

**4. ZONING BY-LAW AMENDMENT FILE Z.12.007 P.2012.17
2245108 ONTARIO INC.
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND BRUCE STREET**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.007 (2245108 Ontario Inc.) 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: March 30, 2012
- b) Circulation Area: 150m and to the Vaughanwood Ratepayers Association
- c) Comments received as of April 3, 2012: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.007 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone to permit a development comprised of 122, 3-storey stacked townhouse units within 5 residential blocks and served by 180 parking spaces, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
a.	Permitted Uses	i) Block Townhouse Dwelling ii) Apartment Dwelling iii) Multiple Family Dwelling	Permit 122, 3-storey stacked townhouse units within 5 residential blocks
b.	Minimum Front Yard (Bruce Street)	4.5 m	3 m

	By-law Standard	By-law 1-88 RM2 Multiple Residential Zone Requirements	Proposed Exceptions to RM2 Multiple Residential Zone
c.	Minimum Parking Requirements	<p>i) 122 Units @ 1.75 spaces/unit (1.5 resident spaces + 0.25 visitor spaces) = 214 spaces</p> <p>ii) A strip of land not less than 3.0m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p>	<p>i) 122 Units @1.54 spaces/unit (1.29 resident spaces + 0.25 visitor spaces) = 188 parking spaces</p> <p>ii) A landscaped strip of land is not required around the periphery of an outdoor parking area.</p>
d.	Minimum Lot Area Per Unit	230 m ² per unit	71 m ² per unit
e.	Maximum Building Height	11 m	12.5 m
f.	Minimum Width of Driveway for joint ingress/egress	7.5 m	6 m
g.	Minimum Amenity Area	6,710 m ²	4,310 m ²

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

Analysis and Options

Location	<ul style="list-style-type: none"> ▪ Southwest of Regional Road 7 and Bruce Street, being Lot 50 on Plan 9831, and Part of Block A on Registered Plan 65M-1567, known municipally as 26 Bruce Street, in the City of Vaughan, as shown on Attachments #1 and #2. ▪ The property is irregular in shape and represents an assembly of two lots including a small parkette formerly owned by the City (Tanana Hill Parkette). The 0.87 ha parcel has approximately 51m frontage on Bruce Street and is developed with a 1-storey private school building, which is proposed to be demolished.
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<p>Official Plan Designation</p>	<ul style="list-style-type: none"> ▪ The property is designated “Prestige Areas–Centres and Avenue Seven Corridor” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study), which permits a wide range and mix of land uses including office, business, retail, residential, institutional and civic uses in either stand-alone buildings or mixed use complexes; the maximum permitted building height is 8-storeys or 25.6 m, whichever is less, and a maximum Floor Space Index (FSI) of 2.5. The intent of OPA #661 is to protect older residential neighbourhoods, therefore, the plan restricts the maximum height of development within 30 metres of a “Low Density Residential” designation to 4-storeys or 12.8 metres, whichever is less. ▪ The proposed development conforms to in-effect OPA #661 by providing a development with an FSI of 1.29 and a maximum building height of 3-storeys or 12.5 m. ▪ The subject lands are designated “Mid-Rise Mixed-Use” and “Park” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011) and is pending approval from the Ontario Municipal Board. ▪ The “Mid-Rise Mixed-Use” designation on the subject lands was modified by Vaughan Council on September 7, 2011. This designation permits residential uses on the subject lands and requires the ground floor frontage facing arterial and collector streets to consist primarily of retail uses. The maximum building height and FSI permitted on the site is 6-storeys and 2.0, respectively. ▪ The proposed development does not conform to VOP 2010 as ground floor retail uses are not proposed and development is not permitted in the “Park” designation of the subject lands. The applicant is proceeding in accordance with the in-effect OPA #661.
<p>Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned R1 Residential Zone and R3 Residential Zone by Zoning By-law 1-88, which permits only single family detached and semi-detached dwellings. ▪ The Owner is proposing to rezone the subject lands from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone to permit the proposed stacked townhouse development. An amendment to Zoning By-law 1-88 is required.
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable current in-effect City Official Plan policies (OPA #240 as amended by OPA #661).
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands, the proposed stacked townhouse use and the site-specific exceptions to Zoning By-law 1-88 that are required to facilitate the development, 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.
c.	Traffic and Parking	<ul style="list-style-type: none"> ▪ A Traffic Impact and Parking Study prepared by Cole Engineering (February 2012) has been submitted in support of the application and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York. ▪ The Parking Assessment Report prepared by Cole Engineering, submitted in support of the proposed parking supply must be updated to reflect the current site plan submissions. The final parking report must be approved by the Vaughan Development/Transportation Engineering Department.
d.	Related Site Development Application	<ul style="list-style-type: none"> ▪ Related Site Development File DA.12.018 has been submitted in support of the proposed Zoning By-law Amendment Application, to facilitate the development shown on Attachments #3 and #4. The following matters, but not limited to, will be considered through the review of the Site Development Application: <ul style="list-style-type: none"> - built form and site design, landscaping, building elevations and materials; - pedestrian connections to the site and through the proposed development; - sustainable site and development features; - site circulation, access and any required road widening along Regional Road 7; - integration of the proposed development with existing and future development in the community; - vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - traffic and parking impacts of the proposed development on the immediate residential neighbourhood; and, - relationship of the proposed buildings to Bruce Street, which currently proposes a ramp to the underground garage, a driveway and a large blank stone wall treatment (south elevation of Block "A").
e.	Additional Studies	<ul style="list-style-type: none"> ▪ A Phase 1 Environmental Site Assessment Report, an Environmental Noise Analysis, and Functional Servicing Report have been submitted for review and approval by the Vaughan Development/Transportation Engineering Department.
f.	Servicing Allocation	<ul style="list-style-type: none"> ▪ 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. Should servicing capacity not be available, use of the Holding Symbol "(H)" will be considered for the subject lands.
g.	Sustainability	<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 to address the "heat island" effect, etc, will be reviewed and implemented through the site plan approval process, if approved.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Application will be reviewed by the Toronto and Region Conservation Authority.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. A road widening along Regional Road #7 is required, and must be approved by the Region of York. Any additional 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 application will be considered in the technical review of the application, 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. Landscape Plan
5. Typical Elevations – Block 'A'

