

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017**

***By receiving Communication C12 from Mr. Daniel Ruberto, dated April 17, 2017.***

**ZONING BY-LAW AMENDMENT FILE Z.16.053**  
**ROYAL 7 DEVELOPMENTS LTD.**  
**WARD 4 - VICINITY OF JANE STREET AND REGIONAL ROAD 7**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated April 4, 2017, be approved;
- 2) That the following deputations be received:
  1. Mr. Andrew McLeod, Royal 7 Developments, Highway 7, Vaughan, representing the applicant; and
  2. Mr. Matthew Di Vona, Davies Howes Partners; and
- 3) That the following Communications be received:
  - C1 Mr. Jack Wong, Malone Given Parsons Ltd, Renfrew Drive, Markham, dated March 31, 2017; and
  - C2 Mr. Claudio Nalli Seminerio, Highway 7, Vaughan, dated March 15, 2017.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

a) Date the Notice of a Public Hearing was circulated: March 10, 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, one at the terminus of Maplecrete Road and one along Barnes Court, in accordance with the City's Notice Sign Procedures and Protocols.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

#### Item 1, CW(PH) Report No. 14 – Page 2

- b) Circulation Area: 150 m
- c) The application was also advertised as follows:
- on the City's On-line Calendar
  - in the October e-news City Update, which was e-mailed to over 8,000 subscribers
  - on the City Page
  - posted on the City's Facebook and Twitter sites
- d) 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 Vaughan 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 Zoning By-law Amendment File Z.16.053 to:

- a) amend the existing schedules to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, in the manner shown on Attachments #6 and #7;
- b) permit a commercial parking lot use in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park); and,
- c) the following site-specific zoning exceptions to the C9 Corporate Centre Zone and C9 (H) Corporate Centre Zone with the Holding Symbol ("H"):

<b>Table 1: Zoning By-law Amendment File Z.16.053</b>			
	<b>Zoning By-law 1-88 Standard</b>	<b>C9 Corporate Centre Zone Requirements, subject to Exception 9(1248)</b>	<b>Proposed Exceptions to the C9 Corporate Centre Zone and C9(H) Corporate Centre Zone with the Holding Symbol ("H"), subject to Exception 9(1248)</b>
a.	Development Blocks	Identified on Schedule E-1376, as shown on Attachment #4	Delete and replace Schedule E-1376 with a new Schedule E-1376, as shown on Attachment #6, to reflect Registered Plan 65M-4490, as described in the Preliminary Review section of this report
b.	Building Envelopes	Identified on Schedule E-1376-A, as shown on Attachment #5	Delete and replace Schedule E-1376-A with a new Schedule E-1376-A, as shown on Attachment #7, to reflect the current proposed conceptual masterplan

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c.	Maximum Retail Commercial Gross Floor Area (Combined for Phases 1, 2 and 3)	4,028 m <sup>2</sup>	6,000 m <sup>2</sup>
d.	Minimum Parking Requirements (For Phases 1, 2 and 3)	1.1 spaces per dwelling unit 0.2 spaces per dwelling unit for visitor parking	0.7 spaces per dwelling unit (one bedroom) 0.9 spaces per dwelling unit (two bedrooms) 0.15 spaces per dwelling unit for visitor parking
e.	Minimum Amenity Area (For Phases 1, 2 and 3)	15 m <sup>2</sup> per dwelling unit	14.5 m <sup>2</sup> per dwelling unit

The site-specific zoning exceptions identified in Table 1 will facilitate the remaining 2 phases of the Expo City development. These phases consist of Phase 2, representing Towers 3 and 4 and the future stratified park (subject to Site Development File DA.16.111), and the future Phase 3, containing Tower 5, as shown on Attachment #3. Additional site-specific zoning exceptions may be identified through the processing of the application and considered in the final technical report.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>On the north side of Regional Road 7, east of Jane Street, in the Vaughan Metropolitan Centre (VMC), municipally known as 2900, 2908, 2910, 2916, and 2920 Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Corporate Centre Node" by in-effect Official Plan Amendment (OPA) #500 (Vaughan Corporate Centre Plan), as amended by OPA #528 and OPA #663 (The Avenue 7 Land Use Future Study Plan).</li> </ul> <p>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. 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 density residential uses, along with service uses, restaurants, entertainment uses, banks and financial institutions, office commercial, and retail uses are encouraged to locate.</p>

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	<ul style="list-style-type: none"><li>▪ The subject lands are subject to the Ontario Municipal Board (OMB) Order that was issued on September 4, 2008 (File PL070587) and permitted high-rise residential development with ground-related commercial uses and a future public park. The proposed amendments to the site-specific Zoning By-law maintain the built form established by the OMB and, therefore, conforms to OPA #500, as amended.</li><li>▪ The subject lands are designated “Station Precinct” and “Neighbourhood Precincts” by the VMC Secondary Plan, which is partially approved and forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010).</li></ul> <p>A broad mix of uses are encouraged in the Station Precinct designation, including residential dwellings (i.e. high-rise and mid-rise buildings), park, retail, service commercial, and public uses. In the Neighbourhood Precinct, the VMC Secondary Plan envisages primarily residential uses complemented by community amenities (e.g. parks and daycare facilities) and retail and service commercial uses, in a mix of high-rise, mid-rise, and low-rise buildings types (e.g. apartment dwellings and townhouses).</p> <p>Policy 9.2.3 of the VMC Secondary Plan deems the existing site-specific Zoning By-law to conform to the VMC Secondary Plan. The proposed amendments to the site-specific Zoning By-law maintain the established built form for the subject lands.</p> <p>The development proposal conforms to the partially approved VMC Secondary Plan.</p>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol “(H)”, and OS2 Open Space Park Zone, subject to Exception 9(1248) of Zoning By-law 1-88, as shown on Attachment #2. The Owner proposes to:<ul style="list-style-type: none"><li>a) amend the existing schedules to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, in the manner shown on Attachments #6 and #7;</li><li>b) permit a commercial parking lot use in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park); and,</li><li>c) the site-specific zoning exceptions to the C9 Corporate Centre Zone and C9 (H) Corporate Centre Zone with the Holding Symbol (“H”) identified in Table 1.</li></ul></li></ul>

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	<ul style="list-style-type: none"><li>▪ The removal of the Holding Symbol “(H)” from Phase 2 (Towers 3 and/or 4) of the subject lands may occur only when Vaughan Council has approved related Site Development File DA.16.111.</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 application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with the Official Plan	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the in-effect OPA #500, as amended and the applicable land use and built form policies in Vaughan Official Plan (VOP) 2010.</li></ul>
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the following policies in the VMC Secondary Plan, including but not limited to:<ul style="list-style-type: none"><li>▪ the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;</li><li>▪ the streets and transportation policies as they relate to the extensions of Maplecrete Road and Barnes Court;</li><li>▪ the existing and planned natural features and functions of the Black Creek Corridor and the interface with the planned stratified public park in the OS2 Open Space Park Zone, including integration of the current work undertaken by the City of Vaughan on the Edgeley Pond and Park design, pursuant to policies 5.6.4 to 5.6.10, inclusive;</li><li>▪ the guiding principles established for the stratified arrangements of the park, as it relates to the OS2 Open Space Park Zone, must be satisfied pursuant to policy 6.2.10;</li><li>▪ the planned streetscape treatment along Maplecrete Road and Barnes Court, which includes street furnishings, lighting, paving, trees, public art and utilities consistent with the VMC Streetscape Open Space Plan and City-wide Streetscape Implementation Manual, pursuant to Sections 21.2.25 and 21.2.53 of the Expo City Subdivision Agreement (File 19T-00V21);</li></ul></li></ul>

