

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, Report No. 22, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

6

OFFICIAL PLAN AMENDMENT FILE OP.11.003

ZONING BY-LAW AMENDMENT FILE Z.11.009

77 WOODSTREAM INC.

WARD 2 - VICINITY OF REGIONAL ROAD 7 AND WOODSTREAM BOULEVARD

The Committee of the Whole (Public Hearing) recommends:

- 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 3, 2016, be approved;**
- 2) That the following deputations and Communication be received:**
 - 1. Mr. Michael Testaguzza, Humphries Planning Group Inc., Chrislea Road, Vaughan and Communication C29 dated May 3, 2016, on behalf of the applicant;**
 - 2. Mr. Kirk Franklin, Weston Consulting Group, Millway Avenue, Vaughan and Communication C31 dated May 2, 2016; and**
 - 3. Mr. Josie Fedele, West Woodbridge Homeowners' Association, Albany Drive, Woodbridge.**

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 Files OP.11.003 and Z.11.009 (77 Woodstream Inc.) 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 Public Hearing was circulated: April 8, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association.
- c) Comments Received:

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.

CITY OF VAUGHAN

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Item 6, CW(PH) Report No. 22 – Page 2

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 high-rise development consisting of a 15-storey residential building containing 209 dwelling units and a 13-storey residential building containing 183 dwelling units on top of a 3-storey podium containing 989 m² of commercial gross floor area (GFA) and 859 m² of private amenity space. The proposal also includes two 4-storey residential buildings containing 64 dwelling units. The entire development would contain three levels of below-grade parking with 620 parking spaces, and 3,482 m² of outdoor amenity space as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.11.003 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), specifically *Schedule 13 - Land Use* to permit a maximum building height of 15-storeys and a maximum density Floor Space Index (FSI) of 2.75 for the subject lands, whereas a maximum building height of 10-storeys and a maximum density of 2.5 FSI are permitted.
2. Zoning By-law Amendment File Z.11.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2, from EM1 Prestige Employment Area Zone to RA3 Apartment Residential Zone, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses	- Apartment Dwelling - Day Nursery	Permit the following additional uses: - Townhouse Dwelling Unit - Business or Professional Office - Retail Store - Eating Establishment
b.	Minimum Lot Area	67 m ² / unit	1.4 ha (32.4 m ² / unit)
c.	Minimum Front Yard (Woodstream Boulevard)	7.5 m	4 m
d.	Minimum Interior (North and South) Side Yard	4.5 m For buildings in excess of 11 m in height, the interior side yard requirement shall be a minimum of 7.5m or half the height, whichever is greater.	7 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, CW(PH) Report No. 22 – Page 3

e.	Maximum Building Height	44 m	50 m (to the top of the roof slab) Parapets shall be permitted to exceed the maximum permitted building height. Roof access stairwells shall not be subject to a height restriction.
f.	Location of Loading Spaces	Loading and unloading shall not be permitted between a building and a street	An enclosed loading space may be located between a building and a street
g.	Parking Requirements	<p>456 dwelling units @ 1.5 spaces/unit = 684 spaces +</p> <p>Visitor parking: 456 @ 0.25 spaces/unit = 114 spaces +</p> <p>989 m² Commercial uses @ 6 spaces/100 m² GFA = 60 spaces</p> <p>Total Required Parking = 858 parking spaces</p>	<p>324 bachelor /1 bedroom units @ 0.9 spaces / unit = 292 spaces +</p> <p>116, 2 bedroom units @ 1.1 spaces/unit = 128 spaces +</p> <p>16, 3 or more bedroom units @ 1.2 spaces/unit = 19 spaces +</p> <p>Visitor parking @ 0.2 spaces/unit = 92 spaces +</p> <p>Commercial/office uses @ 3 spaces/100m² GFA = 30 spaces</p> <p>Proposed minimum parking requirement based on ratios = 561 spaces</p> <p>Proposed parking being supplied by applicant = 620 spaces</p>
h.	Minimum Landscape Area Abutting Woodstream Boulevard	6 m The minimum landscape strip shall be used for no purpose other than landscaping	4 m The minimum landscape strip abutting Woodstream Boulevard may include transformers and a feature wall(s)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, CW(PH) Report No. 22 – Page 4

i.	Minimum Landscape Width Around At-grade Spaces	3 m	There shall be no minimum landscape strip for parallel parking spaces at grade
j.	Front Yard Encroachments	A feature wall is not a permitted Front Yard Encroachment	A feature wall is permitted to have a 0 m setback to the front lot line
k.	Minimum Amenity Area	<p>8 bachelor units @ 15 m² amenity area / unit = 120 m²</p> <p>+</p> <p>316 one bedroom units @ 20 m² amenity area / unit = 6,320 m²</p> <p>+</p> <p>116 two bedroom units @ 55 m² amenity area / unit = 6,380 m²</p> <p>+</p> <p>16 three bedroom units @ 90 m² amenity area / unit = 1,440 m²</p> <p>Total = 14,260 m²</p>	Total amenity area of 4,300 m ² or 9.43 m ² / unit

Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> 77 and 87 Woodstream Boulevard, being Blocks 34, 35, 38 and Part of Block 39 on Plan 65M-2624, located east of Martin Grove Road, south of Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted building height of 10-storeys and density of 2.5 FSI by Vaughan Official Plan 2010 (VOP 2010), Vol. 1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, CW(PH) Report No. 22 – Page 5

	<ul style="list-style-type: none"> In 2010, the Owner of the subject lands submitted a Notice of Intention to appeal VOP 2010 to permit an employment land use conversion to allow the subject lands to be redesignated as “Mid-Rise Mixed-Use”. Through the approval and implementation of VOP 2010, Vol. 1, Council approved the employment land use conversion to redesignate the subject lands from “General Employment” to “Mid-Rise Mixed-Use” with a permitted building height of 6-storeys and a permitted density of 2.0 FSI. The Council approval was conditional on the equivalent ground floor area of the existing banquet hall being maintained and/or increased in the proposed redevelopment of the subject site, and provided that the developer undertake the construction of a pedestrian bridge to provide direct access to the school and soccer centre facility located on Martin Grove Road for the community east of Rainbow Creek. Council’s decision was endorsed by Regional Council on June 28, 2012. A Settlement Motion was heard by the Ontario Municipal Board to uphold the motion by Council; a Written Decision is being withheld by the Board pending receipt of executed Minutes of Settlement. The Owner has submitted an Official Plan Amendment Application to permit the proposed development with a maximum building height of 15-storeys and maximum density of 2.75 FSI.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to site-specific Exceptions 9(463) and 9(463A). The current zoning of the property does not permit the proposed residential and commercial uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposed residential development as shown on Attachments #3 to #6.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, CW(PH) Report No. 22 – Page 6

