

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, Report No. 30, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

3

**OFFICIAL PLAN AMENDMENT FILE OP.13.006
ZONING BY-LAW AMENDMENT FILE Z.13.009
DRAFT PLAN OF SUBDIVISION FILE 19T-13V004
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005
QUADRANT HOLDINGS INC.
WARD 4 - VICINITY OF RUTHERFORD ROAD AND THOMAS COOK AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 11, 2013, be approved; and
- 2) That the following deputations be received:
 1. Mr. Murray Evans, Evans Planning, Keele Street, Vaughan, on behalf of the applicant; and
 2. Ms. Carole Grad, Woodvalley Crescent, Maple.

Recommendation

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

1. THAT the Public Hearing report for Files OP.13.006, Z.13.009, 19T-13V004 and 19T-13V005 (Quadrant Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: May 17, 2013
- b) Circulation Area: 150 m and to The Valleys of Thornhill Ratepayers Association
- c) Comments Received as of May 28, 2013: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the development of 206 freehold street townhouse dwelling units as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.13.006, specifically to amend in-effect OPA #600, as amended by site-specific OPA #717, to redesignate the developable lands in related Plans of Subdivision 19T-13V004 and 19T-13V005 from "High Density Residential / Commercial" (maximum 855 apartment units) and "Valley Lands" to "Medium Density Residential /

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 30 – Page 2

Commercial” (maximum 206 street townhouse units on public roads) and “Valley Lands”, in the manner shown on Attachments #3 and #4.

2. Zoning By-law Amendment File Z.13.009, specifically to amend Zoning By-law 1-88 to rezone the developable lands in related Plans of Subdivision 19T-13V004 and 19T-13V005 from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1352), which would permit a maximum combined total of 855 apartment units to RT1 Residential Townhouse Zone (maximum 206 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #3 and #4, together with the following site specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
a)	Minimum Lot Frontage	6 m / unit	5.5 m / unit
b)	Minimum Lot Area	162 m ² / unit	145 m ² / unit
c)	Minimum Exterior Side Yard Setback	4.5 m	3 m
d)	Maximum Building Height	11 m	12 m
e)	Maximum Number of Townhouse Units in a Row	6 units	7 units (Blocks 5 and 9, Plan 19T-13V004 and Blocks 1, 5, 12, Plan 19T-13V005)

Additional zoning exceptions may be identified through the detailed review of the applications.

3. Draft Plan of Subdivision File 19T-13V004 (east side of Thomas Cook Avenue) to facilitate a residential Plan of Subdivision on public roads as shown on Attachment #3, consisting of the following:

a)	Blocks 1 to 20 (110 street townhouse units - 5.5 m frontages)	2.182 ha
b)	Block 21 (Open Space)	0.371 ha
c)	Reserves	0.001 ha
d)	<u>Road (Street 'A', 17.5 m wide)</u>	<u>0.519 ha</u>
	Total Area	3.073 ha

CITY OF VAUGHAN

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Item 3, CW(PH) Report No. 30 – Page 3

4. Draft Plan of Subdivision File 19T-13V005 (west side of Thomas Cook Avenue) to facilitate a residential Plan of Subdivision on public roads as shown on Attachment #4, consisting of the following:

a) Blocks 1 to 17 (96 street townhouse units - 5.5 m frontage)	2.074 ha
b) Blocks 18-20 (Open Space / Buffer)	0.475 ha
c) Reserves	0.001 ha
d) <u>Road (Street 'A', 17.5 m wide)</u>	<u>0.550 ha</u>
Total Area	3.100 ha