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		<ul style="list-style-type: none"> <li>▪ the “Neighbourhood Precincts” policies, specifically policy 8.4.4, as it relates to the orderly manner of redevelopment to ensure that future residential and other sensitive land uses have clearly defined connections to Regional Road 7 and Jane Street for pedestrians and vehicles and to provide an appropriate transition to the existing employment uses within and adjacent to the VMC, to the satisfaction of the City;</li> <li>▪ Towers 3 and 4 of the overall development proposal must adhere to the built form policies of the VMC Secondary Plan;</li> <li>▪ the integration of spaces for community services and amenities with other uses to assist public agencies, non-governmental organizations and other institutions responsible for community and social services to secure suitable sites and spaces for their facilities;</li> <li>▪ the urban design and built form policies, together with the policies that pertain to parking, including parking structures, and servicing facilities;</li> <li>▪ the fine-grain street network and public transportation policies as they relate to the requirement for the extension of Maplecrete Road and Barnes Court, and the planned 23 m to 26 m wide right-of-way for minor collector roads.</li> </ul>
c.	Guidelines and Plans	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the City-wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, and the VMC Master Transportation Master Plan.</li> </ul>
d.	Appropriateness of the Proposed Stratified Public Park (OS2 Zone)	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting a proposed stratified parking garage in the OS2 Open Space Park Zone of the subject lands with a surface public park that is appropriately integrated into the Edgeley Pond and Park design and in accordance with the Vaughan Council approved Stratified Principles for Public Parks will be considered, to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority, and will include but not limited to: <ul style="list-style-type: none"> <li>▪ stratified title agreements, in accordance with the report entitled “Stratified Title Arrangements” approved by Vaughan Council on June 4, 2013, which includes the endorsed principles that will be addressed in a comprehensive report to a future Committee of the Whole meeting;</li> <li>▪ developer build agreement;</li> <li>▪ operation and maintenance agreements;</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>▪ delivery of an improved urban standard park;</li> <li>▪ conveyance to the City free of all surface easements and based on partial parkland credits, as deemed appropriate by the City; and</li> <li>▪ financial and real property considerations.</li> </ul>
e.	Consistency with Registered Plan 65M-4490	<ul style="list-style-type: none"> <li>▪ The proposed changes to the schedules of By-law Exception 9(1248) must be consistent with the development blocks that were amended through the approved Draft Plan of Subdivision File 19T-00V21, which reflects the street network and development blocks of the VMC Secondary Plan, and identified on Registered Plan 65M-4490.</li> </ul>
f.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.16.111 will be reviewed to ensure the urban design and built form policies of the partially approved VMC Secondary Plan and the Vaughan Council approved VMC Urban Design Guidelines are met, including the appropriate building and site design, pedestrian accessibility, connection to the Edgeley Pond and Park, sustainability, barrier-free access, signage, lighting, access, internal traffic circulation, parking including the extent and scope of the commercial parking use, landscaping, and servicing and grading;</li> <li>▪ Necessary arrangements must be made by the Owner to acquire the remnant portion of the existing Barnes Court cul-de-sac lands (once the street is extended) from the City of Vaughan in order to accommodate the proposed Tower 3;</li> <li>▪ The proposed landscape concept, public realm design and built form interface must be coordinated with the planned Edgeley Pond and Park design;</li> <li>▪ Pursuant to the Owner's Draft Plan of Subdivision File 19T-00V21 and subject to Vaughan Council approval, the stratified arrangements of the parking garage underneath the public park must be coordinated with the Edgeley Pond and Park design. The conveyance to the City of Vaughan of the public park in the OS2 Open Space Park Zone must be identified and secured in a timely manner and will be addressed in a comprehensive report to a future Committee of the Whole meeting, to the satisfaction of the City of Vaughan;</li> <li>▪ The review of the related site plan must take into consideration the planned streetscape along Maplecrete Road and Barnes Court, together with the streetscape policies of the VMC Secondary Plan and the VMC Streetscape Open Space Plan, as it relates to street furnishings, lighting, paving, trees, public art, and utilities;</li> </ul>

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		<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design including, but not limited to, 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 and green roofs will be reviewed and implemented through the site plan approval process, if the application is approved;</li><li>▪ The Owner is required to provide a construction phasing and monitoring plan, to the satisfaction of the City of Vaughan, which will demonstrate the required mitigation for the minimal impact of the Phase 2, Towers 3 and 4, construction to the existing residents of Phase 1, Towers 1 and 2.</li></ul>
g.	Servicing	<ul style="list-style-type: none"><li>▪ Prior to the removal of the Holding Symbol "(H)" from the Phase 2 lands, subject to Site Development File DA.16.111, or portions thereof, servicing allocation must be identified by Vaughan Council and assigned to the development, if the application is approved.</li></ul>
h.	Vaughan Design Review Panel	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel from its meeting of September 29, 2016.</li></ul>
i.	Supporting Studies	<ul style="list-style-type: none"><li>▪ The Owner has submitted the following reports and studies in support of the development proposal, which must be reviewed and approved to the satisfaction of the City or respective public approval authority:<ul style="list-style-type: none"><li>▪ Urban Design Brief</li><li>▪ Pedestrian Level Wind Study</li><li>▪ Sun/shadow Study</li><li>▪ Environmental Noise Assessment</li><li>▪ Functional Servicing Report</li><li>▪ Waste Management Plan</li></ul></li><li>▪ Further review will be given to determine if additional studies and plans are required.</li></ul>

**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.



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**Regional Implications**

The application has been circulated to York Region 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 Vaughan 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 Master Plan
4. Existing By-law Schedule E-1376
5. Existing By-law Schedule E-1376-A
6. Proposed New By-law Schedule E-1376
7. Proposed New By-law Schedule E-1376-A

(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.)

**Subject:**

FW: ZONING BY-LAW AMENDMENT FILE Z.16.053

C 12

Item # - 1 Report # - 14 (PH)

Special Council - April 19/17

**From:** Racco, Sandra

**Sent:** Tuesday, April 18, 2017 10:59 PM

**To:** 'Daniel Ruberto' <[daniele.ruberto@gmail.com](mailto:daniele.ruberto@gmail.com)>

**Cc:** McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>; Coles, Todd <[Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca)>; Furfaro, Cindy <[Cindy.Furfaro@vaughan.ca](mailto:Cindy.Furfaro@vaughan.ca)>; Peverini, Mauro <[MAURO.PEVERINI@vaughan.ca](mailto:MAURO.PEVERINI@vaughan.ca)>; MacKenzie, John <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>

**Subject:** RE: ZONING BY-LAW AMENDMENT FILE Z.16.053

Thank you Daniel for your e-mail. I apologized but did not get a chance to review your comments until now and they are duly noted.

