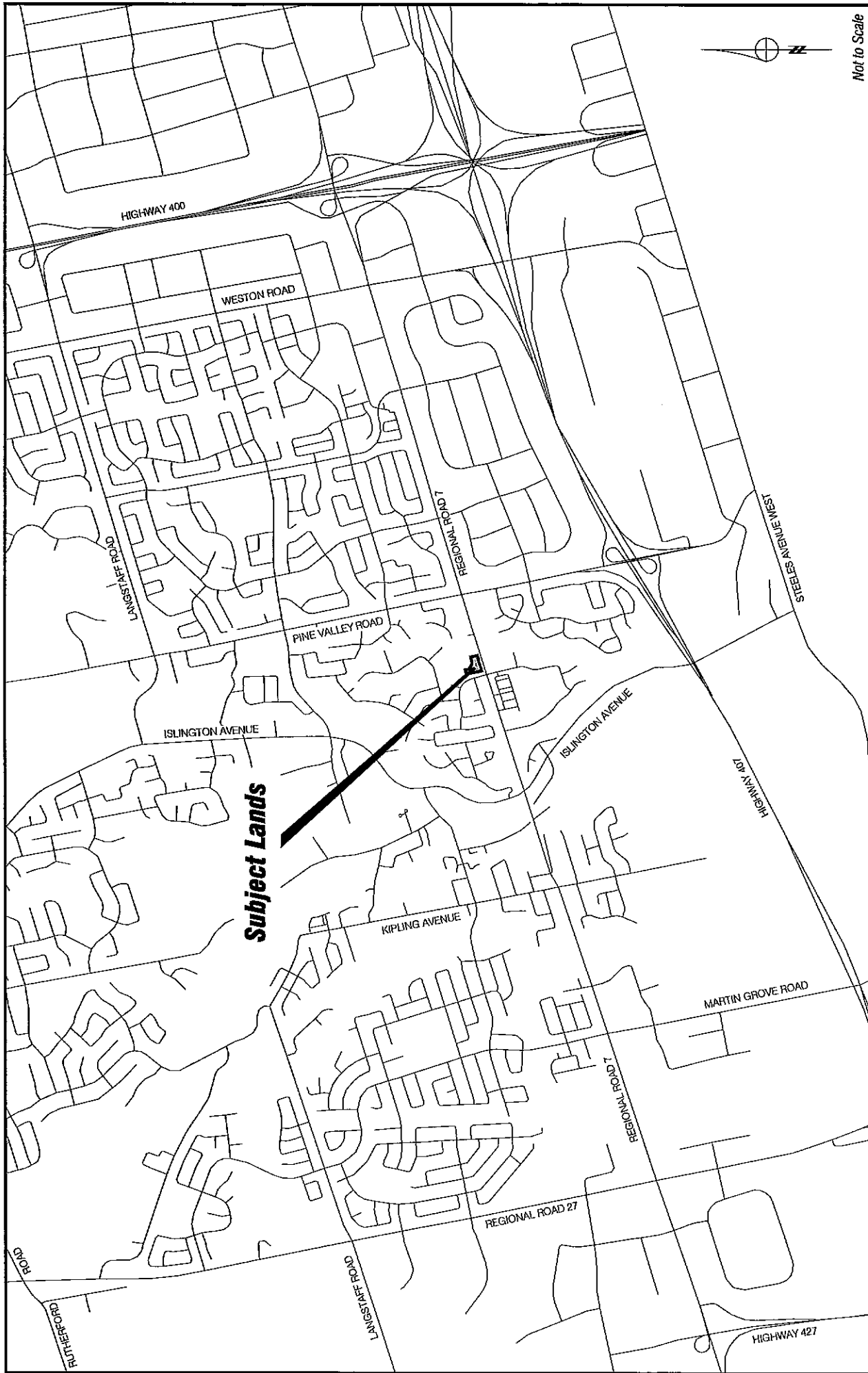
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Not to Scale

Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Vista Parc Limited

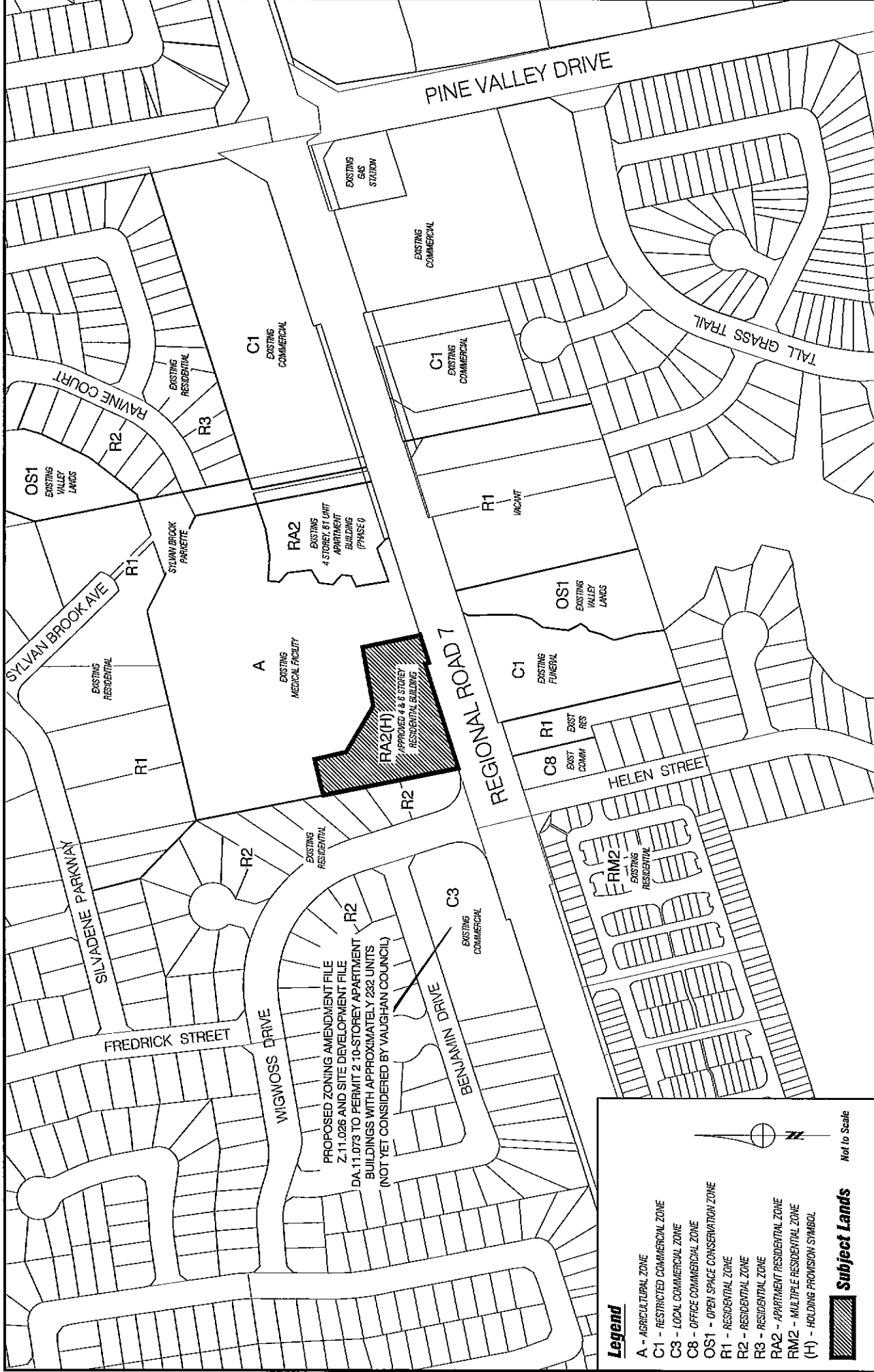
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Attachment 1

FILE: DA.11.069 &
Z.11.033

DATE:
May 25, 2012



PROPOSED ZONING AMENDMENT FILE
 Z.11.026 AND SITE DEVELOPMENT FILE
 DA.11.073 TO PERMIT 2 10-STOREY APARTMENT
 BUILDINGS WITH APPROXIMATELY 232 UNITS
 (NOT YET CONSIDERED BY VAUGHAN COUNCIL)

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 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROMISION SYMBOL

Subject Lands Not to Scale

N

Location Map

LOCATION:
 Part of Lot 6, Concession 7

APPLICANT:
 Vista Parc Limited

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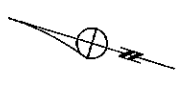


