

	By-law Standard	By-law 1-88 Requirements of C9 Zone	Proposed Exceptions to C9 Zone
a.	Minimum Front Yard Setback (Regional Road 7)	3 m	1.5 m
b.	Minimum Front Yard (Regional Road 7) Setback to Underground Parking Garage	1.8 m	0.75 m
c.	Minimum Landscape Strip Width Adjacent to Street Line (Jane Street)	6 m	1.5 m
d.	Minimum Lot Area	5,000 m ²	4,000 m ²
e.	Maximum Building Height	25 m	130 m
f.	Maximum Residential Density	67 m ² / unit	32,574 m ² GFA/420 units = 77.6 m ² / unit
g.	Minimum Parking Requirement	<ul style="list-style-type: none"> ▪ 1.5 spaces per dwelling unit @ 420 units (630 spaces); ▪ 0.25 spaces per dwelling unit for visitor parking @ 420 units (105 spaces); ▪ 6.0 spaces/100m² GFA for commercial uses@ 986 m² (60 spaces) <p>Total parking required = 795 spaces</p>	<ul style="list-style-type: none"> ▪ 0.81 spaces per dwelling unit @ 420 units (341 spaces); ▪ 0.20 spaces per dwelling unit for visitor parking @ 420 units (84 spaces) ▪ 0 spaces for commercial uses <p>Total parking proposed = 425 spaces</p>

Additional zoning exceptions may be identified through the detailed review of the application.

Background - Analysis and Options

<p style="text-align: center;">Location</p>	<ul style="list-style-type: none"> ▪ The vacant 0.4 ha property is located on the north side of Regional Road 7, east of Jane Street, municipally known as 2938 Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2.
<p style="text-align: center;">Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ “Valley Lands” and “Corporate Centre Node” by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by in-effect OPA #663 (The Avenue 7 Land Use Future Study Plan). ▪ The maximum building height permitted by OPA #500, as amended by OPA #663 is 25m. The Application to permit a maximum building height of 130m (40-storeys) does not conform to the Official Plan. ▪ The subject lands are designated “Neighbourhood Precincts” by the Vaughan Metropolitan Centre Secondary Plan, which forms part of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010), and was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Ontario Municipal Board. VOP 2010 permits a maximum Floor Space Index (FSI) of 4.5 and a maximum building height of 25 storeys on the subject lands. The proposal does not conform to VOP 2010.
<p style="text-align: center;">Zoning</p>	<ul style="list-style-type: none"> ▪ A Agricultural Zone by Zoning By-law 1-88. ▪ The application to facilitate the proposed development does not comply with Zoning By-law 1-88. ▪ An amendment to Zoning By-law 1-88 is required to rezone the subject lands to C9 Corporate Centre Zone and OS1 Open Space Conservation Zone and to permit the site-specific zoning exceptions required to facilitate the proposed plan.
<p style="text-align: center;">Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and Regional and City Official Plan policies.
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the policies in the VMC Plan, including, but not limited to: <ul style="list-style-type: none"> • the vision and principles identified in the Plan including the contribution of the proposed plan to creating a VMC area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; • the structural concept of the VMC Plan which provides for a maximum density of 6.0 FSI and a building height of 35 storeys for lands in the vicinity of the subway station and a maximum building height of 25-storeys and a density of 4.5 FSI on the subject lands; • the requirement for commercial uses along Regional Road 7; • the urban design and built form policies provided in the Plan; • policies respecting minimum building setbacks, ground floor commercial uses, building massing, parking and servicing facilities; • the street network and public transportation policies of the Plan; • the natural environment policies of the Plan including energy infrastructure and the potential for a District Energy system to service the property, stormwater management, environmental site design and natural heritage; and, • the requirement for a Noise and Vibration Study for residential development proposals within 1,000m of the CNR Rail Yard, 300m of an existing industrial use and 100m of Regional Road 7.
c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the development proposal on the subject lands will be reviewed in consideration of compatibility with the planned and surrounding land uses in the area. ▪ OPA #500, as amended by OPA #663, does not prescribe a maximum FSI on any one site, but instead permits a maximum

	MATTERS TO BE REVIEWED	COMMENTS
		<p>average overall density of 5.0 FSI over the Corporate Centre Node. The VMC Secondary Plan permits a maximum FSI of 4.5 and a maximum building height of 25 storeys on the property. The appropriateness of permitting a density of 8.31 FSI and a maximum height of 40-storeys (130 m) will be reviewed in accordance with the VMC Secondary Plan.</p> <ul style="list-style-type: none"> ▪ The applications will be reviewed to have regard for bonusing provisions, pursuant to Section 37 of the <u>Planning Act</u>, to secure public benefits as outlined in the VMC Secondary Plan.
d.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The limits of development must be determined to the satisfaction of the Toronto and Region Conservation Authority and the Vaughan Development Planning Department, in accordance with the "Valley Lands" policies of OPA #500, as amended by OPA #663 and applicable Conservation Authority regulations and policies.
e.	Black Creek Optimization Study	<ul style="list-style-type: none"> ▪ The applications will be reviewed in accordance with the conclusions of the Black Creek Optimization Study to the satisfaction of the Vaughan Development/Transportation Engineering Department, the Vaughan Development Planning Department, and the Toronto and Region Conservation Authority.
f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The applications will be reviewed with regard to the recommendations of the City of Vaughan Design Review Panel of January 27, 2012.
g.	Overall Transportation Network	<ul style="list-style-type: none"> ▪ The applications must satisfactorily address issues relating to access to Jane Street, full movement access at the intersections of Regional Road 7 and Maplecrete Road, the Regional Road 7 Bus Rapid Transit Route, and any other required road widening, to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.
h.	Lands owned by the City of Vaughan	<ul style="list-style-type: none"> ▪ The lands located on the east side of the subject lands are currently owned by the City of Vaughan, as shown on Attachment #4. The development proposal incorporates these lands as a possible access driveway from Regional Road 7 which provides access to the site. The final disposition of the City owned lands must be to the satisfaction of the City and approved by Vaughan Council.

