

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016**

Item 6, Report No. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

**6**

**OFFICIAL PLAN AMENDMENT FILE OP.11.003**

**ZONING BY-LAW AMENDMENT FILE Z.11.009**

**77 WOODSTREAM INC.**

**WARD 2 - VICINITY OF REGIONAL ROAD 7 AND WOODSTREAM BOULEVARD**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 3, 2016, be approved;**
- 2) That the following deputations and Communication be received:**
  - 1. Mr. Michael Testaguzza, Humphries Planning Group Inc., Chrislea Road, Vaughan and Communication C29 dated May 3, 2016, on behalf of the applicant;**
  - 2. Mr. Kirk Franklin, Weston Consulting Group, Millway Avenue, Vaughan and Communication C31 dated May 2, 2016; and**
  - 3. Mr. Josie Fedele, West Woodbridge Homeowners' Association, Albany Drive, Woodbridge.**

**Recommendation**

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

- 1. THAT the Public Hearing report for Files OP.11.003 and Z.11.009 (77 Woodstream Inc.) 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.**

**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: April 8, 2016. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association.
- c) Comments Received:

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.

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### Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a high-rise development consisting of a 15-storey residential building containing 209 dwelling units and a 13-storey residential building containing 183 dwelling units on top of a 3-storey podium containing 989 m<sup>2</sup> of commercial gross floor area (GFA) and 859 m<sup>2</sup> of private amenity space. The proposal also includes two 4-storey residential buildings containing 64 dwelling units. The entire development would contain three levels of below-grade parking with 620 parking spaces, and 3,482 m<sup>2</sup> of outdoor amenity space as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.11.003 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), specifically *Schedule 13 - Land Use* to permit a maximum building height of 15-storeys and a maximum density Floor Space Index (FSI) of 2.75 for the subject lands, whereas a maximum building height of 10-storeys and a maximum density of 2.5 FSI are permitted.
2. Zoning By-law Amendment File Z.11.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from EM1 Prestige Employment Area Zone to RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Permitted Uses	- Apartment Dwelling - Day Nursery	Permit the following additional uses: - Townhouse Dwelling Unit - Business or Professional Office - Retail Store - Eating Establishment
b.	Minimum Lot Area	67 m <sup>2</sup> / unit	1.4 ha (32.4 m <sup>2</sup> / unit)
c.	Minimum Front Yard (Woodstream Boulevard)	7.5 m	4 m
d.	Minimum Interior (North and South) Side Yard	4.5 m  For buildings in excess of 11 m in height, the interior side yard requirement shall be a minimum of 7.5m or half the height, whichever is greater.	7 m

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e.	Maximum Building Height	44 m	50 m (to the top of the roof slab)  Parapets shall be permitted to exceed the maximum permitted building height. Roof access stairwells shall not be subject to a height restriction.
f.	Location of Loading Spaces	Loading and unloading shall not be permitted between a building and a street	An enclosed loading space may be located between a building and a street
g.	Parking Requirements	<p>456 dwelling units @ 1.5 spaces/unit = 684 spaces +</p> <p>Visitor parking: 456 @ 0.25 spaces/unit = 114 spaces +</p> <p>989 m<sup>2</sup> Commercial uses @ 6 spaces/100 m<sup>2</sup> GFA = 60 spaces</p> <p>Total Required Parking = 858 parking spaces</p>	<p>324 bachelor /1 bedroom units @ 0.9 spaces / unit = 292 spaces +</p> <p>116, 2 bedroom units @ 1.1 spaces/unit = 128 spaces +</p> <p>16, 3 or more bedroom units @ 1.2 spaces/unit = 19 spaces +</p> <p>Visitor parking @ 0.2 spaces/unit = 92 spaces +</p> <p>Commercial/office uses @ 3 spaces/100m<sup>2</sup> GFA = 30 spaces</p> <p>Proposed minimum parking requirement based on ratios = 561 spaces</p> <p>Proposed parking being supplied by applicant = 620 spaces</p>
h.	Minimum Landscape Area Abutting Woodstream Boulevard	6 m  The minimum landscape strip shall be used for no purpose other than landscaping	4 m  The minimum landscape strip abutting Woodstream Boulevard may include transformers and a feature wall(s)

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i.	Minimum Landscape Width Around At-grade Spaces	3 m	There shall be no minimum landscape strip for parallel parking spaces at grade
j.	Front Yard Encroachments	A feature wall is not a permitted Front Yard Encroachment	A feature wall is permitted to have a 0 m setback to the front lot line
k.	Minimum Amenity Area	<p>8 bachelor units @ 15 m<sup>2</sup> amenity area / unit = 120 m<sup>2</sup> +</p> <p>316 one bedroom units @ 20 m<sup>2</sup> amenity area / unit = 6,320 m<sup>2</sup> +</p> <p>116 two bedroom units @ 55 m<sup>2</sup> amenity area / unit = 6,380 m<sup>2</sup> +</p> <p>16 three bedroom units @ 90 m<sup>2</sup> amenity area / unit = 1,440 m<sup>2</sup>  Total = 14,260 m<sup>2</sup></p>	Total amenity area of 4,300 m <sup>2</sup> or 9.43 m <sup>2</sup> / unit

