

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017**

Item 6, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on September 26, 2017, as follows:

***By receiving Communication C1 from Ms. Ann Hu, Giotto Crescent, Maple, dated September 19, 2017.***

**6**

**OFFICIAL PLAN AMENDMENT FILE OP.17.002  
ZONING BY-LAW AMENDMENT FILE Z.17.003  
JANE TESTON HOLDINGS INC.  
WARD 1 - VICINITY OF JANE STREET AND TESTON ROAD**

The Committee of the Whole 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 September 19, 2017, be approved;
- 2) That prior to this matter returning to a Committee of the Whole, the applicant in consultation with the Local Councillor organize a meeting with the community and interested parties to address outstanding issues;
- 3) That planning staff be authorized to attend the community meeting;
- 4) That the following deputations and Communication, be received:
  1. Mr. Martin Quarcoopome, Weston Consulting, representing the applicant;
  2. Mr. Adriano Volpentesta;
  3. Mr. Musti Alidina, Giotto Crescent, Maple, and Communication C12, petition, dated September 19, 2017;
  4. Mr. Angelo Oddi, Giotto Crescent, Maple;
  5. Mr. John Leonardelli, Kettle Court, Maple;
  6. Mr. Lawrence Genga, Giotto Crescent, Maple;
  7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
  8. Mr. Sean Talebi, Jane Street, Maple;
  9. Mr. Rocco Di Dio, Giotto Crescent, Maple;
  10. Mr. Daniele Messina, Giotto Crescent, Maple; and
  11. Mr. Richard Rodaro, Woodend Place, Woodbridge;
- 5) That the following Communications be received:
  - C4 Mr. Matthew Di Vona, Davies Howe, Adelaide Street West, Toronto, dated September 19, 2017;
  - C5 Mr. Alan Fiddes, Giotto Crescent, Maple, dated September 19, 2017;
  - C6 Ms. Sandy Szewczyk, Colombo Crescent, Maple, dated September 19, 2017;
  - C7 Dr. P. Sivananthan, dated September 17, 2017;
  - C8 Ms. Julieta Gardner, dated September 17, 2017;
  - C9 Mr. Tony Gullo, Giotto Crescent, dated September 18, 2017; and
  - C10 Mr. Darrell Gardner, dated September 18, 2017.

**Recommendation**

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

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1. THAT the Public Hearing report for Files OP.17.002 and Z.17.003 (Jane Teston Holdings 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 a Public Meeting was circulated: August 18, 2017

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were 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 #1, and to the MacKenzie Ridge 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 the 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 on the subject lands, shown on Attachments #1 and #2, regarding a proposal for the development of an 11-storey residential apartment building with 176 dwelling units, and 188 parking spaces in 2 underground levels, and 17 surface parking spaces, as shown on Attachments #3 to #5.

1. Official Plan Amendment File OP.17.002 to amend the policies of Vaughan Official Plan 2010 (VOP 2010) 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) increase the maximum permitted building height from 3-storeys to 11-storeys and permit a maximum Floor Space Index (FSI) of 3.45 times the area of the lot.
2. Zoning By-law Amendment File Z.17.003 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and R4 Residential Zone subject to site-specific Exception 9(1100), to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions identified in Table 1:

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<b>Table 1: Zoning By-law Amendment File Z.17.003</b>			
	<b>Zoning By-law 1-88 Standard</b>	<b>Requirements of the RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses: <ul style="list-style-type: none"> <li>▪ Independent Living Facility</li> <li>▪ Long Term Care Facility</li> <li>▪ Supportive Living Facility</li> </ul>
b.	Minimum Amenity Area	1-bedroom units: 60 units @ 20 m <sup>2</sup> = 1,200 m <sup>2</sup> + 2-bedroom units: 72 units @ 55 m <sup>2</sup> = 3,960 m <sup>2</sup> + 3-bedroom units: 44 units @ 90 m <sup>2</sup> = 3,960 m <sup>2</sup>  Total Required Minimum Amenity Area = 9,120 m <sup>2</sup>	Total Proposed Minimum Amenity Area = 5,675 m <sup>2</sup>
c.	Parking and Access Requirements          Maximum Number of Driveway to a Site	176 units @ 1.5 spaces/unit = 264 spaces + Visitor Spaces - 176 units @ 0.25 spaces/unit = 44 spaces  Total Parking Required = 308 spaces      1 driveway per lot	1-bedroom - 60 units @ 0.85 spaces/units = 51 + 2-bedroom - 72 units @ 0.95 spaces/ spaces/units = 69 + 3- bedroom - 44 units @ 1.15 spaces/ units = 51  Total Parking Proposed = 171 spaces  3 driveways
d.	Minimum Lot Area	67 m <sup>2</sup> / unit	32.4 m <sup>2</sup> / unit
e.	Minimum Building Setbacks	Front Yard (Jane Street): 7.5 m  Exterior Side Yard (Teston Road): 7.5 m	Front Yard (Jane Street): 3 m  Exterior Side Yard (Teston Road): 1 m