I have copied our City Clerks' department and as well, our Planning Development staff to ensure that you added onto the list to be kept informed of this particular file.

Thank you for your interests and wishing you a good evening!!!

*Sandra Peung Racco, B. Mus.Ed., A.R.C.T.*

楊士淳 議員

Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)



CANADA 150

*"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"*

**From:** Daniel Ruberto [<mailto:daniele.ruberto@gmail.com>]

**Sent:** Monday, April 17, 2017 1:48 PM

**To:** Racco, Sandra

**Subject:** ZONING BY-LAW AMENDMENT FILE Z.16.053

Hello Sandra,

I'm a future resident of your ward and had a couple of questions regarding the proposed ZONING BY-LAW AMENDMENT FILE Z.16.053.

I had the opportunity to watch the CW public meeting on April 4th on the web and like you, was confused about the purpose of this proposal. Is the primary purpose of this parking lot for commercial use only?

Will it be paid commercial space? What happens to visitor parking in the area, particularly for the future park in the area?

Further clarification, details, and updates on this proposal would be greatly appreciated. I would like to be kept informed on the City study/report that will be prepared as well.

Thank you in advance and I look forward to hearing from you.

Sincerely,  
Daniel

--  
Daniel Ruberto  
(416) 997-1600

March 31, 2017

MGP File:

15 - 2362

15 - 2365

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Attention: Jeffery Abrams, City Clerk

C 1  
**COMMUNICATION**  
CW (PH) - April 4, 2017  
ITEM - 1

Dear Sir:

**Re: Royal 7 Developments Ltd.  
Zoning By-law Amendment (Z.16.053)  
Committee of the Whole (Public Meeting) April 4, 2017**

We are the planning consultant for Midvale Estates Ltd. and 2117969 Ontario Inc. (Zzen Group), the owner of 2938, 2986 and 2966 Highway No. 7 West located at the northeast corner of Jane Street and Highway No. 7, immediately west of the above Royal 7 development within the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'). Previously there had been a commencement of discussions with Royal 7 to ensure both developments are coordinated in terms of access (i.e. interconnection). In the absence of being provided with a copy of the proposed draft zoning by-law and schedule, we are unsure if the issue of the co-ordinated access has been dealt with to our client's satisfaction. We were also not able to review in detail other components of the zoning by-law which may give rise to additional comments. As such, detailed comments will be provided upon review of the proposed zoning by-law amendment in the near future.

We look forward to working with the City on this matter and request that we be notified with any future notices regarding the above application (File No.: Z.16.053). Please do not hesitate to contact the undersigned if you have any questions to the above.

Yours very truly,

**MALONE GIVEN PARSONS LTD.**



Jack Wong, BES, MES, MCIP, RPP  
Planner/Project Manager  
[jwong@mgp.ca](mailto:jwong@mgp.ca)

cc: Mauro Peverini & Stephen Lue, City of Vaughan  
Richard Hui & Vi Bui, Region of York  
John Alati & Matthew Di Vona, Davies Howes Partners LLP  
Clients

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**Subject:** FW: Royal 7 Developments Ltd. (Z.16.053) - C of W (Public Meeting) April 4, 2017  
**Attachments:** 2017 03 31 Submission Letter to City re Royal 7.pdf

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**From:** Jack Wong [mailto:jwong@mgp.ca]  
**Sent:** Friday, March 31, 2017 9:40 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Royal 7 Developments Ltd. (Z.16.053) - C of W (Public Meeting) April 4, 2017

Good morning,

Please see attached and below for your record.

Jack Wong, BES, MES, MCIP, RPP  
Planner/Project Manager

### **MALONE GIVEN PARSONS LTD.**

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada [www.mgp.ca](http://www.mgp.ca)  
T: 1.905.513.0170 x113 M: 1.647.889.8016

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**From:** Jack Wong  
**Sent:** March-31-17 9:31 AM  
**To:** 'jeffrey.Abrams@vaughan.com' <jeffrey.Abrams@vaughan.com>  
**Cc:** Peverini, Mauro (MAURO.PEVERINI@vaughan.ca) <MAURO.PEVERINI@vaughan.ca>; 'Lue, Stephen' <Stephen.Lue@vaughan.ca>; richard.hui@york.ca; vi.bui@york.ca  
**Subject:** Royal 7 Developments Ltd. (Z.16.053) - C of W (Public Meeting) April 4, 2017

Mr. Abrams,

Please find attached our letter in relation to the above application for your record.

Regards,

Jack Wong, BES, MES, MCIP, RPP  
Planner/Project Manager

### **MALONE GIVEN PARSONS LTD.**

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada [www.mgp.ca](http://www.mgp.ca)  
T: 1.905.513.0170 x113 M: 1.647.889.8016

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**Subject:**

FW: Z.16.053 - Royal 7 Developments

**From:** Claudio Nalli Seminerio [mailto:sgroup1@hotmail.com]

**Sent:** Wednesday, March 15, 2017 4:16 PM

**To:** Lue, Stephen

**Subject:**

<u>C 2</u> COMMUNICATION CW(PH) Apr 4/17 ITEM - 1
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RE: ROYAL 7 DEVELOPMENTS  
TOWER 3 & 4  
FILE # Z.16.053

SOLICITOR CLIENT PRIVILEGE

WITHOUT PREJUDICE

I disagree with the proposal to allow the Developer to erect 39 floors for the above proposed towers. They will block the sunlight and air flow from the existing Towers 1 and 2 having only 37 floors (2 floors less). The additional 2 floors serve no estetic purpose but rather create an obstruction and are for the financial benefit of the developer only as well as provide additional tax revenue to the city of Vaughan.

Claudio Nalli Seminerio  
Owner of:  
2900 Highway 7 Suite 211  
cell 416 828 2424

Sent from my Samsung device

1.     **ZONING BY-LAW AMENDMENT FILE Z.16.053** **P.2017.10**  
      **ROYAL 7 DEVELOPMENTS LTD.**  
      **WARD 4 - VICINITY OF JANE STREET AND REGIONAL ROAD 7**

**Recommendation**

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

1.     THAT the Public Hearing report for Zoning By-law Amendment File Z.16.053 (Royal 7 Developments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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 Hearing was circulated: March 10, 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, one at the terminus of Maplecrete Road and one along Barnes Court, in accordance with the City's Notice Sign Procedures and Protocols.
- b)     Circulation Area: 150 m
- c)     The application was also advertised as follows:
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- c) the following site-specific zoning exceptions to the C9 Corporate Centre Zone and C9 (H) Corporate Centre Zone with the Holding Symbol ("H"):