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ The subject lands are located in Planning Block 11, on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, as shown on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “High Density Residential/Commercial” and “Valley Lands” by in-effect OPA #600, as amended by site-specific OPA #717, adopted by Vaughan Council on September 7, 2010. OPA #717 permits a maximum of 855 residential units consisting of apartment dwelling units or retirement residence suites or a combination thereof, within a maximum of 4 residential buildings (2 on either side of Thomas Cook Avenue) ranging in height from 6 to 8 storeys with a maximum Floor Space Index (FSI) of 1.355. ▪ The proposed townhouse dwelling units are not a permitted use by the Official Plan on the subject lands, and therefore, an Official Plan Amendment is required to redesignate the 2 parcels to “Medium Density Residential / Commercial” to permit a combined total of 206 freehold street townhouse units with a maximum density of 34 units per hectare (uph), which is within the maximum permitted density in OPA #600 of 40 uph. ▪ The subject lands are designated “Mid-Rise Residential” with a maximum height of 8-storeys and a maximum density of 2.5 FSI by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. ▪ The “Mid-Rise Residential” designation permits townhouses within 70 metres of lands designated “Low Density Residential” in order to provide for an appropriate transition to a “Low Density Residential” area. The proposed development conforms with VOP 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 30 – Page 4

Zoning	<ul style="list-style-type: none">▪ RA3(H) Apartment Residential Zone with the Holding Symbol (H), subject to Exception 9(1352), and OS1 Open Space Conservation Zone by Zoning By-law 1-88. The RA3(H) Zone does not permit street townhouse dwellings on the subject lands.▪ The proposal to permit freehold street townhouse units on the tableland does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required to rezone the two developable parcels to RT1 Residential Townhouse Zone with site-specific exceptions and the valleylands to OS1 Open Space Conservation Zone.
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	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies, including density.
b.	Appropriateness of Proposed Uses, and Subdivision Lotting and Road Layout	<ul style="list-style-type: none">▪ The appropriateness of the proposed 206 freehold street townhouse dwelling units on two separate parcels will be reviewed in consideration of, but not limited to, compatibility with the surrounding land uses, proposed lotting pattern, built form, urban design, environmental sustainability, transition with existing and planned development, alignment of the proposed roads, and traffic.
c.	Block 11 Developers Group Agreement	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all obligations financial or otherwise of the Block 11 Developers Group Agreement to the satisfaction of the Block 11 Trustee and the City of Vaughan.
d.	Block 11 Plan	<ul style="list-style-type: none">▪ The proposal will be reviewed in consideration of the approved Block 11 Plan and the surrounding existing and planned land uses. Any Block Plan conditions respecting infrastructure, including wastewater and water system improvements, and City infrastructure, including sanitary, water and stormwater management, must be to the satisfaction of the City of Vaughan, if approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 30 – Page 5

e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Block 11 Urban Design Guidelines and Architectural Design Guidelines.
f.	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 Region of York and or the Vaughan Development Transportation Engineering Department: <ul style="list-style-type: none"> i) Functional Servicing Report; ii) Environmental Impact Study; iii) Phase I Environmental Site Assessment; iv) Soil Investigation Report; v) Environmental Noise Assessment; and, vi) Traffic Impact Study.
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Cash-in-Lieu Policy, if approved.
h.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Planning Justification Report prepared by Evans Planning in support of the proposal must be approved to the satisfaction of the Vaughan Development Planning Department.
i.	Servicing	<ul style="list-style-type: none"> ▪ Servicing allocation must be identified and assigned to the development by Vaughan Council, if approved. Should servicing capacity not be available, the Holding Symbol "(H)" will be applied to the subject lands. Removal of the Holding Symbol "(H)" will be conditional upon servicing capacity being identified and allocated by Vaughan Council.
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The subject lands abut a tributary of the East Don River and are within the Toronto and Region Conservation Authority (TRCA) permit control area. The TRCA must determine the limits of development including any appropriate ecological buffers and structural building setbacks. The Owner must satisfy all requirements of the TRCA.
k.	Future Site Development Application(s)	<ul style="list-style-type: none"> ▪ A future Site Development Application(s) will be required to permit the proposed street townhouse units, if the subject applications are approved, and will be reviewed to ensure appropriate building and site design; enhanced front, flankage and rear building elevations; parking; landscaping; and grading. ▪ Opportunities for sustainable design within the site including permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc, will be reviewed and implemented through both the Subdivision and Site Plan approval processes, if approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, CW(PH) Report No. 30 – Page 6

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested the Region of York to exempt Official Plan Amendment File OP.13.006 from Regional approval, as the applications can be considered to be a matter of local rather than regional significance. To date, the Region has not confirmed approval of the request.

