

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

**ZONING BY-LAW AMENDMENT FILE Z.16.049
DRAFT PLAN OF SUBDIVISION 19T-16V009
1834375 ONTARIO INC. (ROSE GARDEN CITY)
WARD 4 - VICINITY OF KEELE STREET AND REGIONAL ROAD 7**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 2, 2017, approved; and
- 2) That the following deputations be received:
 1. Mr. David McKay, MHBC, Weston Road, Vaughan, on behalf of the applicant; and
 2. Mr. Alex Porat, Beverley Glen Boulevard, Thornhill.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.049 and Draft Plan of Subdivision File 19T-16V009 (1834375 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.

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Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, shown on Attachments #1 and #2 to facilitate a mixed-use development proposal consisting of a maximum of 950 residential units (representing Phase 1 of the development) including townhouse, mid-rise and high-rise buildings ranging in height from 5 to 22-storeys and 1,860 m² of retail gross floor area (GFA) and parkland as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.16.049 to amend Zoning By-law 1-88, specifically to rezone the subject lands as shown on Attachments #1 and #2 from A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone, and OS1 Open Space Conservation Zone to RA3(H) Apartment Residential Zone with a Holding Symbol "(H)", OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-law 1-88 Standards	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
a.	Definition of a Lot and Parking Space	Lot - means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the <i>Planning Act</i> , R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Lot - lands in each Block shall be deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of part lot control, draft plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, and shall be deemed to comply with the provisions of the site-specific By-law prepared for the subject lands.
b.	Minimum Size of a Parking Space	2.7 m x 6 m	2.7 m x 5.7 m
c.	Minimum Width of a Landscape Strip	6 m	1.5 m (Except for Regional Road 7)

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d.	Portions of Buildings Below Grade	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 metres, except where the minimum yard for a Zone is less than 1.8 metres in which case the minimum setbacks shall be the same as such minimum yards. The minimum setback from the interior side lot line and the rear lot line to the nearest part of a building below finished grade shall be 0 metres.	The minimum setback from a lot line to the nearest part of the building below finished grade shall be 0 metres.
e.	Minimum Amenity Area per Unit in an RA3 Zone	Bachelor Unit - 15 m ² One Bedroom Unit - 20 m ² Two Bedroom Unit - 55 m ² Three Bedroom Unit - 90 m ² Four Bedroom Unit or larger - 110 m ²	5 m ² per apartment dwelling unit
f.	Permitted Uses	Apartment Dwelling Day Nursery	In addition to the uses permitted in the RA3 Zone the following uses shall also be permitted: <u>Residential</u> Townhouse Dwelling Street Townhouse Dwelling Block Townhouse Dwelling Multiple Family Dwelling <u>Commercial (in the podiums of Buildings)</u> Retail Store Bank or Financial Institution Business or Professional Office Office Building Club Health Centre Veterinary Clinic Hotel Eating Establishment Eating Establishment, Convenience Eating Establishment, Take Out Personal Service Shop Supermarket

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			<p>Studio Pharmacy Technical School Place of Entertainment LCBO Outlet Brewers Retail Outlet</p> <p><u>Institutional (in the podiums of Buildings)</u> Church Library</p>
g.	Minimum Lot Frontage	30 m	<p>Townhouse Dwelling, Street Townhouse Dwelling - 4.5 m</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 27 m</p>
h.	Minimum Lot Area/Unit	67 m ² /unit	<p>Townhouse Dwelling, Street Townhouse Dwelling - 99 m²/unit</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 550 m²/block</p> <p>Apartment Dwelling, Commercial - 5,000 m²/block</p>
i.	Minimum Front Yard	7.5 m	3 m
j.	Minimum Rear Yard	7.5 m	6 m
k.	Minimum Interior Side Yard	4.5 m	<p>Townhouse Dwelling, Street Townhouse Dwelling - 0 m</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 0 m</p> <p>Apartment Dwelling, Commercial - 3 m</p>
l.	Minimum Exterior Side Yard	7.5 m	Townhouse Dwelling, Street Townhouse Dwelling - 3 m

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			Block Townhouse Dwelling, Multiple Family Dwelling - 3 m Apartment Dwelling, Commercial - 4 m
m.	Minimum Lot Depth	No requirement in Zoning By-law 1-88	22 m
n.	Maximum Lot Coverage	No requirement in Zoning By-law 1-88	60%
o.	Maximum Building Height	44 m	Townhouse Dwelling, Street Townhouse Dwelling - 4-storeys - 17 m Block Townhouse Dwelling, Multiple Family Dwelling - 4-storeys - 17 m Apartment Dwelling - 22-storeys - 72 m Mechanical penthouses shall not be included in maximum building height.

The Owner has requested a minimum lot depth of 22 metres and a maximum lot coverage of 60% of the lot for the proposed townhouse dwelling units, whereas Zoning By-law 1-88 does not address these zoning standards in the RA3 Residential Apartment Zone. Given the density of the proposed development, the Owner is also proposing to apply the vehicle and bicycle parking standards for the Vaughan Metropolitan Centre (VMC) as shown on Attachment #5, to the development proposal. Additional zoning exceptions may be identified through the review of the applications.