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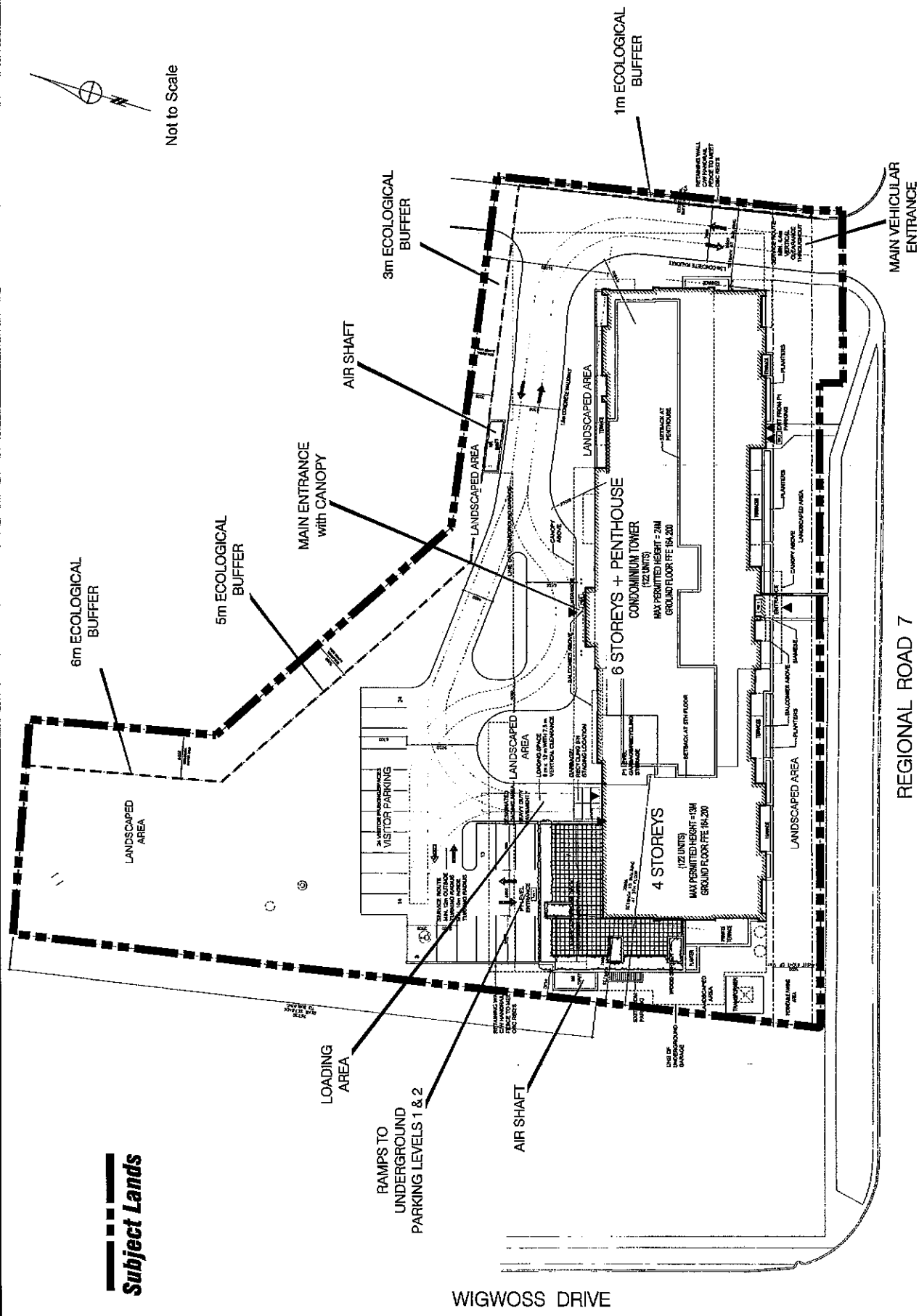
FILE: DA.11.069 &
 Z.11.033