		<ul style="list-style-type: none"> The applications will be reviewed in consideration of bonusing provisions, pursuant to Section 37 of the <i>Planning Act</i>, VOP 2010, and the City of Vaughan Section 37 Policy Guidelines, to secure public community benefits.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning and site-specific zoning exceptions to facilitate the proposed mixed-use residential/commercial development, shown on Attachments #3 to #6, will be reviewed.
c.	Site Development File DA.15.072	<ul style="list-style-type: none"> The related Site Development File DA.15.072 will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> site organization and building design; on-site landscaping and amenity area(s); pedestrian and barrier-free accessibility; internal traffic circulation and movement; the location and accessibility of visitor parking spaces; loading areas, service areas, and snow storage; environmental sustainability; protection of adjacent valleylands and appropriate buffers; transition to adjacent valleylands; transition to existing employment uses in the immediate vicinity of the subject lands; opportunities for pedestrian connections and trails; and, stormwater management, servicing, and grading. All issues identified through the review of Site Development File DA.15.072 will be addressed together with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report for consideration at a future Committee of the Whole meeting. Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement, energy efficient lighting, etc., will be reviewed and implemented through the Site Development approval process, if the applications are approved.
d.	Vaughan Design Review Panel	<ul style="list-style-type: none"> The applications will be considered by the Vaughan Design Review Panel (DRP). Comments and suggestions from the DRP will be reviewed with the Owner as part of the application proposal review.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, CW(PH) Report No. 22 – Page 7

e.	Studies and Reports	<ul style="list-style-type: none">▪ The following documents submitted in support of the applications, must be reviewed and approved by York Region and/or the Vaughan Development Engineering and Infrastructure Planning Department (DEIP) and/or the Vaughan Development Planning Department:<ul style="list-style-type: none">- Planning Justification Report- Urban Design Brief- Pedestrian Level Wind Study- Arborist Report- Stormwater Management Report- Functional Servicing Report- Traffic Impact and Parking Study- Phase 1 Environmental Site Assessment (ESA)- Noise Feasibility Study
f.	Parkland Dedication	<ul style="list-style-type: none">▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit.
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all requirements of the TRCA.
h.	NavCanada	<ul style="list-style-type: none">▪ The subject lands are located within a regulatory flight path under the jurisdiction of NavCanada. The applications have been circulated to NavCanada for review and comments.
i.	Servicing	<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 applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.
j.	Phasing	<ul style="list-style-type: none">▪ The proposed phasing of the development, including the continued operation of the banquet hall, must be identified by the Owner, and will be reviewed.

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

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 6, CW(PH) Report No. 22 – Page 8

Regional Implications

The applications have been circulated to the 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. Site Plan
4. Landscape Plan
5. West and South Elevations
6. East and North Elevations

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

(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.)



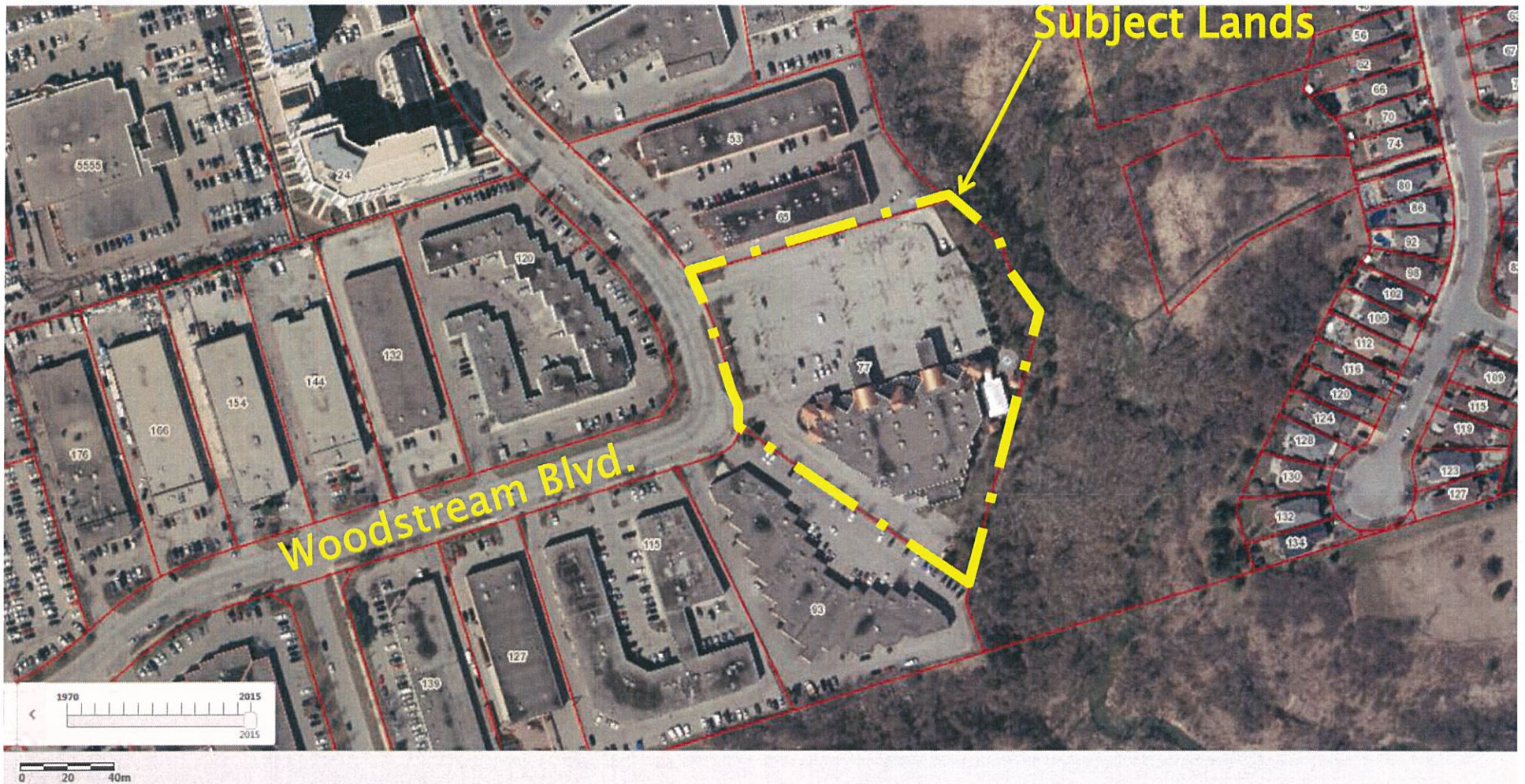
77 Woodstream

COW – May 3, 2016

Humphries Planning Group Inc.