2. Draft Plan of Subdivision File 19T-16V009 to facilitate a proposed mixed-use development, consisting of the following as shown on Attachment #3:

Blocks 1, 2, 4, 5, 6 and 8 for Mixed-Use Development	6.932 ha
Blocks 3 and 7 for Parks	1.524 ha
Blocks 9 - 17 for 0.3 m reserves	0.003 ha
Blocks 18 - 20 m ROW to be conveyed to York Region	0.047 ha
<u>Future Public Roads (Streets A, B and C)</u>	<u>2.354 ha</u>
Total Area	10.86 ha

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 Keele Street and are municipally known as 1890 Regional Road 7, as shown on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “High-Rise Mixed-Use” by the Concord GO Centre Secondary Plan (CGCSP) which forms Section 11.10 of Volume 2 of VOP 2010. The subject lands are located within a “Local Centre”, as identified on Schedule “1” - Urban Structure of Vaughan Official Plan 2010 (VOP 2010), which permits a mixed-use development. The subject lands are located within Area 1 of the CGCSP. The phasing policies of Section 8.3 of the CGCSP limits the development of Area 1 to 950 residential units and 1,860 m² of retail floor area for Phase 1, as shown on Attachment #4. The Phase 1 boundary may be revised subject to the Owner’s refinement of their development plan. The Owner must identify the final location of the Phase 1 units on the Draft Plan of Subdivision, should the application be approved.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone and OS1 Open Space Conservation Zone, as shown on Attachment #2, by Zoning By-law 1-88, which does not permit the proposed mixed-use development. ▪ The Owner is proposing to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, together with the site-specific zoning exceptions identified in Table 1, and the proposed parking standards shown on Attachment #5, to permit the proposed mixed-use development. ▪ As part of the Zoning By-law Amendment application the Owner has proposed a phased removal of the Holding Symbol “(H)” from the subject lands as follows: <ul style="list-style-type: none"> a) For the Phase 1 lands (950 the residential units and 1,860m² retail area), or portion thereof, the removal of the Holding Symbol “(H)” will not be occur until the following conditions are satisfied: <ul style="list-style-type: none"> i) A Site Development Application in accordance with Section 41 of the <i>Planning Act</i>, is approved by Vaughan Council which shall include implementation of noise and vibration mitigation measures in accordance with Sections 3.1.11 and 3.1.12 of the Concord GO Centre Secondary Plan, (OPA #8); ii) Water supply and sewage servicing capacity has been identified and allocated to the subject lands, or portion thereby by Vaughan Council; iii) Safe access has been established to the public road system as approved by York Region, the Toronto and Region Conservation Authority, Infrastructure Ontario, and the City of Vaughan;

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	<ul style="list-style-type: none"> iv) A VIVANext Bus Rapid Transit stop location has been identified on Regional Road 7 to serve the development; and v) A Record of Site Condition (RSC) for the lands to be conveyed into public ownership has been filed and registered with the Ministry of Environment and Climate Change (MOECC), to the satisfaction of the City of Vaughan. b) For the remainder of the subject lands, or portions thereof, removal of the Holding Symbol “(H)” will not occur until the following conditions are satisfied: <ul style="list-style-type: none"> i) Water and sewage servicing capacity has been identified and allocated to the subject lands by the City of Vaughan, and ii) A Comprehensive Transportation Study shall be completed to the satisfaction of the City of Vaughan and York Region.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	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 (e.g. Provincial Policy Statement and Growth Plan), the York Region Official Plan and VOP 2010 policies. ▪ The proposed land uses (e.g. roads and built form), are conceptual and may change prior to Vaughan Council's consideration of the technical report.
b.	Concord GO Centre Secondary Plan (CGCSP)	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable policies of the CGCSP.

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c.	Appropriateness of Proposed Rezoning/site-specific zoning exceptions and Land Uses	<ul style="list-style-type: none"> The appropriateness of the proposed RA3(H) Residential Apartment Zone subject to a Holding Symbol “(H)”, together with the site-specific zoning exceptions identified in Table 1, and the proposed parking standards on Attachment #5, will be reviewed in consideration of the surrounding existing and proposed land uses.
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and take into account the outcome of the Mobility Hub and comprehensive Transportation Study currently being procured. The required Draft Plan of Subdivision conditions will be included to address road alignments and connections, servicing and grading, environmental, and other municipal, regional and community agency requirements, and the Owner must identify the final Phase 1 boundary on the plan, should the applications be approved.
e.	Development Concept Report	<ul style="list-style-type: none"> The Owner has submitted a Development Concept Report as required by Policy 8.3.1 of the CGCSP, which provides a detailed description of the proposed development and the manner in which the proposed development addresses the policies of the CGCSP. The subject applications will be reviewed in consideration of the Development Concept Report, which forms part of the Urban Design Policy & Masterplan Report prepared by Kirkor Architects & Planners in support of the subject applications.
f.	Section 37 Provision	<ul style="list-style-type: none"> Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the Implementation of Section 37 of the <i>Planning Act</i> will be explored for this development. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.
g.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City of Vaughan and/or the applicable public agencies: <ul style="list-style-type: none"> Functional Servicing Report Preliminary Geotechnical Investigation Phase I Environmental Site Assessment