DATE:
 May 25, 2012

2



Not to Scale



Subject Lands

Site Plan

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Vista Parc Limited

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REGIONAL ROAD 7

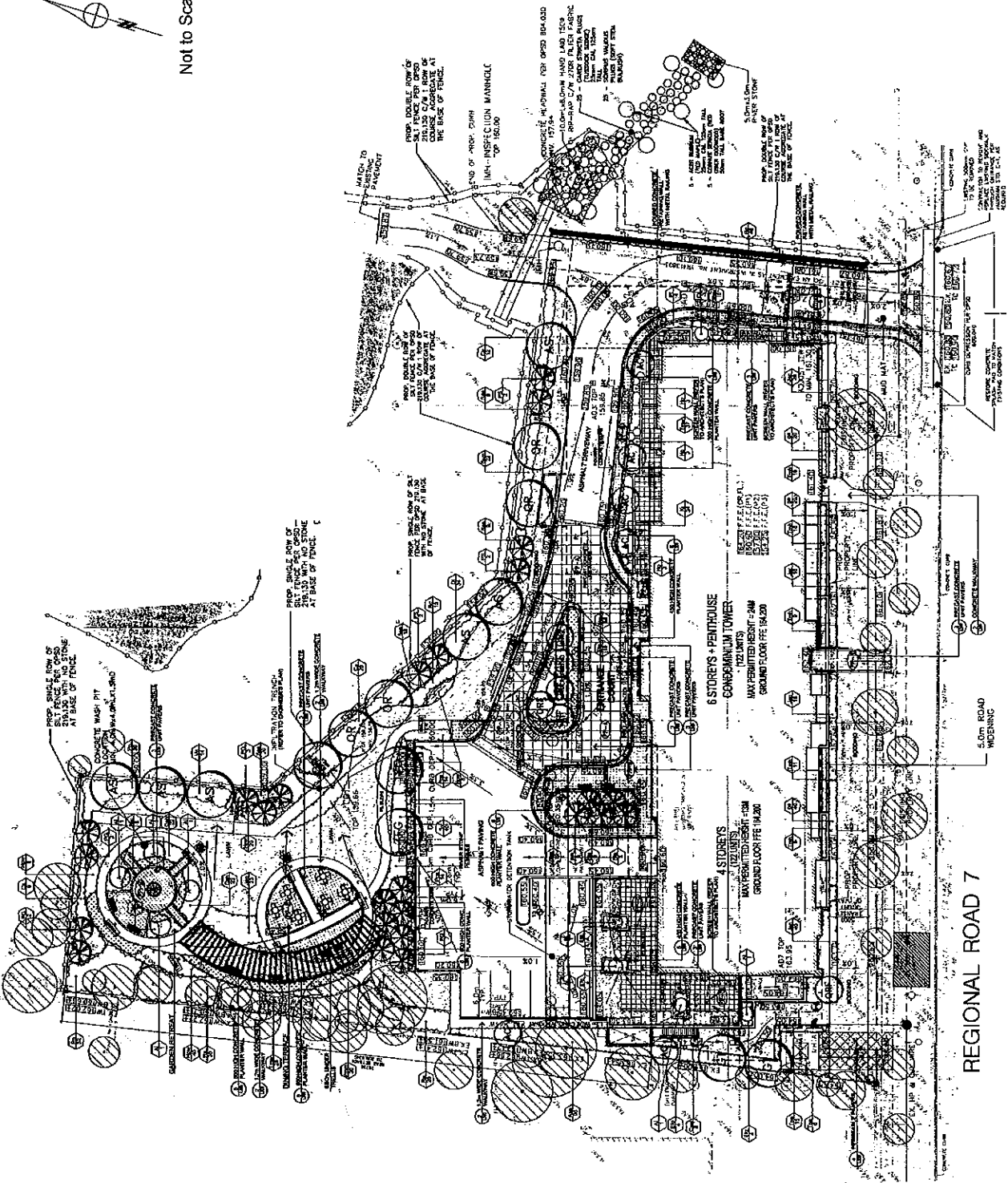
WIGWOSS DRIVE

Attachment

FILE: DA.11.069 &
Z.11.033
DATE:
May 25, 2012

3

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Landscape Plan

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Vista Parc Limited

