

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

By receiving Communication C12 from Mr. Daniel Ruberto, dated April 17, 2017.

ZONING BY-LAW AMENDMENT FILE Z.16.053

ROYAL 7 DEVELOPMENTS LTD.

WARD 4 - VICINITY OF JANE STREET AND REGIONAL ROAD 7

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated April 4, 2017, be approved;
- 2) That the following deputations be received:
 1. Mr. Andrew McLeod, Royal 7 Developments, Highway 7, Vaughan, representing the applicant; and
 2. Mr. Matthew Di Vona, Davies Howes Partners; and
- 3) That the following Communications be received:
 - C1 Mr. Jack Wong, Malone Given Parsons Ltd, Renfrew Drive, Markham, dated March 31, 2017; and
 - C2 Mr. Claudio Nalli Seminerio, Highway 7, Vaughan, dated March 15, 2017.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

a) Date the Notice of a Public Hearing was circulated: March 10, 2017. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca, and two Notice Signs were installed on the property, one at the terminus of Maplecrete Road and one along Barnes Court, in accordance with the City's Notice Sign Procedures and Protocols.

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- b) Circulation Area: 150 m
- c) The application was also advertised as follows:
- on the City's On-line Calendar
 - in the October e-news City Update, which was e-mailed to over 8,000 subscribers
 - on the City Page
 - posted on the City's Facebook and Twitter sites
- d) Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.053 to:

- a) amend the existing schedules to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, in the manner shown on Attachments #6 and #7;
- b) permit a commercial parking lot use in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park); and,
- c) the following site-specific zoning exceptions to the C9 Corporate Centre Zone and C9 (H) Corporate Centre Zone with the Holding Symbol ("H"):

Table 1: Zoning By-law Amendment File Z.16.053			
	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirements, subject to Exception 9(1248)	Proposed Exceptions to the C9 Corporate Centre Zone and C9(H) Corporate Centre Zone with the Holding Symbol ("H"), subject to Exception 9(1248)
a.	Development Blocks	Identified on Schedule E-1376, as shown on Attachment #4	Delete and replace Schedule E-1376 with a new Schedule E-1376, as shown on Attachment #6, to reflect Registered Plan 65M-4490, as described in the Preliminary Review section of this report
b.	Building Envelopes	Identified on Schedule E-1376-A, as shown on Attachment #5	Delete and replace Schedule E-1376-A with a new Schedule E-1376-A, as shown on Attachment #7, to reflect the current proposed conceptual masterplan

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c.	Maximum Retail Commercial Gross Floor Area (Combined for Phases 1, 2 and 3)	4,028 m ²	6,000 m ²
d.	Minimum Parking Requirements (For Phases 1, 2 and 3)	1.1 spaces per dwelling unit 0.2 spaces per dwelling unit for visitor parking	0.7 spaces per dwelling unit (one bedroom) 0.9 spaces per dwelling unit (two bedrooms) 0.15 spaces per dwelling unit for visitor parking
e.	Minimum Amenity Area (For Phases 1, 2 and 3)	15 m ² per dwelling unit	14.5 m ² per dwelling unit

The site-specific zoning exceptions identified in Table 1 will facilitate the remaining 2 phases of the Expo City development. These phases consist of Phase 2, representing Towers 3 and 4 and the future stratified park (subject to Site Development File DA.16.111), and the future Phase 3, containing Tower 5, as shown on Attachment #3. Additional site-specific zoning exceptions may be identified through the processing of the application and considered in the final technical report.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the north side of Regional Road 7, east of Jane Street, in the Vaughan Metropolitan Centre (VMC), municipally known as 2900, 2908, 2910, 2916, and 2920 Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Corporate Centre Node" by in-effect Official Plan Amendment (OPA) #500 (Vaughan Corporate Centre Plan), as amended by OPA #528 and OPA #663 (The Avenue 7 Land Use Future Study Plan). <p>OPA #500, as amended, includes policies intended to achieve an average Floor Space Index (FSI) of 5.0 throughout the Corporate Centre Node; however, there is no Floor Space Index maximum limit on any individual site. The Official Plan establishes a maximum building height of 25 m within the "Corporate Centre Node," except for development blocks identified as "Gateway Sites," which have no maximum building height. The intersection of Regional Road 7 and Maplecrete Road, including the subject lands, is recognized as a "Gateway Site," where high density residential uses, along with service uses, restaurants, entertainment uses, banks and financial institutions, office commercial, and retail uses are encouraged to locate.</p>