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		<ul style="list-style-type: none"> - Functional Operating Report - Environmental Noise and Vibration Feasibility Assessment - Community Services & Facilities Report - Stage 1 and 2 Archaeological Assessment - Urban Design Policy & Master Plan - Urban Design Guidelines <ul style="list-style-type: none"> ▪ All of the studies must appropriately address the phased implementation of the development proposal. ▪ The Owner is proposing to apply the vehicle and bicycle parking standards from the VMC, as shown on Attachment #5, for the development proposal. The appropriateness of applying these standards to the subject lands must be supported by a Parking Study, to the satisfaction of the Development Engineering and Infrastructure Planning Department.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The TRCA must confirm the development limits and any buffers along the east boundary of the subject lands. Any land being conveyed to TRCA or City must be identified as a separate Block(s) on the Draft Plan of Subdivision. ▪ The TRCA must also approve proposed road connections to Regional Road 7.
i.	Servicing 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 Zoning By-law Amendment and Draft Plan of Subdivision applications are approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands (or portion thereof), which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ 4The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy, should the applications be approved. ▪ The appropriateness of the location and configuration of the proposed parks must be reviewed by the Development Planning and Parks Development Departments in accordance with the policies in the CGCSP. ▪ Future multi-use trail connections to the Bartley Smith Greenway will be reviewed as identified by policy 4.4.3 of the CGCSP. A trail connection to the Bartley Smith Greenway would require crossings of the Upper West Don River tributary.

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k.	Proposed Public Roads	<ul style="list-style-type: none"> ▪ The Owner is proposing three public roads connecting to Regional Road 7 as shown on Attachments #3 and #4. Policy 3.1.10 of the CGCSP states that safe ingress and egress to Area 1, as shown on Attachment #1, must be approved by Infrastructure Ontario, York Region, the TRCA and the City of Vaughan. The development must meet the City's road standards as identified on Schedule "D" – Transportation Network, in the CGCSP. ▪ The applicant is showing only one portion of future road connection north and south. This connection cannot be confirmed as it is not in the ownership of the applicant. It will be subject to future work as part of the Transportation Study for the area. A road connection to the west which would connect the site across the Metrolinx line may also be required which would impact the Park Block and development areas.
l.	Potential Mobility Hub/Metrolinx	<ul style="list-style-type: none"> ▪ Section 3.6 of the CGCSP establishes policies regarding the potential location of a Mobility Hub within the Concord GO Local Centre. Policy 3.6.3 states that the north east quadrant of the mobility hub will encompass part of Area 1 as identified in the CGCSP which includes the subject lands. Should a Mobility Hub be required in this area, all or part of Block 5 on the proposed Draft Plan of Subdivision, as shown on Attachment #3, may be required for the Mobility Hub. The applications must be reviewed by Metrolinx. ▪ Policy 4.4.5 of the CGCSP requires that north-south pedestrian connections across Regional Road 7, and pedestrian connections across the railway line must be considered. ▪ Metrolinx must review the applications to ensure the appropriate building setbacks are achieved from the existing railway to the proposed residential units and that all required noise and vibration studies are undertaken and the approved warning clauses included in the Draft Plan of Subdivision conditions, and future documents (e.g. condominium agreement and declarations, should the applications be approved.
m.	Road Widening	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned right-of-way width for Regional Road 7. Should additional land for a road widening be required, the development proposal must be revised accordingly.
n.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting,

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		reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through future development applications such as the site plan approval process, if the applications are approved.
o.	Heritage Considerations	<ul style="list-style-type: none">Through a previous site-specific planning application, (Official Plan Amendment File OP.07.013), the Vaughan Urban Design and Cultural Heritage Division requested that a commemorative feature be developed that pays tribute to the industrial heritage of the subject lands. The commemorative feature should be located in a public place and incorporate some of reclaimed material from the original heritage structure (smokestack). The location and details of this commemorative feature will be established through the review of these applications.
p.	Concord West Urban Design Framework and Streetscape Plan	<ul style="list-style-type: none">The subject lands are located outside of the boundary of the Concord West Urban Design Framework and Streetscape Plan, however, the Owner will be required to have regard for the Plan.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to York Region Community Planning and Development Services Department 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 applications will be considered in the technical review of the applications, 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. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-16V009
4. Proposed Master Plan Building and Roads
5. Parking Requirements for the Vaughan Metropolitan Centre

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

1. **ZONING BY-LAW AMENDMENT FILE Z.16.049** **P.2017.11**
DRAFT PLAN OF SUBDIVISION 19T-16V009
1834375 ONTARIO INC. (ROSE GARDEN CITY)
WARD 4 - VICINITY OF KEELE STREET AND REGIONAL ROAD 7

Recommendation

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

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.049 and Draft Plan of Subdivision File 19T-16V009 (1834375 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.

