

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

By approving that consideration of this matter be deferred to the Council meeting of May 17, 2016 to allow for continued discussions, as recommended at the Committee of the Whole meeting of April 5, 2016.

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to Council in order to allow for:
 1. the Region of York to re-examine off-site traffic issues relating to the access to/egress from this site, as outlined in Communication C6, submitted by Councillor Carella; and
 2. a community meeting to inform the local residents of the revised development proposal for this site; and
- 2) That the following deputations and Communication be received:
 1. Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;
 2. Ms. Mary Mauti, Forest Circle, Woodbridge, and Communication C5, submitted at the meeting;
 3. Mr. Guido Masuti, Riverview Avenue, Woodbridge; and
 4. Ms. Elisa Testa, Bruce Street, Woodbridge, representing the York Region District School Board.
- 3) That the coloured elevation drawings submitted by the applicant be received.

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

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- a) that prior to the execution of the Site Plan Agreement:
- i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site grading and servicing plans, stormwater management report, and functional servicing report;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department; and
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
4. THAT Site Development File DA.15.057 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 119 residential units (261 persons equivalent); and
5. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- bicycle parking to promote an alternative mode of transportation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

Economic Impact

There are no requirements for new funding associated with this report.

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Communications Plan

On October 11, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Vaughanwood Ratepayers' Association and Woodbridge Core Ratepayers' Association, the latter which is no longer active. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

On November 5, 2013, a Public Hearing was held for Zoning By-law Amendment File Z.13.012. At the Public Hearing, deputations and/or written submissions were received from the following individuals:

- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Ms. Mary Mauti, Forest Circle Court, Woodbridge;
- Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
- Ms. Elisa Testa, Bruce Street, Woodbridge;
- Mr. Donald Morrison, Wigwoss Drive, Woodbridge;
- Ms. Sandra Morrison, Wigwoss Drive, Woodbridge;
- Ms. Teresa Marando, Forest Circle Court, Woodbridge;
- Mr. Flavio Comberlato, Forest Circle Court, Woodbridge;
- Mr. Hesam Ahmad, Forest Circle Court, Woodbridge;
- Ms. Emily Prangle, Forest Circle Court, Woodbridge;
- Ms. Gurbinder Kaur Singh, Forest Circle Court, Woodbridge;
- Mr. Massimo Giannetti, Forest Circle Court, Woodbridge;
- Mr. Larry Berenz, Bruce Street, Woodbridge;
- Mr. Oliver Dawson, Monsheen Drive, Vaughan;
- Mr. Salvatore Marando, Forest Circle Court, Woodbridge;
- Mr. Peter Vona, Forest Circle Court, Vaughan;
- Mr. Frank Mills, Park Lawn Corporation, Linelle Street, Toronto;
- Mr. Francis Dawson, Monsheen Drive, Vaughan;
- Ms. Elena D'Alessio, Wigwoss Drive, Vaughan;
- Ms. Adriana Furlan, Forest Circle, Woodbridge;
- Ms. Erminia Lombardi, and on behalf of Mr. James Coburn, Ms. Diana Lombardi and Ms. Lucia Lombardi, Bruce Street, Woodbridge;
- Mr. Alberto Milan, Forest Circle Court, Woodbridge; and,
- Ms. Susan Morgan, Forest Circle Court, Woodbridge.

The following is a summary of the comments received and concerns raised at the Public Hearing on November 5, 2013:

- i) The proposed building height, density and overall size of the development is excessive: The Owner has revised their proposal and reduced the proposed building height from 10-storeys to 7-storeys and reduced the Floor Space Index (FSI) from 3.6 to 2.5 times the area of the lot. The reduced building height and FSI have reduced the overall massing and size of the proposed mixed-use residential building and the overall impact on the surrounding development and is in keeping with similar development on Regional Road 7. The proposed development conforms with the height and density provisions in Vaughan Official Plan 2010 (VOP 2010). This issue is further discussed in the Official Plan and Site Plan sections of this report.
- ii) The safety of the proposed access driveway onto Regional Road 7: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-

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way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in, right-out access.