**Site Plan + Official Plan/Zoning By-law Amendment Applications
(City Files OP.11.003, Z.11.009 & DA.15.072)
77 & 87 Woodstream Blvd.**

Site Location



Site Surroundings

- Mid-rise/mixed-use building at Highway 7 and Woodstream
- Low-rise residential to the north and east
- 250m south of Highway 7 and related public transit
- Rainbow creek to the immediate east and south
- Employment uses to the immediate west+north



Site Surroundings



Development Statistics

- 456 units
 - One 15 storey building
 - One 13 storey building
 - Two 4 storey buildings
 - One 3 storey podium
- 989m² of commercial space
- FSI 2.74
- Parking:
 - below grade parking
 - 506 spaces for residents
 - 91 for visitors
 - 23 for commercial users
 - 253 bike spaces



Massing

- Height reduction towards the valley lands
- Podium provides street presence on Woodstream
- Minimum 25m separation between towers



North-West View



South-East View



North-East View



South-West View

Amenities & Landscaping

- 841 m² of indoor amenity space
- 5 outdoor amenity areas totaling 3482 m²
- Green Roof on Podium
- Sustainable features:
 - Rainwater used for Car wash bay and Irrigation system
 - Green roof
 - Permeable pavers



Supporting Studies

- Traffic & Parking
 - limited traffic impact
 - Sufficient Parking (bike/car)
- Environmental Report
 - No potentially significant environmental concerns
- Stormwater and Servicing
 - Development can be accommodated by existing infrastructure
- Pedestrian Wind Study
 - Wind conditions at grade will be acceptable
- Sun and Shadow Study
 - No impact on residential uses to the east
- Noise Report
 - Noise impact of employment uses not an issue

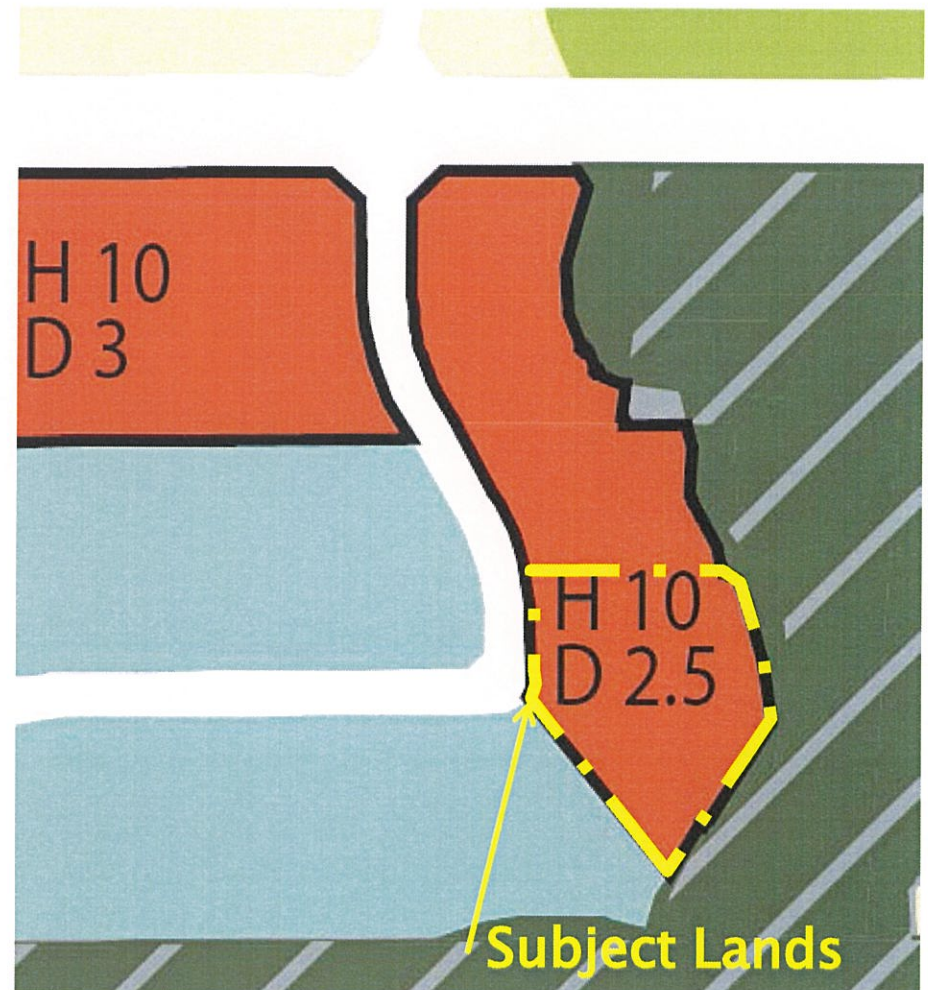
Official Plan Amendment

OP Designation – 2010 Vaughan Official Plan

- Designated
Mid-Rise / Mixed-Use
- Density 2.5 FSI
- Height 10 storeys

Amendments Required

- Density 2.75
- Height 15 storeys
- Conforms to the intent of
all other policies in the
Official Plan



