

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 18, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

18

SITE DEVELOPMENT FILE DA.14.014

ROYAL 7 DEVELOPMENTS LTD.

WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Interim Director of Planning/Director of Development Planning and Manager of Development Planning, dated June 17, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.014 (Royal 7 Developments Ltd.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a 37-storey residential apartment (future condominium) building, located on a podium ranging in height from one to five-storeys, consisting of 351 residential units and 2,102 m² of ground floor commercial area, as shown on Attachments #4 to #10, subject to the following conditions:
 - a) that prior to the execution of the implementing Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plans, building elevations, signage plans, wind study, and shadow study;
 - ii. the owner shall redesign the landscape plan along the north limit of the subject lands to provide a pedestrian connection from the central park area to the Black Creek, to the satisfaction of the Vaughan Planning Department;
 - iii. the Vaughan Development/Transportation Engineering Department shall approve:
 1. the final site servicing plan, site grading plan, stormwater management plan, storm area drainage design, erosion and sediment control plan, environmental noise report, geotechnical/soils report, and transportation demand management plan; and,
 2. the final street sections, photometric lighting plan, and parking level plans;
 - iv. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department; and,
 - v. the owner shall satisfy all hydro requirements of Power Stream Inc.

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- b) that the Site Plan Agreement include the following provisions:
- i) “For residential high-density development, the owner shall dedicate parkland equivalent to 1 hectare per 300 units and/or pay to City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate per unit prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy.”
 - ii) “The owner shall provide a separate Letter of Credit in the sum of \$97,650.77 (0.3895 ha @ \$250,708.00 per hectare), as security for its proportionate share of the cost of the “VMC Jane/Hwy 7 Stormwater Management and Black Creek Flood & Erosion Works”.”
 - iii) “The Owner shall provide a separate Letter of Credit in the sum of \$97,650.77 (0.3895 ha @ \$250,708.00 per hectare), as security for its proportionate share of the cost of the VMC Jane/Highway 7 Stormwater Management and Black Creek Flood and Erosion Works”.
2. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated October 29, 2013:

“IT IS HEREBY RESOLVED THAT Site Development File DA.14.014 be allocated sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System for a total of 258 residential units. This is in addition to the remaining (93 residential units) servicing capacity originally allocated on November 14, 2005 to Plan of Subdivision File19T-00V21.”

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a city with maximum greenspace and an urban form that supports our expected population growth
- 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
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit

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:

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- an extensive (lighter) green roof over the five-storey podium, which will absorb storm water and solar heat, and an intensive (thicker) green roof on portions of the one-storey podium that will provide private outdoor amenity space for residents
- high-albedo painting will be provided on portions of the roof
- permeable paving will be integrated on select areas of the site
- stormwater will be captured in cisterns and used for irrigation
- LED lighting will be provided throughout the site
- landscaping to mitigate the heat island effect that will include native, drought tolerant shrubs, grasses and flowers
- transportation demand management measures will encourage active and public transportation, including pedestrian-scaled corridors and amenity areas to encourage pedestrian activity during all seasons, bicycle parking facilities and storage, and education and incentives for increasing public transportation use

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Vaughan Committee of the Whole for a 37-storey residential apartment (future condominium) building, located on a podium ranging in height from one to five-storeys, as shown on Attachments #4 to #10, consisting of the following:

- 27,988 m² of residential gross floor area
- 351 apartment units
- 2,102 m² of ground related commercial area
- 5,690 m² of internal service and amenity area
- a total gross floor area of 35,780 m²

The proposed development (Phase 1 - Tower 2) includes 352 underground parking spaces, and when combined with the Phase 1 - Tower 1 development, will include a total 858 underground parking spaces.

Background - Analysis and Options

Location

The 0.39 ha subject lands are part of the overall 3.47 ha lands located on the north side of Regional Road 7, between Jane Street and Creditstone Road, municipally known as 2900 Regional Road 7, as shown on Attachments #1 to #2. The subject lands are located east of the Vaughan Metropolitan Centre (VMC) subway station (under construction) and the Black Creek. The surrounding land uses are shown on Attachment #2.