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>77 and 87 Woodstream Boulevard, being Blocks 34, 35, 38 and Part of Block 39 on Plan 65M-2624, located east of Martin Grove Road, south of Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted building height of 10-storeys and density of 2.5 FSI by Vaughan Official Plan 2010 (VOP 2010), Vol. 1.</li> </ul>

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	<ul style="list-style-type: none"> <li>In 2010, the Owner of the subject lands submitted a Notice of Intention to appeal VOP 2010 to permit an employment land use conversion to allow the subject lands to be redesignated as “Mid-Rise Mixed-Use”. Through the approval and implementation of VOP 2010, Vol. 1, Council approved the employment land use conversion to redesignate the subject lands from “General Employment” to “Mid-Rise Mixed-Use” with a permitted building height of 6-storeys and a permitted density of 2.0 FSI. The Council approval was conditional on the equivalent ground floor area of the existing banquet hall being maintained and/or increased in the proposed redevelopment of the subject site, and provided that the developer undertake the construction of a pedestrian bridge to provide direct access to the school and soccer centre facility located on Martin Grove Road for the community east of Rainbow Creek. Council’s decision was endorsed by Regional Council on June 28, 2012. A Settlement Motion was heard by the Ontario Municipal Board to uphold the motion by Council; a Written Decision is being withheld by the Board pending receipt of executed Minutes of Settlement.</li> <li>The Owner has submitted an Official Plan Amendment Application to permit the proposed development with a maximum building height of 15-storeys and maximum density of 2.75 FSI.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to site-specific Exceptions 9(463) and 9(463A).</li> <li>The current zoning of the property does not permit the proposed residential and commercial uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposed residential development as shown on Attachments #3 to #6.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### Preliminary Review

Following a preliminary review of the applications, 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 Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li> </ul>

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		<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of bonusing provisions, pursuant to Section 37 of the <i>Planning Act</i>, VOP 2010, and the City of Vaughan Section 37 Policy Guidelines, to secure public community benefits.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning and site-specific zoning exceptions to facilitate the proposed mixed-use residential/commercial development, shown on Attachments #3 to #6, will be reviewed.</li> </ul>
c.	Site Development File DA.15.072	<ul style="list-style-type: none"> <li>The related Site Development File DA.15.072 will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>site organization and building design;</li> <li>on-site landscaping and amenity area(s);</li> <li>pedestrian and barrier-free accessibility;</li> <li>internal traffic circulation and movement;</li> <li>the location and accessibility of visitor parking spaces;</li> <li>loading areas, service areas, and snow storage;</li> <li>environmental sustainability;</li> <li>protection of adjacent valleylands and appropriate buffers;</li> <li>transition to adjacent valleylands;</li> <li>transition to existing employment uses in the immediate vicinity of the subject lands;</li> <li>opportunities for pedestrian connections and trails; and,</li> <li>stormwater management, servicing, and grading.</li> </ul> </li> <li>All issues identified through the review of Site Development File DA.15.072 will be addressed together with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report for consideration at a future Committee of the Whole meeting.</li> <li>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, reduction in pavement, energy efficient lighting, etc., will be reviewed and implemented through the Site Development approval process, if the applications are approved.</li> </ul>
d.	Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>The applications will be considered by the Vaughan Design Review Panel (DRP). Comments and suggestions from the DRP will be reviewed with the Owner as part of the application proposal review.</li> </ul>

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e.	Studies and Reports	<ul style="list-style-type: none"><li>▪ The following documents submitted in support of the applications, must be reviewed and approved by York Region and/or the Vaughan Development Engineering and Infrastructure Planning Department (DEIP) and/or the Vaughan Development Planning Department:<ul style="list-style-type: none"><li>- Planning Justification Report</li><li>- Urban Design Brief</li><li>- Pedestrian Level Wind Study</li><li>- Arborist Report</li><li>- Stormwater Management Report</li><li>- Functional Servicing Report</li><li>- Traffic Impact and Parking Study</li><li>- Phase 1 Environmental Site Assessment (ESA)</li><li>- Noise Feasibility Study</li></ul></li></ul>
f.	Parkland Dedication	<ul style="list-style-type: none"><li>▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit.</li></ul>
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The Owner will be required to satisfy all requirements of the TRCA.</li></ul>
h.	NavCanada	<ul style="list-style-type: none"><li>▪ The subject lands are located within a regulatory flight path under the jurisdiction of NavCanada. The applications have been circulated to NavCanada for review and comments.</li></ul>
i.	Servicing	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li></ul>
j.	Phasing	<ul style="list-style-type: none"><li>▪ The proposed phasing of the development, including the continued operation of the banquet hall, must be identified by the Owner, and will be reviewed.</li></ul>

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

The applicability of the applications 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 applications have been circulated to the York Region Community Planning and Development Services Department 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 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. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. West and South Elevations
6. East and North Elevations

**Report prepared by:**

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Carmela Marrelli, Senior Planner, ext. 8791

(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.)