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 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. Draft Plan of Subdivision File 19T-13V004 and Proposed Zoning
4. Draft Plan of Subdivision File 19T-13V005 and Proposed Zoning
5. Conceptual Site Plan
6. Landscape Plan
7. Conceptual Rendering

Report prepared by:

Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

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

- P.2013.25**

Recommendation

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

1. THAT the Public Hearing report for Files OP.13.006, Z.13.009, 19T-13V004 and 19T-13V005 (Quadrant Holdings 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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The contribution to sustainability will be determined when the technical report is considered.

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applications can be considered to be a matter of local rather than regional significance. To date, the Region has not confirmed approval of the request.

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4. Draft Plan of Subdivision File 19T-13V005 and Proposed Zoning
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6. Landscape Plan
7. Conceptual Rendering

Report prepared by:

Carol Birch, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

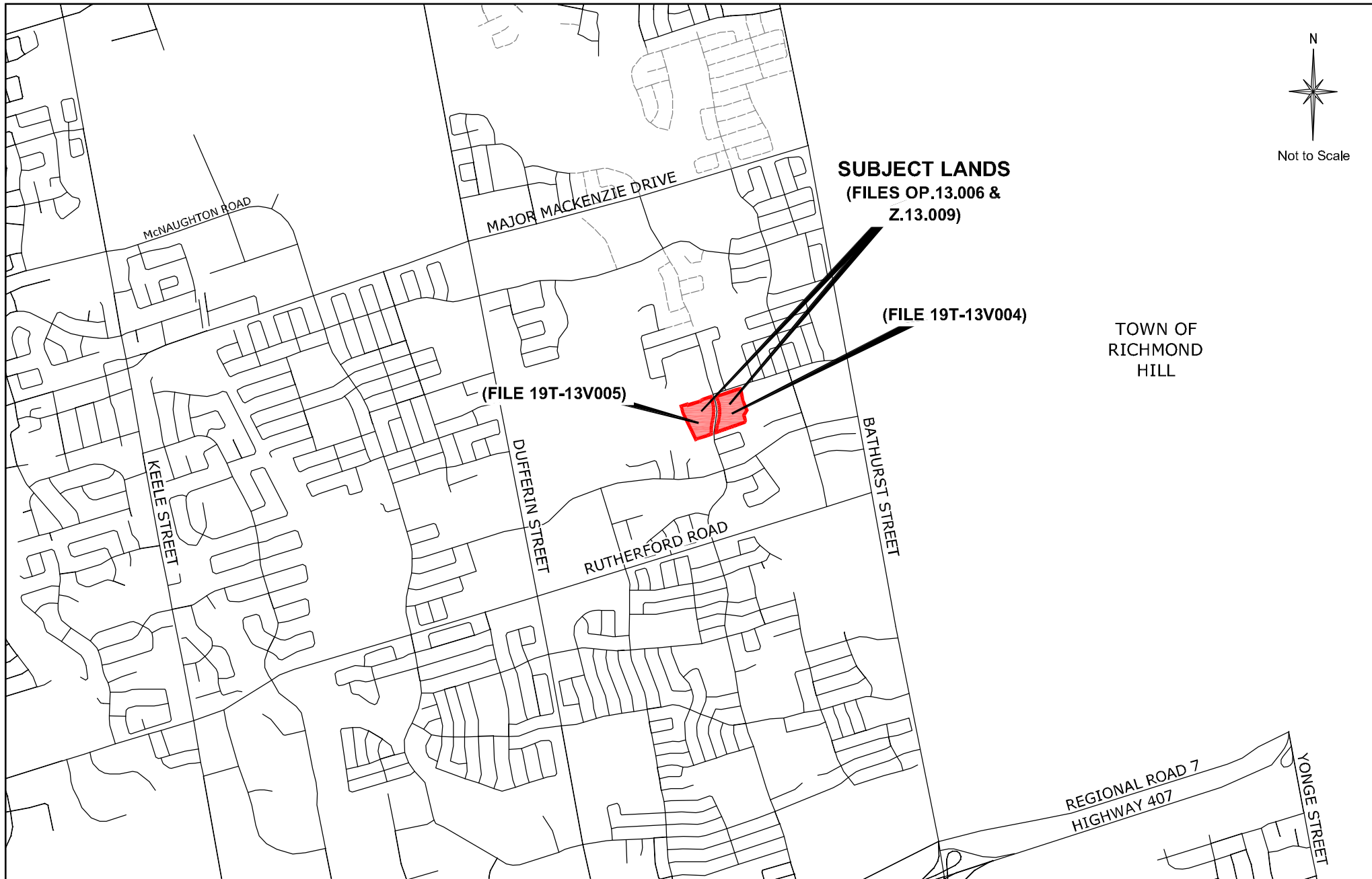
JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Not to Scale