Site History/Ontario Municipal Board Decision

On September 4, 2008, the Ontario Municipal Board (OMB), approved the related Zoning By-law Amendment File Z.06.051 and Draft Plan of Subdivision File 19T-00V21 for the subject lands to facilitate the development of five residential apartment buildings (four with ground floor

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commercial area), together with park, buffer, and roads. The site-specific zoning approved by the OMB permits the following over the entire Royal 7 Developments Ltd. holdings shown on Attachment #3:

- 1,935 residential apartment units, including a maximum of 733 units in Buildings 1 and 2
- prescribed building envelopes
- a maximum gross floor area (GFA) of 182,000 m² for the entire site
- a maximum retail commercial GFA of 4,028 m² for the entire site
- unlimited building height for the tower portion of the buildings (status as a landmark location under Zoning By-law 1-88)
- a maximum building height of 17 m for the podium portion of the buildings
- 1.1 parking spaces per dwelling unit, plus 0.2 parking spaces per unit for visitor parking
- shared residential visitor and commercial parking
- a minimum 0 m yard setback for underground parking structures
- 15 m² of amenity area per residential unit
- for the purposes of zoning conformity, the subject lands are deemed to be one lot

The owner subsequently agreed to update Draft Plan of Subdivision File 19T-00V21 to be consistent with the road network and development blocks identified in the Vaughan Metropolitan Centre Secondary Plan (VMC Plan). The Vaughan Planning Department is in the process of finalizing the revised conditions of subdivision approval.

Official Plan

The subject lands are designated "Corporate Centre Node" by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #663 (Avenue Seven Land Use Future Plan), which permits a range of uses, including medium and high density residential, commercial, office, retail, institutional uses, and community facilities.

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. However, 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 rise landmark buildings are encouraged to locate.

The proposed development conforms to the in-effect Official Plan.

Vaughan Metropolitan Centre Secondary Plan (VMC Plan)

The subject lands are designated "Neighbourhood Precinct (N3)" by the Vaughan Metropolitan Centre (VMC) Secondary Plan, which forms part of Volume 2 of the Vaughan Official Plan 2010. The VMC Secondary Plan is currently pending approval from the Ontario Municipal Board.

The "Neighbourhood Precinct" designation permits residential uses, community amenities, professional offices, and street-related commercial retail along the Regional Road 7 frontage. The VMC Plan recognizes the OMB approved Zoning By-law for the subject lands, together with consideration of minor variances that are in keeping with the objectives, policies and schedules of the VMC Plan. Accordingly, the proposed site development conforms to the VMC Plan.

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Zoning

The subject lands (Phase 1 - Tower 2), as shown on Attachment #2, are zoned C9 Corporate Centre Zone by Zoning By-law 1-88, subject to Exception 9(1248).

On April 10, 2014, the Vaughan Committee of Adjustment approved a Minor Variance Application (File A083/14) to permit the following variances to Zoning By-law 1-88, as amended to facilitate the proposed development:

- a) a tower and podium location partially outside of the building envelope established by the OMB;
- b) a maximum podium height of 20.6 m along Regional Road 7, whereas the maximum is 17 m; and,
- c) 352 underground parking spaces for Phase 1 - Tower 2, and when combined with Phase 1 - Tower 1, will total 858 parking spaces, whereas the total required parking for both Phases is a total of 1,001 spaces.

The proposed development complies to Zoning By-law 1-88, as amended.

Vaughan Design Review Panel

The proposed development was considered by the Vaughan Design Review Panel on February 27, 2014, and the following recommendations, but not limited to, were provided:

- i. enhance the pedestrian scale by addressing the flat facing condition of the 160 m long block along Regional Road 7 to create a compelling pedestrian environment and ensuring the galleria (part of the Phase 1 - Tower 1 development) will have real presence along Regional Road 7;
- ii. provide improved connections between the tower orientation and the podium design;
- iii. strengthen the podium condition as it turns the corner along Maplecreek Road to become one-storey in height;
- iv. improve the landscape treatment along Regional Road 7 to emphasize entry points and break-up the mass along the podium block; and,
- v. emphasize the east-west linkage along the future McCleary Court (private road) extension to connect to the Black Creek spine as a main pedestrian connector for added value.

