

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, Report No. 13, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on March 24, 2015, as follows:

By receiving Communication C1 from Ms. Marianne Klein, Executive Director, Leisureworld Vaughan, Steeles Ave. West, Woodbridge, dated March 2, 2015.

4

**OFFICIAL PLAN AMENDMENT FILE OP.14.003
ZONING BY-LAW AMENDMENT FILE Z.14.024
WOODBIDGE PARK LIMITED
WARD 2 – VICINITY OF STEELES AVENUE WEST & MARTIN GROVE ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated March 3, 2015, be approved; and
- 2) That the deputation by Mr. Tim Jessop, Weston Consulting Group Ltd., Millway Avenue, Vaughan, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.14.003 and Z.14.024 (Woodbridge Park Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives 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 Public Hearing was circulated: February 6, 2015.
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association and the City of Toronto. A Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments Received as of February 17, 2015:
 - i. Correspondence received from City of Toronto Councillor Vincent Crisanti, who formally requests that the Owner and pertinent City of Vaughan staff host a round of public consultation meetings with residents of Ward 1, City of Toronto, on the proposed development.

Purpose

To receive comments from the public and the Committee of the Whole on the following Official

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 2

Plan Amendment and Zoning By-law Amendment applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a common elements condominium consisting of 256, 3-storey Block Townhouse Dwelling Units (freehold and comprised of 118 townhouse (with front and rear yards) and 138 “back-to-back” townhouse units), 2 mixed-use buildings comprised of commercial uses at-grade and 24 rental apartment residential units located on the 2nd and 3rd floors, and private internal roads, visitors parking, walkways, and common landscape and open space amenity areas including a 1,311.79 m² private park as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.14.003 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) as follows:

	Vaughan Official Plan 2010 (VOP 2010)	Proposed Amendment to VOP 2010
a.	<p>“Community Commercial Mixed-Use”, Section 9.2.2.8:</p> <p>The subject lands are designated “Community Commercial Mixed-Use”, which permits Office Uses, Cultural and Entertainment Uses, Retail Uses and Gas Stations. “Community Commercial Mixed-Use” areas are appropriate for non-residential intensification.</p>	<p>Add the following site-specific development policy to the “Community Commercial Mixed-Use” designation on the subject lands:</p> <ol style="list-style-type: none"> i. The following uses are permitted: <ol style="list-style-type: none"> a. Low-Rise Residential uses in the form of the following building types: detached houses, semi-detached houses, townhouses, back-to-back townhouses and stacked townhouses (up to four storeys); b. Retail, restaurant and service commercial uses.
b.	<p>“Townhouses”, Section 9.2.3.2:</p> <p>A Townhouse is a Low-Rise Residential building, up to three-storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.</p>	<p>Add the following site-specific development policy to the “Townhouses” building type policy on the subject lands:</p> <ol style="list-style-type: none"> i. Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). ii. Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 3

		units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.
c.	<p>“Low-Rise Buildings”, Section 9.2.3.4:</p> <p>Surface parking is not permitted between the front or side of a Low-Rise Building and a public street.</p>	<p>Replace with the following site-specific development policy for the “Low-Rise Buildings” building type policy:</p> <p>i. Surface parking is permitted between the front or side of a Low-Rise Building and a public street.</p>

2. Zoning By-law Amendment File Z.14.024 to amend Zoning By-law 1-88, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2 Multiple Residential Zone and OS2 Open Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88 Requirements
a.	Definitions	<p>a) Zoning By-law 1-88 defines a “Lot” as follows:</p> <p>Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance.</p> <p>b) Zoning By-law 1-88 does not include a definition for “Back-to-Back Block Townhouse Dwelling”</p>	<p>a) Define a “Lot” as follows:</p> <p>Means a parcel of land, being approximately 6 ha in size that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions that are given.</p> <p>b) Define a “Back-to-Back Block Townhouse Dwelling” as follows:</p> <p>Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-</p>