<b>Table 1: Zoning By-law Amendment File Z.16.053</b>			
	<b>Zoning By-law 1-88 Standard</b>	<b>C9 Corporate Centre Zone Requirements, subject to Exception 9(1248)</b>	<b>Proposed Exceptions to the C9 Corporate Centre Zone and C9(H) Corporate Centre Zone with the Holding Symbol ("H"), subject to Exception 9(1248)</b>
a.	Development Blocks	Identified on Schedule E-1376, as shown on Attachment #4	Delete and replace Schedule E-1376 with a new Schedule E-1376, as shown on Attachment #6, to reflect Registered Plan 65M-4490, as described in the Preliminary Review section of this report
b.	Building Envelopes	Identified on Schedule E-1376-A, as shown on Attachment #5	Delete and replace Schedule E-1376-A with a new Schedule E-1376-A, as shown on Attachment #7, to reflect the current proposed conceptual masterplan
c.	Maximum Retail Commercial Gross Floor Area (Combined for Phases 1, 2 and 3)	4,028 m <sup>2</sup>	6,000 m <sup>2</sup>
d.	Minimum Parking Requirements (For Phases 1, 2 and 3)	1.1 spaces per dwelling unit 0.2 spaces per dwelling unit for visitor parking	0.7 spaces per dwelling unit (one bedroom) 0.9 spaces per dwelling unit (two bedrooms) 0.15 spaces per dwelling unit for visitor parking
e.	Minimum Amenity Area (For Phases 1, 2 and 3)	15 m <sup>2</sup> per dwelling unit	14.5 m <sup>2</sup> per dwelling unit

The site-specific zoning exceptions identified in Table 1 will facilitate the remaining 2 phases of the Expo City development. These phases consist of Phase 2, representing Towers 3 and 4 and the future stratified park (subject to Site Development File DA.16.111), and the future Phase 3,



containing Tower 5, as shown on Attachment #3. Additional site-specific zoning exceptions may be identified through the processing of the application and considered in the final technical report.

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>On the north side of Regional Road 7, east of Jane Street, in the Vaughan Metropolitan Centre (VMC), municipally known as 2900, 2908, 2910, 2916, and 2920 Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Corporate Centre Node" by in-effect Official Plan Amendment (OPA) #500 (Vaughan Corporate Centre Plan), as amended by OPA #528 and OPA #663 (The Avenue 7 Land Use Future Study Plan).  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. 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 density residential uses, along with service uses, restaurants, entertainment uses, banks and financial institutions, office commercial, and retail uses are encouraged to locate.</li> <li>The subject lands are subject to the Ontario Municipal Board (OMB) Order that was issued on September 4, 2008 (File PL070587) and permitted high-rise residential development with ground-related commercial uses and a future public park. The proposed amendments to the site-specific Zoning By-law maintain the built form established by the OMB and, therefore, conforms to OPA #500, as amended.</li> <li>The subject lands are designated "Station Precinct" and "Neighbourhood Precincts" by the VMC Secondary Plan, which is partially approved and forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010).  A broad mix of uses are encouraged in the Station Precinct designation, including residential dwellings (i.e. high-rise and mid-rise buildings), park, retail, service commercial, and public uses. In the Neighbourhood Precinct, the VMC Secondary Plan envisages primarily residential uses complemented by community amenities (e.g. parks and daycare facilities) and retail and service commercial uses, in a mix of high-rise, mid-rise, and low-rise buildings types (e.g. apartment dwellings and townhouses).</li> </ul> <p>Policy 9.2.3 of the VMC Secondary Plan deems the existing site-specific Zoning By-law to conform to the VMC Secondary</p>

	<p>Plan. The proposed amendments to the site-specific Zoning By-law maintain the established built form for the subject lands.</p> <p>The development proposal conforms to the partially approved VMC Secondary Plan.</p>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned C9 Corporate Centre Zone, C9(H) Corporate Centre Zone with the Holding Symbol “(H)”, and OS2 Open Space Park Zone, subject to Exception 9(1248) of Zoning By-law 1-88, as shown on Attachment #2. The Owner proposes to: <ul style="list-style-type: none"> <li>a) amend the existing schedules to site-specific Exception 9(1248) of Zoning By-law 1-88, shown on Attachments #4 and #5, in the manner shown on Attachments #6 and #7;</li> <li>b) permit a commercial parking lot use in the OS2 Open Space Park Zone in a stratified arrangement (i.e. a parking garage underneath a public park); and,</li> <li>c) the site-specific zoning exceptions to the C9 Corporate Centre Zone and C9 (H) Corporate Centre Zone with the Holding Symbol (“H”) identified in Table 1.</li> </ul> </li> <li>▪ The removal of the Holding Symbol “(H)” from Phase 2 (Towers 3 and/or 4) of the subject lands may occur only when Vaughan Council has approved related Site Development File DA.16.111.</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 application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with the Official Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the in-effect OPA #500, as amended and the applicable land use and built form policies in Vaughan Official Plan (VOP) 2010.</li> </ul>
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the following policies in the VMC Secondary Plan, including but not limited to: <ul style="list-style-type: none"> <li>▪ the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>▪ the streets and transportation policies as they relate to the extensions of Maplecrete Road and Barnes Court;</li> <li>▪ the existing and planned natural features and functions of the Black Creek Corridor and the interface with the planned stratified public park in the OS2 Open Space Park Zone, including integration of the current work undertaken by the City of Vaughan on the Edgeley Pond and Park design, pursuant to policies 5.6.4 to 5.6.10, inclusive;</li> <li>▪ the guiding principles established for the stratified arrangements of the park, as it relates to the OS2 Open Space Park Zone, must be satisfied pursuant to policy 6.2.10;</li> <li>▪ the planned streetscape treatment along Maplecrete Road and Barnes Court, which includes street furnishings, lighting, paving, trees, public art and utilities consistent with the VMC Streetscape Open Space Plan and City-wide Streetscape Implementation Manual, pursuant to Sections 21.2.25 and 21.2.53 of the Expo City Subdivision Agreement (File 19T-00V21);</li> <li>▪ the “Neighbourhood Precincts” policies, specifically policy 8.4.4, as it relates to the orderly manner of redevelopment to ensure that future residential and other sensitive land uses have clearly defined connections to Regional Road 7 and Jane Street for pedestrians and vehicles and to provide an appropriate transition to the existing employment uses within and adjacent to the VMC, to the satisfaction of the City;</li> <li>▪ Towers 3 and 4 of the overall development proposal must adhere to the built form policies of the VMC Secondary Plan;</li> <li>▪ the integration of spaces for community services and amenities with other uses to assist public agencies, non-governmental organizations and other institutions responsible for community and social services to secure suitable sites and spaces for their facilities;</li> <li>▪ the urban design and built form policies, together with the policies that pertain to parking, including parking structures, and servicing facilities;</li> <li>▪ the fine-grain street network and public transportation policies as they relate to the requirement for the extension of Maplecrete Road and Barnes Court, and the planned 23 m to 26 m wide right-of-way for minor collector roads.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Guidelines and Plans	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the City-wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, and the VMC Master Transportation Master Plan.</li> </ul>
d.	Appropriateness of the Proposed Stratified Public Park (OS2 Zone)	<ul style="list-style-type: none"> <li>The appropriateness of permitting a proposed stratified parking garage in the OS2 Open Space Park Zone of the subject lands with a surface public park that is appropriately integrated into the Edgeley Pond and Park design and in accordance with the Vaughan Council approved Stratified Principles for Public Parks will be considered, to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority, and will include but not limited to:               <ul style="list-style-type: none"> <li>stratified title agreements, in accordance with the report entitled "Stratified Title Arrangements" approved by Vaughan Council on June 4, 2013, which includes the endorsed principles that will be addressed in a comprehensive report to a future Committee of the Whole meeting;</li> <li>developer build agreement;</li> <li>operation and maintenance agreements;</li> <li>delivery of an improved urban standard park;</li> <li>conveyance to the City free of all surface easements and based on partial parkland credits, as deemed appropriate by the City; and</li> <li>financial and real property considerations.</li> </ul> </li> </ul>
e.	Consistency with Registered Plan 65M-4490	<ul style="list-style-type: none"> <li>The proposed changes to the schedules of By-law Exception 9(1248) must be consistent with the development blocks that were amended through the approved Draft Plan of Subdivision File 19T-00V21, which reflects the street network and development blocks of the VMC Secondary Plan, and identified on Registered Plan 65M-4490.</li> </ul>
e-f	Related Site Development Application	<ul style="list-style-type: none"> <li>The related Site Development File DA.16.111 will be reviewed to ensure the urban design and built form policies of the partially approved VMC Secondary Plan and the Vaughan Council approved VMC Urban Design Guidelines are met, including the appropriate building and site design, pedestrian accessibility, connection to the Edgeley Pond and Park, sustainability, barrier-free access, signage, lighting, access, internal traffic circulation, parking including the extent and scope of the commercial parking use, landscaping, and servicing and grading;</li> <li>Necessary arrangements must be made by the Owner to acquire the remnant portion of the existing Barnes Court cul-de-</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>sac lands (once the street is extended) from the City of Vaughan in order to accommodate the proposed Tower 3;</p> <ul style="list-style-type: none"> <li>▪ The proposed landscape concept, public realm design and built form interface must be coordinated with the planned Edgeley Pond and Park design;</li> <li>▪ Pursuant to the Owner's Draft Plan of Subdivision File 19T-00V21 and subject to Vaughan Council approval, the stratified arrangements of the parking garage underneath the public park must be coordinated with the Edgeley Pond and Park design. The conveyance to the City of Vaughan of the public park in the OS2 Open Space Park Zone must be identified and secured in a timely manner and will be addressed in a comprehensive report to a future Committee of the Whole meeting, to the satisfaction of the City of Vaughan;</li> <li>▪ The review of the related site plan must take into consideration the planned streetscape along Maplecrete Road and Barnes Court, together with the streetscape policies of the VMC Secondary Plan and the VMC Streetscape Open Space Plan, as it relates to street furnishings, lighting, paving, trees, public art, and utilities;</li> <li>▪ Opportunities for sustainable design including, but not limited to, 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 and green roofs will be reviewed and implemented through the site plan approval process, if the application is approved;</li> <li>▪ The Owner is required to provide a construction phasing and monitoring plan, to the satisfaction of the City of the Vaughan, which will demonstrate the required mitigation for the minimal impact of the Phase 2, Towers 3 and 4, construction to the existing residents of Phase 1, Towers 1 and 2.</li> </ul>
f-g	Servicing	<ul style="list-style-type: none"> <li>▪ Prior to the removal of the Holding Symbol "(H)" from the Phase 2 lands, subject to Site Development File DA.16.111, or portions thereof, servicing allocation must be identified by Vaughan Council and assigned to the development, if the application is approved.</li> </ul>
g-h	Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel from its meeting of September 29, 2016.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Supporting Studies	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following reports and studies in support of the development proposal, which must be reviewed and approved to the satisfaction of the City or respective public approval authority: <ul style="list-style-type: none"> <li>▪ Urban Design Brief</li> <li>▪ Pedestrian Level Wind Study</li> <li>▪ Sun/shadow Study</li> <li>▪ Environmental Noise Assessment</li> <li>▪ Functional Servicing Report</li> <li>▪ Waste Management Plan</li> </ul> </li> <li>▪ Further review will be given to determine if additional studies and plans are required.</li> </ul>