i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved. ▪ Opportunities for the Owner to participate in the City of Vaughan District Energy initiatives will be explored through the applications.
j.	Supporting Documents	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved by the Region of York and/or the City of Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> ▪ Traffic Impact Study and Parking Study; ▪ Noise Study; ▪ Wind Study; ▪ Sun/Shadow Study; ▪ Functional Servicing and Stormwater Management Report; and, ▪ Arborist Report.
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> ▪ The Phase 1 ESA (Environment Site Assessment) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
l.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report prepared by Weston Consulting Group Inc., submitted in support of the proposal shall be approved to the satisfaction of the Vaughan Development Planning Department.
m.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ A future Site Plan Application will be required, if the applications are approved, and will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.
n.	Servicing	<ul style="list-style-type: none"> • Servicing allocation must be identified and assigned to the development, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" may be applied to the subject lands. Removal of the Holding Symbol will be conditional on servicing capacity being allocated to the subject lands.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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. Conceptual Master Plan
4. Conceptual Site Plan
5. Conceptual South Elevation
6. Conceptual North Elevation
7. Conceptual West & East Elevations
8. Conceptual Master Landscape Plan
9. Conceptual Building Sections
10. Conceptual Rendering

Report prepared by:

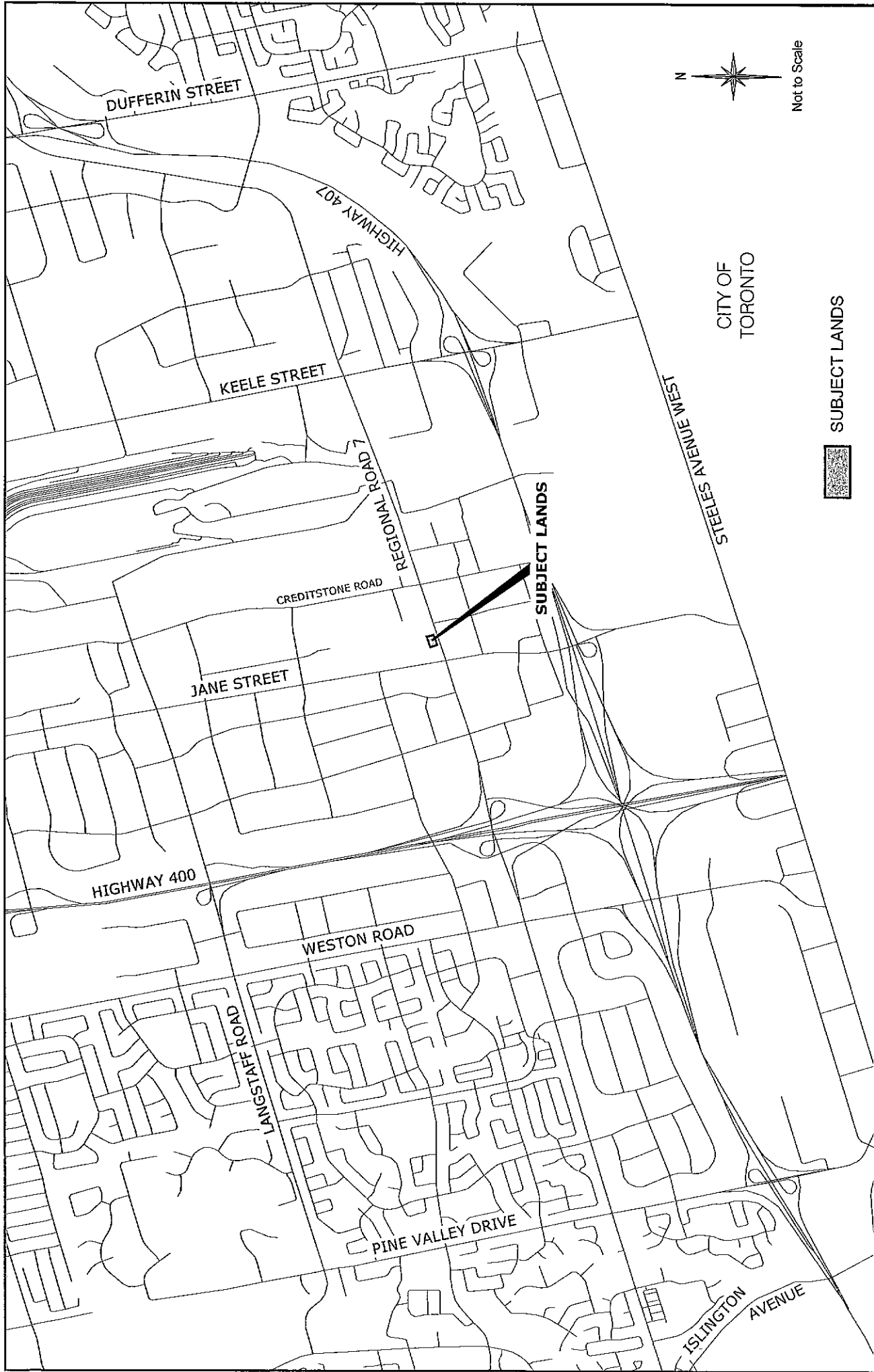
Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 6,
Concession 4