Contribution to Sustainability

The contribution to sustainability such as site and building design 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 Public Hearing was circulated: April 7, 2017.
- b) The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- c) Circulation Area: 150 m and to the Concord West Ratepayers Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, shown on Attachments #1 and #2 to facilitate a mixed-use development proposal consisting of a maximum of 950 residential units (representing Phase 1 of the development) including townhouse, mid-rise and high-rise buildings ranging in height from 5 to 22-storeys and 1,860 m² of retail gross floor area (GFA) and parkland as shown on Attachments #3 and #4:

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Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to Zoning By-law 1-88:

Table 1:

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b.	Minimum Size of a Parking Space	2.7 m x 6 m	2.7 m x 5.7 m
c.	Minimum Width of a Landscape Strip	6 m	1.5 m (Except for Regional Road 7)
d.	Portions of Buildings Below Grade	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 metres, except where the minimum yard for a Zone is less than 1.8 metres in which case the minimum setbacks shall be the same as such minimum yards. The minimum setback from the interior side lot line and the rear lot line to the nearest part of a building below finished grade shall be 0 metres.	The minimum setback from a lot line to the nearest part of the building below finished grade shall be 0 metres.

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m.	Minimum Lot Depth	No requirement in Zoning By-law 1-88	22 m
n.	Maximum Lot Coverage	No requirement in Zoning By-law 1-88	60%

	Zoning By-law 1-88 Standards	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
o.	Maximum Building Height	44 m	<p>Townhouse Dwelling, Street Townhouse Dwelling - 4-storeys - 17 m</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 4-storeys - 17 m</p> <p>Apartment Dwelling - 22-storeys - 72 m</p> <p>Mechanical penthouses shall not be included in maximum building height.</p>

The Owner has requested a minimum lot depth of 22 metres and a maximum lot coverage of 60% of the lot for the proposed townhouse dwelling units, whereas Zoning By-law 1-88 does not address these zoning standards in the RA3 Residential Apartment Zone. Given the density of the proposed development, the Owner is also proposing to apply the vehicle and bicycle parking standards for the Vaughan Metropolitan Centre (VMC) as shown on Attachment #5, to the development proposal. Additional zoning exceptions may be identified through the review of the applications.

2. Draft Plan of Subdivision File 19T-16V009 to facilitate a proposed mixed-use development, consisting of the following as shown on Attachment #3:

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Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "High-Rise Mixed-Use" by the Concord GO Centre Secondary Plan (CGCSP) which forms Section 11.10 of Volume 2 of VOP 2010. The subject lands are located within a "Local Centre", as identified on Schedule "1" - Urban Structure of Vaughan Official Plan 2010 (VOP 2010), which permits a mixed-use development. The subject lands are located within Area 1 of the CGCSP. The phasing policies of Section 8.3 of the CGCSP limits the development of Area 1 to 950 residential units and 1,860 m² of retail floor area for Phase 1, as shown on Attachment #4. The Phase 1 boundary may be

	<p>revised subject to the Owner's refinement of their development plan. The Owner must identify the final location of the Phase 1 units on the Draft Plan of Subdivision, should the application be approved.</p>
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone and OS1 Open Space Conservation Zone, as shown on Attachment #2, by Zoning By-law 1-88, which does not permit the proposed mixed-use development. ▪ The Owner is proposing to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", together with the site-specific zoning exceptions identified in Table 1, and the proposed parking standards shown on Attachment #5, to permit the proposed mixed-use development. ▪ As part of the Zoning By-law Amendment application the Owner has proposed a phased removal of the Holding Symbol "(H)" from the subject lands as follows: <ul style="list-style-type: none"> a) For the Phase 1 lands (950 the residential units and 1,860m² retail area), or portion thereof, the removal of the Holding Symbol "(H)" will not be occur until the following conditions are satisfied: <ul style="list-style-type: none"> i) A Site Development Application in accordance with Section 41 of the <i>Planning Act</i>, is approved by Vaughan Council which shall include implementation of noise and vibration mitigation measures in accordance with Sections 3.1.11 and 3.1.12 of the Concord GO Centre Secondary Plan, (OPA #8); ii) Water supply and sewage servicing capacity has been identified and allocated to the subject lands, or portion thereby by Vaughan Council; iii) Safe access has been established to the public road system as approved by York Region, the Toronto and Region Conservation Authority, Infrastructure Ontario, and the City of Vaughan; iv) A VIVANext Bus Rapid Transit stop location has been identified on Regional Road 7 to serve the development; and v) A Record of Site Condition (RSC) for the lands to be conveyed into public ownership has been filed and registered with the Ministry of Environment and Climate Change (MOECC), to the satisfaction of the City of Vaughan.