Context Location Map

Location: Part of Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

N:\DFT\1 ATTACHMENTS\OP\op.13.006etal.dwg



Attachment

Files:
OP.13.006, Z.13.009,
19T-13V004, & 19T-13V005
Date:
May 15, 2013

1

ZONING BY-LAW AMENDMENT FILE Z.13.009

AMEND ZONING BY-LAW 1-88 TO REZONE THE SUBJECT LANDS FROM RA3(H) APARTMENT RESIDENTIAL ZONE WITH THE HOLDING SYMBOL "(H)" TO RT1 RESIDENTIAL TOWNHOUSE ZONE TOGETHER WITH THE SITE-SPECIFIC ZONING EXCEPTIONS IDENTIFIED IN TABLE 1 OF THIS REPORT AND OS1 OPEN SPACE CONSERVATION ZONE.

OTHER LANDS OWNED
BY APPLICANT

LEBOVIC CAMPUS DRIVE



THOMAS COOK AVENUE

STREET 'A' **RT1**

OS1

OPEN SPACE

OFFICIAL PLAN AMENDMENT FILE OP.13.006

TO AMEND OPA #600, AS AMENDED BY SITE-SPECIFIC OPA#717 TO REDESIGNATE THE SUBJECT LANDS FROM "HIGH DENSITY RESIDENTIAL / COMMERCIAL" (MAXIMUM 855 UNITS) AND "VALLEY LANDS" TO "MEDIUM DENSITY RESIDENTIAL / COMMERCIAL" (MAXIMUM 206 UNITS) AND "VALLEY LANDS".