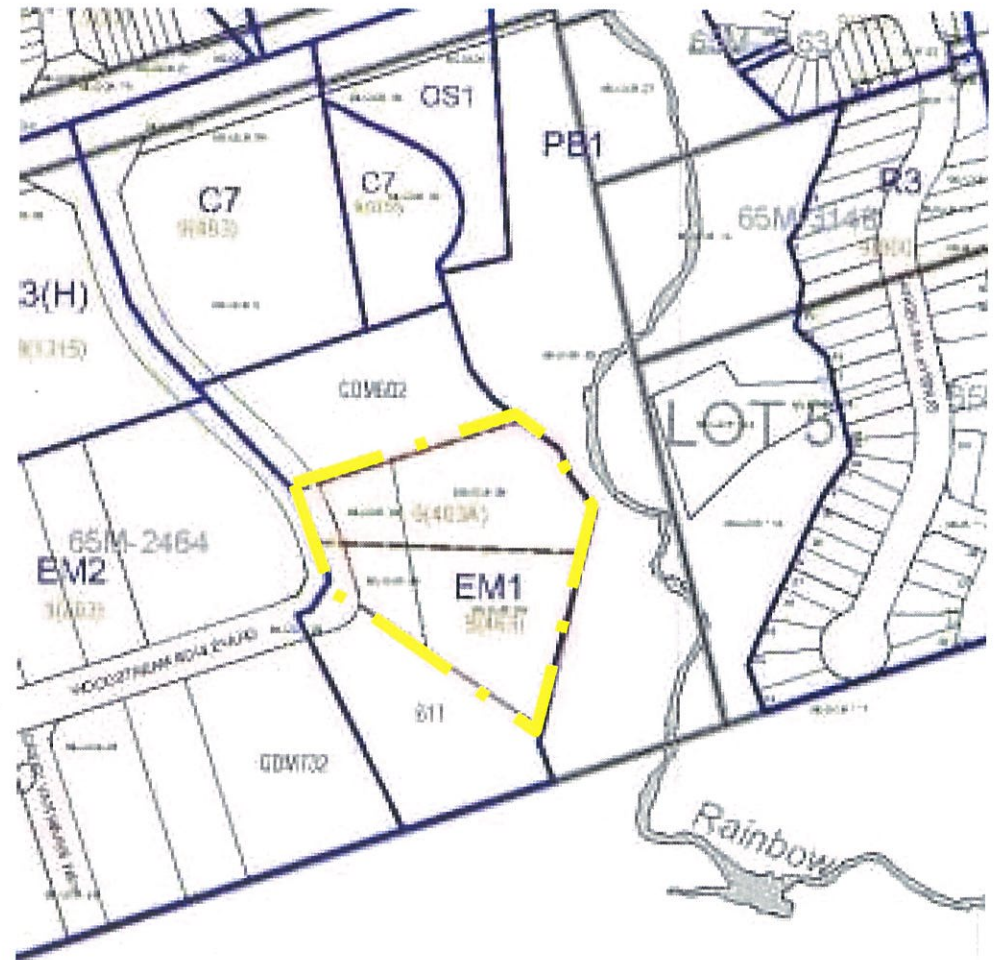
Zoning By-law Amendment

By-law 1-88 Designation

- “EM1”-Prestige Employment

Amendments Required

- Re-zone to “RA3”-Apartment Residential 3
- Add permissions for mixed use development
- Add permissions to reflect street oriented development
- Adjust parking requirements based on proximity of public transit



Comments & Questions



From: miket@humphriesplanning.com
Sent: May-03-16 11:53 AM
To: Clerks@vaughan.ca
Cc: DiGirolamo, Diana
Subject: Power Point Presentation - OP.11.003 + Z.11.009 (HPGI: 10236)
Attachments: Agenda.pdf, Public Meeting Slides - 10236.pdf

Hello,

Please find attached the power point presentation for the above-noted files, being item 6 on the May 3rd Committee of the Whole (Public Hearing) meeting agenda.

Please have presentation pre-loaded onto computer in Council Chambers. Thank you for the help!

Regards,

MICHAEL TESTAGUZZA, HONS. BA, M.P.L.
HUMPHRIES PLANNING GROUP INC.
216 Chrislea Road, Suite 103
Woodbridge, Ontario L4L 8S5
905-264-7678 x. 248 Fax 905-264-8073
miket@humphriesplanning.com



WESTON
CONSULTING

planning + urban design

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

C 3/ COMMUNICATION
CW (PH) - <u>May 3, 2016</u>
ITEM - <u>6</u>

May 2, 2016
File 6888

Attn: Mr. Bill Kiru, Sr. Manager, Development Planning

Dear Sir,

RE: 77 & 87 Woodstream Blvd
OP.11.003 and Z.11.009
77 Woodstream Inc.

Weston Consulting are the planners for YRCC 611 located at 93 Woodstream Blvd, adjacent to the development property at 77 & 87 Woodstream Blvd. The development properties are located over 200m south of Hwy 7, a Regional Major Arterial road. The Regional transit system runs along Hwy 7. The subject properties are separated from Hwy 7 by a large commercial plaza and a multi-unit industrial building.

We have reviewed the Public Hearing report for the subject property, dated May 3, 2016, and express the following concerns on behalf of our clients.

- ***The lands are not part of the Regional Intensification Corridor.*** The Vaughan Official Plan designates the Hwy 7 corridor in this area as a Regional Intensification Corridor. As discussed in policies 2.2.1.1 and 2.2.1.2, the *Regional Intensification Corridor "will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit"*. Thus, the major focus of development should be within the designated *Intensification Areas*. The subject properties are outside of the designated *Intensification Areas*.
- ***Height and density should be greater within the Intensification Areas.*** The applications before the City propose heights and densities that are greater than that permitted within the designated *Intensification Areas*. The existing high-density development at 12 & 24 Woodstream Blvd, within the designated Regional Intensification Corridor, has a permitted height of 10 stories and an FSI of 3.0. The proposed development seeks a maximum building height of 15 storeys and an FSI of 3.0. This level of development intensity exceeds that permitted within the Regional Intensification Corridor.
- ***Building Height should be the same or less, outside of the Intensification Areas.*** The Vaughan Official Plan establishes a hierarchy of development whereby lands outside

of the major intensification areas typically have lower building heights and densities. This establishes a transition from the maximum height along the intensification corridor down to the lower scale buildings further away from the corridor. The proposed development seeks to reverse this urban transition and increase building height outside of the Intensification Area.

- ***The proposed driveway location is too close to our client's driveway.*** Currently, the driveways servicing 87 & 93 Woodstream Blvd are separated by approximately 10m of landscaping. This has functioned effectively to date as the major times of use are different for the Industrial condominium and the banquet hall. The residential development proposes to move the primary entrance driveway closer to our client's driveway. This has the potential to create significant conflicts in the morning and evening rush hour periods as the major travel times would now be the same for both sites, albeit in opposite directions.
- ***The southern tower is too close to our client's lands.*** The southern tower is indicated as being 10m from the property boundary. Official Plan policies for High-Rise Buildings suggest that a building separation of 15m is required from any property line. This plan does not respect this requirement.
- ***The proximity of the southern tower could prejudice the future development of our client's lands.*** Should our client's lands develop in the future for High-Rise Residential uses, Official Plan policies suggest that a building separation between two towers on the two lots should be a minimum of 30m. Thus, the proposed development should provide for a minimum 15m setback from the property line to permit the efficient development of our client's lands.
- ***The approved height and density is appropriate for the subject property.*** The original 2010 Official Plan designated the subject properties as Employment Lands. Since then, applications were submitted to re-designate the lands to High Density Residential with a maximum building height of 10 storeys and a density of 2.5 FSI. The requested permissions were granted by the OMB in 2013. The new designation and development permissions already represent a significant increase in the development intensity of the site than was anticipated in the 2010 Official Plan, as adopted by Council. Thus, the Board's decision should stand to prevent an over-development of the subject properties.