Report prepared by:

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

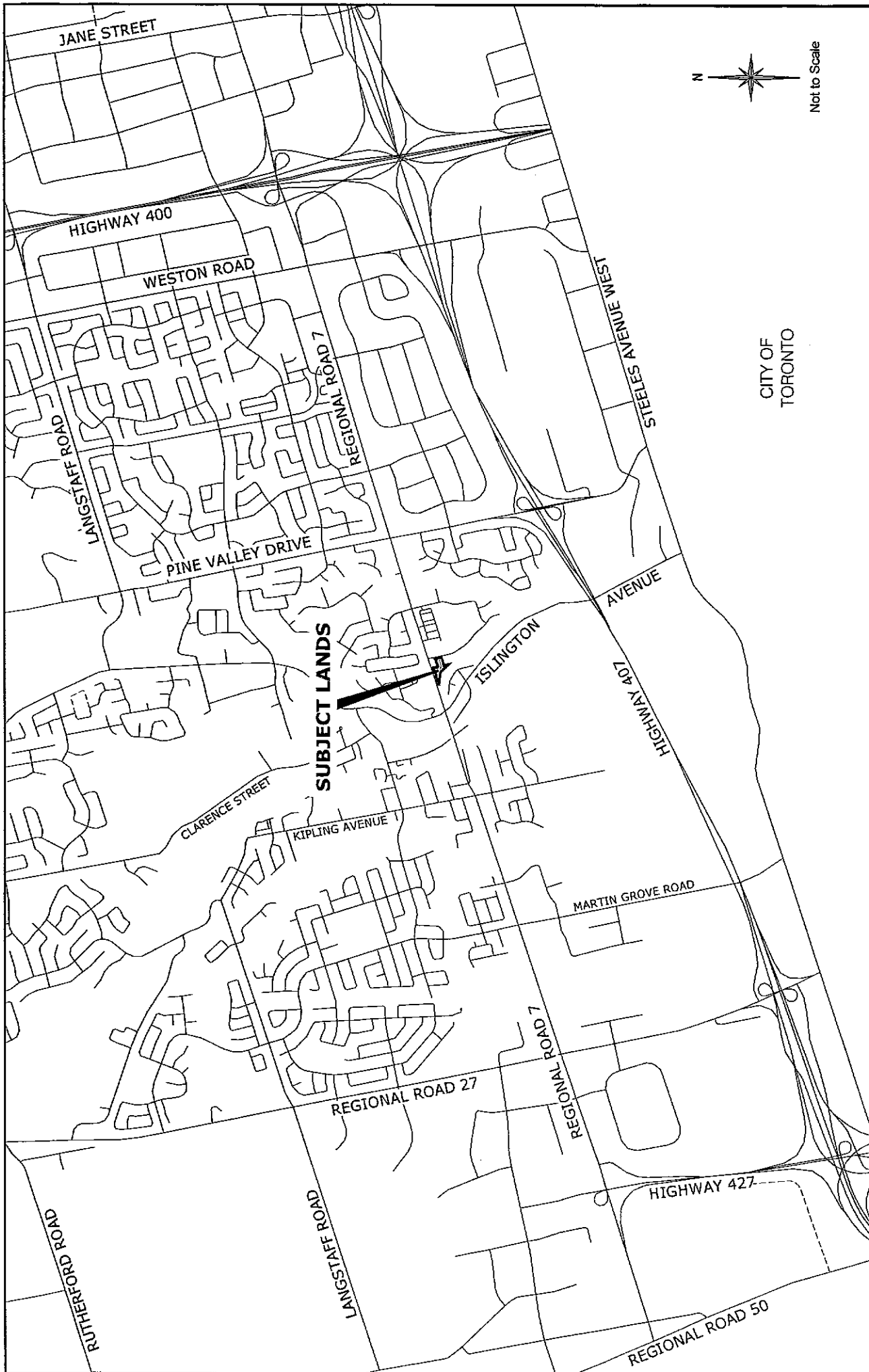
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