#### **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 application has been circulated to York Region 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 Vaughan 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 Master Plan
4. Existing By-law Schedule E-1376
5. Existing By-law Schedule E-1376-A
6. Proposed New By-law Schedule E-1376
7. Proposed New By-law Schedule E-1376-A

**Report prepared by:**

Stephen Lue, Senior Planner, ext. 8210

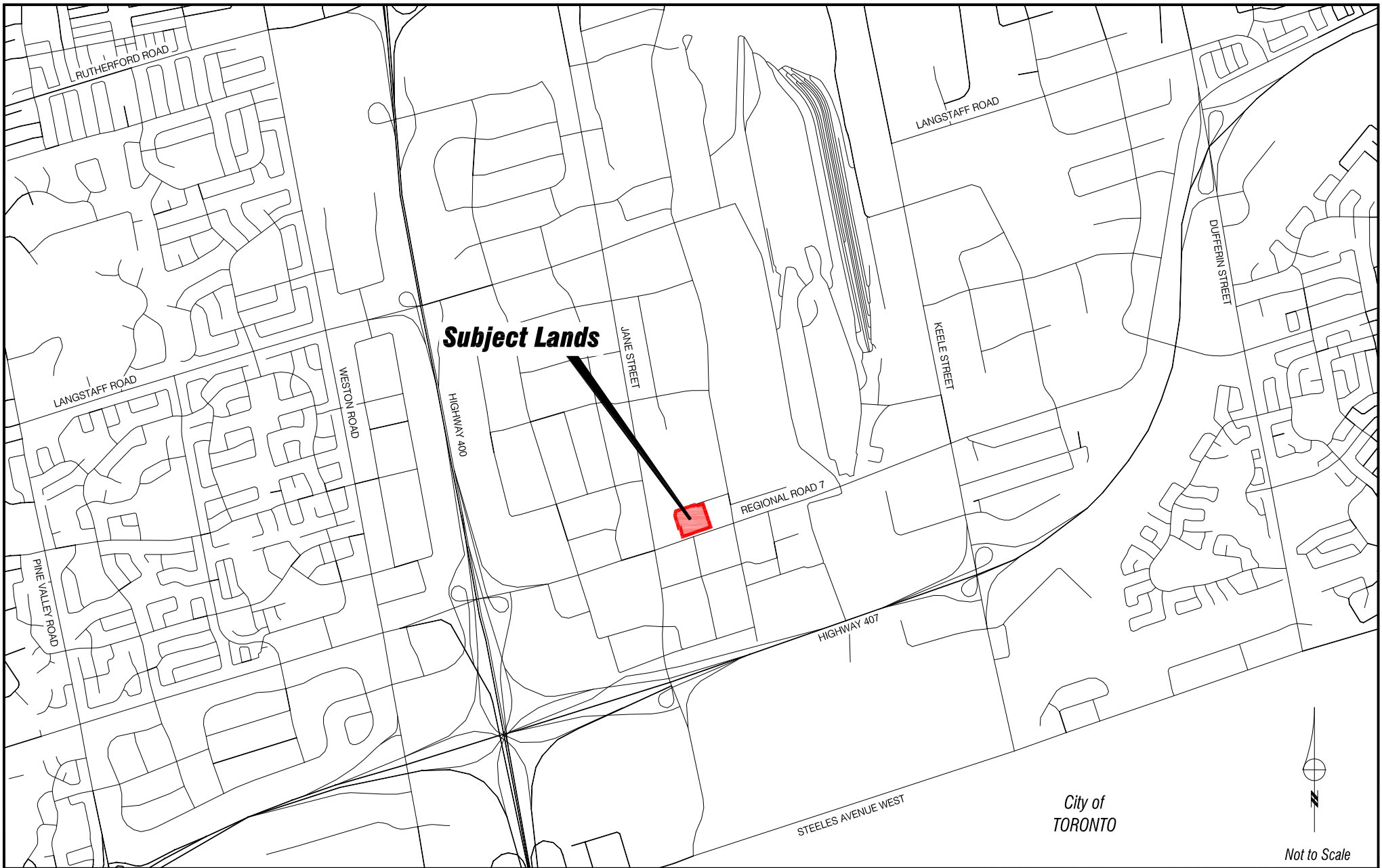
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 6, Concession 4

APPLICANT:  
Royal 7 Developments Ltd.