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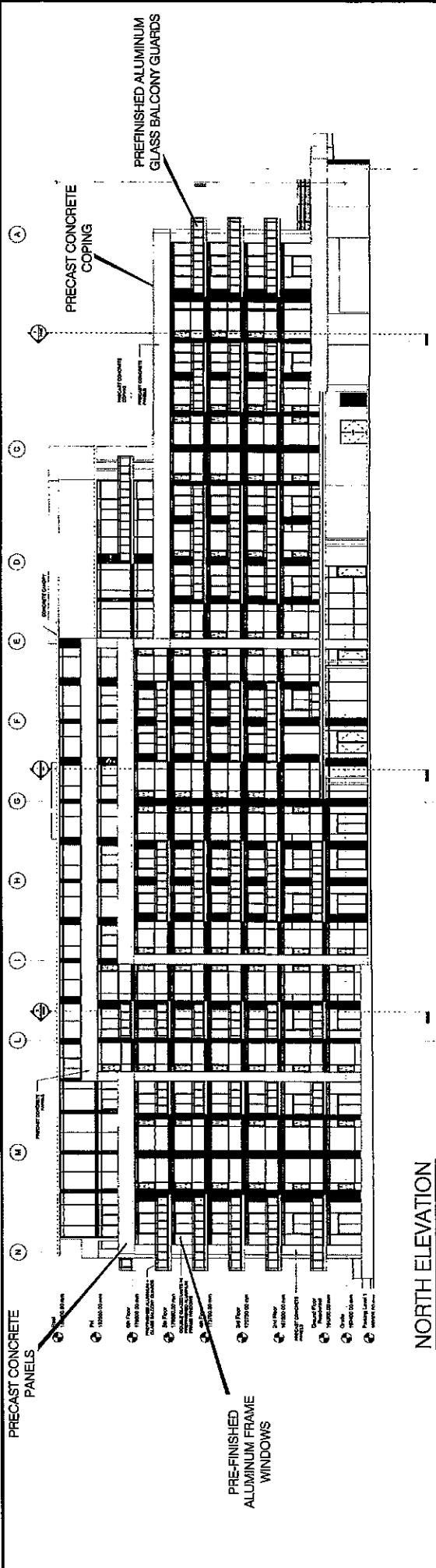


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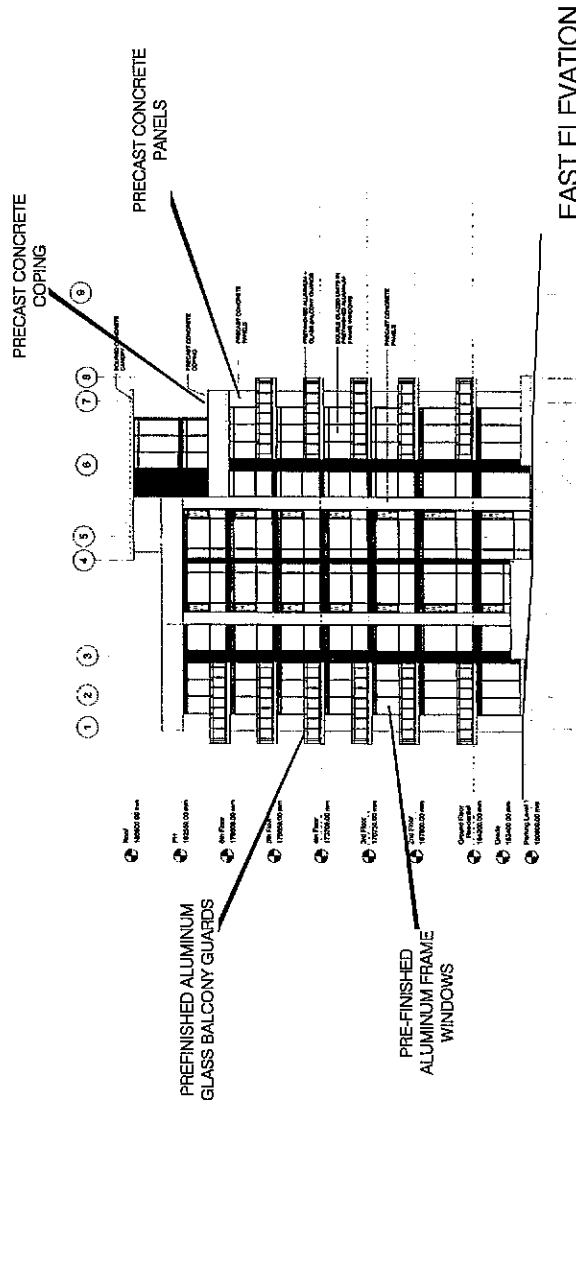
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Z.11.033

DATE:
May 25, 2012

4



NORTH ELEVATION



EAST ELEVATION

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North and East Building Elevations