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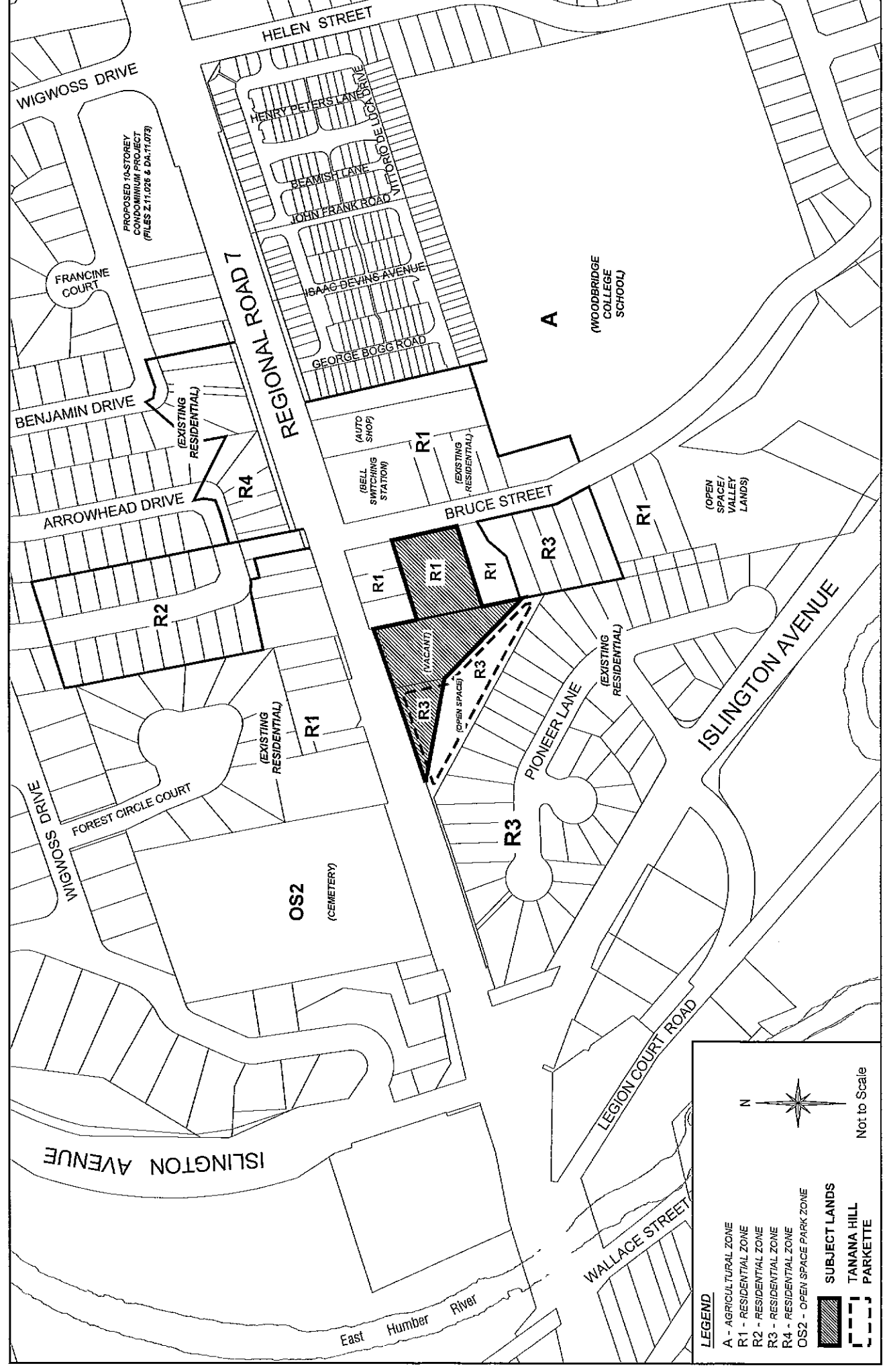
Attachment 1