- iii) Privacy for neighbouring residents: The Owner originally proposed a 10-storey mixed-use residential building and has reduced the proposed building height to 7-storeys to address the concerns of the public. The proposed mixed-use residential building is setback approximately 19.2 m from the existing residential development to the north of the subject lands and maintains a 45 degree angular plane from the northern property line, as shown on Attachment #6, thereby, minimizing the impact to the properties to the north. The Owner is proposing landscape screening along the north and east property lines, to further mitigate any impact onto the existing development to the north.
- iv) Increased traffic: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.
- v) Protection of the Mature Trees: The Owner is proposing to replace various mature trees on the subject lands. The Owner has proposed an enhanced landscape treatment along Regional Road 7 and along the northerly and easterly property lines. This issue is further discussed in the Site Plan section of this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 5, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 19, 2013.

In addition, Council ratified that “Staff also report on the possibility of an Interim Control By-law for the area”. Development Planning staff consulted with the York Region Community Planning and Development Services Department and have concluded that an Interim Control By-law is not necessary for this section of Regional Road 7 from Pine Valley Drive to Islington Avenue as this area is located within a transit corridor and can support “Mid-Rise Mixed-use” development through the review of individual site plan applications. The review of access driveway locations and traffic will be considered on a site by site basis and will depend on the individual development being proposed. In addition, should an Interim Control By-law be passed it would freeze all development rights within the study area for a period of one year, with the possible extension of another year, for a total of two years. Development Planning staff do not encourage that development rights be put on hold for the area because it is located along a planned York Region transit corridor wherein compact urban development is accommodated for and would achieve the vision and goals of VOP 2010. Further, if Council were to enact an Interim Control By-law and upon its expiry of 2 years, the area subject to the Interim Control By-law would not be subject to further study for a period of 3 years. The City of Vaughan will be conducting a Municipal Comprehensive Review of VOP 2010 and may further review this section of Regional Road 7 at that time.

On March 16, 2016, the Vaughan Development Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regard to the applications or requested a notice of a future meeting regarding these applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses and 171 parking spaces within 2 levels of underground parking, as shown on Attachments # 3 to #7:

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1. Zoning By-law Amendment File Z.13.012, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.15.057 to permit the development of the subject lands with a tiered 7-storey mixed-use residential and commercial building as shown on Attachments #3 to #7.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a tiered 7-storey mixed-use building consisting of 119 residential units, 609 m² ground floor commercial uses and 171 parking spaces within 2 levels of underground parking as shown on Attachments #3 to #7, inclusive. The Vaughan Development Planning Department supports the Zoning By-law Amendment and Site Development Applications as they will facilitate a development that conforms to the Vaughan Official Plan 2010, is compatible with the surrounding uses and represents good planning.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, east of Islington Avenue, and are municipally known as 4902 and 4908 Regional Road 7. The surrounding land uses are shown on Attachment #2.

Land Use Policies/Planning Considerations

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by City of Vaughan Official Plan 2010 (VOP 2010). This designation permits a mix of residential, retail, community and institutional uses and a maximum building height of 7-storeys and a FSI of 2.5 times the area of the lot, on the subject lands.

The subject lands were previously subject to a VOP 2010 site-specific appeal related to the permitted height and density on the subject lands. On November 26, 2015, the Ontario Municipal Board Order modified Schedule 13 of VOP 2010 to increase the maximum permitted building height and FSI from 6-storeys to 7-storeys and from 2 to 2.5 FSI, respectively.

The “Mid-Rise Mixed-Use” designation requires that the ground floor frontage of a building facing an arterial street (e.g. Regional Road 7) shall predominantly consist of retail uses or other active uses to animate the street. The proposal includes 609 m² of ground floor commercial uses facing Regional Road 7.

The “Mid-Rise Buildings” criteria of VOP 2010 requires that buildings over 6-storeys shall be designed with a pedestrian-scaled podium, generally between 3 to 6 storeys in height and taller building elements shall be generally setback from the podium a minimum of three metres along the public street frontage. In addition, the criteria requires that “Mid-Rise Buildings” be setback a minimum of 7.5 m and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings to the north. The proposed building is 6 storeys adjacent to Regional Road 7 and tiers back at the 7th storey element by 7.8 m. The mechanical penthouse is not counted as a storey. The proposed building has a rear yard setback of 19.2 m and is contained within the 45 degree angular plane from the rear lot line.