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## Attachment

FILE:  
Z.16.053

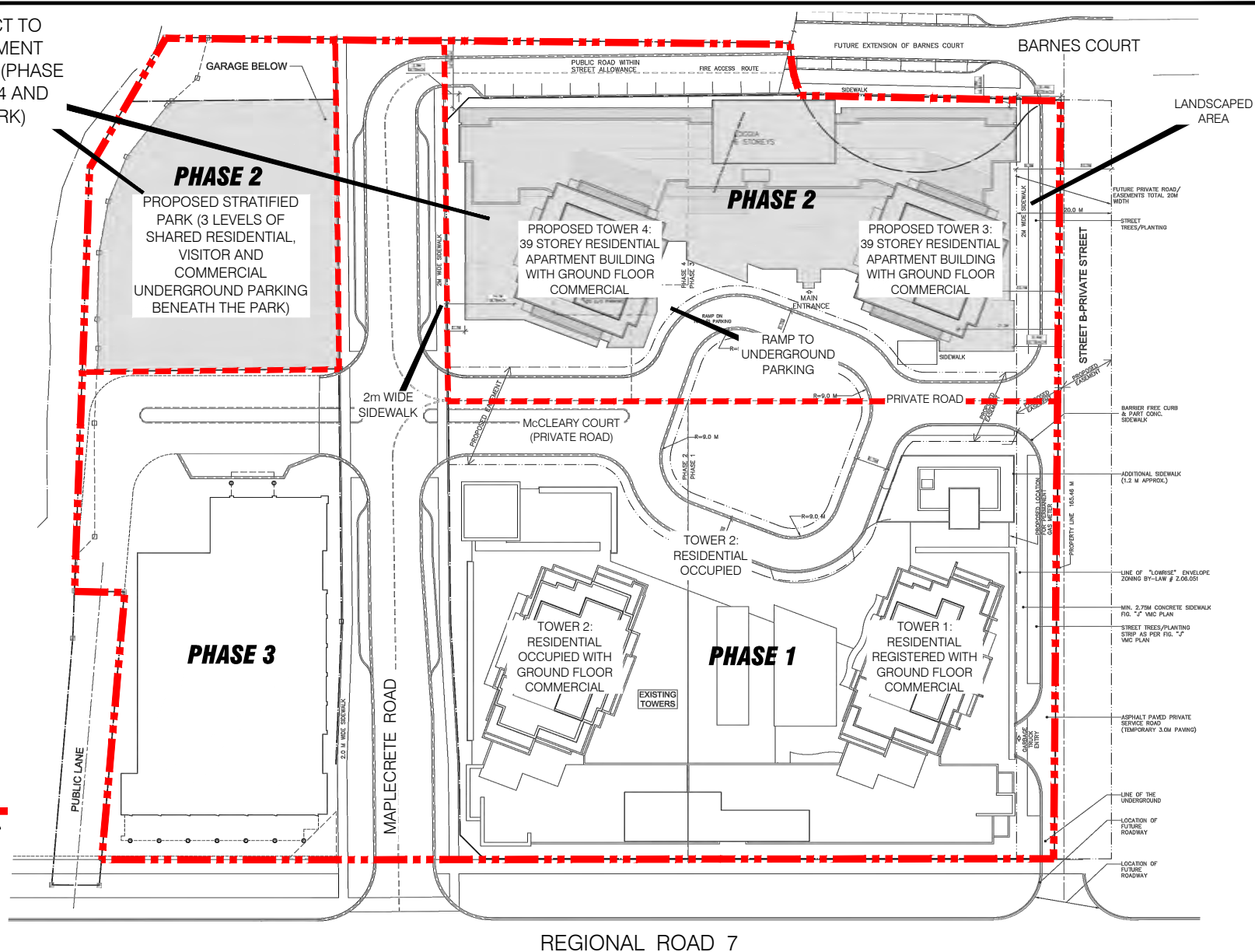
DATE:  
April 4, 2017

1





LANDS SUBJECT TO  
SITE DEVELOPMENT  
FILE DA.16.111 (PHASE  
2 - TOWERS 3, 4 AND  
STRATIFIED PARK)