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 4

			to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.
b.	Visitor Parking Requirements for Residential Uses (Townhouse Dwelling)	256 units townhouse units and 24 apartment units @ 0.25 visitor parking spaces per dwelling unit (Total 70 spaces)	0.15 visitor parking spaces per dwelling unit (Total 42 spaces)
c.	Parking Requirements for Commercial Uses	6.0 parking spaces per 100m ² of Gross Floor Area (GFA)	4.5 parking spaces per 100 m ² of GFA
d.	Loading Space Requirements	A driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of 6 m and maximum width of 13.5 m.	Permit a driveway, where ingress and egress abuts Steeles Avenue West with a maximum of 15.46 m.
e.	Minimum Parking Space Size: i. Standard ii. Barrier-free	i. 2.7 m x 6 m ii. 3.9 m x 6 m	i. 2.7 m x 5.8 m ii. 3.9 m x 5.8 m
f.	Minimum Width of Landscaping Around an Outdoor Parking Area	3 m	1.6 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 5

g.	Minimum Amenity Area	<ul style="list-style-type: none"> i. Bachelor Unit - 15 m² ii. One Bedroom Unit - 20m² iii. Two Bedroom Unit - 55m² iv. Three Bedroom Unit - 90m² v. Four Bedroom Unit or larger - 110 m² 	<ul style="list-style-type: none"> i. Block Townhouse Dwelling Unit - 32.69m²/unit ii. Back-to-Back Block Townhouse Dwelling Unit – 25.59 m²/unit iii. Apartment unit – 8.73m²/unit
h.	Permitted Uses in an RM2 Zone	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	<p>Permit only the following uses in an RM2 Zone:</p> <ul style="list-style-type: none"> • Block Townhouse Dwelling with a maximum of 6 dwelling units in a row • Back-to-Back Block Townhouse Dwelling with a maximum of 12 dwelling units in a block and a maximum of 6 dwelling units in a row • Bank or Financial Institution • Brewers Retail Outlet • Business or Professional Office • Eating Establishment; Eating Establishment, Convenience; and, Eating Establishment, Take-Out; all limited to 20% of the total commercial GFA • LCBO Outlet • Office Building • Personal Service Shop • Pet Grooming Establishment, to be contained within a wholly enclosed building • Pharmacy • Photography Studio • Retail Store • Service or Repair Shop • Supermarket • Veterinary Clinic • Video Store
i.	Minimum Lot Area	64,440 m ² (230 m ² per unit x 280 units)	59,973.36 m ² for the entire development

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 6

j.	Minimum Front Yard Setback (Steeles Avenue West)	4.5 m	2 m (Building 34) 3 m (Building 35)
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Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the north side of Steeles Avenue, east of Martin Grove Road, shown as “Subject Lands” on Attachments #1 and #2. The subject lands are currently vacant and have a total lot area of 5.99 ha.
Vaughan Official Plan 2010 (VOP 2010)	<ul style="list-style-type: none"> The subject lands are identified as “Community Area” within the Urban Structure of the City of Vaughan. The subject lands are designated “Community Commercial Mixed-Use” and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010). The “Community Commercial Mixed-Use” designation is intended for predominantly commercial areas appropriate for non-residential intensification and making efficient use of existing or planned rapid transit and transit investments. The “Community Commercial Mixed-Use” designation permits Office uses, Cultural and Entertainment uses, Retail uses and Gas Stations. Low-rise buildings, mid-rise buildings, public and private institutional buildings and gas stations are permitted. The “Natural Areas” designation is located along the north limit of the property, abutting the CN Rail line, and identifies lands that primarily include the “Core Features” of the Vaughan Natural Heritage Network, as shown on Schedule 2 of VOP 2010. “Core Features” primarily prohibits development and/or site alteration. The lands are further subject to site-specific policy 13.17 of Volume 2 of VOP 2010. Any proposed residential development presents a number of challenges and would need to be carefully considered. The site’s location is relatively isolated and distant from the City’s residential communities and their amenities. This would make it a relatively autonomous enclave, which would need on-site facilities for parks, recreation and community services and some level of retail service. The preparation of a secondary plan would determine the ultimate use, height and densities for the site. The policy requires specific studies to be submitted for review by the City to determine if it fulfills the requirements and is considered to be appropriate for the development of a “Complete Community”, including, but not limited to: <ul style="list-style-type: none"> Overall capacity for development including projections for residential units and/or jobs

