

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 19, 2013

Item 1, Report No. 49, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on November 19, 2013, as follows:

By approving the following:

That Communications C1 and C2 from Ms. Mary Mauti, dated November 6, 2013, be received.

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**OFFICIAL PLAN AMENDMENT FILE OP.13.009
ZONING BY-LAW AMENDMENT FILE Z.13.012
CAMELOT ON 7 INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 5, 2013, be approved, subject to adding the following:

“and that staff also report on the possibility of an Interim Control By-law for the area”;

- 2) That the following deputations and communications be received:

1. Mr. Kurt Franklin, Vice President, Weston Consulting Group Inc., Millway Avenue, Vaughan, on behalf of the applicant;
2. Mr. Sal Vitiello, Principal, Richmond Architects Inc., College Street, Toronto, on behalf of the applicant;
3. Mr. Guido Masutti, Riverview Avenue, Woodbridge;
4. Ms. Mary Mauti, Forest Circle Court, Woodbridge, and Communication C8, dated November 5, 2013;
5. Ms. Clara Astolfo, Vaughanwood Ratepayers Association, Francis Street, Woodbridge;
6. Ms. Elisa Testa, Bruce Street, Woodbridge;
7. Mr. Donald Morrison, Wigwoss Drive, Woodbridge;
8. Ms. Sandra Morrison, Wigwoss Drive, Woodbridge;
9. Ms. Teresa Marando, Forest Circle Court, Woodbridge;
10. Mr. Flavio Comberlato, Forest Circle Court, Woodbridge;
11. Mr. Hesam Ahmad, Forest Circle Court, Woodbridge;
12. Ms. Emily Prangle, Forest Circle Court, Woodbridge;
13. Ms. Gurbinder Kaur Singh, Forest Circle Court, Woodbridge;
14. Mr. Massimo Giannetti, Forest Circle Court, Woodbridge, and Communication C9, dated November 5, 2013; and
15. Mr. Larry Berenz, Bruce Street, Woodbridge, and Communication C10, dated September 7, 2013; and

- 3) That the following communications be received:

- C1. Mr. Oliver Dawson, Monsheen Drive, Vaughan, dated October 24, 2013;
- C2. Mr. Salvatore Marando, Forest Circle Court, Woodbridge, dated October 26, 2013;
- C3. Mr. Peter Vona, Forest Circle Court, Vaughan, dated October 31, 2013;
- C4. Mr. Frank Mills, Park Lawn Corporation, Linelle Street, Toronto, dated November 4, 2013;
- C5. Mr. Francis Dawson, Monsheen Drive, Vaughan, dated November 5, 2013;

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- C6. Ms. Elena D'Alessio, Wigwoss Drive, Vaughan, dated November 5, 2013;
and
C7. Petition, dated November 5, 2013.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.13.009 and Z.13.012 (Camelot on 7 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.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: October 11, 2013
- b) Circulation Area: 150 m and to the Woodbridge Core and Vaughanwood Ratepayer Associations
- c) Comments Received as of October 23, 2013:
 - i. Email correspondence was received from Gurbinder Singh, area resident, which identifies concerns related to a reduction of privacy, removal of mature growth trees, increased traffic and potential traffic issues, and the proposed development being a detriment to the existing residential area.
 - ii. Email correspondence was received from Mary Mauti, area resident, which identifies concerns related to the proposed building height and density of the development, the location of the common terrace proposed to be located at the rear of the building on the roof of the 4th floor, increased traffic, the proposed location of the ingress/egress driveway on Regional Road 7, and the lack of privacy for neighbouring residents.
 - iii. Email correspondence was received from Alberto Milan, area resident, which identifies concerns related to the devaluation of his property and traffic issues.
 - iv. Email correspondence was received from Susan Morgan, area resident, respecting concerns related to the overall size of the proposed development, traffic issues, and a disregard for the affected residents; and,
 - v. Email correspondence from Clara Astolfo, President of Vaughanwood Ratepayers' Association and area resident, respecting concerns related to the height and density of the proposed development, increased traffic and the location of the ingress/egress driveway on Regional Road 7.