	<ul style="list-style-type: none"> b) For the remainder of the subject lands, or portions thereof, removal of the Holding Symbol “(H)” will not occur until the following conditions are satisfied: <ul style="list-style-type: none"> i) Water and sewage servicing capacity has been identified and allocated to the subject lands by the City of Vaughan, and ii) A Comprehensive Transportation Study shall be completed to the satisfaction of the City of Vaughan and York Region.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	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 (e.g. Provincial Policy Statement and Growth Plan), the York Region Official Plan and VOP 2010 policies. ▪ The proposed land uses (e.g. roads and built form), are conceptual and may change prior to Vaughan Council's consideration of the technical report.
b.	Concord GO Centre Secondary Plan (CGCSP)	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable policies of the CGCSP.
c.	Appropriateness of Proposed Rezoning/site-specific zoning exceptions and Land Uses	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed RA3(H) Residential Apartment Zone subject to a Holding Symbol “(H)”, together with the site-specific zoning exceptions identified in Table 1, and the proposed parking standards on Attachment #5, will be reviewed in consideration of the surrounding existing and proposed land uses.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and take into account the outcome of the Mobility Hub and comprehensive Transportation Study currently being procured. The required Draft Plan of Subdivision conditions will be included to address road alignments and connections, servicing and grading, environmental, and other municipal, regional and community agency requirements, and the Owner must identify the final Phase 1 boundary on the plan, should the applications be approved.
e.	Development Concept Report	<ul style="list-style-type: none"> The Owner has submitted a Development Concept Report as required by Policy 8.3.1 of the CGCSP, which provides a detailed description of the proposed development and the manner in which the proposed development addresses the policies of the CGCSP. The subject applications will be reviewed in consideration of the Development Concept Report, which forms part of the Urban Design Policy & Masterplan Report prepared by Kirkor Architects & Planners in support of the subject applications.
f.	Section 37 Provision	<ul style="list-style-type: none"> Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the Implementation of Section 37 of the <i>Planning Act</i> will be explored for this development. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.
g.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City of Vaughan and/or the applicable public agencies: <ul style="list-style-type: none"> - Functional Servicing Report - Preliminary Geotechnical Investigation - Phase I Environmental Site Assessment - Functional Operating Report - Environmental Noise and Vibration Feasibility Assessment - Community Services & Facilities Report - Stage 1 and 2 Archaeological Assessment - Urban Design Policy & Master Plan - Urban Design Guidelines

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> All of the studies must appropriately address the phased implementation of the development proposal. The Owner is proposing to apply the vehicle and bicycle parking standards from the VMC, as shown on Attachment #5, for the development proposal. The appropriateness of applying these standards to the subject lands must be supported by a Parking Study, to the satisfaction of the Development Engineering and Infrastructure Planning Department.
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The TRCA must confirm the development limits and any buffers along the east boundary of the subject lands. Any land being conveyed to TRCA or City must be identified as a separate Block(s) on the Draft Plan of Subdivision. The TRCA must also approve proposed road connections to Regional Road 7.
i.	Servicing 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 Zoning By-law Amendment and Draft Plan of Subdivision applications are approved. Should servicing capacity not be available, a Holding Symbol "(H)" will be placed on the subject lands (or portion thereof), which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.
j.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the applications be approved. The appropriateness of the location and configuration of the proposed parks must be reviewed by the Development Planning and Parks Development Departments in accordance with the policies in the CGCSP. Future multi-use trail connections to the Bartley Smith Greenway will be reviewed as identified by policy 4.4.3 of the CGCSP. A trail connection to the Bartley Smith Greenway would require crossings of the Upper West Don River tributary.
k.	Proposed Public Roads	<ul style="list-style-type: none"> The Owner is proposing three public roads connecting to Regional Road 7 as shown on Attachments #3 and #4. Policy 3.1.10 of the CGCSP states that safe ingress and egress to Area 1, as shown on Attachment #1, must be approved by Infrastructure Ontario, York Region, the TRCA and the City of

	MATTERS TO BE REVIEWED	COMMENTS
		<p>Vaughan. The development must meet the City's road standards as identified on Schedule "D" – Transportation Network, in the CGCSP.</p> <ul style="list-style-type: none"> ▪ The applicant is showing only one portion of future road connection north and south. This connection cannot be confirmed as it is not in the ownership of the applicant. It will be subject to future work as part of the Transportation Study for the area. A road connection to the west which would connect the site across the Metrolinx line may also be required which would impact the Park Block and development areas.
I.	Potential Mobility Hub/Metrolinx	<ul style="list-style-type: none"> ▪ Section 3.6 of the CGCSP establishes policies regarding the potential location of a Mobility Hub within the Concord GO Local Centre. Policy 3.6.3 states that the north east quadrant of the mobility hub will encompass part of Area 1 as identified in the CGCSP which includes the subject lands. Should a Mobility Hub be required in this area, all or part of Block 5 on the proposed Draft Plan of Subdivision, as shown on Attachment #3, may be required for the Mobility Hub. The applications must be reviewed by Metrolinx. ▪ Policy 4.4.5 of the CGCSP requires that north-south pedestrian connections across Regional Road 7, and pedestrian connections across the railway line must be considered. ▪ Metrolinx must review the applications to ensure the appropriate building setbacks are achieved from the existing railway to the proposed residential units and that all required noise and vibration studies are undertaken and the approved warning clauses included in the Draft Plan of Subdivision conditions, and future documents (e.g. condominium agreement and declarations, should the applications be approved.
m.	Road Widening	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned right-of-way width for Regional Road 7. Should additional land for a road widening be required, the development proposal must be revised accordingly.
n.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through future development applications such as the site plan approval process, if the applications are approved.

