

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

4 DRAFT PLAN OF SUBDIVISION FILE 19T-13V006
1834371 ONTARIO INC.
WARD 4 - VICINITY OF REGIONAL ROAD 7 AND MAPLECRETE ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved;
- 2) That the deputation by Mr. David Butterworth, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of the applicant, be received; and
- 3) That Communication C10 from Mr. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated November 25, 2013, be received.

1. THAT the Public Hearing report for File 19T-13V006 (1834371 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.

- a) Date the Notice of a Public Hearing was circulated: November 1, 2013
- b) Circulation Area: 150 m
- c) The application was also advertised as follows:
 - i) City's On-line Calendar;
 - ii) included in the November e-news City Update, which was emailed to over 8,000 subscribers;
 - iii) posted to the City's website on the City's landing page under the "Planning Applications" hot link;
 - iv) on the City Page, which was posted on the City's website on November 7, 2013; and,
 - v) posted on the City's Facebook and Twitter sites.
- d) Comments received as of November 12, 2013: None

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- a) Block 1 (1.040 ha)/Phase 1 for an office building, a residential apartment building, ground floor commercial uses, and a park;
- b) Block 2 (0.388 ha)/Phase 3 for a future mixed-use block;
- c) Block 3 (0.355 ha)/Phase 2 for a future mixed-use block;
- d) Block 4 (0.028 ha) road widening of Maplecrete Road;
- e) Blocks 5, 6 and 7 (0.009 ha) for the purpose of 0.3m reserves; and,
- f) Street 'A' (0.191 ha)/Phase 1 for a new unencumbered public road (18.0 m right-of-way).

Background - Analysis and Options

The staff reports for related Official Plan Amendment File OP.12.010 and Zoning By-law Amendment File Z.12.025 were received by the Committee of the Whole at the Public Hearing on October 16, 2012, and ratified by Vaughan Council on October 30, 2012. The applications facilitate a mixed-use development consisting of four (4) high-rise residential buildings, an office building, mixed-use podiums and an internal courtyard/park proposed to be constructed in 3 separate phases. The Public Hearing report noted the City's requirement for the Owner to submit a Draft Plan of Subdivision Application for the conveyance of any public road, which is the subject of this report.

Location	<ul style="list-style-type: none">▪ Southwest corner of Maplecrete Road and Regional Road 7, municipally known as 2951 Regional Road 7, and 180 and 190 Maplecrete Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation a) In-effect Official Plan	<ul style="list-style-type: none">▪ "Corporate Centre Node" by in-effect OPA #500 (Vaughan Corporate Centre Plan) as amended by OPA #663 (The Avenue 7 Land Use Future Study Plan), which permits the proposed residential, office and commercial uses. The subject lands are also partially identified as a "Gateway Site" (2951 Regional Road 7 and 190 Maplecrete Road). The "Gateway Site" policies permit unlimited building height, but only for 2951 Regional Road 7 and 190 Maplecrete. 180 Maplecrete is not identified as a "Gateway Site", and therefore, the maximum permitted building height on this portion of the subject lands is 25 m, whereas, 113.7 m and 35-storeys are proposed on this portion of the subject lands.▪ OPA #663 does not prescribe a maximum floor space index on any individual site designated "Corporate Centre Node". The proposed density of 6.3 FSI conforms to the in-effect Official Plan.▪ OPA #500, as amended, protects for two (2) public local roads (17 m – 20 m right-of-way) that traverse the subject lands in an east-west and a north-south direction, whereas the proposed Draft Plan of Subdivision, as shown on Attachment #4, includes one north-south public local road with a right-of-way width of 18.0 m (Street "A"). A private 18 m wide east-west private condominium road, as shown in Attachment #3, is proposed in-lieu of the second public road.