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 7

	<ul style="list-style-type: none"> ▪ Street and block patterns ▪ Land use designations, building heights and densities ▪ Built form urban design and public realm policies ▪ Parks and open space requirements ▪ Housing mix and strategies, including, where appropriate, opportunities for affordable housing ▪ Employment mix and strategies, where appropriate, the provision of retail uses ▪ The transportation network, including provision for transit, walking and cycling within the plan area and connections to City-wide networks ▪ Servicing requirements for the area ▪ Protection and enhancement of the Natural Heritage Network including any environmental reporting required through Section 3.3.4 of Volume 1 ▪ Cultural heritage features of the area, including built heritage and potential archaeological resource ▪ Provision of community services, including schools, libraries and community centres ▪ Consideration of Human Services needs, including educational, social, health, arts, culture and recreation facilities ▪ Sustainable development requirements consistent with Subsection 9.1.3 of this Plan; and ▪ Phasing of development <p>Policy 13.17 has been adopted by Vaughan Council, but is subject to an appeal from the Owner to the Ontario Municipal Board, and, therefore, is not in-effect at this time.</p> <ul style="list-style-type: none"> ▪ As the Owner is proposing to permit a mixed-use development that primarily consists of residential uses, which does not conform to VOP 2010, an amendment to the Official Plan is required to implement the proposal.
Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The subject lands are zoned PB1 Parkway Belt Open Space Zone by Zoning By-law 1-88. The PB1 Zone permits golf courses and recreational uses only. ▪ The proposal does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required to facilitate the proposal. Additional research on whether the historic Parkway Belt West Plan (PWBWP) zoning regulations are present should also be conducted by the Owner in consultation with the Province.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 8

Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity to Provincial Policies and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies and York Region and City of Vaughan Official Plan policies, including site-specific Policy 13.17 in Volume 2 of VOP 2010 to determine if the development proposal meets the criteria of a “Complete Community”.
b.	Appropriateness of Proposed Land Uses	<ul style="list-style-type: none"> The appropriateness of permitting residential uses on the subject lands will be reviewed in consideration of the surrounding existing and planned land uses and satisfactorily addressing the Official Plan requirements for creating a “Complete Community”, to the satisfaction of the Vaughan Planning Department.
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential and commercial uses and built form, together with the site-specific zoning exceptions required to facilitate the proposed development will be reviewed in consideration of the surrounding existing and planned land uses and particular consideration given to land use compatibility, built form, and the appropriateness of the size of the proposed amenity area. In addition, the Owner has proposed adding commercial uses to a Residential Zone. The proposal will be reviewed to ensure any impacts from the commercial uses adjacent to residential uses will be mitigated, if the residential uses are considered to be appropriate.
d.	Residential Justification and Form of Development	<ul style="list-style-type: none"> The Owner has proposed a mixed-use development that primarily consists of low-rise residential development. The area context may not be conducive to residential development and the Owner shall appropriately justify residential development on the subject lands. A majority of the proposed residential development is in the form of “back-to-back” townhouse dwelling units. The appropriateness of the proposed unit type mix will be reviewed.
e.	Amenity Space	The Owner has not provided sufficient amenity space to support the proposed residential development. The Owner will be required to provide an appropriate amount of private amenity open space to the satisfaction of the Vaughan Planning and Parks Development Departments.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 9

		<ul style="list-style-type: none"> ▪ The private amenity open space will not be considered towards satisfying any Planning Act parkland dedication requirements for this development.
f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ On October 30, 2014, the City of Vaughan Design Review Panel (DRP) reviewed the proposed development and provided comments and suggestions for improvement. These comments and suggestions will be reviewed with the Owner as part of the application proposal review. ▪ Any revised proposal must be considered at a future DRP meeting.
g.	Future Applications	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a Draft Plan of Subdivision, Draft Plan of Condominium and Site Development Applications to facilitate the proposed common element condominium (private internal roads, visitors parking, walkways, and common landscape and open space amenity areas) development and to ensure appropriate building and site design, access, internal pedestrian and traffic circulation, universal accessibility, parking, landscaping, servicing and grading, should the Official Plan Amendment and Zoning By-law Amendment Applications be approved by Vaughan Council. ▪ 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.
h.	Additional Studies and Reports	<ul style="list-style-type: none"> ▪ The City of Vaughan, and/or respective approval authorities must approve the following studies and reports that were submitted by the Owner in support of the applications: <ul style="list-style-type: none"> • Planning Justification Report • Urban Design and Sustainable Development Report • Functional Servicing Report • Environmental Impact Study • Traffic, Traffic Demand Management and Parking Study • Noise and Vibration Study • Community Services and Facilities Study • Phase One and Two Environmental Site Assessment • Stage 1 Archaeological Assessment