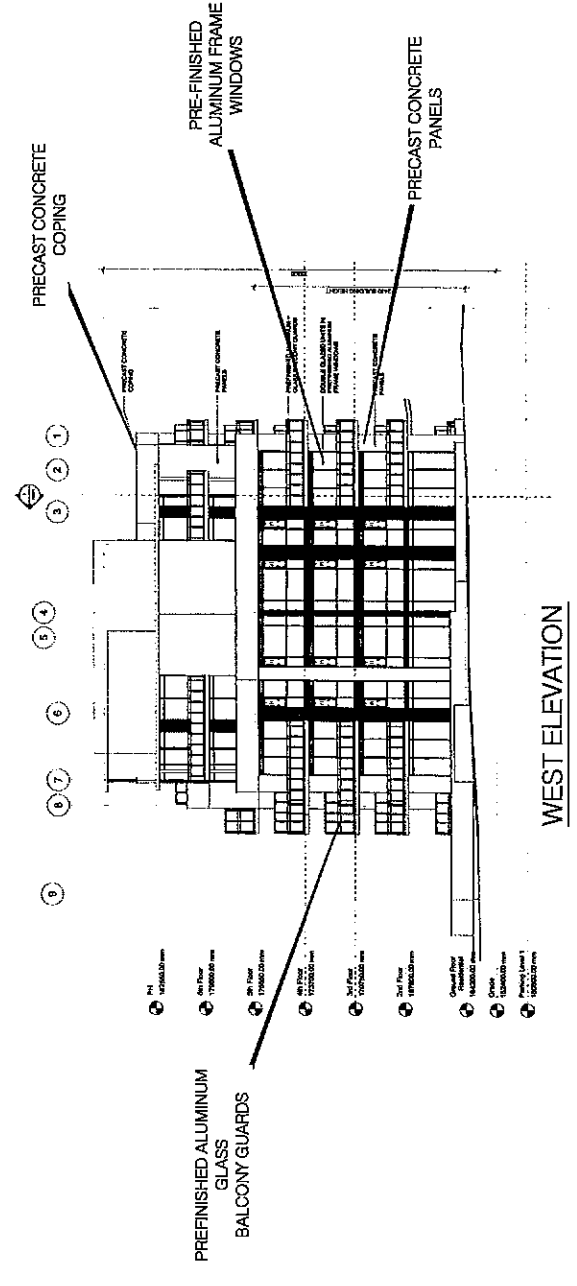
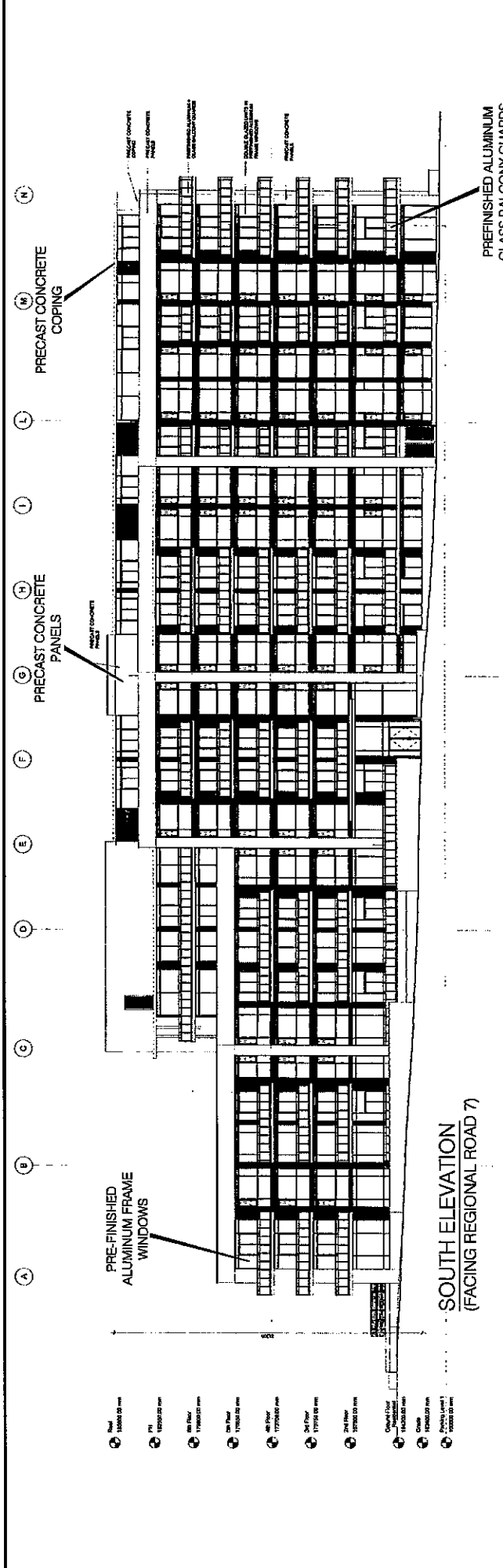
Attachment 5

FILE: DA.11.069 & Z.11.033

DATE: May 25, 2012

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

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Not to Scale



South and West Building Elevations

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