# Conceptual Master Plan

**LOCATION:**  
*Part of Lot 6, Concession 4*

**APPLICANT:**  
*Royal 7 Developments Ltd.*

N:\GIS\_Archive\Attachments\Z\z.16.053.dwg

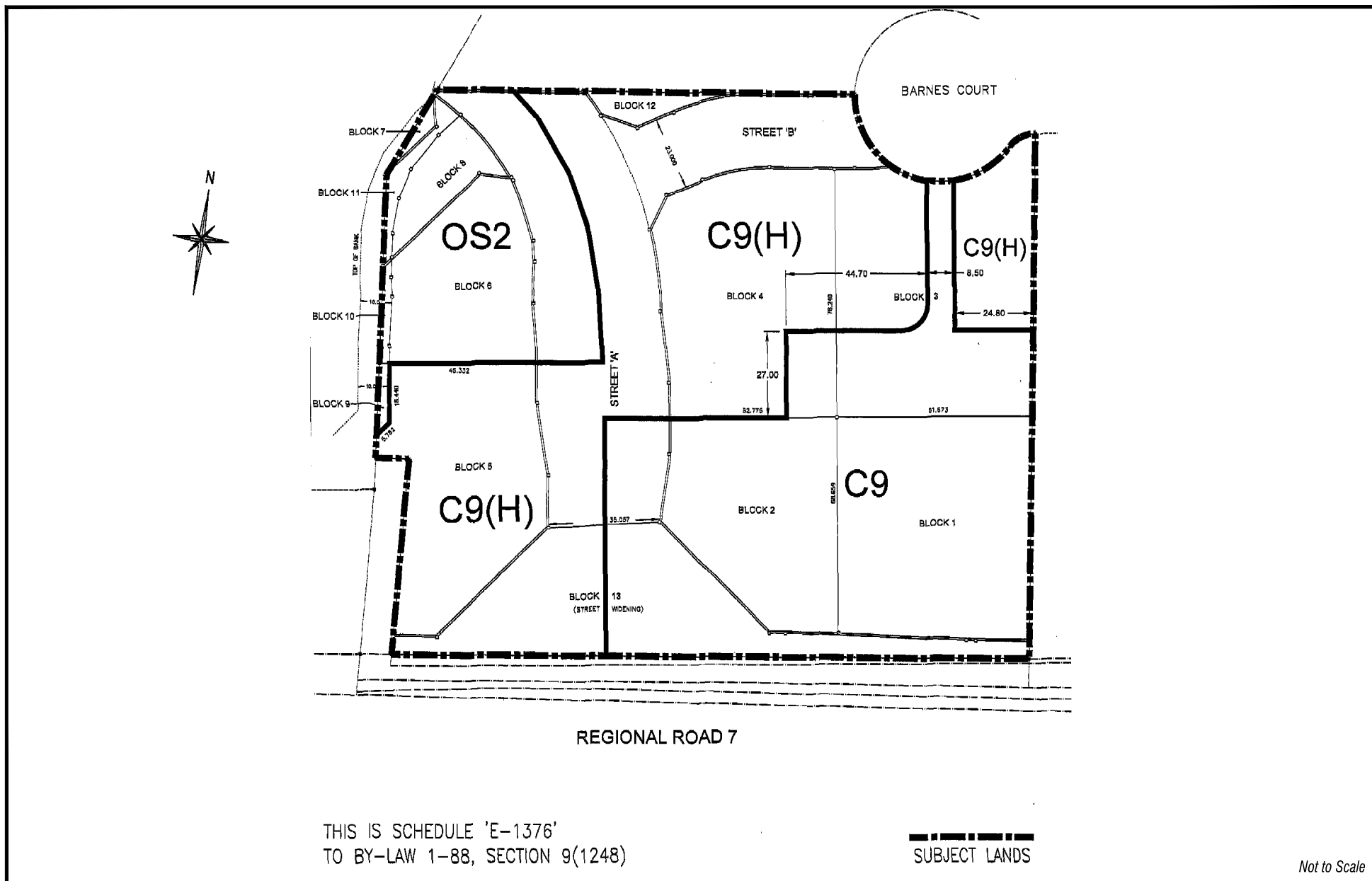


Attachment

FILE:  
Z.16.053

DATE:  
April 4, 2017

3



## Existing By-Law Schedule E-1376

APPLICANT: *Royal 7 Developments Ltd.*  
LOCATION: *Part of Lot 6, Concession 4*

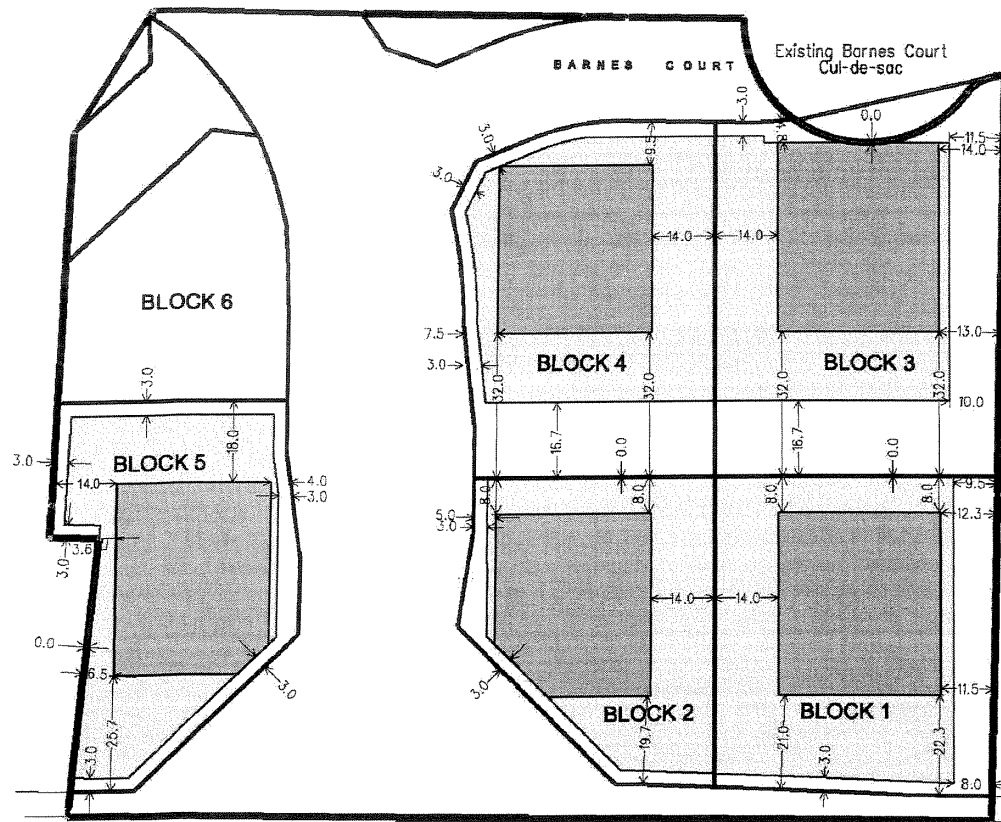


Attachment

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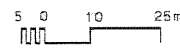
DATE:  
April 4, 2017

4



REGIONAL ROAD 7

SCALE



LEGEND

- SUBJECT LANDS
- BUILDING ENVELOPE FOR THE PORTION OF THE BUILDING EQUAL TO OR GREATER THAN 17.0 M IN HEIGHT
- BUILDING ENVELOPE FOR THE PORTION OF THE BUILDING EQUAL TO OR LESS THAN 17.0 M IN HEIGHT PROVIDED THAT AN ENCLOSED RECREATIONAL FACILITY MAY EXCEED THIS MAXIMUM BY 5.0 M AND ANY NOISE ATTENUATION FEATURE BY 2.0 M
- BLOCK LINE

THIS IS SCHEDULE 'E-1376-A'  
TO BY-LAW 1-88  
SECTION 9(1248)