The above-noted comments together with any additional comments received will be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

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Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the development of the subject lands with a 10-storey, mixed-use residential apartment building, with 520.9 m² of ground floor commercial uses, 200 parking spaces located within 3 levels of below-grade parking and a Floor Space Index (FSI) of 3.6, as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.13.009 to amend the policies of in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (Avenue Seven Land Use Future Study), specifically the policies for “Interstitial Lands” located on Regional Road 7 as follows:

	Policies of Official Plan Amendment #240, as amended by OPA #661	Proposed Amendments to OPA #240, as amended by OPA #661
a.	The maximum density permitted on any individual development parcel shall be a Floor Space Index (FSI) of 2.5, based on the net developable land area as defined in OPA #661.	Permit a maximum density of 3.6 FSI based on the net developable area of the subject lands, as defined in OPA #661.
b.	The maximum height of any building shall be 8 storeys or 25.6 m, whichever is less.	Permit a maximum building height of 10-storeys and 33.65 m to the main roof line and 42.15 m to top of mechanical penthouse.
c.	The maximum building height of development within 30 m of a “Low Density Residential” designation shall be 4 storeys or 12.8 m, whichever is less.	Permit a maximum building height of 4-storeys and 16.95 m within 30 m of a “Low Density Residential” designation. (abutting the site along the north and partial east property lines).

2. Zoning By-law Amendment File Z.13.012 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone together with the following site-specific zoning exceptions:

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Minimum Front Yard Setback (Regional Road 7)	7.5 m	4 m
b.	Minimum West Interior Side Yard Setback	4.5 m	1 m (to Cemetery)

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c.	Minimum Landscape Strip Width Abutting Regional Road 7	6 m	4 m
d.	Minimum Parking Requirements	<p>152 units @ 1.5 spaces/unit = 228 spaces</p> <p>+ 152 units @ 0.25 visitor spaces/unit = 38 spaces</p> <p>+ 520.9 m² Commercial GFA @ 6 spaces/100 m² = 32 spaces</p> <p>Total Parking Required = 298 spaces</p>	<p>152 units @ 1.1 spaces/unit = 167 spaces</p> <p>+ 152 units @ 0.15 spaces/unit = 23 spaces</p> <p>+ 520.9 m² Commercial GFA @ 1.9 spaces/100 m² = 10 spaces</p> <p>Total Parking Provided = 200 spaces</p>
e.	Permitted Commercial Uses in a RA3 Apartment Residential Zone	<ul style="list-style-type: none"> - Apartment Dwelling; - Day Nursery; - Home Occupation; - Private Home Day Care; and, - Private Home Tutoring. 	<p>Permit the following additional commercial uses on the ground floor of the proposed building fronting onto Regional Road 7 only:</p> <ul style="list-style-type: none"> - Bank or Financial Institution; - Business or Professional Office; - Eating Establishment; - Eating Establishment, Convenience; - Eating Establishment, Take-Out; - Health Centre; - Personal Service Shop; - Pharmacy; - Photography Studio; - Retail Store; and, - A Club with no Accessory Billiard Tables.

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"> ▪ The subject lands are located on the north side of Regional Road 7, east of Islington Avenue, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Prestige Areas – Centres and Avenue Seven Corridor” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (Avenue Seven Land Use Future Study), which is intended to provide for the development of major concentrations of business, corporate, civic, residential, institutional and community service activity at locations featuring high visibility and accessibility to major transportation links and the planned high order transit facilities along Regional Road 7.▪ OPA #661 establishes a series of Centres along Regional Road 7 (the Avenue Seven corridor). The Centres are located at the intersections of Regional Road 7 and Martin Grove Road, Islington Avenue, Pine Valley Drive, and Weston Road.▪ The subject lands are subject to the policies for “Interstitial Lands on the Avenue Seven Corridor”. These policies apply to lands that are located between the series of designated centres along Regional Road 7, listed above. The policies for “Interstitial Lands on the Avenue Seven Corridor” permits residential development with a maximum Floor Space Index (FSI) of 2.5 and a maximum building height of 8-storeys or 25.6 m, whichever is less. The policies also maintain that older residential neighbourhoods be protected, and therefore establishes a building height transition between development along the Avenue Seven corridor and adjacent, sensitive land uses. For lands that abut a “Low Density Residential” designation, including the subject lands, development within 30 m of this designation is restricted to a maximum building height of 4-storeys, or 12.8 m, whichever is less.▪ The proposed 10-storey residential building, with ground floor commercial uses and an FSI of 3.6, does not conform to in-effect OPA #661.▪ The subject lands are also designated “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified 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 approved, in part, by the Ontario Municipal Board on July 23, 2013. This designation permits a mix of residential, retail, community and institutional uses and a maximum building height of 6-storeys and an FSI of 2.0, on the subject lands. The “Mid-Rise Mixed-Use” designation requires that the ground floor frontage of buildings facing arterial streets (i.e. Regional Road 7) shall predominantly consist of retail uses or other active uses to animate the street. The proposal includes a mix of residential and ground floor retail uses, however, the 10-storey building with an FSI of 3.6 does not conform to VOP 2010.
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Zoning	<ul style="list-style-type: none"> The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone and to permit the proposed site-specific development standards to implement the residential apartment building with ground floor commercial uses.
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:

	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 consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
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 zoning exceptions will be reviewed in consideration of the requirements in Zoning By-law 1-88 and the surrounding existing and planned land uses with particular consideration given to site design and built form, including building height, FSI, building setbacks and achieving appropriate transition to adjacent existing land uses.
c.	Urban Design and York Region Transit-Oriented Development (TOD) Guidelines	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of the Urban Design objectives and the overall vision articulated in the Avenue Seven Land Use Futures Study (OPA #661) and the design guidelines outlined in the York Region Transit-Oriented Development (TOD) Guidelines.
d.	Arborist Report, Tree Inventory and Plan of Preservation	<ul style="list-style-type: none"> The Owner has submitted an "Arborist Report, Tree Inventory and Plan of Preservation", prepared by 7 Oaks Tree Care and Urban Forestry Consultants Inc. in support of the applications, which must be reviewed and approved by the Development Planning Department and the Toronto and Region Conservation Authority. The subject lands and the easterly portion of the abutting cemetery lands contain several mature growth trees. Consideration will be given to preserving as many of these trees as possible on the subject lands, and ensuring the trees on the cemetery lands are not impacted.

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e.	Adjacent Private Cemetery	<ul style="list-style-type: none">▪ The subject lands abut an existing privately-owned and operated cemetery (Hillcrest Cemetery). The Provincial Ministry of Consumer Services, Cemeteries Regulation Unit has advised the Development Planning Department of the following:<ul style="list-style-type: none">- the boundary for the existing cemetery may have changed over time, and it maintains a possibility that human remains extend beyond the current property boundary. It is recommended that an Archaeological Assessment be conducted prior to any construction activity should the application be approved by Vaughan Council; and,- if human remains are discovered, all works must be ceased immediately, and the Ministry of Consumer Services may conduct an investigation of the subject lands.▪ The Owner is proposing grading works on the cemetery lands to accommodate the proposed development.▪ The Owner will be required to satisfy all requirements of the Ministry of Consumer Services, Cemetery Regulation Unit.
f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of May 30, 2013.▪ The proposal must be considered at a second City of Vaughan Design Review Panel meeting prior to the Development Planning Department preparing a technical report for consideration by Vaughan Council.
g.	Traffic, Transportation Management and Parking	<ul style="list-style-type: none">▪ A Traffic Impact Study, Transportation Demand Management Plan, and Parking Study, prepared by Paradigm Transportation Solutions Limited, has been submitted in support of the applications and must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.▪ The location, design and configuration of the proposed driveway access to Regional Road 7, and confirmation of any required road widening(s) is required from the Region of York.
h.	Water and Servicing Capacity and 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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i.	Additional Studies	<ul style="list-style-type: none"> ▪ The Phase 1 Environment Site Assessment (ESA), prepared by Soil Engineers Ltd., and the Functional Servicing and Stormwater Management Report, prepared by Urbtech Engineering, and submitted in support of the applications, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ The Geotechnical and Soils Report, prepared by Soil Engineers Ltd., and submitted in support of the applications, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority. ▪ The Noise Feasibility Study, prepared by HGC Engineering, and submitted in support of the applications, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Region of York. ▪ A Sun/Shadow Study, prepared by E.I. Richmond Architects Ltd. and a Pedestrian Wind Study, prepared by RWDI Consulting Engineers and Scientists, submitted in support of the applications, must be approved to the satisfaction of the Vaughan Development Planning Department. ▪ Review will be given to determine if any additional studies are required.
j.	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. The proposal is subject to review by the TRCA, and the requirement of any additional permits and/or studies as required by the TRCA, will be identified through the review of the applications and identified in the future technical report.
k.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development application is required, should the applications be approved, which would be reviewed to ensure, but not limited to, appropriate building and site design, sustainable site and building features, pedestrian connectivity, sun, shadow and wind impacts, access, internal traffic circulation, barrier free accessibility, garbage/recycling, snow storage, mail collection areas, landscaping, stormwater management, 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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I.	Future Draft Plan of Condominium Application	▪ A Draft Plan of Condominium (Standard) Application will be required to establish tenure for the proposed building, if the applications are approved.
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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.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of these 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.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)