Applicant: Midvale Estates Limited
c/o Goldpark Group

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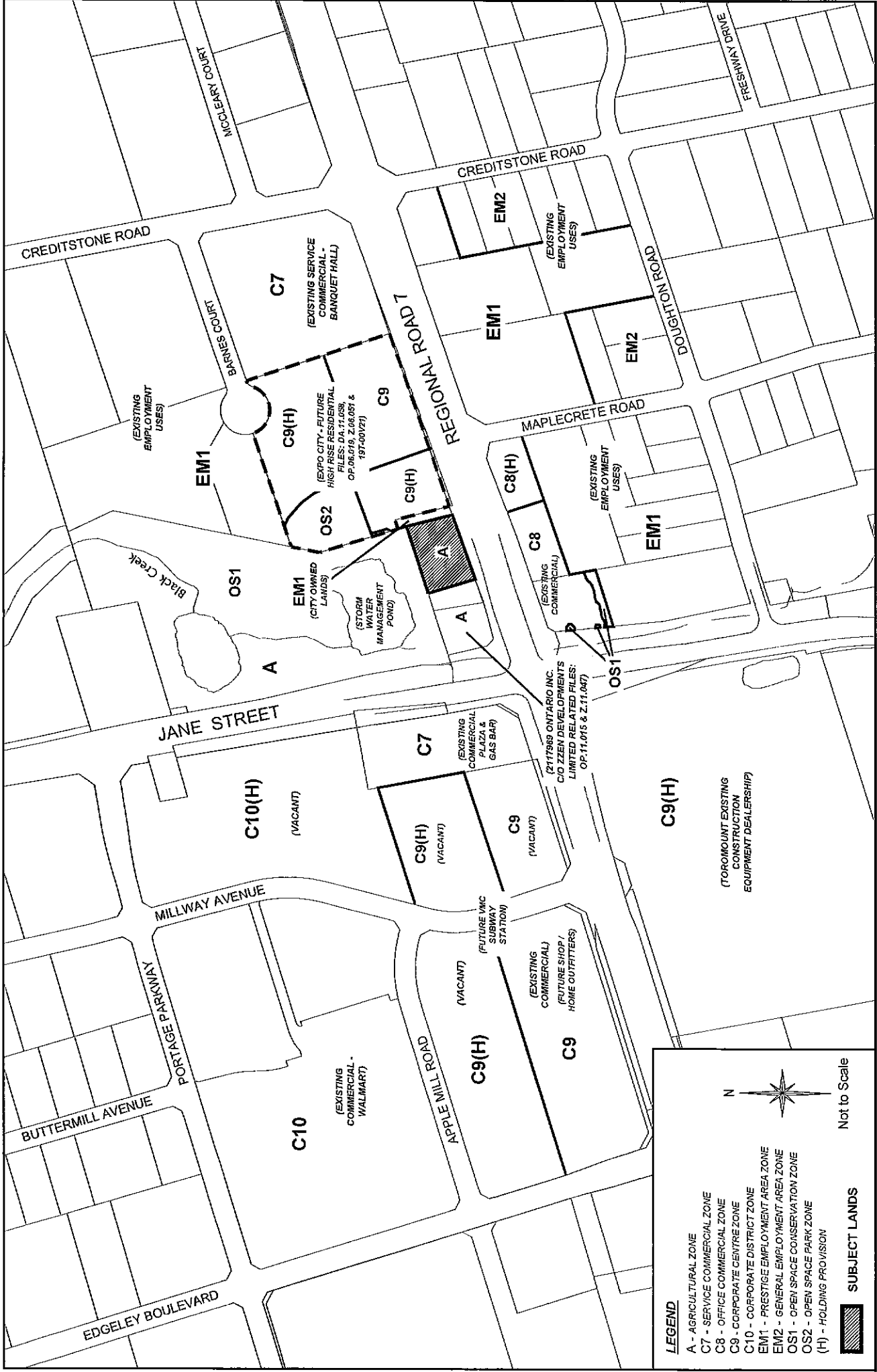
Attachment 1

Files: OP.11.014 &
Z.11.046

Date: March 13, 2012



Location Map
 Location: Part of Lot 6,
 Concession 4
 Applicant: Midvale Estates Limited
 c/o Goldpark Group

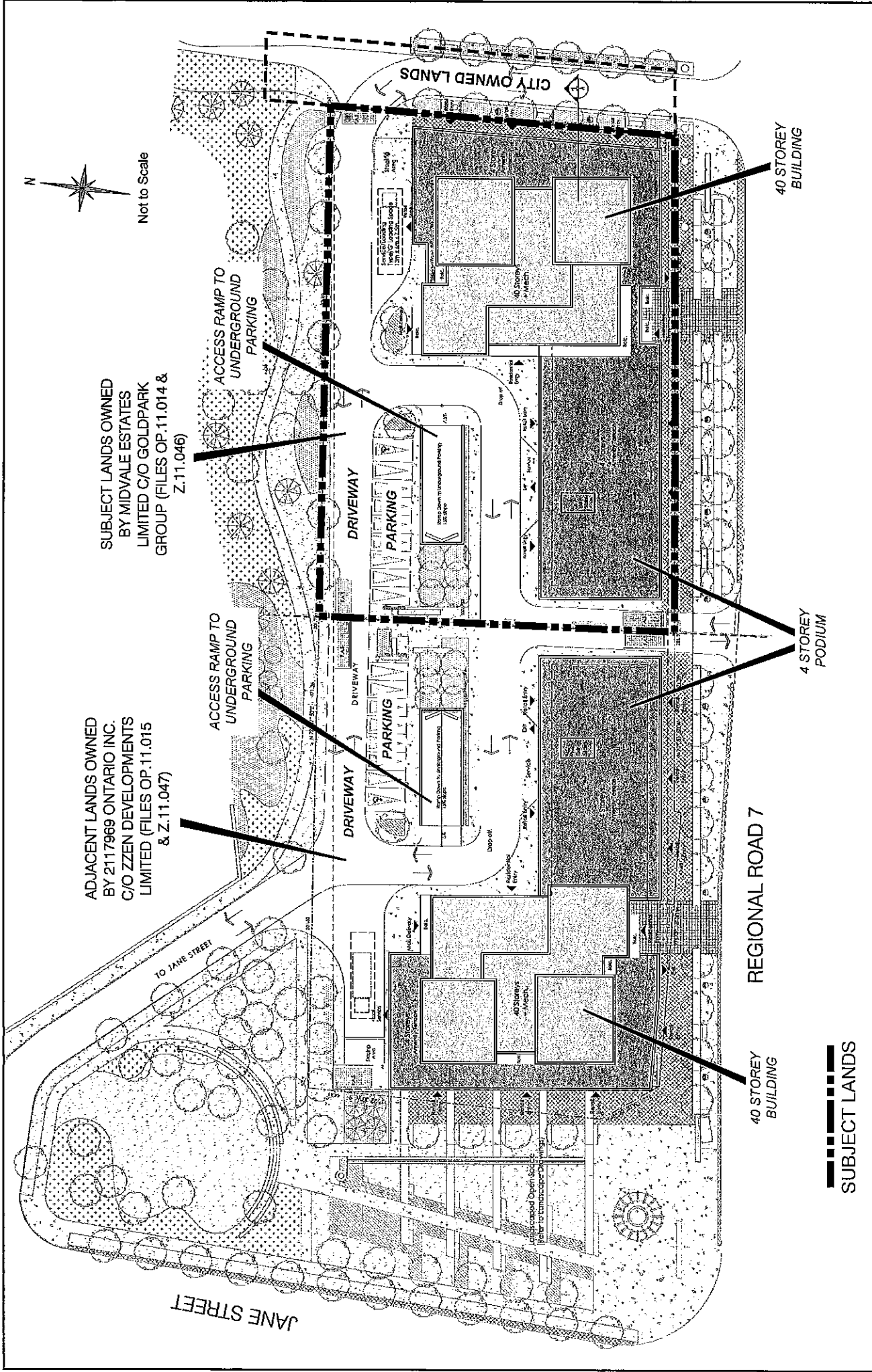


LEGEND

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- C9 - CORPORATE CENTRE ZONE
- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

