

EXTRACT FROM COUNCIL MEETING MINUTES NOVEMBER 20, 2012

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The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

THAT the Public Hearing report for Zoning By-law Amendment File Z.08.032 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability will be determined when the technical report is considered.

This will be addressed when the technical report is completed.

a) Date the Notice of a Public Meeting was circulated: October 12, 2012
b) Circulation Area: 150 m
c) Comments Received as of October 23, 2012: None

The Owner has submitted Zoning By-law Amendment File Z.08.032 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the RA5(H) High Density Residential Town Centre Zone with the Holding Symbol "(H)", subject to Schedule "A4" (Town Centre Zones) and Exception 9(1225) to:

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- i) increase the maximum permitted density in the RA5 High Density Residential Town Centre Zone, for “Parcel A” of the subject lands as shown on Attachment #3, from a Floor Space Index (FSI) of 2.7 to 5.6;
- ii) amend in the maximum permitted building height from 18-storeys or 56 metres (whichever is less) to 19-storeys and 22-storeys for proposed Buildings “A” and “B” (54 and 62 metres), respectively, as shown on Attachments #6 and #7; and,
- iii) to permit the following site-specific amendments to the High Density Residential Town Centre Zone standards of Zoning By-law 1-88 for Parcels “A” and “B” as shown on Attachment #3:

| | By-law Standard | By-law 1-88 Requirements Town Centre Zones Schedule “A4” | Proposed Exceptions to the Town Centre Zones Schedule “A4” |
|----|--|---|---|
| a. | Parcel A - Maximum Building Height | 18 Storeys or 56 metres (whichever is less) | 19 and 22 storeys or 54 and 62 metres respectively |
| b. | Parcel A - Maximum Building Height (corner building) | 8-Storeys or 29 m | 10 storeys or 29 m |
| c. | Parcel A - Minimum/Maximum Front Yard Setback to New Westminster Drive | 6.0 m | 5.0 m |
| d. | Parcel A - Minimum/Maximum Exterior Side Yard Setback to Future New Road 1 | 6.0 m | 0.97 m |
| e. | Parcel A - Minimum Interior Side Yard Setback | To be determined at site plan stage | 5.3 m |
| f. | Parcel A - Maximum Residential Density (Apartment Building) | 2.7 FSI | 5.6 FSI (Calculated on the basis of the lot area for Parcel A) |

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| g. | Parcel A – Minimum Parking Stall Size | 2.7m X 6.0 m | 2.7m X 5.8 m |
| h. | Parcel A – Minimum Width of a Landscape Strip along a Lot Line Abutting a Street Line Within an RA5 Zone (New Westminster and Future New Road 1) | 6.0 m | 0 m (Shall not apply) |
| i. | Parcel A – Minimum Setback for Portions of a Building Below Grade (North, South, East and West Property Lines) | 1.8 m | 0 m (Shall not apply) |
| j. | Parcel A – Minimum Height of Landscape Screening Around the Surface Parking Area | 1.2 m high berm | 0 m (Shall not apply) |
| k. | Parcel A - Dimensions of Driveway Accesses (Maximum Combined Width of Circular Driveways) | 9.0 m with each driveway not exceeding 6m | 10.5 m with each driveway not exceeding 6 m |
| l. | Parcel B – Minimum Parking stall size | 2.7 X 6.0 m | 2.7m X 5.8 m |
| m. | Parcel B – Driveway Dimensions | Maximum combined width of circular driveways is 9.0m, with each driveway not exceeding 6 m | 11.72 m with each driveway not exceeding 6 m |
| n. | Parcel B – Minimum width of a Landscape Strip Abutting a Street Line Within an RA5 Zone (New Westminster and Future New Road 1) | 6.0 m | 2.0 m |

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The above zone exceptions have been identified based on the preliminary review of a conceptual Master Site Plan submitted by the Owner. Additional zoning exceptions may be identified through the processing of this application.

The application would facilitate the development of the subject lands with the following:

- Parcel A – an apartment building ranging in height from 10 to 19 storeys with a total of 233 apartment units (Building A); and a 22 storey apartment building (Building “B”) with a total of 468 residential units, as shown on Attachments #3 to #8; and,
- Parcel B – a 6-storey building, including 149 seniors retirement residence suites as shown on Attachment #3.

Background – Analysis and Options

The original Public Hearing to consider this application was held on September 15, 2008. No members of the public addressed Vaughan Council at the Public Hearing. Following the Public Hearing, the Owner did not actively pursue the processing of the application. The Owner has requested that the City resume processing the application as originally submitted.

Since the Public Hearing on September 15, 2008, Vaughan Council adopted a policy (February 3, 2009, Committee of the Whole Working Session) requiring a new Public Hearing for all planning applications where an application has not been considered by the Committee of the Whole within two (2) years after being considered at a previous Public Hearing. Although the application has not changed since the Public Hearing on September 15, 2008, it is being considered for a new Public Hearing in accordance with the Council approved policy.

