

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 2, Report No. 27, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on June 27, 2017, as follows:

By approving that Committee of the Whole (Public Hearing) recommendation 2) be replaced with the following:

- 1) That the Local Councillor be authorized to convene meetings of stakeholders in this application, to promote a free exchange of views between the applicant, the City of Vaughan, and the ratepayers in an attempt to resolve issues identified through the public hearing process (i.e., by way of the Planning Department's preliminary report, by the deputants at the public hearing, and by correspondents on these matters);***
- 2) That appropriate staff be directed to attend such meetings on an as-needed basis as determined by the Local Councillor in consultation with stakeholders;***
- 3) That the Planning Department retain, at the applicant's expense, the consulting services of an independent traffic engineer, to conduct a review of traffic related studies submitted by the applicant; and***
- 4) That the local ratepayers' association be advised of said consultant and the scope of the review; and***

By receiving the following Communications:

- C11 Mr. Bob Murray, Park Drive, Woodbridge, dated June 20, 2017;***
C12 Ms. Lori Orrico-Laudari, dated June 20, 2017;
C13 Ms. Florence Facchini, dated June 20, 2017;
C14 Ms. Ashley Macri, dated June 20, 2017; and
C15 Mr. Bill van Geest, Meeting House Road, Woodbridge, dated June 20, 2017.

**2 OFFICIAL PLAN AMENDMENT FILE OP.16.012
ZONING BY-LAW AMENDMENT FILE Z.16.051
2466571 ONTARIO INC.
WARD 2 - VICINITY OF CLARENCE STREET AND MOUNSEY STREET**

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 June 20, 2017, be approved;**
- 2) That a community meeting be organized by the local Ward Councillor with the applicant, residents, Ratepayers' Associations, appropriate City staff and Regional Councillors to address issues raised;**
- 3) That the following deputations and Communications be received:**
 - 1. Mr. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, on behalf of the applicant;**
 - 2. Mr. Mark Zwicker, Architecture Unfolded, on behalf of applicant;**
 - 3. Ms. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge;**

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4. Mr. Tony Lorini, Greater Woodbridge Ratepayers' Association, Ayton Crescent, Woodbridge;
5. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
6. Mr. Edward Uchimaru, James Street, Woodbridge;
7. Mr. William Clarke, Davidson Street, Woodbridge;
8. Ms. Linda Williamson, Park Drive, Woodbridge;
9. Ms. Talia Ilechukwu, Meeting House Road, Woodbridge and Communication C2, dated May 31, 2017;
10. Mr. Cheol Yong Lee, Rock Community Church, Clarence Street, Woodbridge and Communication C4, dated June 19, 2017;
11. Ms. Laura Federico, Waymar Heights Boulevard, Woodbridge; and

4) That the following Communications be received:

- C1. Ms. Lidia Taylor, Meeting House Road, Vaughan, dated June 2, 2017;
- C3. Mr. Roy Nicolucci, dated June 15, 2017;
- C5. Ms. Rose Mary Lecce, Davidson Drive, Woodbridge, dated June 19, 2017;
- C6. Ms. Joanne Morrison, Park Drive, Woodbridge, dated June 18, 2017;
- C7. Mr. Faiyaz Khandwala, Claddamour Place, Woodbridge, dated June 19, 2017;
- C8. Mr. Steve Woodhall, Fairground Lane, Woodbridge, dated June 20, 2017;
- C9. Mr. Christopher Nicol, Powesland Crescent, Woodbridge, dated June 19, 2017;
- C10. Ms. Lory Capoccia, dated June 19, 2017;
- C11. Ms. Susan Okom, Islington Avenue, Woodbridge, dated June 20, 2017;
- C12. Mr. Dan Scott, dated June 20, 2017;
- C13. Mr. Walter Fraccaro, dated June 20, 2017;
- C14. Ms. Pierina Sturino, dated June 20, 2017;
- C15. Mr. Chris Adamkowski, dated June 20, 2017; and
- C16. Irene Clarke and Patricia Moore, Clarence Street, Woodbridge, dated June 20, 2017.

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.16.012 and Z.16.051 (2466571 Ontario 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 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: May 26, 2017.

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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 property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the subject lands plus the expanded notification area shown on Attachment #2 and to the Woodbridge Village Ratepayers 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 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 the following applications for the subject lands, as shown on Attachments #1 and #2, to facilitate the development of a 9-storey, residential apartment building with 192 units as shown on Attachments #3 and #4. A total of 288 parking spaces are proposed in a 2 level underground parking garage served by a private driveway:

- 1. Official Plan Amendment File OP.16.012 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 2 specifically Section 11.11, Woodbridge Centre Secondary Plan (WCSP) of Volume 2 to:
 - i) redesignate the subject lands from “Low Rise Residential” to “Mid-Rise Residential”, whereas VOP 2010 only permits detached semi-detached and townhouse dwelling units without a prescribed density; and
 - ii) to increase the maximum permitted building height from 2-storeys to 9-storeys and permit a Maximum Floor Space Index (FSI) of 1.23.
- 2. Zoning By-law Amendment File Z.16.051 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone to RA2 Apartment Residential Zone, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	RA2 Apartment Residential Zone Requirements	Proposed Exceptions to the RA2 Apartment Residential Zone Requirements
a.	Minimum Front Yard Setback (Mounsey Street)	4.5 m	3 m