File: Z.12.007
 Related File: DA.12.018
 Date:
 March 7, 2012

Context Location Map



Location: Part of Lot 5,
 Concession 7
 Applicant:
 2245108 Ontario Inc.
 N:\DPT\1 ATTACHMENTS\Z.12.007.dwg



LEGEND

- A - AGRICULTURAL ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- OS2 - OPEN SPACE PARK ZONE

SUBJECT LANDS

- TANAMA HILL
- PARKETTE

Not to Scale

Location Map

Location:
Part of Lot 5, Concession 7

Applicant:
2245108 Ontario Inc.

MAP071 ATTACHMENTS\Z\3.12.007.dwg



Attachment

File: Z.12.007
Related File: DA.12.018
Date: March 7, 2012

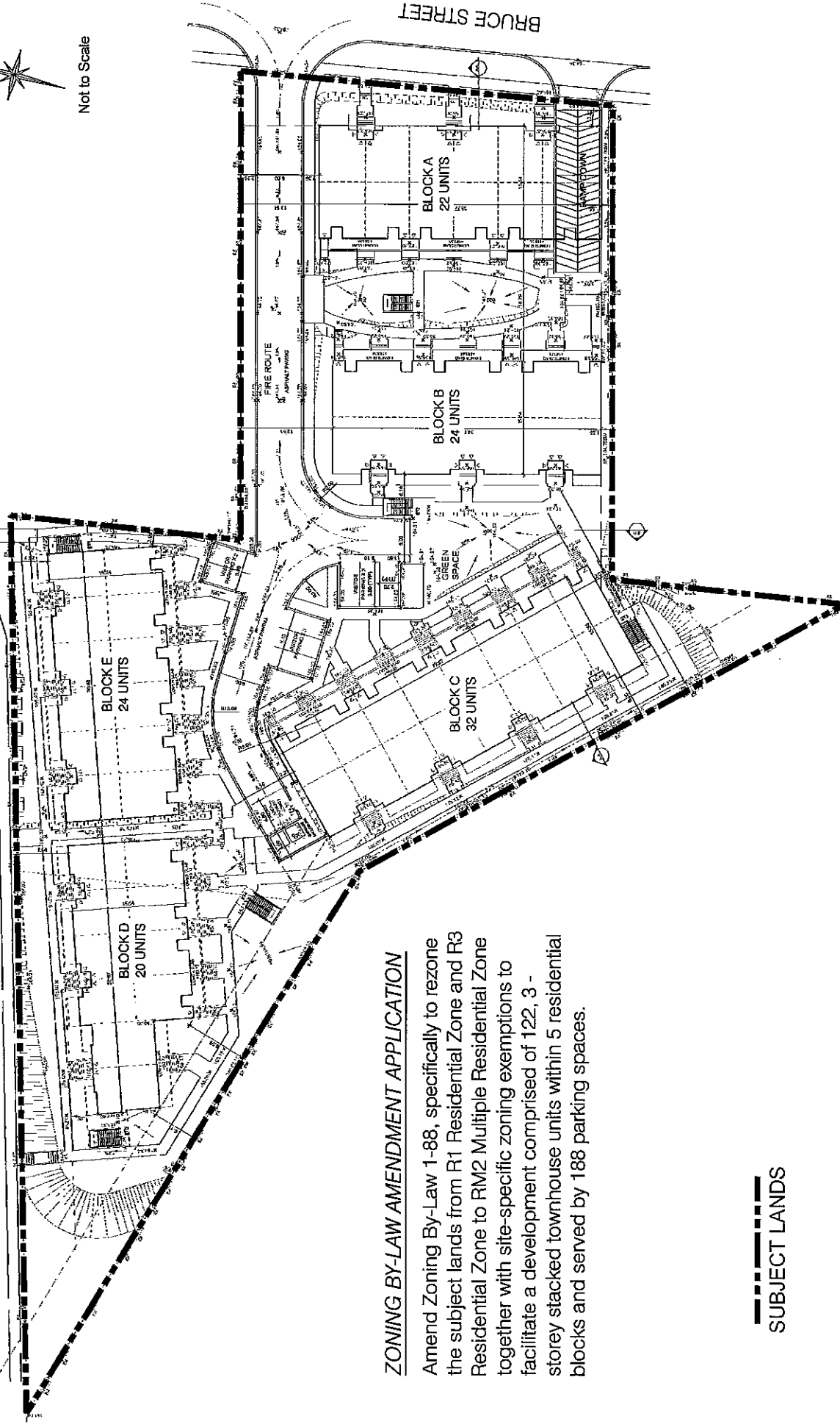
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REGIONAL ROAD 7

3.0m SETBACK TO FUTURE R.O.W.



Not to Scale



ZONING BY-LAW AMENDMENT APPLICATION

Amend Zoning By-Law 1-88, specifically to rezone the subject lands from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone together with site-specific zoning exemptions to facilitate a development comprised of 122, 3 - storey stacked townhouse units within 5 residential blocks and served by 188 parking spaces.

SUBJECT LANDS

Site Plan

Location: Part of Lot 5,
Concession 7

Applicant:
2245108 Ontario Inc.