While our clients are not averse to residential development of the adjacent lands, the height and density of the proposed development are not appropriate for the subject properties. We look forward to working with the applicant and City staff to modify the development into a form than addresses the issues discussed within this memo.

Yours truly,
Weston Consulting

A handwritten signature in black ink, appearing to read 'K. Franklin', written over a horizontal line.

Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

cc. Mayor and Members of Council
Mr. Grant Uyeyama, Director of Development Planning
Mr. John Mackenzie, Deputy City Manager, Planning & Growth Management
Mr. Fred Asta, YRCC 611
Mr. Rocco Rampino, Argo Property Management

P.2016.18

Recommendation

1. THAT the Public Hearing report for Files OP.11.003 and Z.11.009 (77 Woodstream Inc.) 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.

Economic Impact

Communications Plan

- b) Circulation Area: 150 m and to the West Woodbridge Homeowners' Association.

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Location	<ul style="list-style-type: none"> 77 and 87 Woodstream Boulevard, being Blocks 34, 35, 38 and Part of Block 39 on Plan 65M-2624, located east of Martin Grove Road, south of Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Mid-Rise Mixed-Use" with a maximum permitted building height of 10-storeys and density of 2.5 FSI by Vaughan Official Plan 2010 (VOP 2010), Vol. 1. The Owner of the subject lands submitted an appeal to VOP 2010 seeking to permit an employment land use conversion to allow the subject lands to be redesignated as "Mid-Rise Mixed-Use". Through the approval and implementation of VOP 2010, Vol. 1, Council approved the employment land use conversion to redesignate the subject lands from "General Employment" to "Mid-Rise Mixed-Use". The Council approval was conditional on the equivalent ground floor area of the existing banquet hall being maintained and/or increased in the proposed redevelopment of the subject site, and provided that the developer undertake the construction of a pedestrian bridge to provide direct access to the school and soccer centre facility located on Martin Grove Road for the community east of Rainbow Creek. Council's decision was endorsed by Regional Council on June 28, 2012. A Settlement Motion was heard and approved by the Ontario Municipal Board in 2013. The OMB's final Order has yet to be released.

	<ul style="list-style-type: none"> The Owner has submitted an Official Plan Amendment Application to permit the proposed development with a maximum building height of 15-storeys and maximum density of 2.75 FSI.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to site-specific Exceptions 9(463) and 9(463A). The current zoning of the property does not permit the proposed residential and commercial uses. An amendment to Zoning By-law 1-88 is required to facilitate the proposed residential development as shown on Attachments #3 to #6.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies. The applications will be reviewed in consideration of bonusing provisions, pursuant to Section 37 of the <i>Planning Act</i>, VOP 2010, and the City of Vaughan Section 37 Policy Guidelines, to secure public community benefits.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning and site-specific zoning exceptions to facilitate the proposed mixed-use residential/commercial development, shown on Attachments #3 to #6, will be reviewed.
c.	Site Development File DA.15.072	<ul style="list-style-type: none"> The related Site Development File DA.15.072 will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> site organization and building design; on-site landscaping and amenity area(s); pedestrian and barrier-free accessibility; internal traffic circulation and movement; the location and accessibility of visitor parking spaces; loading areas, service areas, and snow storage; environmental sustainability; protection of adjacent valleylands and appropriate buffers; transition to adjacent valleylands;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - transition to existing employment uses in the immediate vicinity of the subject lands; - opportunities for pedestrian connections and trails; and, - stormwater management, servicing, and grading. <ul style="list-style-type: none"> ▪ All issues identified through the review of Site Development File DA.15.072 will be addressed together with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report for consideration at a future Committee of the Whole meeting. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, reduction in pavement, energy efficient lighting, etc., will be reviewed and implemented through the Site Development approval process, if the applications are approved.
d.	Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The applications will be considered by the Vaughan Design Review Panel (DRP). Comments and suggestions from the DRP will be reviewed with the Owner as part of the application proposal review.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications, must be reviewed and approved by York Region and/or the Vaughan Development Engineering and Infrastructure Planning Department (DEIP) and/or the Vaughan Development Planning Department: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Pedestrian Level Wind Study - Arborist Report - Stormwater Management Report - Functional Servicing Report - Traffic Impact and Parking Study - Phase 1 Environmental Site Assessment (ESA) - Noise Feasibility Study
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit.
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all requirements of the TRCA.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	NavCanada	<ul style="list-style-type: none"> The subject lands are located within a regulatory flight path under the jurisdiction of NavCanada. The applications have been circulated to NavCanada for review and comments.
i.	Servicing	<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 applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be considered for the subject lands or a portion(s) thereof.
j.	Phasing	<ul style="list-style-type: none"> The proposed phasing of the development, including the continued operation of the banquet hall, must be identified by the Owner, and will be reviewed.

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

The applicability of the applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the 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. Site Plan
4. Landscape Plan
5. West and South Elevations
6. East and North Elevations