On April 9, 2014, the owner and the Vaughan Planning Department met to discuss improvements to the development proposal that would address the comments from the Vaughan Design Review Panel and agreed to the following changes to the development:

- i. The tower orientation and the podium design will remain unchanged as Towers 1 and 2 are oriented to true north in order to maximize sunlight, and thereby improve heating and cooling efficiencies, and to provide visual interest of two elevation perspectives;
- ii. The one-storey podium height along Maplecreek Road to be intentionally designed to include private terraces accessed by the unit owners on the second floor. The second-storey columns as designed provide architectural features at the second-storey and privacy screening for terraces on the second level.
- iii. The galleria entrance design will be enhanced;
- iv. A variety of landscape material will be utilized to enhance the entry features and provide opportunities and landscape flexibility along Regional Road 7; and,

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- v. The landscape plan for the central park area will be reviewed to provide a pedestrian connection to the Black Creek as a pedestrian focused spine.

Prior to the execution of the Site Plan Agreement, the owner must address these items to the satisfaction of the Vaughan Planning Department. A condition of approval in this respect is included in the recommendation of this report. Future Site Development applications for the remaining phases will be subject to review by the Vaughan Design Review Panel.

Site Plan Review

The proposed development represents the completion of Phase 1 of the subject lands (Tower 2) and is consistent with the Vaughan Council approved Site Development File DA.11.058 for Phase 1 - Tower 1, which is currently under construction for a 37-storey apartment building with ground floor commercial uses.

The Vaughan Planning Department is satisfied with the proposed development of the subject lands as shown on Attachments #4 to #10, subject to the finalization of the site plan, building elevations, signage, and landscape plans as discussed in this report. A condition to this effect is included in the recommendation of this report.

The Vaughan Development/Transportation Engineering Department has reviewed the development proposal and has no concerns, subject to the finalization of the site servicing, site grading, erosion and sediment, and stormwater management plans, storm area drainage design, environmental noise report, geotechnical/soils report, and street sections (Maplecrete Road extension). Minor updates to the owner's stormwater management report are required to the satisfaction of the Vaughan Development/Transportation Department. A condition to this effect is included in the recommendation of this report.

The Vaughan Development/Transportation Engineering Department also advises that improvements are required to the Black Creek channel and Storm Water Management Pond in accordance with the Black Creek Optimization Study, VMC Master Plan Class EA and WMC Black Creek Renewal Class EA in order to facilitate development in the VMC and to address a flooding risk. The subject lands are tributary to the Black Creek, therefore, the Owner is required to contribute its proportionate share towards the cost of these improvements. The current estimate of the owner's proportionate share of their works in relation to Tower 2 is \$97,650.77 based on an area of 0.3895 ha and a net developable rate of \$350,708.00 per hectare. Accordingly, the owner is to provide a Letter of Credit for this amount through the appropriate provision in the Site Plan Agreement. The owner's final charge will be ascertained through the enactment of a future Special Service Area Development Charge (SAC) By-law

District Energy

The owner, through the related Site Development File DA.11.058 for Phase 1 - Tower 1, has committed to participating in the future District Energy system (centralized heating and cooling system) for the VMC. The owner has provided a shared mechanical systems room that facilitates future connections to a District Energy system for the first phase of development, which is included in the Building Permit plans for Tower 1.

Servicing Allocation

On November 14, 2005, Vaughan Council allocated servicing capacity for 446 residential apartment units for the related Draft Plan of Subdivision File 19T-00V21. The approved Site Development File DA.11.058 for Tower 1 - Phase 1 utilized 353 residential units of the allocated servicing capacity. The remaining 93 residential units can be applied to Tower 2 of Phase 1. Therefore, 258 residential units is required to satisfy the requirements for Tower 2 (351 units).

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In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, formal allocation of servicing capacity is required by Vaughan Council in conjunction with site plan approval for the subject lands. Should Vaughan Council approve Site Development File DA.14.014, a recommended servicing allocation resolution is included in the recommendation of this report.

Black Creek

The Vaughan Development/Transportation Engineering Department advises that Improvements are required to the Black Creek channel and Storm Water Management Pond in accordance with the Black Creek Optimization Study, the VMC Master Plan Class Environmental Assessment (EA), and the VMC Black Creek Renewal Class EA in order to facilitate development in the VMC and to address a flooding risk.

The subject lands are tributary to the Black Creek, and therefore, the owner is required to contribute its proportionate share towards the cost of these improvements. The current estimate of the owner's proportionate share of their works in relation to Tower 2 is \$97,650.77, based on an area of 0.3895 ha and a net developable rate of \$250,708.00 per hectare. Accordingly, the owner is to provide a Letter of Credit for this amount through the appropriate provision in the Site Plan Agreement, which has been included in the recommendation of this report. The Owner's final charge will be determined through the enactment of a future Special Service Area Development Charge (SAC) By-law.