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 10

i.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the Planning Act and the City's Parkland Dedication and Cash-in-lieu Policy, should Vaughan Council approve the applications.
j.	Water and Servicing Allocation	<ul style="list-style-type: none"> Servicing for the proposed development, if approved, must be identified and allocated by the City of Toronto. As the lands are proposed to be serviced utilizing City of Toronto services, the Owner will need to facilitate an agreement between the City of Toronto, York Region, the City of Vaughan and the landowner for servicing to be provided. Should servicing be unavailable, the lands (or a portion thereof) may be zoned with a Holding Symbol "(H)".
k.	Thackeray Conservation Lands (Former Landfill Site)	<ul style="list-style-type: none"> The subject lands are adjacent to the Thackeray Conservation Lands, as shown on Attachment #2, which are currently operating as a public active and passive recreational park; however, the lands formerly operated as a landfill. The Thackeray Conservation Lands are currently owned by the Toronto and Region Conservation Authority (TRCA) and are leased to the City of Toronto. The Owner has submitted a Phase One and Two Environmental Site Assessment, which confirms the prior existence of the landfill. The City of Vaughan will work closely with the Owner, the City of Toronto and the TRCA, while reviewing the Phase One and Two Environmental Site Assessment, recognizing pertinent Ministry of the Environment and Climate Change guidelines to ensure the subject lands are suitable for development.
l.	Canadian National Railway	<ul style="list-style-type: none"> The subject lands are located adjacent to an existing and active Canadian National Railway (CNR) line. The standard mainline requirements of CNR will be to ensure a safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 m in conjunction with a safety berm. The Owner is currently proposing a 20 m setback to the CNR right-of-way for buildings parallel to the rail line. The City of Vaughan has circulated the applications to CNR for review and comments. The Owner is required to satisfy all conditions of CNR, should the applications be approved.
m.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> The subject lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, as established by Ontario Regulation 166/06, and therefore, the Owner must satisfy all requirements of the TRCA, should the applications be approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 11

n.	City of Toronto	<ul style="list-style-type: none">▪ The subject lands have frontage on Steeles Avenue West, which is under the jurisdiction of the City of Toronto. In addition, future residents of the proposed development will likely utilize community services available in the City of Toronto given their location, separated from services in the City of Vaughan by the CNR rail line. The Owner will be required to address any issues/concerns identified by the City of Toronto, to their satisfaction.
o.	Ministry of Transportation Ontario (MTO)	<ul style="list-style-type: none">▪ The subject lands are located in close proximity to Highway 407 ETR. The Ministry of Transportation Ontario (MTO) has advised that a potential future Kipling Avenue interchange may be constructed, in the approximate location shown on Attachments #3 and #7. This interchange could substantially modify the development proposal shown on Attachment #3.▪ On November 24, 2008, Vaughan Council approved a report prepared by the Development/Transportation Engineering Department and adopted the following recommendation (in part):<p>“That Council endorse the proposed partial east-oriented interchange on Highway 407 at Martin Grove Road and authorize staff to continue to work with the Region of York, 407 ETR and the Ministry of Transportation to facilitate the implementation of this interchange.”</p><p>In doing so, the future feasibility review for the full Kipling Avenue Interchange proposed by the MTO and depicted on Attachment #7, would be precluded in favour of the eastern partial interchange.</p>▪ The MTO has recently advised through the subject applications that the 407 ETR was never formally released from its obligations for a potential interchange at Kipling Avenue, as shown on Attachment #7.▪ The Owner shall address the disposition of the Kipling Avenue interchange to the satisfaction of the MTO, 407 ETR, City of Vaughan, York Region and the City of Toronto, prior to a technical report for these applications being prepared for consideration by Vaughan Council.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department, and the City of Toronto Planning Department, for review and comment.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 4, CW(PH) Report No. 13 – Page 12

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 Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Townhouse Elevations
6. Conceptual Commercial Buildings 'A' and 'B' Elevations
7. Potential MTO Kipling Avenue Interchange Plan

Report prepared by:

Mary Caputo, Senior Planner OMB, ext. 8215

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)