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Attachment

File: Z.12.007
Related File: DA.12.018

Date:
March 7, 2012

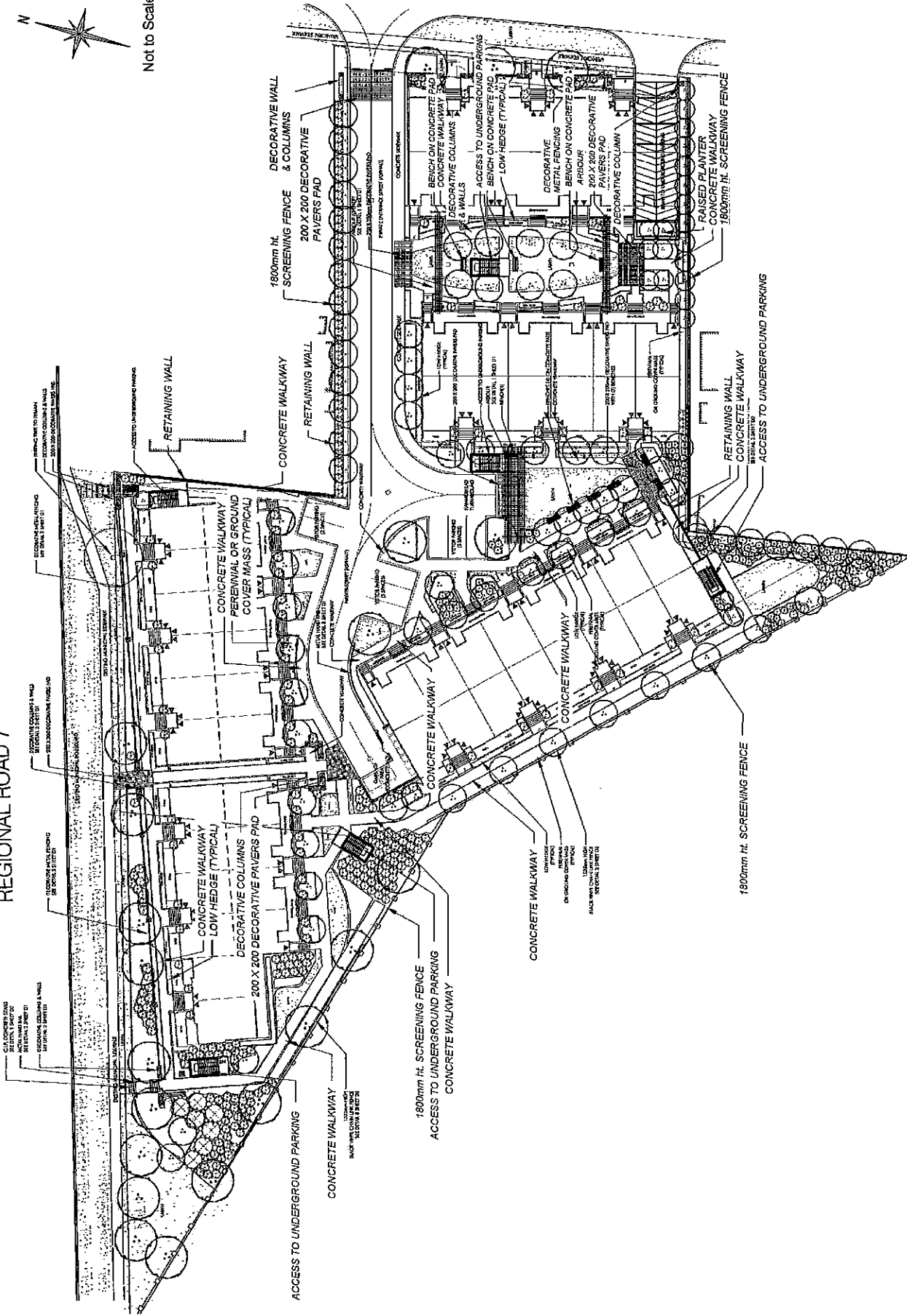
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REGIONAL ROAD 7



Not to Scale

BRUCE STREET



Landscape Plan