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f.	Minimum Landscaped Strip Width (Abutting a Street)	6 m	1 m
g.	Minimum Setback to Portions of a Building Below Grade (Abutting Jane Street and Teston Road)	1.8 m	1 m
h.	Maximum Width of a Driveway	7.5 m	9.1 m

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>The subject lands are located at the southeast corner of Jane Street and Teston Road, and are municipally known as 2975, 2985 and 2993 Teston Road, shown as “Subject Lands” on Attachments #1 and #2. The lands are collectively 0.6 ha in size, and 2975 and 2985 are each developed with an existing dwelling.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010). This designation permits detached, semi-detached and townhouse dwellings, home occupations, private home day care, and small-scale convenience retail uses.</li> <li>The subject lands are further identified within a “Stable Area” and “Community Area”, in Schedule 1 – Urban Structure, of VOP 2010.</li> <li>Section 9.1.2.1 of VOP 2010 states that the built form of new developments in Community Areas will be designed to achieve the following general objective, (in part): <ul style="list-style-type: none"> <li>“In Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3...”</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>Section 9.1.2.2 of VOP 2010 requires that, “in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements: <ul style="list-style-type: none"> <li>a) the local pattern of lots, streets and blocks;</li> <li>b) the size and configuration of lots;</li> <li>c) the building type of nearby residential properties;</li> <li>d) the heights and scale of nearby residential properties;</li> <li>e) the setback of buildings from the street;</li> <li>f) the pattern of rear and side-yard setbacks; and</li> <li>g) conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.</li> </ul> </li> <li>Section 9.1.2.3 contains policies that shall apply to all developments in Community Areas with the intent to protect their character, specifically, building heights and massing should respect the scale of adjacent residential buildings.</li> <li>The proposal to redesignate the subject lands from “Low-Rise Residential” to “Mid-Rise Residential” to permit the proposed development does not conform to the policies of VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned A Agricultural Zone and R4 Residential Zone subject to site-specific Exception 9(1100) by Zoning By-law 1-88, which do not permit the proposed residential apartment building. Exception 9(1100) on the portion of the subject lands identified on Attachment #2 as 2975 Teston Road permits site-specific R4 Residential Zone development standards for three future residential lots on the planned extension of Giotto Crescent, which has not been developed.</li> <li>The Owner has submitted a Zoning By-law Amendment application to facilitate the proposed development shown on Attachments #3 and #5.</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 Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Provincial Policies, Provincial Policy Statement (2014),	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies including the Provincial Policy Statement (2014), Places to Grow, and the York Region and</li> </ul>

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	Regional and City Official Plans	<p>Vaughan Official Plan 2010 (VOP 2010) policies.</p> <ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed redesignation of the subject lands, increased density and building height, and the proposed massing, among other matters, will be reviewed.</li> <li>▪ The appropriateness of the proposed development will be considered in relation to the City's urban structure as shown on Schedule "1" of VOP 2010, in particular the planned locations for intensification areas being the Vaughan Metropolitan Centre, Regional Intensification Corridors, Primary Centres, Local Centres, or Primary Intensification Corridors.</li> <li>▪ The appropriateness of the proposed development will be reviewed in consideration of the compatibility policies of VOP 2010, including but not limited to Section 9.1.2.2.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific exceptions, will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>- the compatibility with the existing and planned surrounding lands uses;</li> <li>- the proposed land use;</li> <li>- appropriate site design and building height;</li> <li>- building setbacks;</li> <li>- parking and the built-form transition to the existing surrounding residential uses; and</li> <li>- the appropriateness of the proposed site-specific development standards.</li> </ul> </li> </ul>
c.	Section 37 Contribution	<ul style="list-style-type: none"> <li>▪ Should the applications be deemed good planning and be approved, Section 37 public benefits (e.g. daycare, community facilities, public art, and streetscape improvements, etc.) will be required.</li> <li>▪ The Owner has requested consideration of a Section 37 benefit related for the proposed driveway connecting Giotto Crescent to Jane Street and Teston Road. The appropriateness of this request will be considered in accordance with the requirements of Section 37 of the <i>Planning Act</i> and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, to the satisfaction of the City.</li> <li>▪ Should the subject applications be approved, the implementing Zoning By-law will identify the Section 37 benefit and the Owner will be required to enter into a Section 37 Agreement with the City.</li> </ul>