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b.	Minimum Setback to the Underground Garage (Mounsey Street)	1.8 m	0 m
c.	Minimum Amenity Area	110 one-bedroom units @ 20 m ² /unit = 2,200 m ² + 64 two bedroom units @ 55 m ² /unit = 3,520 m ² + 18-three bedroom units @ 90 m ² /unit = 1,620 m ² Total = 7,340 m ²	Minimum amenity area 5,740 m ²
d.	Minimum Parking Requirements	192 apartment units @ 1.5 spaces/unit = 288 spaces + 192 apartment units @ 0.25 visitor spaces/unit = 48 spaces Total Parking Required = 336	192 apartment units @ 1.5 spaces/unit (including visitor parking) = 288 spaces

Additional zoning exceptions may be identified through the detailed review of the 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 1.64 ha subject lands are located on the south side of Mounsey Street, east of Clarence Street, and are municipally known as 31 and 55 Mounsey Street shown as "Subject Lands" on Attachments #1 and #2. The site is developed with an existing single-storey dwelling. The subject property fronts onto Mounsey Street, a municipal road with a rural cross section that provides access to two existing properties, the single-storey dwelling on the subject lands and a place of worship located immediately to the west.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010) Volume 2 specifically Volume 2 - Woodbridge Centre Secondary Plan (WCSP). The "Low Rise Residential" designation of the WCSP permits a maximum building height of 2-storeys on the subject lands. The WCSP also defers to the policies of the "Low Rise Residential" designation of Volume 1 of VOP 2010. The "Low

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	<p>Rise Residential” designation permits the following building types; detached and semi-detached house, townhouse and public and private institutional buildings.</p> <ul style="list-style-type: none"> ▪ The majority of the lands have been identified as being located within the Natural Heritage Network by VOP 2010, Schedule 2. More specifically, a Significant Bio-forest (core feature) has been identified on the subject lands. ▪ Development and or site alteration in Core Features is prohibited and development or site alteration adjacent to Core Features shall not be permitted unless it is demonstrated through an Environmental Impact Study that the development or site alteration will not result in a negative impact on the feature. ▪ The proposal to redesignate the subject lands to “Mid-Rise Residential” to permit a 9-storey, 192 residential unit apartment building with a residential density having a floor space index (FSI) of 1.23 times the entire area of the lot does not conform to the policies of VOP 2010.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R2 Residential Zone, which permits a range of uses including but not limited to Home Occupation, Church, community centre, private home tutoring, day nursery, and a detached dwelling. ▪ The current R2 Residential Zone of the Subject lands does not permit the proposed residential apartment building. An amendment to Zoning By-law 1-88 is required to facilitate the proposed development shown on Attachments #3 and #4, and the site-specific zoning exceptions identified in Table 1 of this report.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

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.	Provincial Policies, 2014 (PPS), Regional and City Official Plan policies.	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable policies of the Provincial Policy Statement (2014), Places to Grow, the York Region Official Plan and the Vaughan Official Plan (VOP 2010) including the Woodbridge Centre Secondary Plan.

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		<ul style="list-style-type: none"> ▪ The appropriateness of the proposed redesignation of the subject lands, increased density and height, among other matters, will be reviewed.
b.	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, together with the site-specific exceptions, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, built-form, appropriate site design and building height, parking, and transition to existing uses. ▪ The development limits of the subject lands must be established to the satisfaction of the Toronto and Region Conservation Authority and the City. The portion of the lands located within the Natural Heritage Network will be zoned into the appropriate Open Space Zone and dedicated into public ownership, should the applications be approved.
c.	Traffic, Road Widening/improvements, and Parking Adequacy	<ul style="list-style-type: none"> ▪ Mounsey Street is a municipal road with a rural cross section therefore the access, road improvements, including any potential road widening, must be identified and addressed as part of this review. ▪ The Owner has submitted a Traffic Impact Study (TIS). The TIS includes a Parking Requirement Summary in support of the applications. The TIS must be reviewed and approved by the Development Engineering and Infrastructure Planning Department.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following reports and studies in support of the applications, which must be approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> - Tree Inventory and Preservation/Edge Management Plan - Phase 1 Environmental Site Assessment - Functional Servicing Report - Environmental Impact Study - Slope Stability Assessment - Archaeological Assessment - Stormwater Management Report ▪ Additional reports, may be required as part of the development application review process.

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e.	Water and Servicing Allocation	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The subject lands contain a relatively steep slope, which is highly vegetated and considered a forested area that forms part of the valley corridor. The subject lands are also located within the TRCA's Regulated Area under O. Reg. 166/06, and therefore, the Owner must satisfy all requirements of TRCA.
g.	Future Site Plan Application	<ul style="list-style-type: none">▪ A future Site Development Application will be required for the proposed development, if the subject applications are approved.▪ All issues identified through the review of the Site Development Application, including but not limited to, connection to a future trail system, pedestrian accessibility, site organization, built form and design, environmental sustainability, will be addressed in a technical report to a future Committee of the Whole meeting, should the application be approved.
h.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for suitable design, including 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, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the subject applications are approved.
i.	Parkland Dedication	<ul style="list-style-type: none">▪ Should the applications be approved, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands or a fixed rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-Lieu Policy is required to the satisfaction of the City.

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j.	Section 37 (Density Bonusing)	<ul style="list-style-type: none">▪ Should the applications be approved, the implementing Zoning By-law shall include provisions respecting density bonusing that will be implemented through an executed Density Bonusing Agreement in accordance with Section 37 of the Planning Act RSO 1990, to the satisfaction of the City of Vaughan.
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A Draft Plan of Condominium Application will be required for the proposed development, if the subject applications are approved.▪ The Draft Plan of Condominium shall be reviewed to ensure it implements the approved site plan and any outstanding issues will be addressed in a technical report to a future Committee of the Whole meeting.

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.

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. Concept Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Building Elevations

Report prepared by:

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