--- SUBJECT LANDS

EXISTING RESIDENTIAL

Draft Plan of Subdivision File 19T-13V004 & Proposed Zoning

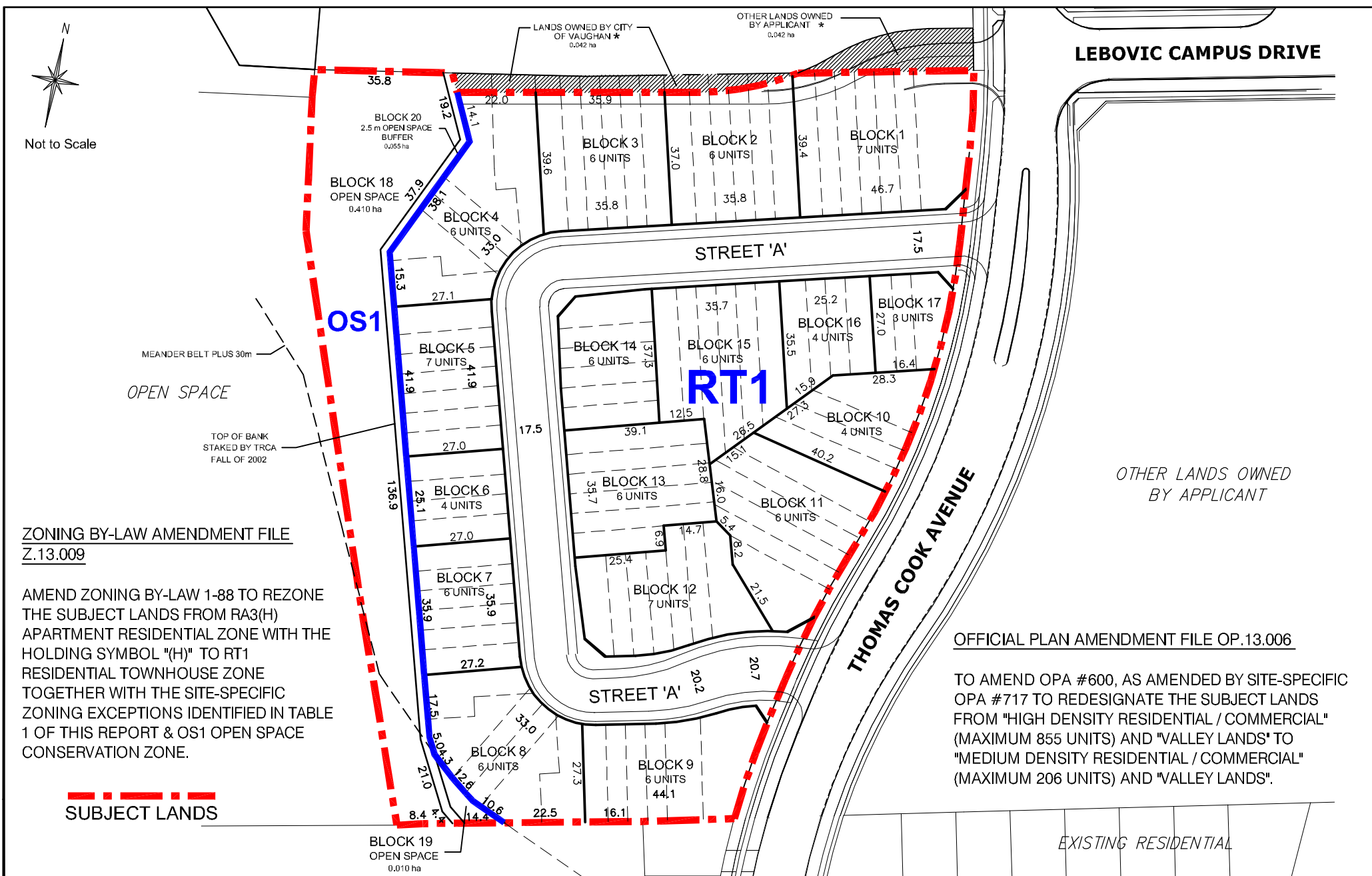
Applicant: *Quadrant Holdings Inc.* Location: *Part of Lots 17 & 18,
Concession 2*



Attachment

Files:
*OP.13.006, Z.13.009,
19T-13V004, & 19T-13V005*
Date:
May 15, 2013

3



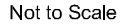
Draft Plan of Subdivision File 19T-13V005 & Proposed Zoning

Applicant: *Quadrant Holdings Inc.* Location: *Part of Lots 17 & 18, Concession 2*



Attachment
Files:
OP.13.006, Z.13.009,
19T-13V004, & 19T-13V005
Date:
May 15, 2013

4



DRAFT PLAN OF SUBDIVISION
FILE 19T-13V004

FILE 19T-13V004

BLOCK 18
OPEN SPACE

~~STREET 'A'~~

~~STREET 'A'~~





Not to Scale

FUTURE NEIGHBOURHOOD PARK

OTHER LANDS OWNED
BY APPLICANT - W
DATE 10

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL
CHARTERED ADVISORY
6-10-13 (10-13) 10-13

LEBOVIC CAMPUS DRIVE



Landscape Plan

Location: Part of Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

N:\DFT\1 ATTACHMENTS\OP\op.13.006etal.dwg



Attachment

Files:
OP.13.006, Z.13.009,
19T-13V004, & 19T-13V005
Date:
May 15, 2013

6



Not to Scale

Conceptual Rendering

Location: Part of Lots 17 & 18,
Concession 2

Applicant:
Quadrant Holdings Inc.

N:\DFT\1 ATTACHMENTS\OP\op.13.006etal.dwg



Attachment

Files:
OP.13.006, Z.13.009,
19T-13V004, & 19T-13V005
Date:
April 26, 2013

7