Location: Part of Lot 5,
Concession 7

Applicant:
2245108 Ontario Inc.

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Attachment

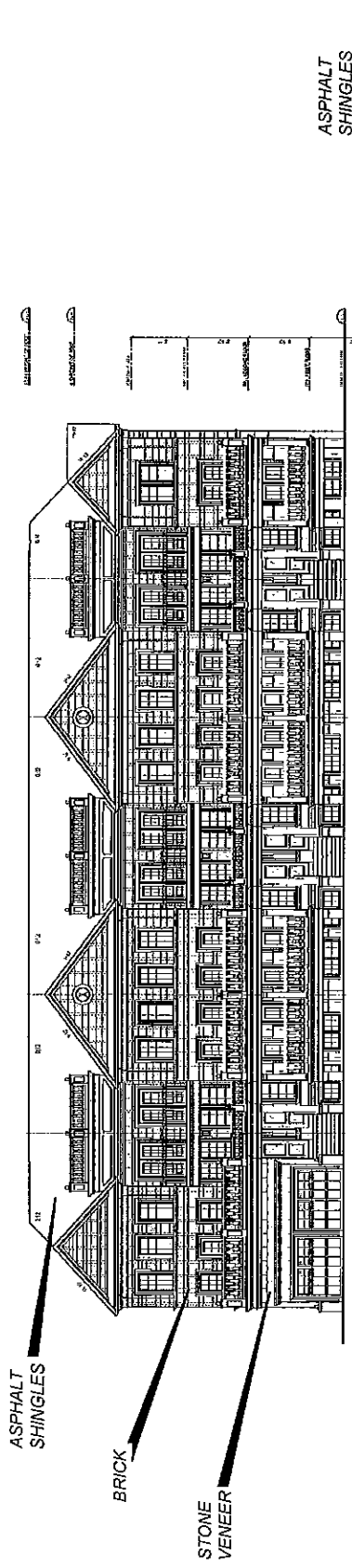
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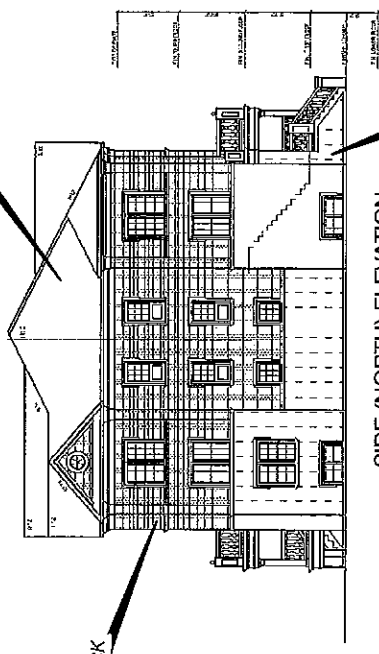