	MATTERS TO BE REVIEWED	COMMENTS
o.	Heritage Considerations	<ul style="list-style-type: none"> Through a previous site-specific planning application, (Official Plan Amendment File OP.07.013), the Vaughan Urban Design and Cultural Heritage Division requested that a commemorative feature be developed that pays tribute to the industrial heritage of the subject lands. The commemorative feature should be located in a public place and incorporate some of reclaimed material from the original heritage structure (smokestack). The location and details of this commemorative feature will be established through the review of these applications.
p.	Concord West Urban Design Framework and Streetscape Plan	<ul style="list-style-type: none"> The subject lands are located outside of the boundary of the Concord West Urban Design Framework and Streetscape Plan, however, the Owner will be required to have regard for the Plan.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to York Region Community Planning and Development Services Department 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 applications will be considered in the technical review of the applications, 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. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-16V009
4. Proposed Master Plan Building and Roads
5. Parking Requirements for the Vaughan Metropolitan Centre

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

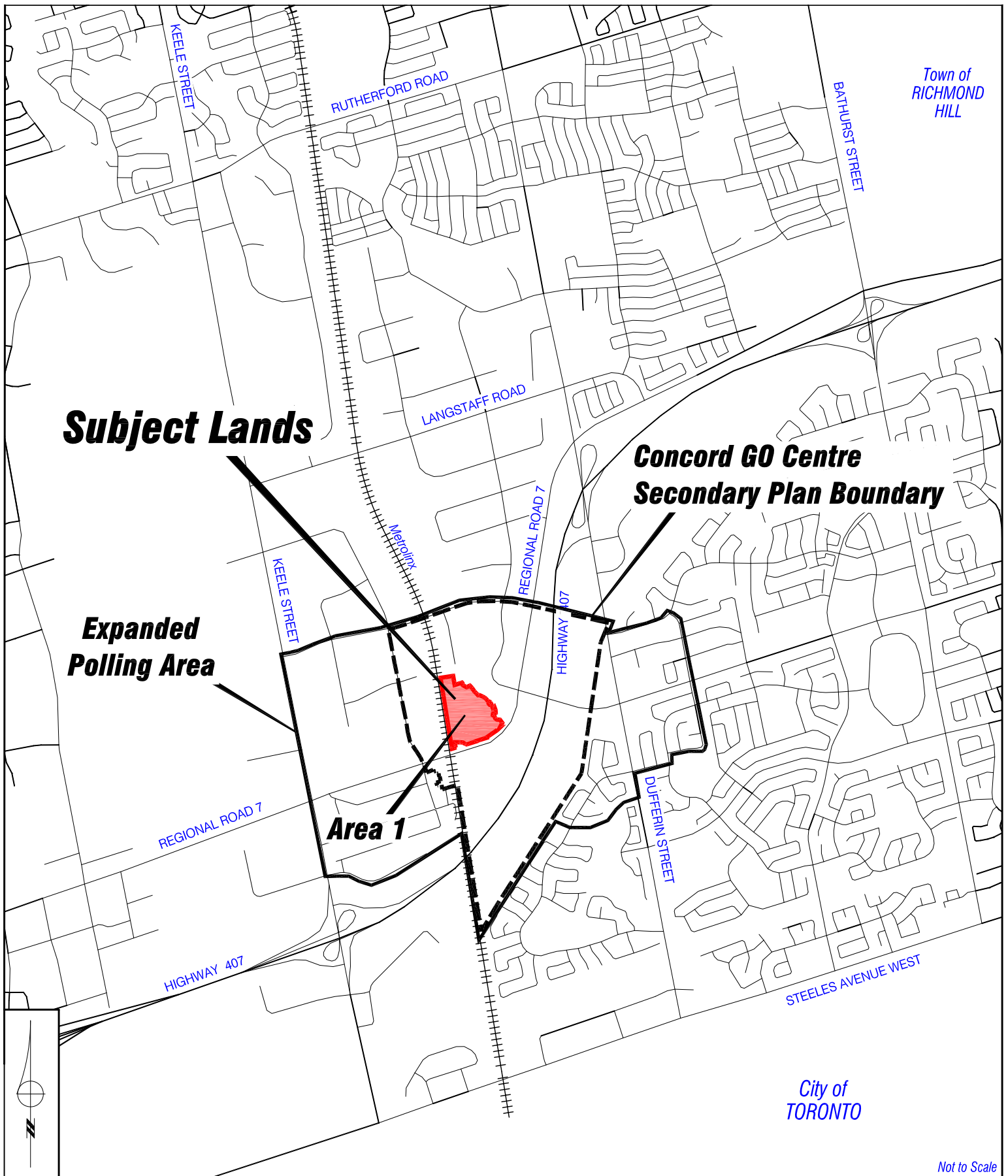
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lots 6 & 7, Concession 3

APPLICANT: 1834375 Ontario Inc.
(Rose Garden City)

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Attachment

FILES: Z.16.049 &
19T-16V009

DATE:
May 2, 2017


1

CONCEPTUAL - SUBJECT TO CHANGE

LEGEND

- (A) TOWNHOUSE UNITS
- (B) 5 - 10 STOREY MIXED-USE BUILDING
- (B1) 5 - 10 STOREY COMMUNITY AMENITY BUILDING
- (C) 11 - 22 STOREY MIXED-USE BUILDING

 SUBJECT LANDS

 PHASE 1



Not to Scale

Proposed Master Plan Buildings and Roads

APPLICANT: 1834375 Ontario
Inc. (Rose Garden City)

LOCATION: Part of Lots
6 & 7, Concession 3



Attachment

FILES: Z.16.049 &
19T-16V009

DATE:
May 2, 2017

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bi-a) PARKING REQUIREMENTS

Where a building or structure is erected or used for any of the uses permitted in this By-law, vehicle parking spaces and areas shall be provided and maintained on the lot to which they serve as follows:

