

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 4, Report No. 25, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on June 4, 2013, as follows:

By receiving the following Communications:

- C1. Mr. Ron Moro, Tasha Court, Woodbridge, dated May 24, 2013; and***
- C2. Mr. Dražen Bulat, Veneto Drive, Woodbridge, dated May 27, 2013.***

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**OFFICIAL PLAN AMENDMENT FILE OP.13.005
ZONING BY-LAW AMENDMENT FILE Z.13.008
CELEBRATION ESTATES INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 21, 2013, be approved;**
- 2) That the following deputations and communication be received:**
 - 1. Ms. Rosemary Humphries, Humphries Planning Group Inc., Chrislea Road, Woodbridge, on behalf of the applicant;**
 - 2. Mr. Giuseppe Barranca, Burwick Avenue, Woodbridge;**
 - 3. Ms. Marlene Saunders, Lansdowne Avenue, Woodbridge, and Communication C10, dated May 21, 2013;**
 - 4. Mr. Frank Cirillo, Lansdowne Avenue, Woodbridge;**
 - 5. Ms. Denise Arpaia, Lansdowne Avenue, Woodbridge;**
 - 6. Ms. Josie Fedele, West Woodbridge Homeowners' Association, Albany Drive, Woodbridge, and on behalf of Mr. Nick Pinto, President West Woodbridge Homeowners' Association, Mapes Avenue, Woodbridge; and**
 - 7. Mr. Vittorio Pacini, Lansdowne Avenue, Woodbridge; and**
- 3) That the following Communications be received:**
 - C4. Mr. Gino Rotondi, Carsama Holdings Inc., Kipling Avenue, dated May 17, 2013;**
 - C6. Mr. Andrew Scott, Mr. Frank Cirillo, Ms. Denise Arpaia, Mr. Claudio Campagner, Mr. Michael Franco, Mr. R. Maine and Mrs. Teresa Pacini, dated May 21, 2013; and**
 - C7. Mr. Joe Marchese, Prospect Realty Inc., Kipling Avenue, dated May 21, 2013.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT the Public Hearing report for Files OP.13.005 and Z.13.008 (Celebration Estates 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.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: April 26, 2013
- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association and those individuals that had requested notice of previous development applications filed on the subject lands (Files OP.07.012 and Z.12.050 - Naser Gjureci)
- c) Comments Received as of May 7, 2013: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate development of a 10-storey apartment building (residential condominium) containing 163 units, with a Floor Space Index (FSI) of 4.01 and 225 parking spaces, as shown on Attachments #3 to #9:

- 1. Official Plan Amendment File OP.13.005 to amend OPA #240 (Woodbridge Community Plan), as follows:

	OPA #240	Proposed Amendments to OPA #240
a.	The subject lands are currently designated "Low Density Residential", which permits single detached and semi-detached dwellings, at a maximum gross density of 8.6 units/hectare or a maximum of 4 units.	Redesignate the subject lands to "High Density Residential" to permit a proposed 10-storey, 163 unit residential apartment building.
b.	The maximum net density (High Density Residential) permitted for new development in Neighbourhood 1 is 99 units/hectare or a maximum of 48 units.	Permit a maximum net density of 377 units/hectare or a maximum of 163 units.

- 2. Zoning By-law Amendment File Z.13.008, specifically to amend Zoning By-law 1-88, to rezone the subject lands from R3 Residential Zone to RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions required to implement the proposed plan:

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	By-law Standard	By-law 1-88 Requirements of the RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Building Setbacks	<p><u>To the Proposed Building</u></p> <p>i) Front (Lansdowne Ave) - 7.5 m ii) Exterior Side (Regional Road 7) - 7.5 m iii) Rear (East) - 7.5 m</p> <p><u>To Portion of Building Below Grade (Underground Garage)</u></p> <p>Lansdowne Avenue - 1.8 m Regional Road 7 - 1.8 m</p>	<p><u>To the Proposed Building</u></p> <p>i) Front (Lansdowne Ave) - 1.5 m ii) Exterior Side (Regional Road 7) - 0 m iii) Rear (East) - 1.5 m</p> <p><u>To Portion of Building Below Grade (Underground Garage)</u></p> <p>Lansdowne Avenue - 0.6 m Regional Road 7 - 0 m</p>
b.	Minimum Parking Requirement	<p>163 units @ 1.5 spaces / unit = 245 spaces + 163 units @ 0.25 visitor spaces / unit = 41 spaces</p> <p>Total Parking Required = 286 spaces</p>	<p>163 units @ 1.35 parking spaces / unit including visitor parking = 220 spaces</p> <p>Total Parking Provided = 225 Spaces</p>
c.	Minimum Amenity Area Per Unit	<p>One Bedroom Units - 92 @ 20 m² / unit = 1,840 m² + Two Bedroom Units - 68 @ 55 m² / unit = 3,740 m² + Three Bedroom Units - 3 @ 90 m² = 270 m²</p> <p>Total Required Amenity Area = 5,850 m²</p>	<p>21.6 m²/unit (all unit types)</p> <p>Total Amenity Area = 3,528 m²</p>
d.	Minimum Lot Area Per Unit	67 m ²	22.82 m ² (3721 m ² /163 units)
e.	Temporary Sales Office	Temporary sales office permitted only when the Official Plan that permits the development is in effect.	Permit a temporary sales office prior to the Official Plan being in effect.