Development Planning Department

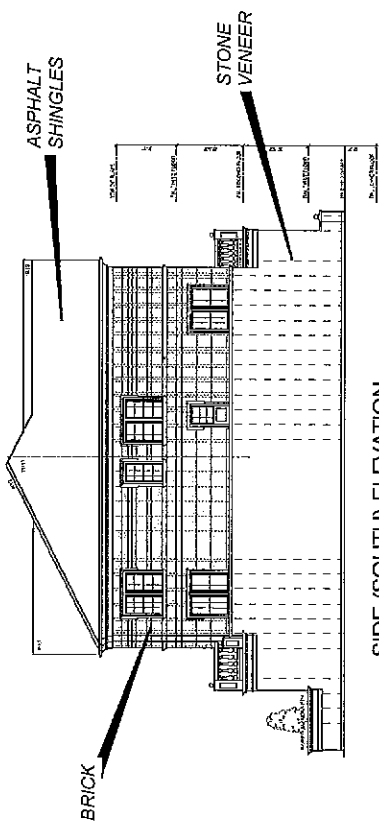
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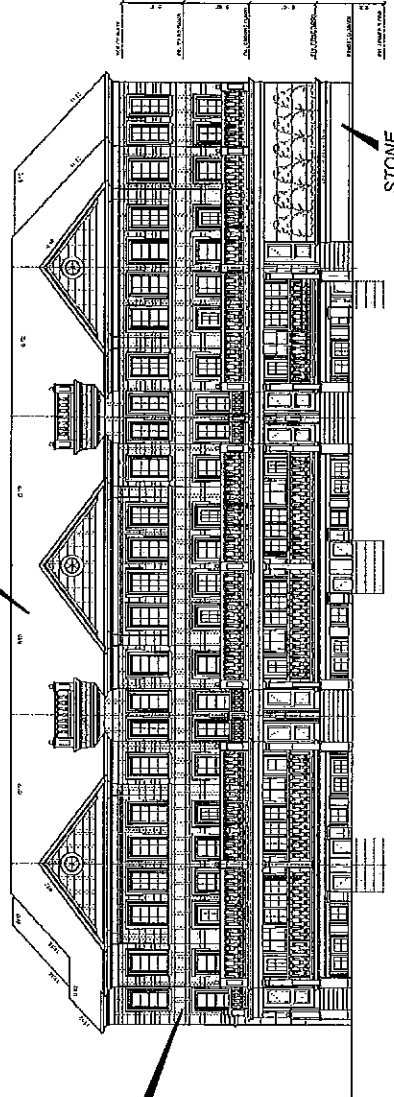
FRONT (EAST) ELEVATION - FACING BRUCE STREET



SIDE (NORTH) ELEVATION



SIDE (SOUTH) ELEVATION



(WEST) ELEVATION

Not to Scale

Typical Elevations -
Block A

Applicant: 2245108 Ontario Inc.
Location: Part of Lot 5,
Concession 7

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Attachment 5

File: Z.12.007
Related File: DA.12.018

Date:
March 7, 2012