Vehicle Parking Standards (# of parking spaces / 100 sq m of GFA or as specified)			
COMMERCIAL			
Type of Use		Min.	Max.
Commercial Uses ⁽¹⁾	Total GFA of all buildings greater than 5,000 sq m Total GFA of all buildings less than or equal to 5,000 sq m	2.0 ⁽⁴⁾	4.0
Arts Studio		2.5 ⁽⁴⁾	4.0
Personal Service Shop			
Business services			
Establishment			
Pharmacy			
Retail Establishment			
Supermarket (Greater than 1000 sq m)		2.5 ⁽⁴⁾	4.0
Financial Institution		2.5 ⁽⁴⁾	4.0
Restaurant ⁽²⁾		6.0 ⁽⁴⁾	10.0
Restaurant, Take-out ⁽²⁾		3.0 ⁽⁴⁾	6.0
General Office		1.5 ⁽⁴⁾	2.5
Medical Office		2.5	4.0
PLACE OF ASSEMBLY			
Banquet Hall ⁽³⁾		3.0	-
Club			
Dance Hall ⁽³⁾			
Convention or Conference Centre ⁽³⁾			
Health Centre Place of Entertainment		5.0 ⁽⁴⁾	-
Art Gallery or Museum		1.0 ⁽⁴⁾	-
Community Centre			
Library			
Place of Amusement			
INSTITUTIONAL			
Place of Worship	Fixed Seating	9.0 of worship area	18.0 of worship area
	Non-Fixed Seating	13.0 of worship area	26.0 of worship area
Public or Private School	Parking	1.0/ classroom ⁽⁴⁾	-
	Pick-up & Drop-off/ Visitor Spaces	3 spaces + 0.3 spaces/ classroom	-
Commercial or Technical School Post-Secondary School		2.5/ classroom + 1.0 / 7 seats auditorium or theater	-
Day Nursery	Parking	0.75 / employee	-
	Pick-up & Drop-off/ Visitor Spaces	3 spaces + 1.0 space / classroom	-
RESIDENTIAL			
Single Family detached Dwelling		1.0 / unit	-
Semi-Detached Dwelling			
Street Townhouse Dwelling			
Multiple Family dwelling	Bachelor / 1 Bedroom	0.7/ unit	1.0
	2 Bedrooms	0.9/ unit	1.3
Apartment Dwelling	3 Bedrooms	1.0/ unit	1.7
	Visitor ⁽⁴⁾	0.15/ unit	-

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Parking Requirements for the Vaughan Metropolitan Centre

APPLICANT: 1834375 Ontario Inc. (Rose Garden City) LOCATION: Part of Lots 6 & 7, Concession 3



Attachment

FILES: Z.16.049 & 19T-16V009

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RESIDENTIAL / INSTITUTIONAL			
Independent Living Facility	Bachelor / 1 Bedroom	0.45/ unit	-
	2 Bedrooms	0.6/ unit	-
	Visitor	0.15/ unit	-
Support Living Facility	Parking	0.4/ unit	-
	Visitor	0.15/ unit	-
Long term Care Facility	Parking	0.2/ unit	-
	Visitor	0.15/ unit	-

- (1) For Commercial Uses in a multi-unit building where the combined gross floor area devoted to Eating Establishments exceeds twenty percent (20%) of the total gross floor area of the building, parking shall be provided at the individual Eating Establishment ratio for the gross floor area in excess of twenty percent (20%).
- (2) Where an Outdoor Patio is permitted as accessory to a Restaurant or Take-Out Restaurant, no additional parking is required.
- (3) Parking requirements for Hotels containing uses including a Restaurant, Convention or Conference Centre, Banquet Hall or Dance Hall, or any combination thereof, shall be determined based on a shared parking calculation.
- (4) Where uses exist together within the same development, parking may be determined based on the parking standards for Mixed-Use Developments.

bi-b) Where the application of parking standards results in part of a parking space being required, a full parking space shall be required.

bi-c) **PARKING STANDARDS FOR MIXED-USE DEVELOPMENTS**

Notwithstanding the requirements for Paragraph bi), where the use is a Mixed-Use Development the required parking may be provided in accordance with the following tables.

TABLE A

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Retail Establishment ¹	65	90	80	100
Restaurant	20	100	30	100
Residential (Visitor)	80	55	80	100
Place of Assembly ³	70	70	70	100
Theater	10	40	40	80
Institutional ⁴	100	100	100	20

TABLE B

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	10	10	10	10
Retail Establishment ¹	80	85	100	40
Restaurant	20	100	50	100
Residential (Visitor)	100	100	100	100

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Parking Requirements for the Vaughan Metropolitan Centre

APPLICANT: 1834375 Ontario Inc. (Rose Garden City) LOCATION: Part of Lots 6 & 7, Concession 3



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Place of Assembly ³	70	70	70	100
Theater	10	50	80	80
Institutional ⁴	10	10	10	10

1. Includes Retail Warehouse, Personal Service Shop, Financial Institution and Health Centre
2. Includes Restaurant and Take-Out Restaurant
3. Place of Assembly shall include: Banquet Hall, Convention and Conference Centre, Club or Dance Hall
4. Institutional Uses shall include: Post-Secondary School, Public or Private School, Technical or Commercial School

Calculation of Required Parking

STEP 1. Minimum required parking spaces for each use in the mixed use development shall be calculated in accordance with the individual standards set out in paragraph 3.8.1 a), as if each was a freestanding use.