Not to Scale



Not to Scale

SUBJECT LANDS OWNED BY MIDVALE ESTATES LIMITED C/O GOLDPARK GROUP (FILES OP.11.014 & Z.11.046)

ADJACENT LANDS OWNED BY 2117969 ONTARIO INC. C/O ZEN DEVELOPMENTS LIMITED (FILES OP.11.015 & Z.11.047)

SUBJECT LANDS

Attachment 3

Files: OP.11.014 & Z.11.046
 OP.11.015 & Z.11.047
 Date: March 13, 2012



Conceptual Master Plan

Location: Part of Lot 6, Concession 4

Applicant: 2117969 Ontario Inc. c/o Zen Developments Limited and Midvale Estates Limited c/o Goldpark Group

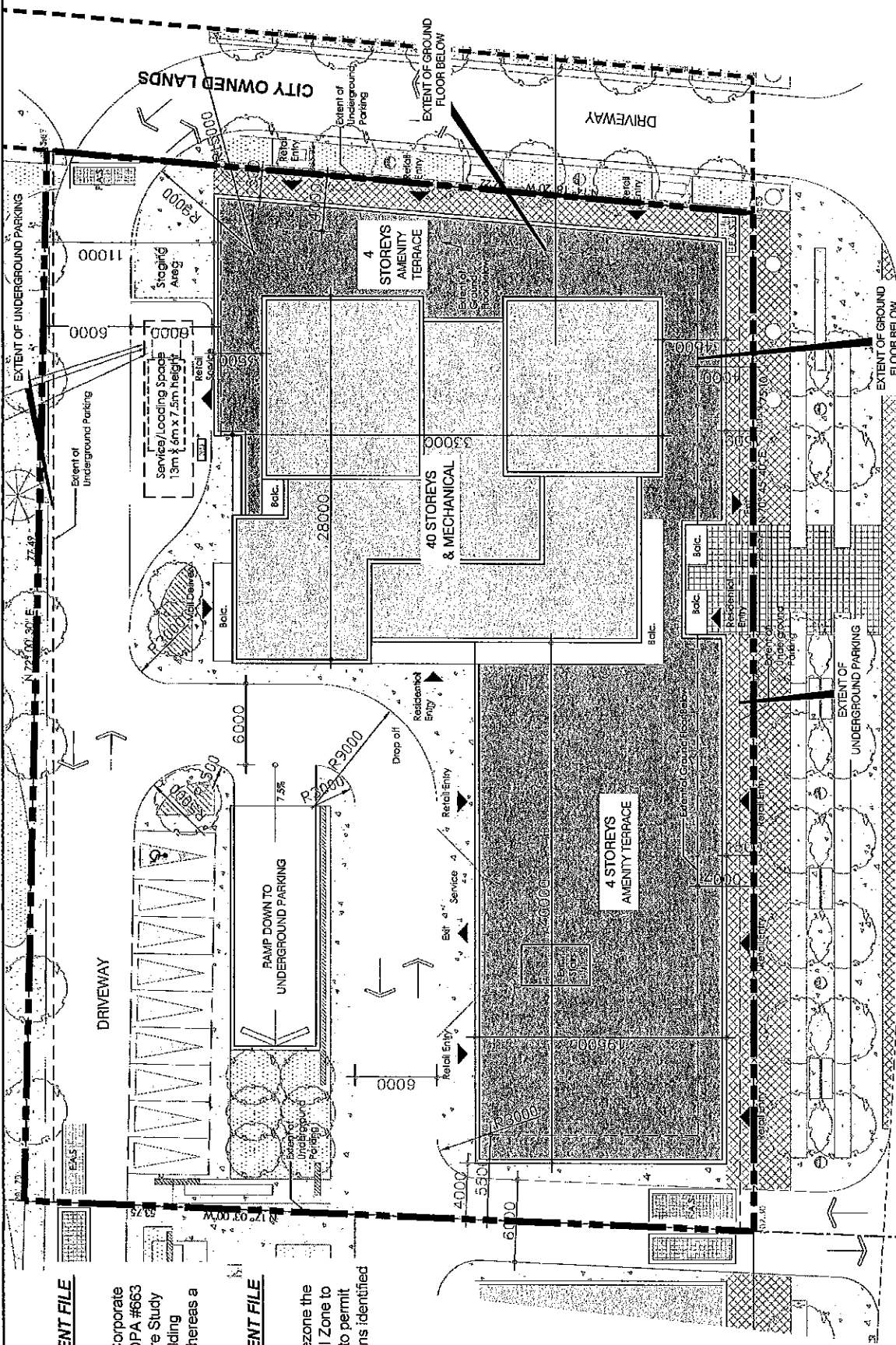
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**OFFICIAL PLAN AMENDMENT FILE
OP.11.014**

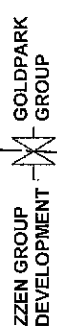
Amend OPA #500 (Vaughan Corporate Centre Plan) as amended by OPA #663 (The Avenue 7 Land Use Future Study Plan) to permit a maximum building height of 130m (40-storeys), whereas a maximum of 25m is permitted.

**ZONING BY-LAW AMENDMENT FILE
Z.11.046**

Amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to C9 Corporate Centre Zone and to permit the site-specific zoning exceptions identified in this report.