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

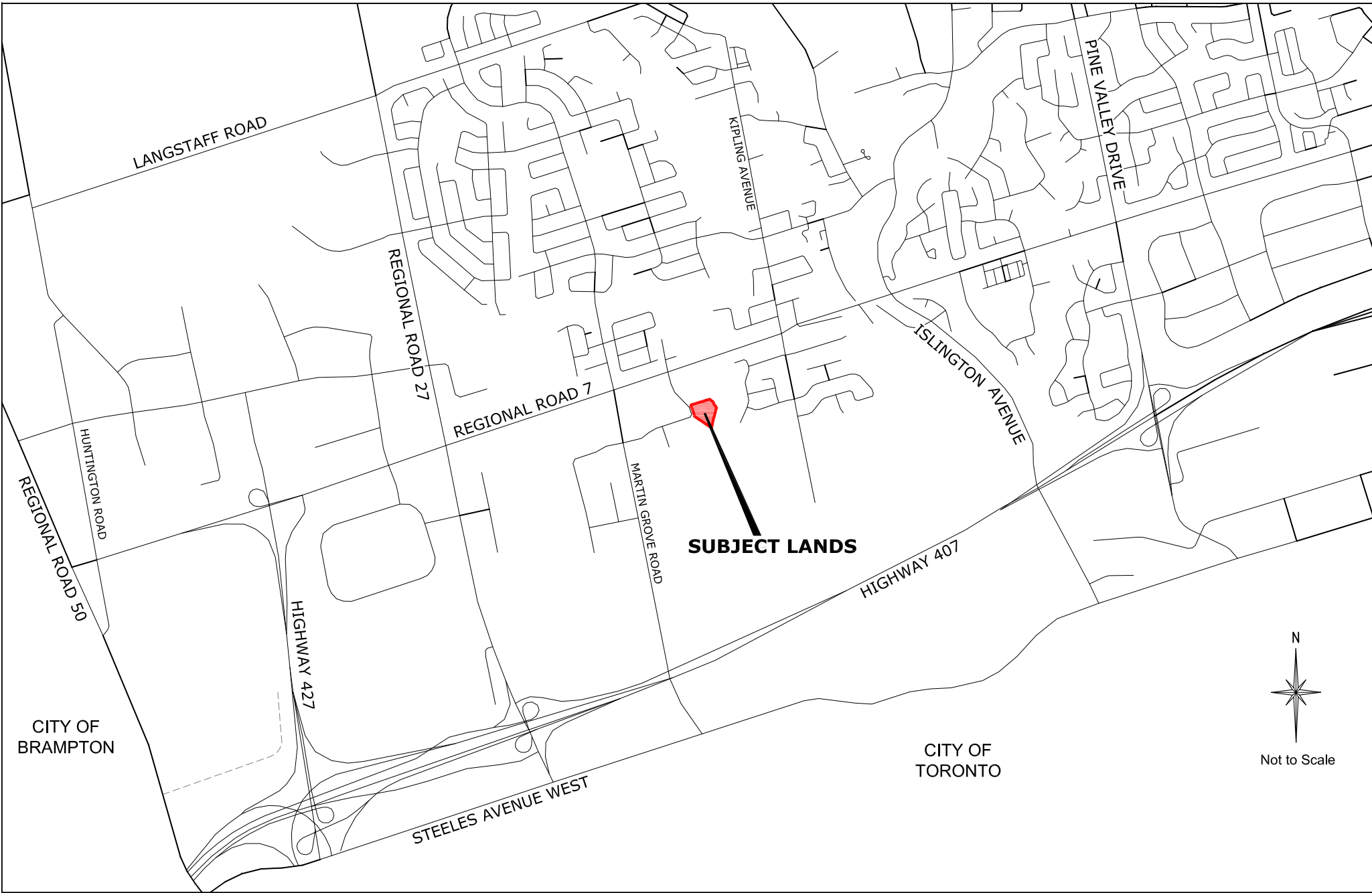
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

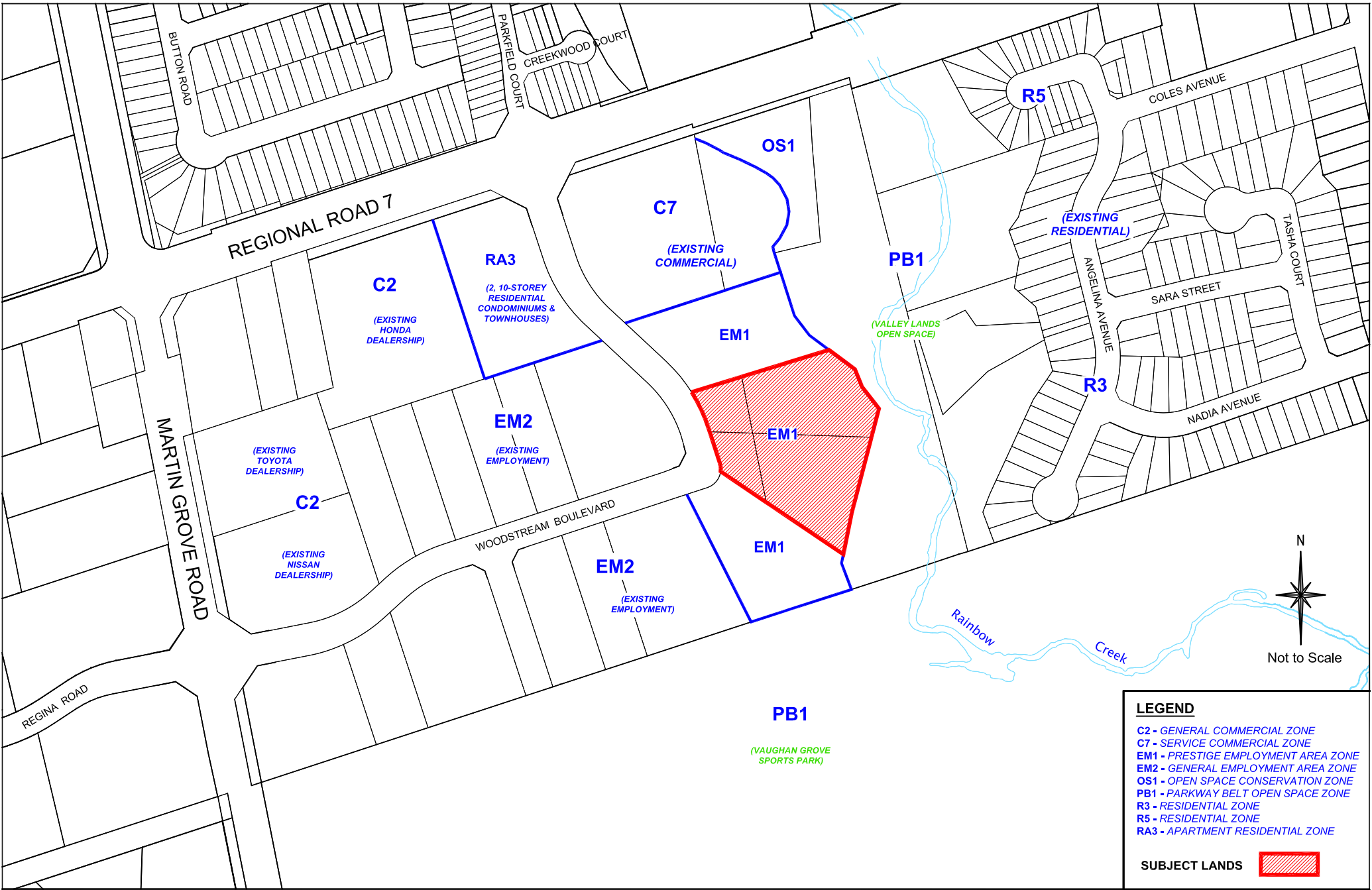
Part of Lot 5,
Concession 8

Applicant:
77 WOODSTREAM INC.