Not to Scale

# Existing By-Law Schedule E-1376-A

APPLICANT: *Royal 7 Developments Ltd.*  
LOCATION: *Part of Lot 6, Concession 4*

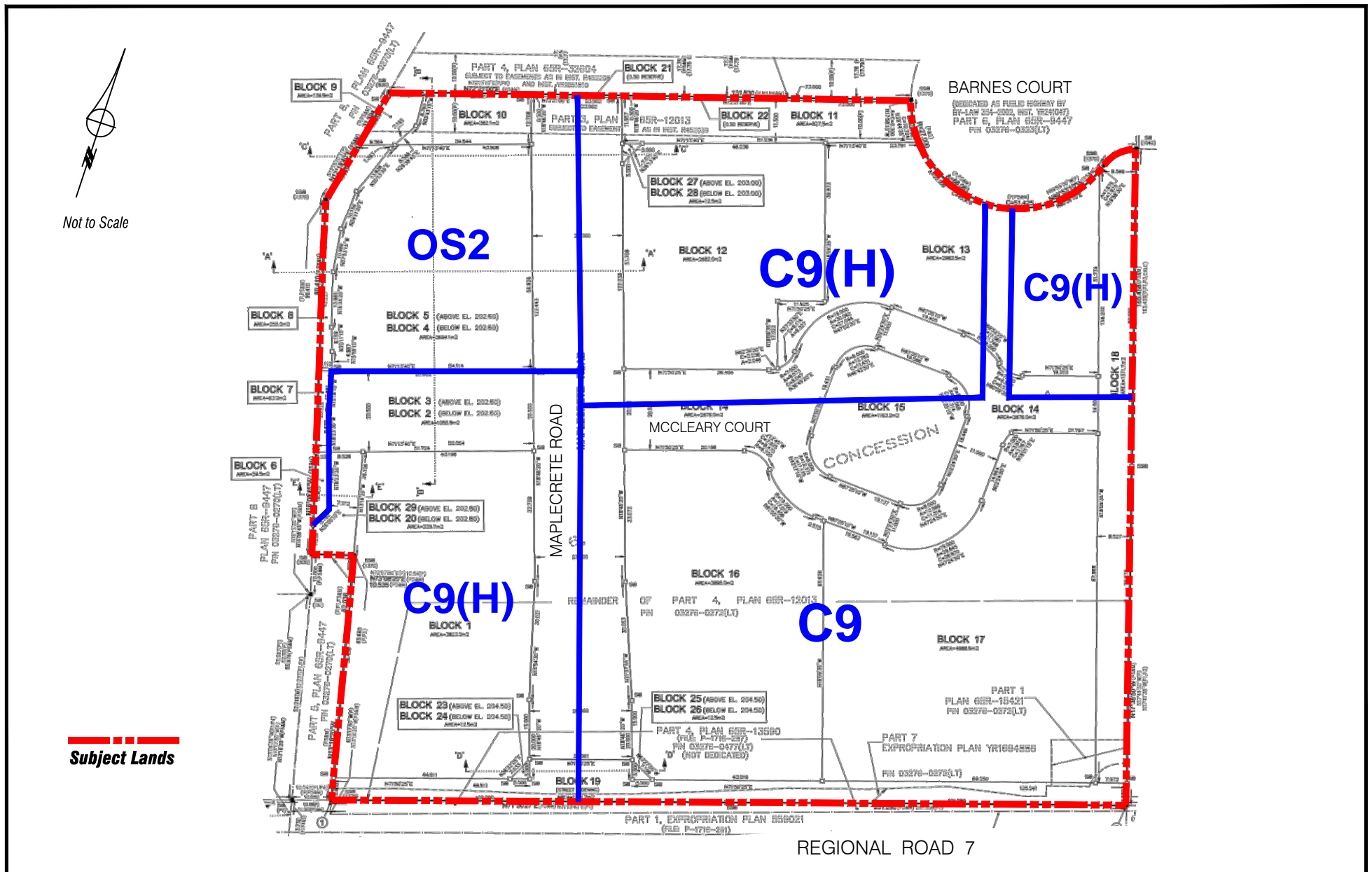


## Attachment

FILE:  
Z.16.053

DATE:  
April 4, 2017

# 5



# Proposed New By-Law Schedule E-1376

APPLICANT: *Royal 7 Developments Ltd.*  
LOCATION: *Part of Lot 6, Concession 4*



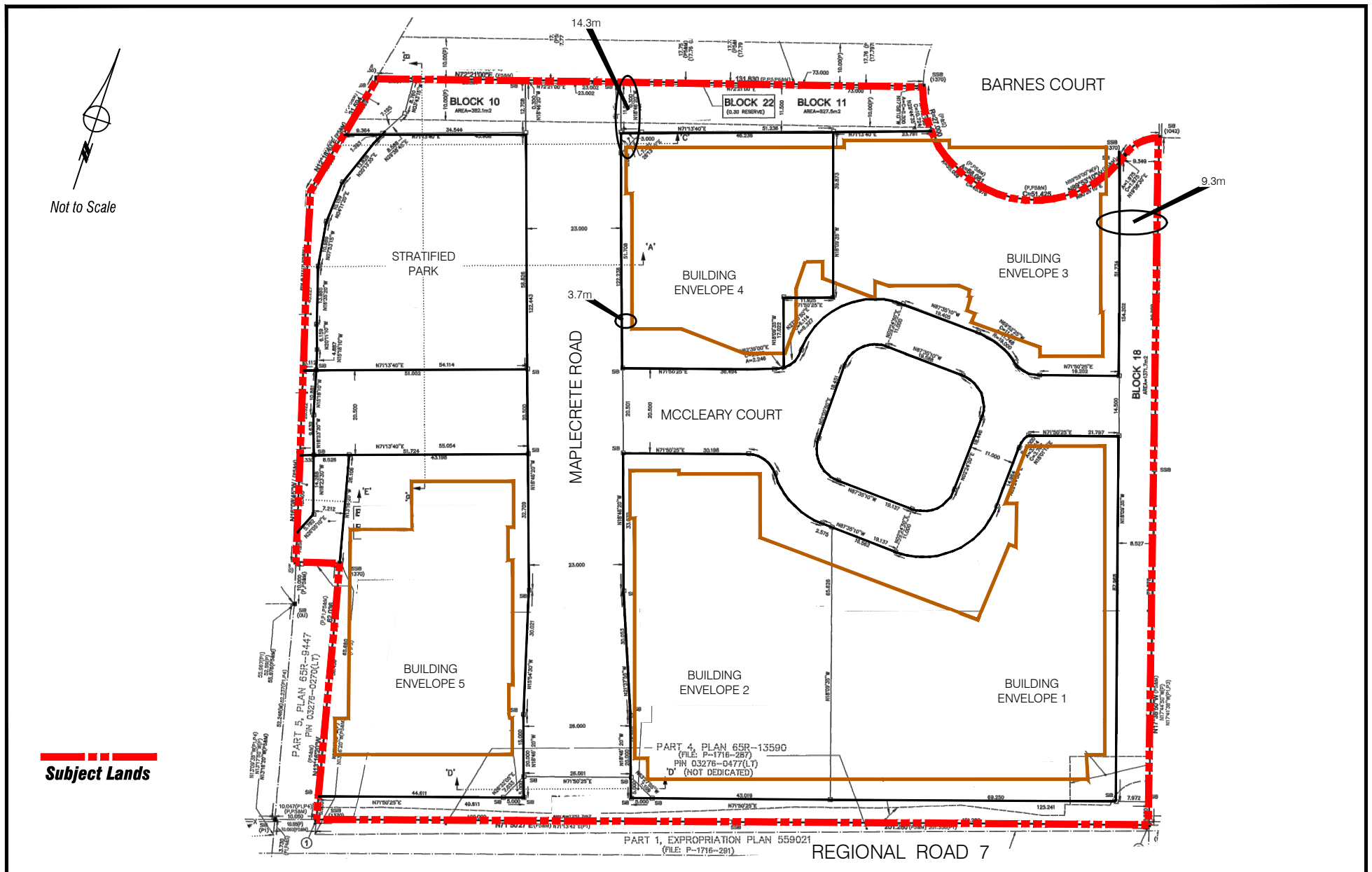
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FILE:  
Z.16.053

DATE:  
April 4, 2017

6





# Proposed New By-Law Schedule E-1376-A

APPLICANT: Royal 7 Developments Ltd.  
LOCATION: Part of Lot 6, Concession 4



Attachment  
FILE: Z.16.053  
RELATED FILE: DA.16.111

DATE:  
April 4, 2017

7