REGIONAL ROAD 7



SUBJECT LANDS

Conceptual Site Plan

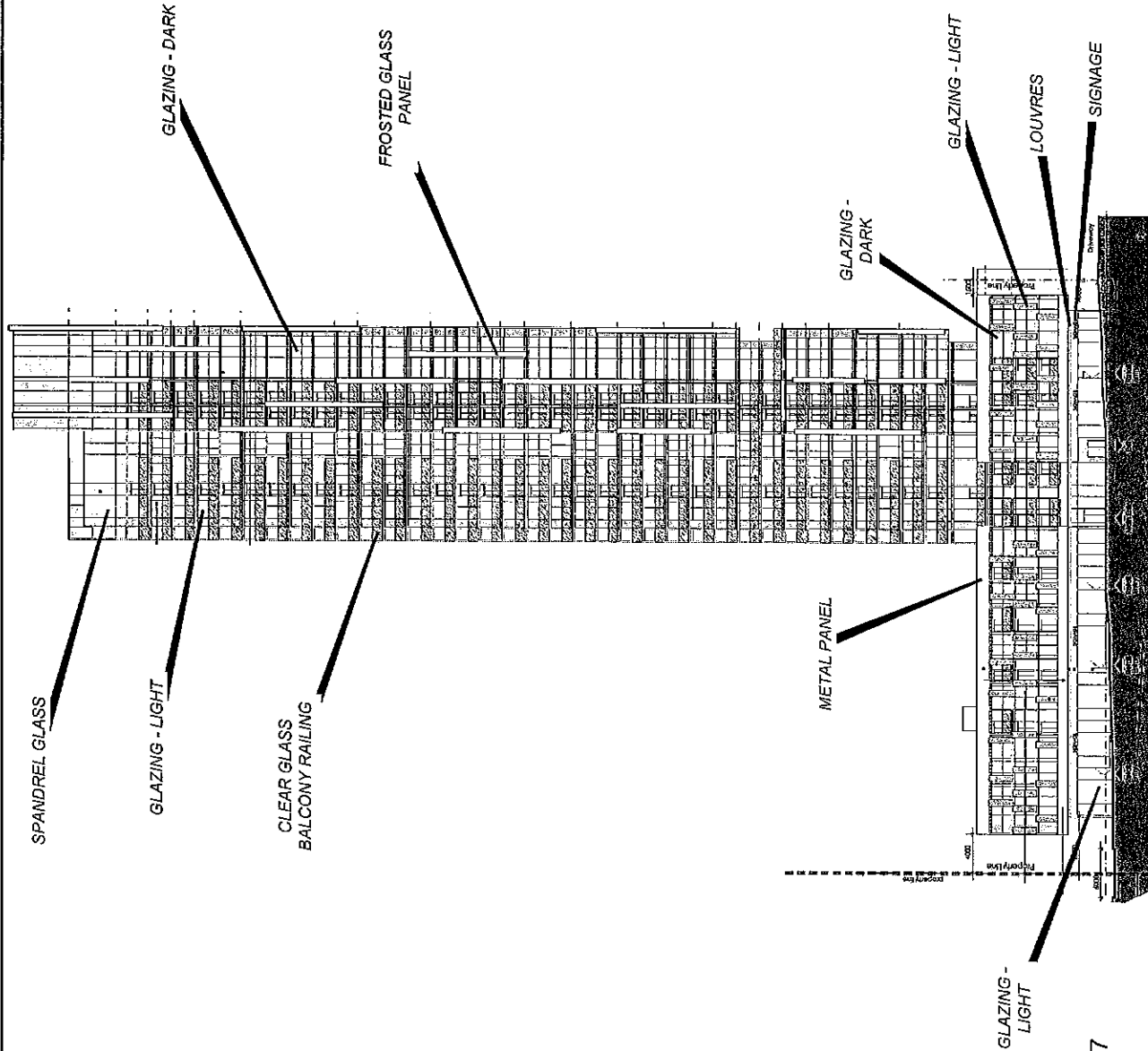
Location: Part of Lot 6,
Concession 4
Applicant: Midvale Estates Limited c/o
Goldpark Group



Attachment

Files: OP.11.014 & Z.11.046
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Date: March 13, 2012

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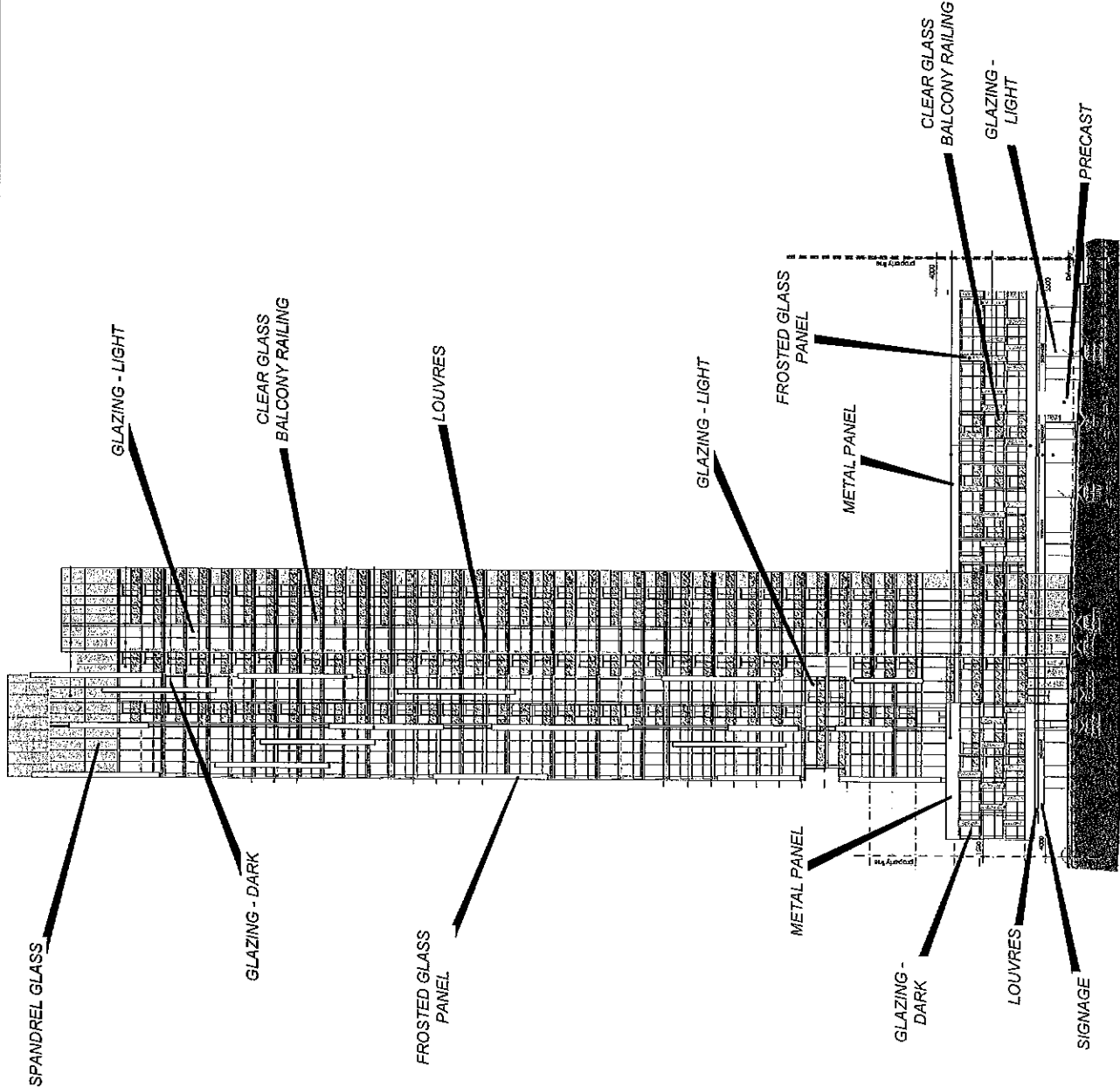
FACING REGIONAL ROAD 7