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Attachment
Files: OP.11.003, & Z.11.009
Related File: DA.15.072
Date: April 5, 2016
1

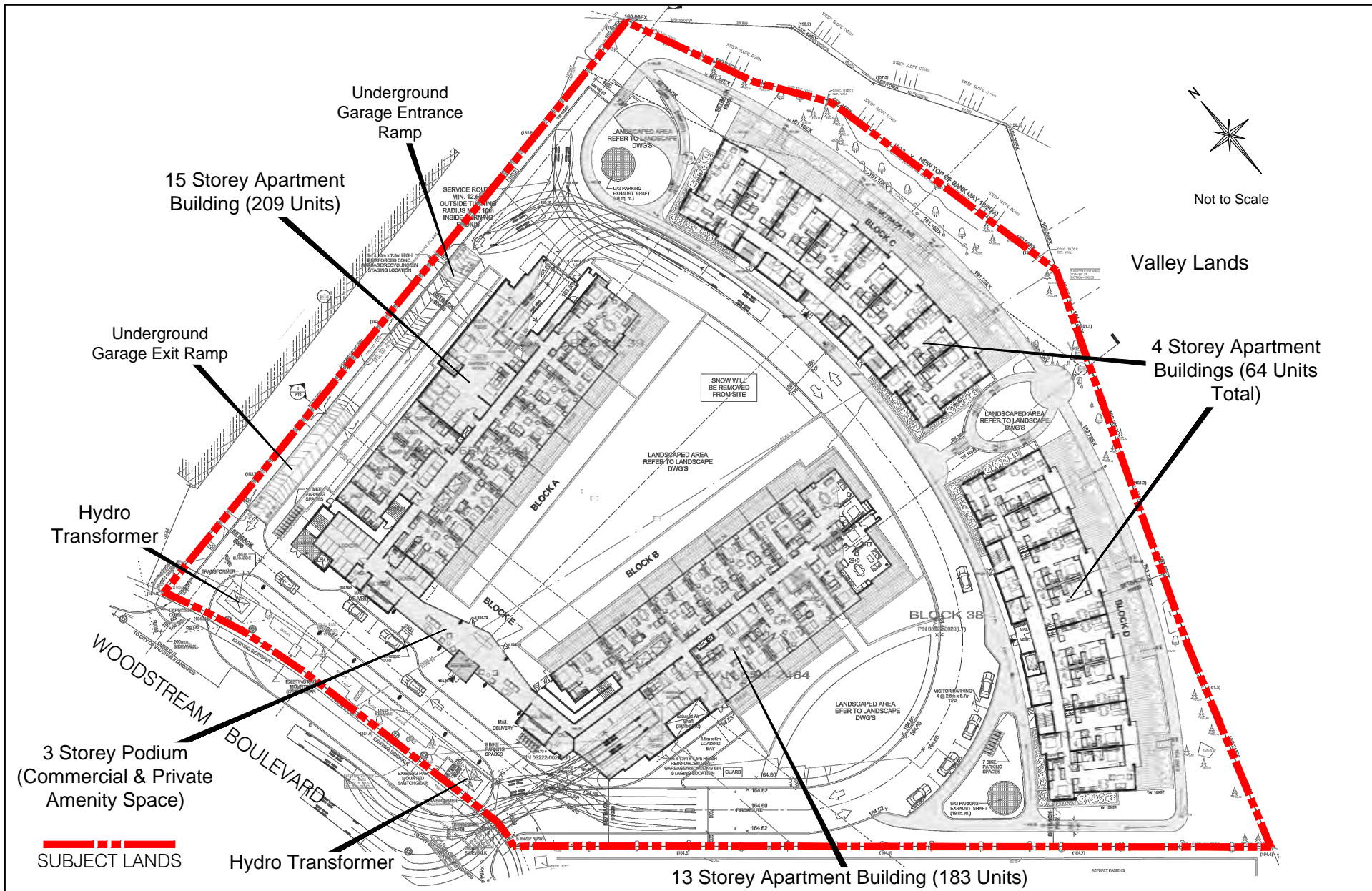


Location Map



Attachment
Files: OP.11.003, & Z.11.009
Related File: DA.15.072
Date: April 5, 2016

2



Site Plan

Part of Lot 5,
Concession 8

Applicant:
77 WOODSTREAM INC.

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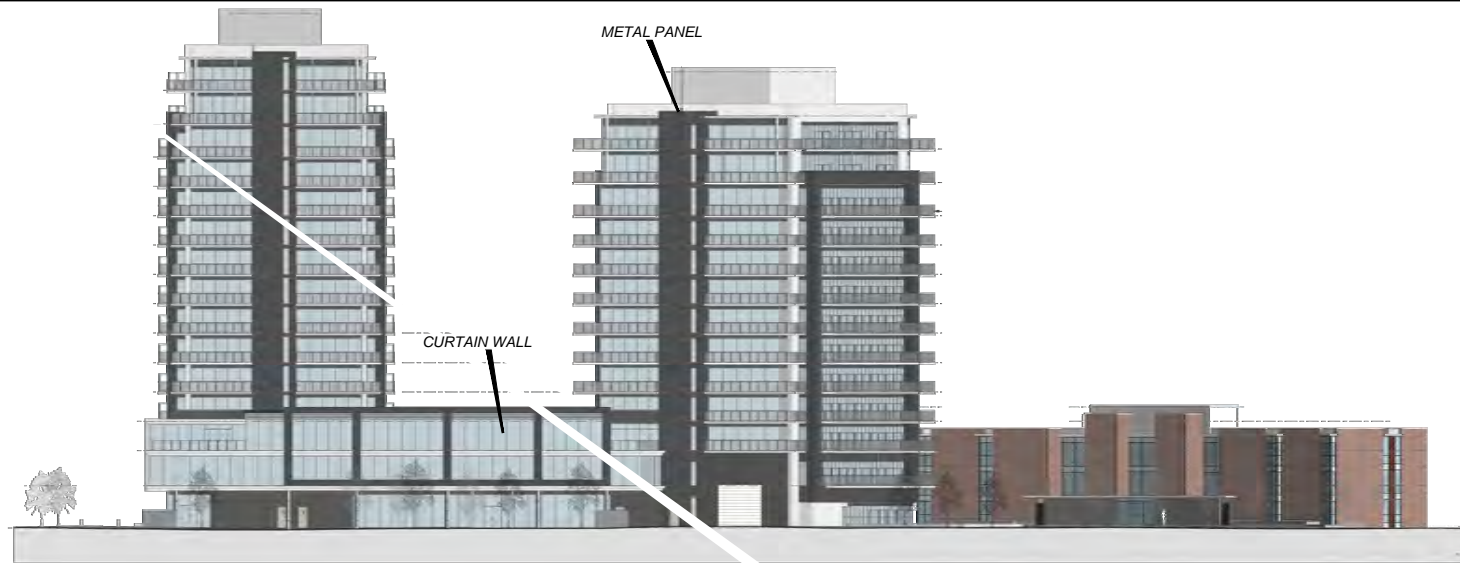