Vaughan Legal Services Department - Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that for residential high-density development, the owner shall dedicate parkland equivalent to 1 hectare per 300 units and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a fixed rate per unit prior to the issuance of a Building Permit, 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.

Vaughan Cultural Heritage Division

The Vaughan Cultural Heritage Division of the Planning Department has reviewed the Site Development application and has indicated that the subject property has been cleared of concerns regarding archaeological resources.

Vaughan Public Works Department - Solid Waste Management

The proposed development will utilize a 3-stream waste management system. The Vaughan Public Works Department Solid Waste Management Division has reviewed the Site Development application and has noted that the proposed development meets their requirements.

Canadian National Railway (CN)

CN has reviewed the application and is satisfied with the Phase I Noise Report submitted in support of the proposal. CN has no objections to the Site Development Application.

Utilities

PowerStream Inc. has reviewed the Site Development application and has indicated that it is the owner's responsibility to contact PowerStream and discuss all aspects of the site with respect to electrical supply and the transformer location. A condition to this effect will be included in the recommendation to this report.

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Enbridge Gas has no objection to the Site Development application and has advised that it is the owner's responsibility to contact Enbridge Gas with respect to installation and clearance requirements for service and metering facilities, as well as any possible easements.

Canada Post

Canada Post has reviewed the Site Development application and has indicated that it is the owner's responsibility to contact Canada Post to discuss a suitable mailbox/mailroom location and ensure that Canada Post specifications are met. Canada Post acknowledges that the development proposal consists of a common entrance area and as a result, the owner must supply, install and maintain a centralized mailbox facility for the residential portion of the development. A separate centralized mail facility may be required for the commercial portion of the development.

Nav Canada and Bombardier

Nav Canada is a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service (ANS). NAV Canada co-ordinates the safe and efficient movement of aircraft in Canadian domestic airspace and international airspace assigned to Canadian control.

In a letter dated April 29, 2014, NAV Canada has advised that they have no objection to the development proposal. NAV Canada's land use evaluation is valid for a period of 12 months of their notice and the assessment is limited to the impact of the proposed physical structure on the air navigation system and installations.

The Toronto Downsview Airport is located approximately 14 km southeast of the subject lands and is within the flight path of the airport. Bombardier Aerospace exclusively owns and operates the Toronto Downsview Airport. All development proposals within the flight path will require review by Bombardier. In a memorandum dated May 23, 2014, Bombardier Aerospace advised they have no objection to the proposed development.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead & Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The proposed development includes a three stream waste disposal system, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency.

ii) Manage Growth and Economic Well Being

Creating a positive environment that encourages innovation and prosperity.

The proposed development is located within the Vaughan Metropolitan Centre (VMC) planning area, which is a designated Urban Growth Centre and a key strategic development area in the City of Vaughan that will support a high capacity subway extension and future bus rapid transit infrastructure.

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iii) Promote Community Safety, Health & Wellness

Actively promoting healthy lifestyles to encourage a high quality of life and the well-being and safety of residents.

The proposed development includes amenity space/walking trails/bicycle storage facilities to enhance the City's existing inventory of public amenity space.

iv) Manage Corporate Assets

Continuous assessment of infrastructure requirements to ensure a sustainable future.

vii) Ensure Financial Sustainability

Using financial resources wisely by making informed decisions that take into consideration the effect on the current and future operations of the City.

Regional Implications

The Site Development application has been circulated to the York Region Transportation and Community Planning Department for review. The owner will be required to satisfy all the requirements of York Region. A condition to this effect has been included in the recommendation of this report.

Conclusion

Site Development File DA.14.014 has been reviewed in accordance with OPA #500, as amended, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed development to permit a 37-storey apartment building with ground floor commercial uses as Tower 2 of the Phase 1 development of the subject lands is appropriate, compatible, and consistent with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Planning Department can support the approval of Site Development File DA.14.014.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Master Plan
4. Site Plan
5. Landscape Plan
6. South Building Elevation (Facing Regional Road 7)
7. East Building Elevation
8. West Building Elevation (Facing Future Maplecrete Road Extension)
9. North Building Elevation (Facing Future McCleary Court Extension)
10. Perspective from Regional Road 7 and Maplecrete Road

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.)