**Conceptual
South Elevation**

Applicant: Midvale Estates Limited c/o Goldpark Group
 Location: Part of Lot 6, Concession 4

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FACING STORM WATER
MANAGEMENT POND

**Conceptual
North Elevation**

Applicant: *Midvale Estates Limited c/o Goldpark Group*
 Location: *Part of Lot 6, Concession 4*

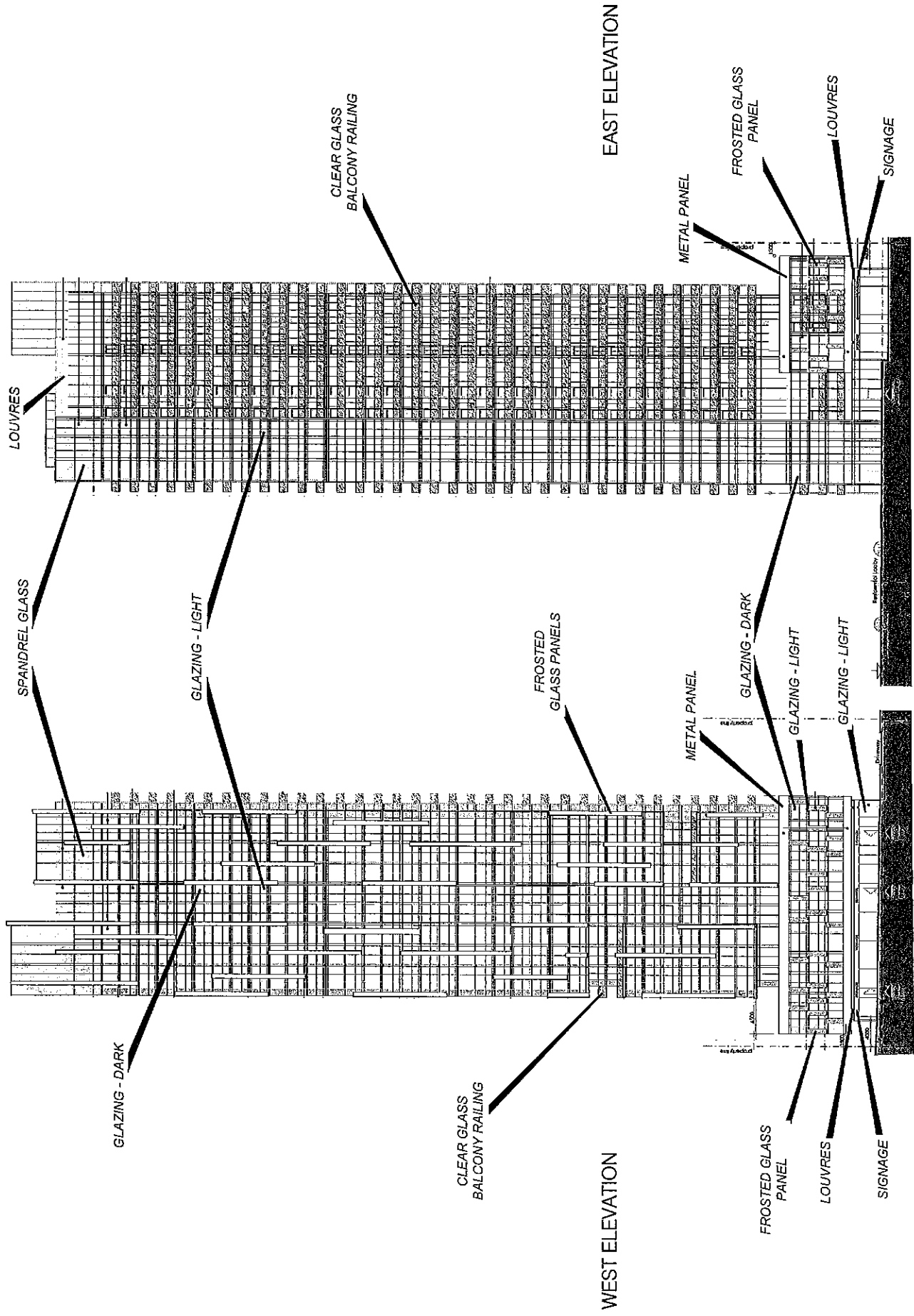
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Attachment

6

Files: *OP.11.014 & Z.11.046*
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 Date: *March 13, 2012*