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d.	Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development application will be required to implement the development proposal, if the subject applications are approved. Issues that will be reviewed through the Site Development Application will include, but not be limited to: <ul style="list-style-type: none"> <li>- appropriate building and site design;</li> <li>- appropriate built form;</li> <li>- access;</li> <li>- pedestrian connectivity;</li> <li>- barrier free accessibility;</li> <li>- internal traffic circulation;</li> <li>- parking;</li> <li>- landscape;</li> <li>- loading area locations; and</li> <li>- servicing and grading.</li> </ul> </li> </ul> <p>These issues will be addressed in a technical report to a future Committee of the Whole meeting, should the applications be approved.</p>
e.	Transportation	<ul style="list-style-type: none"> <li>▪ The Owner will be required to dedicate to York Region any lands required for the widening to the Jane Street and Teston Road. The plan must be modified to accommodate any road widenings as required.</li> <li>▪ The location and design of the driveway from Teston Road and Jane Street must be approved by York Region.</li> <li>▪ The appropriateness of terminating a public road (Giotto Crescent) and transitioning to a private driveway must be reviewed by the DEIP Department and York Region.</li> </ul>
f.	Sustainability Features	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable 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.</li> </ul>
g.	Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>▪ The proposed development must be considered by the Vaughan Design Review Panel (DRP) and the Owner must address any DRP comments, to the satisfaction of the Development Planning Department.</li> </ul>

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h.	Archeological Significance	<ul style="list-style-type: none"> <li>The subject lands will be reviewed and assessed to determine any potential Archeological significance.</li> </ul>
i.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>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 subject lands by Vaughan Council.</li> </ul>
j.	Community Services and Facilities Study	<ul style="list-style-type: none"> <li>A Community Services and Facilities Study will be required in support of the applications listing all existing facilities and services within the community. The Study should provide an opinion on the potential impact of the proposed development on existing facilities and services within the community, and identify any measures required to address any determined deficiencies. This study must be approved to the satisfaction of the Recreation Services Department.</li> </ul>
k.	Parkland Dedication	<ul style="list-style-type: none"> <li>Should the applications be approved, cash-in-lieu of the dedication of parkland will be required in accordance with the <i>Planning Act</i> and the City’s Cash-in-Lieu Policy.</li> </ul>
l.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner has submitted the following reports and studies in support of the development applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- NavCanada (NAVCAN) Submission</li> <li>- Landscape Master Plan</li> <li>- Pedestrian Level Wind Study</li> <li>- Arborist Report</li> <li>- Tree Inventory and Preservation Plan</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Phase 2 Environmental Site Assessment</li> <li>- Traffic Impact Study with Traffic Demand Management</li> <li>- Noise and Vibration Report</li> <li>- Geotechnical/Soils Report</li> <li>- Parking Study</li> </ul> </li> <li>Additional reports may be required as part of the development application review process.</li> </ul>



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m.	Draft Plan of Condominium Application	▪ A Draft Plan of Condominium Application will be required to establish the condominium tenure for the proposed development, if the subject applications are approved.
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#### **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. The Owner has not requested York Region to exempt Official Plan Amendment File OP.17.002 from Regional approval. Since an exemption has not been requested by the Owner, York Region will be the approval authority for the Official Plan Amendment.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, 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.

#### **Attachments**

1. Concept Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations

#### **Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Stephen Lue, Senior Planner, ext. 8210

(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.)