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The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with site-specific zoning exceptions identified in Table 1 to facilitate the proposed development will implement VOP 2010, and therefore, conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses in a RA3 Apartment Residential Zone	<ul style="list-style-type: none"> • Apartment Dwelling; • Day Nursery; • Home Occupation; • Private Home Day Care; • Private Home Tutoring. 	Permit the following additional uses: <ul style="list-style-type: none"> • Business or Professional Office with a maximum of 609 m² of GFA on the ground floor fronting onto Regional Road 7 only • A “Gas Regulator Station” in the front yard.
b.	Minimum Parking Requirements	119 units @ 1.5 spaces/unit = 179 spaces + 119 units @ 0.25 visitor spaces/unit = 30 spaces + 609 m ² Commercial GFA @ 6 spaces/100 m ² = 37 spaces Total Parking Required = 246 spaces	119 units @ 1.12 spaces/unit = 134 spaces + 119 units @ 0.2 visitor spaces/unit = 24 spaces + 609 m ² Commercial GFA @ 2.1 spaces/100 m ² = 13 spaces Total Parking Proposed = 171 spaces
c.	Minimum Long Term and Short Term Bicycle Parking	Minimum Bicycle Parking applies to the Vaughan Metropolitan Centre only	Apply the following Bicycle Parking requirements on the subject lands: <u>Residential Uses</u> Long Term: 119 units @ 0.5 spaces/unit = 60 spaces + Short Term:

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			<p>119 units @ 0.2 spaces/unit = 24 spaces</p> <p>Total Residential Bicycle spaces = 84 spaces</p> <p><u>Commercial Uses</u> Long Term 609 m² @ 0.1 spaces/ 100 m² = 1 space + Short Term 609 m² @ 0.1 spaces/ 100 m² = 1 space Or 6 spaces whichever is greater</p> <p>Total Commercial Bicycle spaces = 7 spaces</p> <p>Total Bicycle spaces proposed = 91 spaces</p>
d.	Minimum Front Yard Setback (Regional Road 7)	7.5 m	<p>0 m (Stairs, Walkway and Canopy)</p> <p>1.5 m (2nd Floor Terrace)</p> <p>4.5 m (6th Floor Terrace)</p>
e.	Minimum Interior Side Yard (East Side)	14.3 m	<p>0 m (Stairs and Walkway)</p> <p>4.5 m (6th Floor Terrace)</p>
f.	Minimum Interior Side Yard (West Side)	14.3 m	<p>3.5 m (6th Floor Terrace)</p>
g.	Minimum Front Yard Setback to Underground Parking Structure	1.8 m	<p>0 m</p>

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h.	Minimum Setback of Retaining Wall (southeast corner)	1.8 m	0 m
i.	Minimum Amenity Area	3,570 m ²	1,542 m ²
j.	Minimum Lot Area per Unit	67 m ²	33.2 m ²

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA3 Apartment Residential Zone for the following reasons:

a) Commercial Uses

The proposed at grade Business or Professional Office use will provide an active use located at grade and fronting onto Regional Road 7 to animate the public frontage and provide an opportunity for users to utilize transit services.

b) Parking and Bicycle Requirements

The Owner submitted a Transportation Study and TDM Plan Parking Study dated January 2015, prepared by Paradigm Transportation Solutions Limited. The Vaughan Development/ Engineering and Infrastructure Planning (DEIP) Department has reviewed the parking study and has no objection to the proposed parking supply and the inclusion of a minimum bicycle parking requirement for the proposed development. This matter is further discussed in the Development Engineering and Infrastructure Planning Department section of this report.

c) Minimum Lot Area and Amenity Area/Unit

The proposed amenity space corresponds to the overall massing of the building in relation to the size of the subject lands, which is supported by VOP 2010 regarding intensification, and therefore, can be supported by the Vaughan Development Planning Department. Similarly, reducing the minimum lot area per unit encourages compact urban development on efficient-sized parcels of land being 0.39 ha, which can also be supported.

d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm, encourage pedestrian use and activates the streetscape of the planned Regional Rapidway Corridor along Regional Road 7.

Site Design

The Owner has submitted Site Development File DA.15.057 to facilitate the development of a tiered 7-storey mixed-use building consisting of a total of 119 residential apartment units and 609 m² of at grade commercial uses. The development includes 171 parking spaces comprised of 134 residential parking spaces, 24 visitor parking spaces, and 13 commercial spaces, located in two levels of underground parking. Long term and short term bicycle parking spaces are proposed including 84 residential use spaces and 7 office use spaces. The proposed 1,554 m² amenity area includes a common patio area, rear landscaped area and common green amenity space, as shown on Attachment #3.

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The development will gain access from Regional Road 7. The access will be restricted to a right-in, right-out access once the Regional Road 7 Rapidway has been constructed. Construction timing for this section of Regional Road 7 will be determined at a later date by York Region once funding is established. The proposed development incorporates elements of pedestrian connectivity, including but not limited to providing enhanced entrances and minimal setback to Regional Road 7, which provides a prominent and visible street presence. The entrance to the commercial space is located along the Regional Road 7 frontage and provides for a more interactive pedestrian presence within this area.