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	<ul style="list-style-type: none">▪ The subject lands are subject to the Ontario Municipal Board (OMB) Order that was issued on September 4, 2008 (File PL070587) and permitted high-rise residential development with ground-related commercial uses and a future public park. The proposed amendments to the site-specific Zoning By-law maintain the built form established by the OMB and, therefore, conforms to OPA #500, as amended.▪ The subject lands are designated “Station Precinct” and “Neighbourhood Precincts” by the VMC Secondary Plan, which is partially approved and forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010). <p>A broad mix of uses are encouraged in the Station Precinct designation, including residential dwellings (i.e. high-rise and mid-rise buildings), park, retail, service commercial, and public uses. In the Neighbourhood Precinct, the VMC Secondary Plan envisages primarily residential uses complemented by community amenities (e.g. parks and daycare facilities) and retail and service commercial uses, in a mix of high-rise, mid-rise, and low-rise buildings types (e.g. apartment dwellings and townhouses).</p> <p>Policy 9.2.3 of the VMC Secondary Plan deems the existing site-specific Zoning By-law to conform to the VMC Secondary Plan. The proposed amendments to the site-specific Zoning By-law maintain the established built form for the subject lands.</p> <p>The development proposal conforms to the partially approved VMC Secondary Plan.</p>
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol “(H)”, and OS2 Open Space Park Zone, subject to Exception 9(1248) of Zoning By-law 1-88, as shown on Attachment #2. The Owner proposes to:<ul style="list-style-type: none">a) amend the existing schedules to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, in the manner shown on Attachments #6 and #7;b) permit a commercial parking lot use in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park); and,c) the site-specific zoning exceptions to the C9 Corporate Centre Zone and C9 (H) Corporate Centre Zone with the Holding Symbol (“H”) identified in Table 1.

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	<ul style="list-style-type: none"> The removal of the Holding Symbol “(H)” from Phase 2 (Towers 3 and/or 4) of the subject lands may occur only when Vaughan Council has approved related Site Development File DA.16.111.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with the Official Plan	<ul style="list-style-type: none"> The application will be reviewed in consideration of the in-effect OPA #500, as amended and the applicable land use and built form policies in Vaughan Official Plan (VOP) 2010.
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> The application will be reviewed in consideration of the following policies in the VMC Secondary Plan, including but not limited to: <ul style="list-style-type: none"> the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; the streets and transportation policies as they relate to the extensions of Maplecrete Road and Barnes Court; the existing and planned natural features and functions of the Black Creek Corridor and the interface with the planned stratified public park in the OS2 Open Space Park Zone, including integration of the current work undertaken by the City of Vaughan on the Edgeley Pond and Park design, pursuant to policies 5.6.4 to 5.6.10, inclusive; the guiding principles established for the stratified arrangements of the park, as it relates to the OS2 Open Space Park Zone, must be satisfied pursuant to policy 6.2.10; the planned streetscape treatment along Maplecrete Road and Barnes Court, which includes street furnishings, lighting, paving, trees, public art and utilities consistent with the VMC Streetscape Open Space Plan and City-wide Streetscape Implementation Manual, pursuant to Sections 21.2.25 and 21.2.53 of the Expo City Subdivision Agreement (File 19T-00V21);

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		<ul style="list-style-type: none"> the “Neighbourhood Precincts” policies, specifically policy 8.4.4, as it relates to the orderly manner of redevelopment to ensure that future residential and other sensitive land uses have clearly defined connections to Regional Road 7 and Jane Street for pedestrians and vehicles and to provide an appropriate transition to the existing employment uses within and adjacent to the VMC, to the satisfaction of the City; Towers 3 and 4 of the overall development proposal must adhere to the built form policies of the VMC Secondary Plan; the integration of spaces for community services and amenities with other uses to assist public agencies, non-governmental organizations and other institutions responsible for community and social services to secure suitable sites and spaces for their facilities; the urban design and built form policies, together with the policies that pertain to parking, including parking structures, and servicing facilities; the fine-grain street network and public transportation policies as they relate to the requirement for the extension of Maplecrete Road and Barnes Court, and the planned 23 m to 26 m wide right-of-way for minor collector roads.
c.	Guidelines and Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the City-wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, and the VMC Master Transportation Master Plan.
d.	Appropriateness of the Proposed Stratified Public Park (OS2 Zone)	<ul style="list-style-type: none"> The appropriateness of permitting a proposed stratified parking garage in the OS2 Open Space Park Zone of the subject lands with a surface public park that is appropriately integrated into the Edgeley Pond and Park design and in accordance with the Vaughan Council approved Stratified Principles for Public Parks will be considered, to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority, and will include but not limited to: <ul style="list-style-type: none"> stratified title agreements, in accordance with the report entitled “Stratified Title Arrangements” approved by Vaughan Council on June 4, 2013, which includes the endorsed principles that will be addressed in a comprehensive report to a future Committee of the Whole meeting; developer build agreement; operation and maintenance agreements;