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<p>b) VOP 2010, VMC Plan</p>	<ul style="list-style-type: none"> ▪ Related Official Plan Amendment File OP.12.010 proposes to extend the boundary of the “Gateway Site” designation to include the property municipally known as 180 Maplecrete Road, thereby permitting an unlimited maximum building height on the entirety of the subject lands, and proposes to replace the required east-west public road with a private condominium road. ▪ Official Plan Amendment File OP.12.010 was received by Vaughan Council at the Council meeting on October 30, 2012, and is currently under review. ▪ The subject lands are designated “Station Precinct” (2951 Regional Road 7 and 190 Maplecrete Road) and “Neighbourhood Precincts (N4)” (180 Maplecrete Road) by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan). The VMC Plan also identifies that the land use designations for 180 Maplecrete Road and the westerly portions of 2951 Regional Road 7 and 190 Maplecrete Road are subject to the completion and results of the VMC Black Creek Renewal (Stages 3 and 4) Study and the final results of the VMC Servicing and Storm Water Management Master Plan. The VMC Plan forms part of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010. The VMC Plan was subsequently modified and adopted by Vaughan Council on December 11, 2012, and endorsed by Region of York Council on June 27, 2013, and is pending approval by the Ontario Municipal Board. ▪ On the subject lands, the VMC Plan permits building heights that range from 5 to 25-storeys, densities that range from 2.5 FSI to 4.5 FSI, and requires two (2) (public) local streets with a right-of-way width of 20 to 22 m, whereas the maximum proposed building height on the subject lands is 35-storeys, with an overall density of 6.3 FSI, and the provision of one (1) local public street with a right-of-way width of 18 m. The development proposal does not conform to the VMC Plan. The applicant has submitted a site-specific Official Plan Amendment to amend the in-effect Official Plan, which incorporates elements of both the in-effect and new (not in-effect) Official Plan.
<p>Zoning</p>	<ul style="list-style-type: none"> ▪ C8 Office Commercial Zone and C8(H) Office Commercial Zone with the Holding Symbol “(H)” (2951 Regional Road 7), subject to Exception 9(875), and EM1 Prestige Employment Area Zone (180 and 190 Maplecrete Road), by Zoning By-law 1-88. ▪ Related Zoning By-law Amendment File Z.12.025 proposes to rezone the entirety of the subject lands to C9(H) Corporate Centre Zone with the Holding Symbol “(H)” and to permit site-specific zoning exceptions to facilitate the proposed mixed-use development. The Zoning By-law Amendment application was received by Vaughan Council on October 30, 2012, and is currently under review.

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	<ul style="list-style-type: none"> The proposed development, which will be implemented through the proposed Draft Plan of Subdivision, does not comply with the standards in Zoning By-law 1-88, and therefore, an amendment to the Zoning By-law is required.
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	COMMENTS
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the applicable Provincial, Regional and City Official Plan policies.
b.	October 16, 2012 Public Hearing	<ul style="list-style-type: none"> The application will be reviewed in consideration of the matters identified at the Public Hearing on October 16, 2012, and any comments received in writing by the Development Planning Department respecting related Official Plan and Zoning By-law Amendment Files OP.12.010 and Z.12.025.
c.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> The proposed Draft Plan of Subdivision will be reviewed in consideration of the policies of the Council endorsed VMC Secondary Plan including, but not limited to: <ul style="list-style-type: none"> a) the vision and principles identified in the Plan including the contribution of the proposed plan to creating a VMC downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; b) the appropriateness of the proposed street network in consideration of the fine-grain street network of the VMC Plan, specifically: <ul style="list-style-type: none"> i) the provision of one north-south public road (Street “A”), the proposed road alignment, and proposed right-of-way width of 18 m; ii) the proposal to eliminate a 20 m to 22 m east-west public road and replace it with a private condominium road; and, iii) the public transportation policies that protect for a 23 m to 26 m right-of-way for Maplecrete Road (minor collector road) and consistency with City road standards;