The proposed building elevations are shown on Attachments #5 to #7 and consist primarily of light grey precast paneling, dark grey brick veneer, black granite stone veneer and clear and spandrel glazing. The commercial entrance along the ground floor utilizes clear glazing.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and grasses located within the rear and common amenity areas of the development. The Owner is proposing a landscape treatment along the east and west sides of the building. The Owner is also proposing an enhanced landscape treatment along the Regional Road 7 frontage and within the proposed Regional right-of-way. The proposed landscaping treatment within the Regional right-of-way will be maintained by the Region of York as confirmed by the York Region Community Planning and Development Services Department.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

The Vaughan Development Planning Department is satisfied with the proposed development as shown on Attachments #3 to #7 inclusive, subject to the finalization of the site plan, building elevations and landscape plans. A condition to this effect is included in the recommendation of this report.

Vaughan Design Review Panel

The original development concept was considered by the Vaughan Design Review Panel (DRP) on May 30, 2013. Since that time, the Owner revised the development to reduce the proposed building height, density and number of units to address concerns raised by the DRP, City Staff and residents. The revised development proposal was further considered by the DRP on October 29, 2015, of which the following comments and suggestions (in part) were provided by the DRP for consideration:

1. The DRP recognized that the project is situated on a challenging site and that the proposal does show improvement from the first submission.
2. The emphasis on the potential for the proposed ground floor office space to be redesigned to allow for a future change of use to other commercial uses, therefore, the DRP requested that the front elevation be enhanced for a more active and pedestrian friendly façade.
3. The west elevation, facing the cemetery and community centre, is a highly visible façade. The elevations should be revised to present a more dignified architecture.

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4. It was requested that more replacement trees be provided and more intensive landscape investment along Regional Road 7.
5. The residential lobby should be brought to the southwest corner of the building. The residential entrance should address and have prominence on Regional Road 7

The Owner has revised the application to respond to the issues and concerns raised by the DRP. The changes include the relocation of the residential entrance to the front façade, a revised west elevation, a more prominent commercial frontage along Regional Road 7, and a revised landscape treatment along Regional Road 7.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department (DEIP) has provided the following comments:

a) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted, and a recommendation to allocate servicing capacity for a total of 119 residential units (261 persons equivalent) is provided in this report.

b) Parking Study

The Vaughan DEIP Department has reviewed the Parking Study submitted in support of the applications, dated January 2015, and is satisfied with the overall parking supply of 171.

c) Traffic Study

The DEIP Department has reviewed the Traffic Study, and concur with the findings and recommendations of the study.

d) Bicycle Parking

The Owner is proposing 91 bicycle parking spaces. There will be 60 long term and 24 short term residential bicycle parking spaces and 1 long term and 6 short term commercial bicycle parking spaces, which is satisfactory to the DEIP Department.

The Vaughan DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Plan applications. The Vaughan DEIP Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the applications. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department

The Owner must satisfy the Waste Management Division's requirements. A condition to this effect is included in the recommendation of this report. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

Vaughan Legal Services Department, Real Estate Division

The Legal Services Department, Real Estate Division, has advised that the Owner by way of certified cheque, shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value

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of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the approval of Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057. The Owner must satisfy all requirements and successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of a municipal Building Permit. A condition to this effect is included in the recommendation of this report.

School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications. The subject lands are designated "Urban Area" in the Region's Official Plan. The subject lands are located on Regional Road 7, which is a Regional Rapid Transit corridor (Regional Rapidway). Once the Regional Rapidway is constructed, access to the site from Regional Road 7 will be restricted to right-in, right-out movements only. The Rapidway construction timing for this section of Regional Road 7 will be established once funding is in place. The Owner will be required to fulfill all requirements of the York Region Community Planning and Development Services Department, including the execution of a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Conclusion

Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 have been reviewed in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The proposed rezoning of the subject lands together with the site-specific exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this report, and the Site Development application to facilitate a proposed 7-storey mixed-use residential and commercial building conforms to Vaughan Official Plan 2010 (VOP 2010), and facilitates a development that is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the applications, subject to the recommendations in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. North & South Elevations
6. East & West Elevations
7. Rendered Perspective

Report prepared by:

Mary Caputo, Senior Planner, 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.)