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Additional zoning exceptions may be identified through the detailed review of the Zoning Amendment application 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">▪ The subject lands are located at the northeast corner of Regional Road 7 and Lansdowne Avenue, east of Kipling Avenue, comprising an assembly of 4 lots municipally known as 11, 15, 23 and 27 Lansdowne Avenue, shown as “Subject Lands” on Attachments #1 and #2.▪ The 0.372 ha property has approximately 52.7 m of frontage on Lansdowne Avenue. The property is currently developed with detached dwellings located on 11, 23 and 27 Lansdowne Avenue, which are proposed to be demolished. 15 Lansdowne Avenue is currently vacant.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), which permits detached and semi-detached dwellings on the assembled property.▪ The subject lands are designated “Low Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The subject lands are also identified as being located on a “Primary Intensification Corridor” as shown on Schedule 1, Urban Structure, of VOP 2010. The “Low Rise Residential” designation only permits a detached house, semi-detached house, a townhouse, and private and public institutional building types within this designation. The maximum permitted building height is 3 storeys, and there is no density provision in this designation.▪ The proposed development does not conform to in-effect OPA #240 and VOP 2010 as the proposed 10-storey apartment building is not permitted by either Official Plan.▪ An amendment to the Official Plan is required to facilitate the proposed development.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R3 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the residential apartment proposal.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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Preliminary Review

Following a preliminary review of the applications, the 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, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in the context of the applicable Provincial policies, and Regional and City Official Plan policies, particularly in regards to height, density, the change in land use from low to high density residential, and compatibility with surrounding land uses.▪ In 2001, the City of Vaughan undertook the Avenue Seven Land Use Futures Study that resulted in a series of Official Plan Amendments (OPAs #660, #661, #662, #663 and #664) that generally implement policies to encourage intensification along Regional Road 7. OPA #661 deals with the stretch of Regional Road 7 through the Woodbridge community. OPA #661 maintained the “Low Density Residential” designation of OPA #240 on the subject lands. OPA #661 will be reviewed with respect to the planning basis for maintaining this designation on the property and whether it remains appropriate.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the surrounding existing and planned land uses with particular consideration given to site design and built form, including appropriate building height, FSI (Floor Space Index), building setbacks and transition to existing uses.

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c.	Traffic and Parking	<ul style="list-style-type: none">▪ The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.▪ A Parking Study has been submitted in support of the applications and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The location, design and configuration of the proposed driveway access on Lansdowne Avenue relative to Regional Road 7, and confirmation of any required road widening(s) must be approved by the Region of York.▪ Lansdowne Avenue is a local street that terminates at Burwick Avenue, which connects to Kipling Avenue to the west and terminates at Woodbridge Public Elementary School to the east. The traffic impact on Lansdowne Avenue and Burwick Avenue from the proposed development in consideration of existing residential and school related traffic must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The subject lands have frontage along Regional Road 7 that declines in elevation towards Islington Avenue further to the east, which may provide difficult sight lines and turning opportunities for motorists accessing Regional Road 7 from Lansdowne Avenue likely resulting in motorists using Lansdowne Avenue and Burwick Avenue to access the signalized intersection at Kipling Avenue and Regional Road 7. The traffic impact on Lansdowne Avenue and Burwick Avenue from the proposed development and turning movements and sight lines on Regional Road 7 both at Lansdowne Avenue and Kipling Avenue must be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York.▪ The proposed development will be reviewed in consideration of the applicable policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines.
d.	Water & 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 proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands.

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e.	Additional Studies	<ul style="list-style-type: none">▪ The Phase 1 Environment Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ A Sun/Shadow Study has been submitted in support of the applications, which must be approved to the satisfaction of the Vaughan Development Planning Department.▪ The Arborist's Report, including a Tree Preservation Plan, submitted in support of the applications must be reviewed and approved to the satisfaction of the Vaughan Development Planning Department and the Toronto and Region Conservation Authority.▪ A Planning Justification Report has been submitted in support of the applications, which must be approved to the satisfaction of the Vaughan Development Planning Department.▪ Review will be given to determine if any additional studies are required.
f.	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, and therefore, must be reviewed to the satisfaction of the TRCA and the City, with regards to the proposed development limits, building setbacks, and buffer areas; tree preservation areas; geotechnical report; servicing; and, the possible dedication/conveyance of open space/valley lands to either the City or the TRCA.
g.	York Region District Public School Board	<ul style="list-style-type: none">• The subject lands are located in proximity to the Woodbridge Public Elementary School at the terminus of Burwick Avenue. The York Region District Public School Board must review the applications with respect to the ability of the school to support additional students.▪ Matters such as grading and fencing along the common property line and lighting, etc. will be reviewed at the Site Plan stage, should the applications be approved.

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h.	Related Site Development Application	<ul style="list-style-type: none">• The Owner has submitted Site Development File DA.13.016 (not subject to a statutory Public Hearing under the Planning Act) to facilitate the development of the subject lands should the Official Plan and Zoning By-law Amendment applications be approved. The development will be reviewed to ensure, but not limited to, appropriate building and site design, transition between the proposed development and surrounding land uses, access, internal traffic circulation, parking, landscaping, servicing and grading, pedestrian connectivity, sun, shadow and wind impacts, appropriate amenity area, and barrier free accessibility.▪ 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 the subject applications are approved.▪ Opportunities to implement TDM (Transportation Demand Management) including car share, plug-ins for electric cars, bicycle storage areas, provision of Presto transit passes, etc. will be reviewed by the City and Region of York, if the subject applications are approved.
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A Draft Plan of Condominium (Standard) Application will be required to establish the tenure for the proposed building, if the subject applications are approved.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption from Regional Approval.

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.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. South Elevation
6. West Elevation
7. North Elevation
8. East Elevation
9. Building Sections

Report prepared by:

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(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.)