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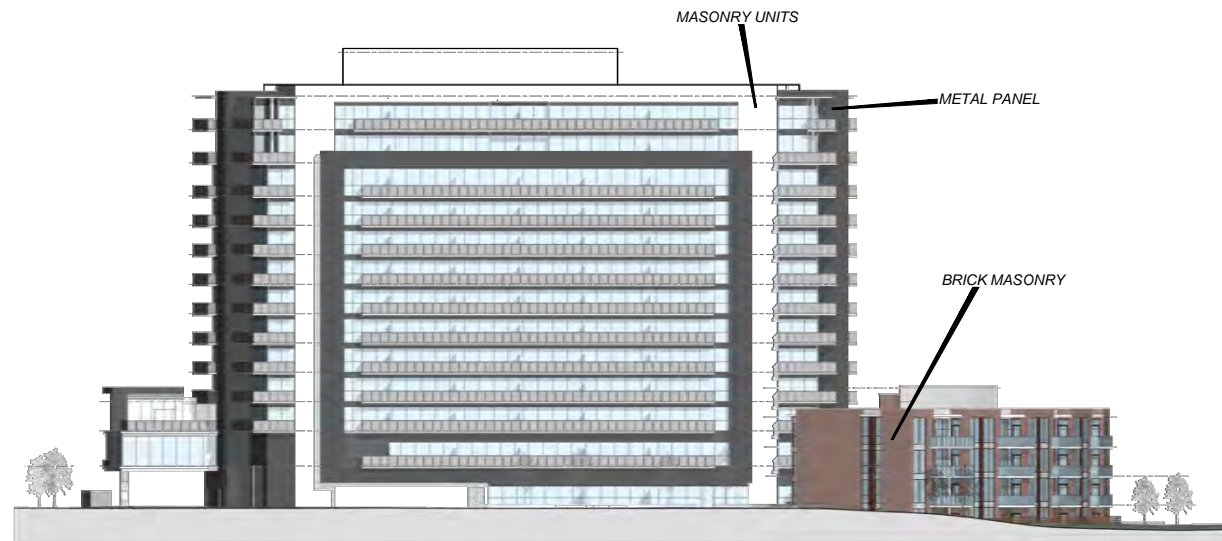
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Related File: DA.15.072

Date: April 5, 2016

3



WEST ELEVATION - FACING WOODSTREAM BOULEVARD



SOUTH ELEVATION

Not to Scale

West & South Elevations

Part of Lot 5,
Concession 8

Applicant:
77 WOODSTREAM INC.

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Attachment

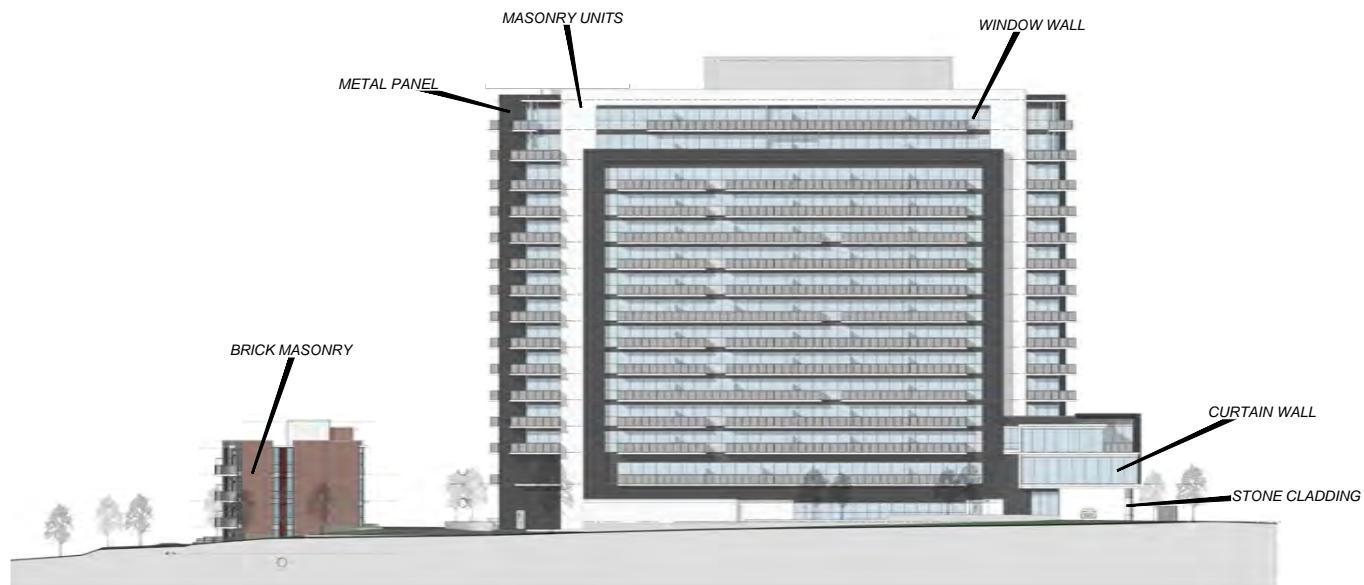
Files: OP.11.003, & Z.11.009
Related File: DA.15.072

Date: April 5, 2016

5



EAST ELEVATION - FACING VALLEY LANDS



NORTH ELEVATION

Not to Scale

East & North Elevations

Part of Lot 5,
Concession 8

Applicant:
77 WOODSTREAM INC.

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Attachment

Files: OP.11.003, & Z.11.009
Related File: DA.15.072

Date: April 5, 2016

6