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		<ul style="list-style-type: none">▪ delivery of an improved urban standard park;▪ conveyance to the City free of all surface easements and based on partial parkland credits, as deemed appropriate by the City; and▪ financial and real property considerations.
e.	Consistency with Registered Plan 65M-4490	<ul style="list-style-type: none">▪ The proposed changes to the schedules of By-law Exception 9(1248) must be consistent with the development blocks that were amended through the approved Draft Plan of Subdivision File 19T-00V21, which reflects the street network and development blocks of the VMC Secondary Plan, and identified on Registered Plan 65M-4490.
f.	Related Site Development Application	<ul style="list-style-type: none">▪ The related Site Development File DA.16.111 will be reviewed to ensure the urban design and built form policies of the partially approved VMC Secondary Plan and the Vaughan Council approved VMC Urban Design Guidelines are met, including the appropriate building and site design, pedestrian accessibility, connection to the Edgeley Pond and Park, sustainability, barrier-free access, signage, lighting, access, internal traffic circulation, parking including the extent and scope of the commercial parking use, landscaping, and servicing and grading;▪ Necessary arrangements must be made by the Owner to acquire the remnant portion of the existing Barnes Court cul-de-sac lands (once the street is extended) from the City of Vaughan in order to accommodate the proposed Tower 3;▪ The proposed landscape concept, public realm design and built form interface must be coordinated with the planned Edgeley Pond and Park design;▪ Pursuant to the Owner's Draft Plan of Subdivision File 19T-00V21 and subject to Vaughan Council approval, the stratified arrangements of the parking garage underneath the public park must be coordinated with the Edgeley Pond and Park design. The conveyance to the City of Vaughan of the public park in the OS2 Open Space Park Zone must be identified and secured in a timely manner and will be addressed in a comprehensive report to a future Committee of the Whole meeting, to the satisfaction of the City of Vaughan;▪ The review of the related site plan must take into consideration the planned streetscape along Maplecrete Road and Barnes Court, together with the streetscape policies of the VMC Secondary Plan and the VMC Streetscape Open Space Plan, as it relates to street furnishings, lighting, paving, trees, public art, and utilities;

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		<ul style="list-style-type: none"> ▪ Opportunities for sustainable design including, but not limited to, CEPTD (Crime Prevention Through Environmental Design), LEED (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 and green roofs will be reviewed and implemented through the site plan approval process, if the application is approved; ▪ The Owner is required to provide a construction phasing and monitoring plan, to the satisfaction of the City of Vaughan, which will demonstrate the required mitigation for the minimal impact of the Phase 2, Towers 3 and 4, construction to the existing residents of Phase 1, Towers 1 and 2.
g.	Servicing	<ul style="list-style-type: none"> ▪ Prior to the removal of the Holding Symbol "(H)" from the Phase 2 lands, subject to Site Development File DA.16.111, or portions thereof, servicing allocation must be identified by Vaughan Council and assigned to the development, if the application is approved.
h.	Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel from its meeting of September 29, 2016.
i.	Supporting Studies	<ul style="list-style-type: none"> ▪ The Owner has submitted the following reports and studies in support of the development proposal, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> ▪ Urban Design Brief ▪ Pedestrian Level Wind Study ▪ Sun/shadow Study ▪ Environmental Noise Assessment ▪ Functional Servicing Report ▪ Waste Management Plan ▪ Further review will be given to determine if additional studies and plans are required.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

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Regional Implications

The application has been circulated to York Region 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 application will be considered in the technical review of the application, together with comments from the public and Vaughan 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. Concept Location Map
2. Location Map
3. Conceptual Master Plan
4. Existing By-law Schedule E-1376
5. Existing By-law Schedule E-1376-A
6. Proposed New By-law Schedule E-1376
7. Proposed New By-law Schedule E-1376-A

(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.)