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| Location | <ul style="list-style-type: none">▪ East side of New Westminster Drive, north of Centre Street, shown as “Subject Lands” on Attachments #1 and #2. |
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| Official Plan Designation | <ul style="list-style-type: none">▪ “High Density Residential” by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #671 (Thornhill Centre Street Plan), which permits a maximum building height of 18-22 storeys and a maximum density of 2.7 FSI calculated on all of the land area designated “High Density Residential”, as identified on Attachment #3. OPA #671 permits a minor variation up to a maximum of 5% (ie. From 2.7 to 2.835 FSI) for the identified numerical requirements in the Plan (including FSI), without amendment to the Plan. Accordingly, the proposed building height of 19 and 22 storeys and the FSI of 2.835 (calculated over all of the lands designated “High Density Residential”), conforms to the in-effect Official Plan.▪ “High-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which permits a maximum building height of 16-22 storeys and a maximum density of 2.7 FSI on the subject lands. The VOP 2010 was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the land use and building height policies of the VOP 2010. However, the density calculation policy in OPA #671 was not incorporated into VOP 2010 and therefore, the proposed density (5.6 FSI) does not conform with the VOP 2010. |
| Zoning | <ul style="list-style-type: none">▪ RA5(H) High Density Residential – Town Centre Zone with the Holding Symbol “H” by Zoning By-law 1-88, and further subject to Exception 9(1225).▪ As noted above, OPA #671 includes a policy to allow the density for development on the subject lands to be calculated over all the lands designated “High Density Residential” by the Amendment. Zoning By-law 1-88 does not include a standard to implement this policy. Consequently, the density calculated on Parcel A only is 5.6 FSI, whereas Zoning By-law 1-88 permits a maximum FSI of 2.7. A site-specific exception to address density will be necessary, if the application is approved.▪ The proposed heights for the apartment buildings and the proposed density do not comply with Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to address the proposed height and density increases. |
| Surrounding Land Uses | <ul style="list-style-type: none">▪ Shown on Attachment #2. |

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| a. | Conformity with City Official Plan | <ul style="list-style-type: none"> The application will be reviewed in the context of the applicable City Official Plan policies. |
| b. | Appropriateness of Proposed Building Height, Density and Development Standards | <ul style="list-style-type: none"> The appropriateness of permitting the proposed building heights, density (FSI) and development standards for the proposed residential apartment buildings on the subject lands will be reviewed in consideration of compatibility with the surrounding existing and planned land use context. |
| c. | Urban Design and Architectural Guidelines and City of Vaughan Design Review Panel | <ul style="list-style-type: none"> The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands. The proposal was originally considered by the Vaughan Design Review Panel on January 26, 2012. The current proposal reflects some of the comments provided by the Panel. The Owners are required to submit a future Site Development Application for the proposed development that will also be considered by the Vaughan Design Review Panel. |
| d. | Future Site Development Application | <ul style="list-style-type: none"> A future Site Development Application is required facilitate the proposed development, if the subject zoning application is approved. The following matters, but not limited to, will be reviewed: the appropriate building and site design, access pedestrian circulation and on-site connections, internal traffic circulation, parking, accessibility, landscaping, servicing and grading. 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 approved. |

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| e. | Traffic Impact Study/Parking Study | <ul style="list-style-type: none">▪ A Traffic Impact Study in support of the application must be submitted and approved to the satisfaction of the Region of York and the Vaughan Development/Transportation Engineering Department.▪ The planned east/west road will be conveyed to the City as a public road and designed to meet all City standards.▪ The Conceptual Master Site Plan shows a total of 562 parking spaces provided for Parcel A. Parking for this development is proposed on a ratio of 1.1 spaces for 468 apartment units (515 spaces) and 0.1 parking spaces for visitor parking (47 spaces). In accordance with the minimum parking requirement under Exception 9(1225).▪ The Conceptual Master Site Plan shows a total of 50 parking spaces provided for the seniors residence building shown on Parcel B. Zoning By-law 1-88 does not provide a parking ratio for a seniors retirement residence suite. The parking ratio proposed is one parking space per 3 retirement residence suites. The proposed 149 suites generates a requirement for 50 parking spaces. |
| f. | Studies and Supporting Material | <ul style="list-style-type: none">▪ The Planning Justification Report and the Sun/Shadow drawings submitted in support of the application must be reviewed to the satisfaction of the Vaughan Development Planning Department. The Owner will be required to submit a Pedestrian Level Wind Study in support of a future Site Development Application. Any additional studies that may be required will be identified through the detailed review of the application. |
| g. | Servicing | <ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed residential apartment units must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity is unavailable, the existing Holding Symbol "(H)" will remain on the subject lands and until such time as a Site Development Application has been approved and servicing capacity for the proposed units has been identified and allocated by Vaughan Council. |

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

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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. Context Location Map
2. Location Map
3. Conceptual Master Site Plan
4. Parcel "A" Site Plan Detail
5. Parcel "A" Landscape Plan
6. Building "A" - Elevations
7. Building "B" - Elevations
8. Conceptual Rendering - New Westminster Drive Looking Northeast

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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.)