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		<ul style="list-style-type: none"> c) the natural environment policies of the Plan including energy infrastructure and protecting for the potential for a District Energy system to service the property, and stormwater management; d) the final land use designation for 180 Maplecrete Road and the westerly portions of 190 Maplecrete Road and 2951 Regional Road 7 are subject to the final results of the VMC Black Creek Renewal Study and the Storm Water Management Master Plan for the area. Appropriate mechanisms (e.g. use of a Holding Symbol “(H)”, special conditions, etc.) will be reviewed to ensure the final approved recommendations / policies of the Study and Master Plan can be accommodated in the proposed Draft Plan of Subdivision, if approved; and, e) ensuring the Draft Plan of Subdivision responds to the streetscaping policies of the VMC Plan as it relates to accommodating street furnishings, lighting, paving, trees, landscaping and utilities, and the final approved policies of the VMC Streetscape Open Space Plan.
d.	Overall Transportation Network	<ul style="list-style-type: none"> ▪ The application must address all requirements of the Region of York and the Vaughan Development / Transportation Engineering Department relating to the design and technical requirements for access onto Regional Road 7, Maplecrete Road, the planned YRT Regional Road 7 bus rapid transit, and any required road widening(s). ▪ The Owner is proposing a private east-west condominium road with a public easement and parking located under the road surface to facilitate the proposed development. The appropriateness of this proposed arrangement, together with the necessary agreements, easements, and/or arrangements required to ensure public access, address liability concern and long term maintenance related to the road must be reviewed by the City of Vaughan.
e.	Proposed Public Park	<ul style="list-style-type: none"> ▪ As reported at the Public Hearing on October 16, 2012, the Owner is proposing a public park, encumbered by underground parking, within Phase 1, as shown on Attachment #3. The provision of a public park in this location will be reviewed in consideration of, but not limited to, the following, to the satisfaction of the Vaughan Development Planning and Parks Development Departments: <ul style="list-style-type: none"> a) the appropriateness of including a public park at this location and its ownership given that the current in-effect Official Plan (OPA #500, as amended) and the VMC Secondary Plan, as adopted by Vaughan Council, do not include a public park at this location;

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		<ul style="list-style-type: none"> b) should this location be determined to be acceptable for a public park, the Owner will be required to provide a revised Draft Plan of Subdivision showing the park area as a separate block. Furthermore, where the proposal provides for parkland located over an underground parking structure, this strata park arrangement must be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> i) the detailed design requirements (e.g. soil depth, tree species, etc.) necessary to ensure the appropriate structural waterproofing, servicing, and programming integration and compatibility with the underground parking structure; ii) the configuration and size of the park and achieving public accessibility to the park; iii) the physical limit between the park and the underground parking structure; iv) the necessary arrangements, easements, and/or agreements required to ensure public access over the park; v) future long term maintenance and programming of service levels of the park; vi) parkland dedication considerations given that the park would be encumbered by an underground parking garage; and, vii) park funding, delivery, programming, and future management considerations.
f.	Cost Sharing / Development Agreement(s)	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of any necessary conditions of approval / agreement(s) or other mechanism(s) as may be required to implement the Owner's proportionate share for the cost sharing by other landowners of any necessary current and future infrastructure improvements in the VMC.
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision must be reviewed by the Toronto and Region Conservation Authority (TRCA) and the Owner will be required to satisfy the requirements of the TRCA.
h.	Site Servicing	<ul style="list-style-type: none"> ▪ Existing municipal services are located along Maplecrete Road. To facilitate the proposed development, the existing services must be extended from Maplecrete Road, through the proposed east-west private road that is planned to be encumbered by underground private parking. The appropriateness of an extension of the municipal services through private lands must be reviewed by the City, together with the necessary technical requirements and arrangements (i.e. agreements, easements, etc.) to facilitate this proposal, to the satisfaction of the City, if the application is approved.

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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.

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. Site Phasing Plan
4. Draft Plan of Subdivision File 19T-13V006

Report prepared by:

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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.)