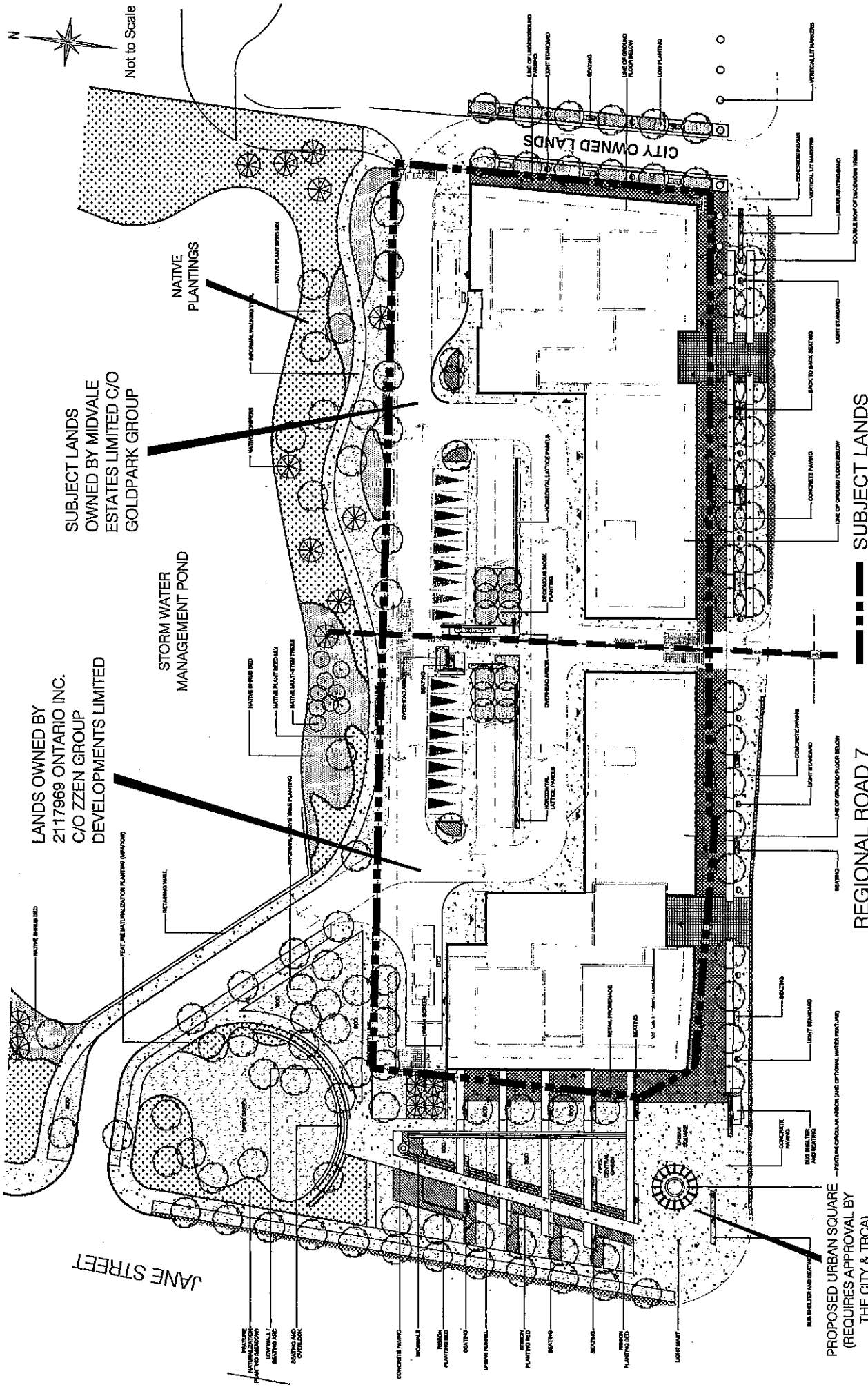


Conceptual West & East Elevations

Applicant: *Mitvale Estates Limited c/o Goldpark Group*
 Location: *Part of Lot 6, Concession 4*



Files: *OP.11.014 & Z.11.046*
 Not to Scale
 Date: *March 13, 2012*



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LANDS OWNED BY
2117969 ONTARIO INC.
C/O ZZEN GROUP
DEVELOPMENTS LIMITED

SUBJECT LANDS
OWNED BY MIDVALE
ESTATES LIMITED C/O
GOLDPARK GROUP

STORM WATER
MANAGEMENT POND

NATIVE
PLANTINGS

CITY OWNED LANDS

SUBJECT LANDS

REGIONAL ROAD 7

PROPOSED URBAN SQUARE
(REQUIRES APPROVAL BY
THE CITY & TRCA)

Attachment
Files: OP.11.014 & Z.11.046
OP.11.015 & Z.11.047
Date: March 13, 2012

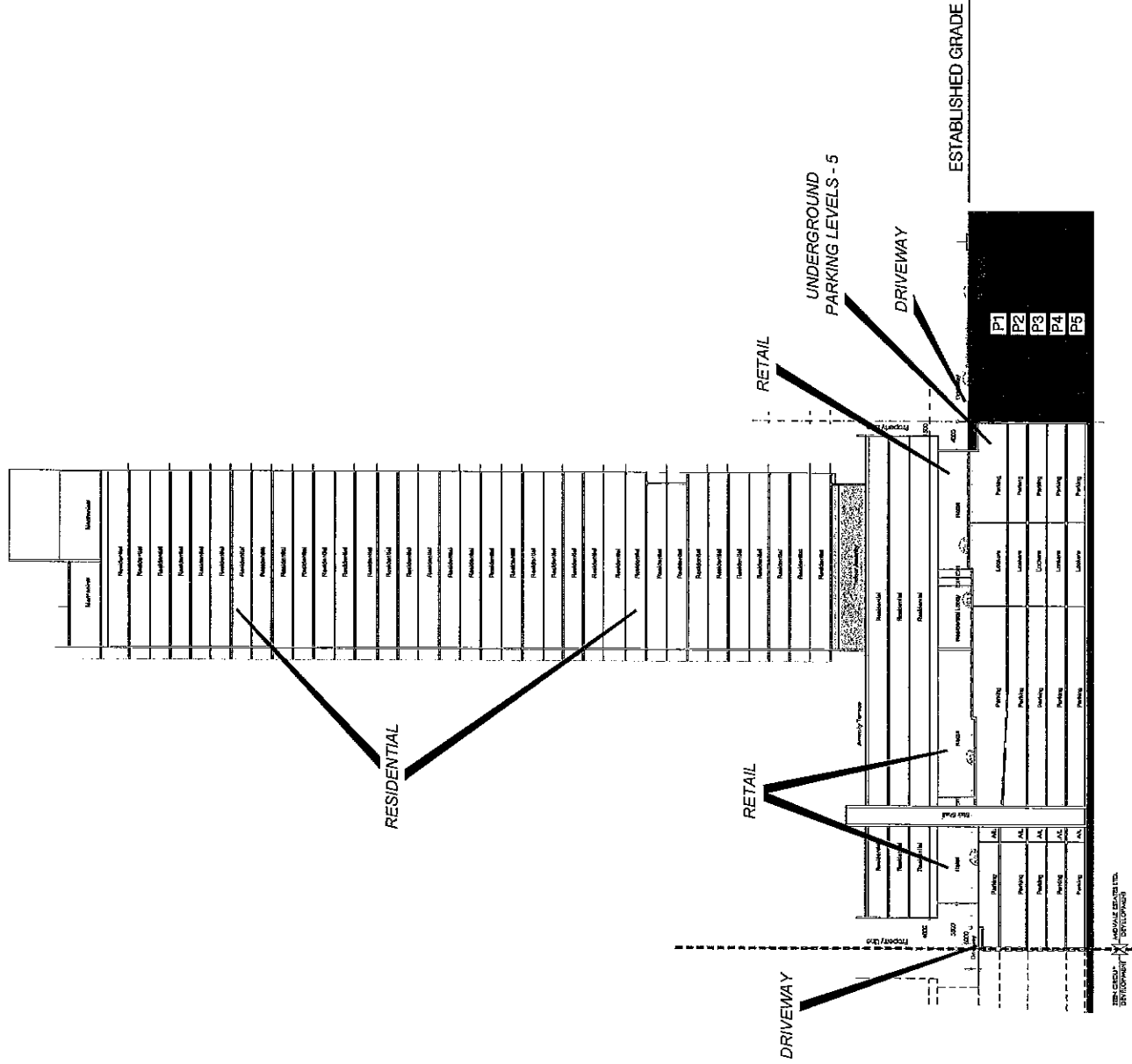


Conceptual Master
Landscape Plan

Applicant: 2117969 Ontario Inc. c/o Zen
Developments Limited and Midvale Estates
Limited c/o Goldpark Group