STEP 2. Multiply the parking spaces required by paragraph 3.8.1 a) as calculated in Step 1 above for each use, by the percent of peak period parking demand for each of the four time periods on the Weekday (Table A) and Saturday (Table B) tables set out above.

STEP 3. Total the required parking for each of the time periods on the Weekday (Table A) and Saturday (Table B) tables.

STEP 4. The maximum parking requirement obtained from any one of the Weekday and Saturday time periods shall be the required parking for that specific mix of uses.

- bi-d) If the number of required parking spaces equals or exceeds ten (10), then barrier-free parking spaces shall be provided in accordance with the provisions set out below. These spaces shall be included in the total overall parking calculation

Number of Required Parking Spaces	Minimum Number of Barrier-free Parking Spaces
0 – 9 spaces	Nil
10 – 100 spaces	1 Space

One (1) additional space for each additional 100 spaces or part thereof.

- i. Barrier-free parking spaces shall have a minimum dimension of 3.9 metres by 6.0 metres.
- ii. Where two (2) or more Barrier-free Parking Spaces abut one another a minimum dimension of 3.2 metres by 6.0 metres is required
- iii. Barrier-free parking spaces shall be appropriately identified and located as close as possible to the access point(s) and to the building and designed in such a way as to provide for wheelchair access to the building.

- bi-e) Aisles within parking areas shall have the following minimum widths determined by the parking angles and all traffic shall be one-way, unless the aisle is at least six (6) metres wide:

<u>Parking Angle</u>	<u>Minimum Aisle Width</u>
90 degrees - 60 degrees inclusive	6 metres
59 degrees - 45 degrees inclusive	5 metres
44 degrees - or less	4 metres

Not to Scale

Parking Requirements for the Vaughan Metropolitan Centre

APPLICANT: 1834375 Ontario Inc. (Rose Garden City) LOCATION: Part of Lots 6 & 7, Concession 3



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Where parking spaces are positioned between 59 to 0 degrees inclusive, to the aisle, access to such aisle shall be from one direction only.

- bi-f) A parking area shall be provided with a means of access or driveway a minimum of 5.4 metres and not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway. A minimum driveway width of 6.0 metres shall be required for two-way traffic. Where the driveway is a mutual two-way driveway with an adjoining property, the maximum overall driveway width shall be 7.5 metres.
- bi-g) The distance between an intersection of street lines and the centre line of the nearest driveway shall be a minimum of 15.0 metres.
- bi-h) The minimum angle of intersection between the centre line of a driveway and the street line shall be 60 degrees.
- bi-i) No driveway on a corner lot shall be permitted to cross a sight triangle or any part thereof.
- bi-j) The surface of all parking spaces and any related driveways or aisles shall be paved with a dustless hard surface material.
- bi-k) Drive-through facilities are not permitted.
- bi-l) Residential visitor parking and commercial parking shall be permitted to be shared within each block/ lot.
- bii-a) **BICYCLE PARKING REQUIREMENTS**

Where a building or structure is erected or used for any of the uses permitted in this By-law, vehicle parking spaces and areas shall be provided and maintained on the lot to which they serve as follows:

Bicycle Parking Standards (Minimum # of bicycle parking spaces /100 sq m of GFA or as specified)		
Type of Use	Short-Term	Long-Term
Commercial Uses Including Restaurants	0.15 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ⁽²⁾
General Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.13 ^{(2) (3)}
Medical Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ^{(2) (3)}
Multi-Unit Residential	0.1 bicycle spaces per unit or 6 bicycle spaces whichever is greater	0.5 spaces per unit for buildings with greater than 10 units
Institutional Uses	0.4 ⁽¹⁾	0.05 ⁽²⁾

- (1) Short-term bicycle parking spaces are required for buildings with a gross floor area of 1,000 square metres or greater.
- (2) Long-term bicycle parking spaces are required for buildings with a gross floor area of 2,000 square metres or greater.
- (3) For every 30 long-term bicycle parking spaces required 1 male and 1 female shower and change facility shall be provided.

- bii-b) Where the application of bicycle parking standards results in part of a bicycle space being required, a full bicycle parking space shall be required.
- bii-c) Short-term bicycle parking spaces shall be located within 35 metres of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas.
- bii-d) Long-term bicycle parking spaces shall be designed for the storage of bicycles either horizontally or vertically as follows:
 - i. Horizontally – 0.6 metres in width by 2.0 metres in length by 1.2 metres in height.
 - ii. Vertically – 0.6 metres in width by 1.2 metres in length by 2.0 metres in height.
- bii-e) Long-term bicycle parking spaces shall be accessed by a two-way aisle measuring a minimum of 1.75 metres in width.
- bii-f) Long-term Residential bicycle parking spaces shall be located in the provided individual unit storage lockers or in other secure locations within the building or underground parking garage;

Not to Scale

Parking Requirements for the Vaughan Metropolitan Centre

APPLICANT: 1834375 Ontario
Inc. (Rose Garden City)

LOCATION: Part of Lots
6 & 7, Concession 3



Attachment
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