Development Planning Department

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Conceptual Building Sections

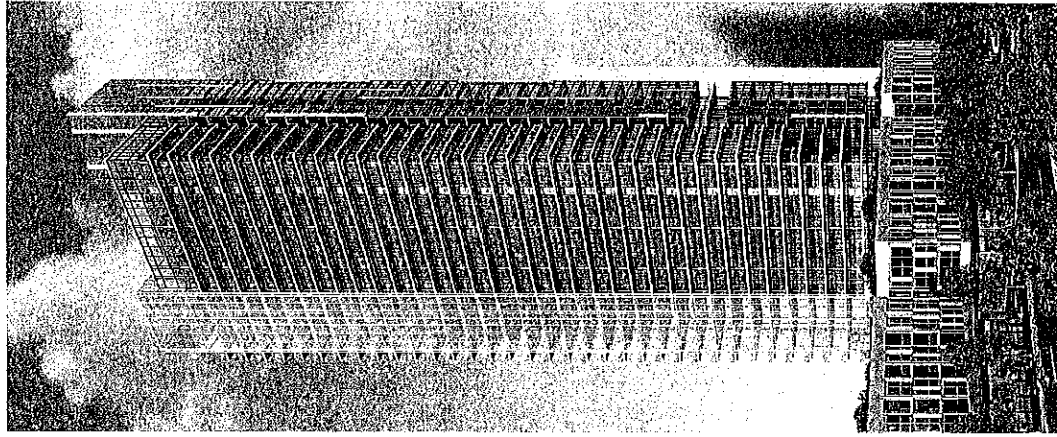
Applicant: Midvale Estates Limited c/o Goldpark Group
 Location: Part of Lot 6, Concession 4



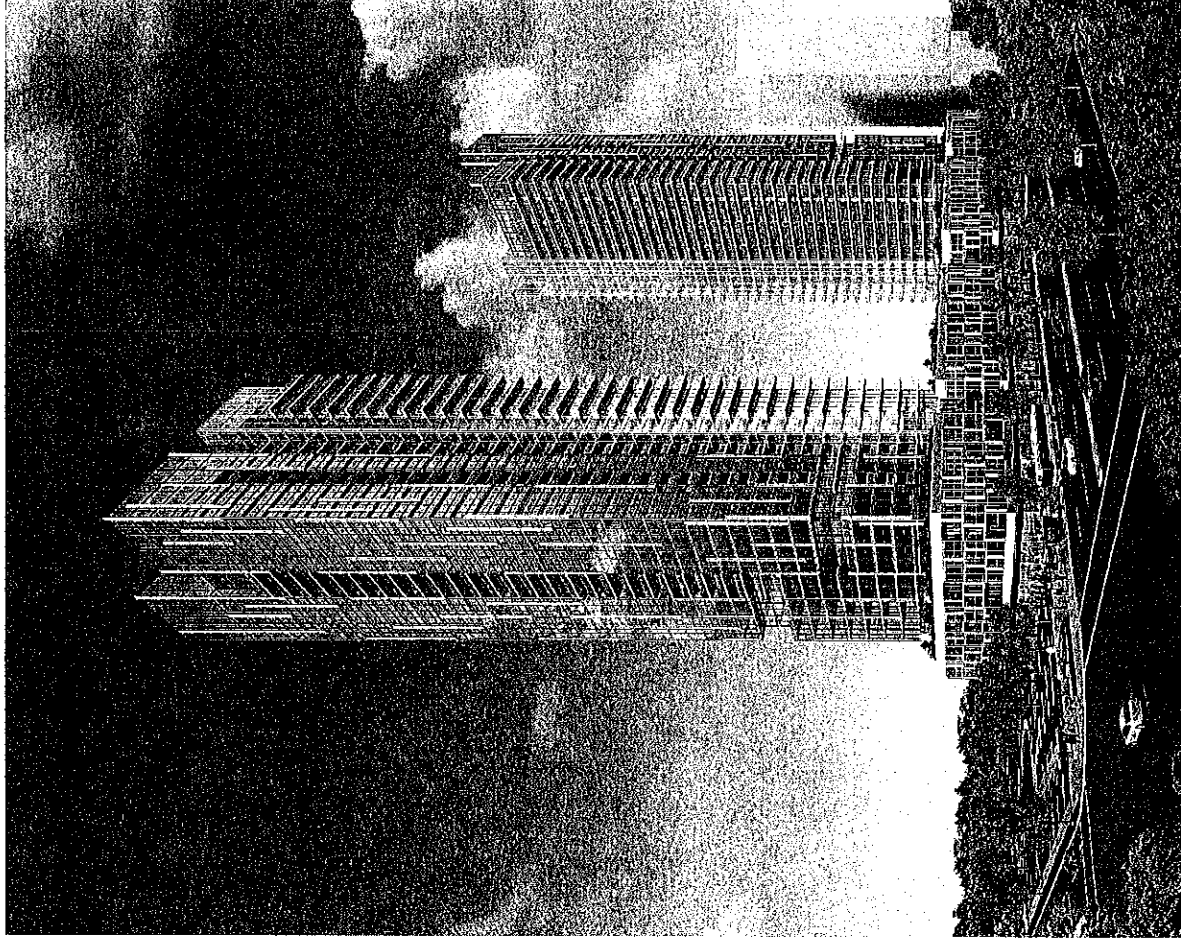
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Files: OP.11.014 & Z.11.046
 Not to Scale
 Date: March 13, 2012

9



2938 Regional Road 7
(Subject Lands)



2117969 Ontario Inc. c/o Zzen Developments Limited and
Midvale Estates Limited c/o Goldpark Group

Conceptual Rendering

Location: Part of Lot 6,
Concession 4

Applicant: Midvale Estates Limited c/o
Goldpark Group

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Attachment

Files: OP.11.0114 & Z.11.046

Not to Scale

Date: March 13, 2012

