

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, Report No. 41, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on October 30, 2012.

4

**OFFICIAL PLAN AMENDMENT FILE OP.12.014
ZONING BY-LAW AMENDMENT FILE Z.12.034
DRAFT PLAN OF SUBDIVISION FILE 19T-12V007
CALLOWAY REIT (SEVENBRIDGE) INC.
WARD 4 - VICINITY OF EDGELEY BOULEVARD AND REGIONAL ROAD 7**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 16, 2012, be approved; and**
- 2) That the following deputations be received:**
 - 1. Ms. Paula Bustard, SmartCentres, Applewood Crescent, Vaughan, on behalf of the applicant;**
 - 2. Mr. Stephen Roberts, Bentoak Crescent, Thornhill; and**
 - 3. Ms. Maria Gatzios, Gatzios Planning, Woodbine Avenue, Markham, on behalf of 1042710 Ontario Limited (Royal Centre).**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.014, Z.12.034 and 19T-12V007 (Calloway REIT Sevenbridge 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 Meeting was circulated: September 21, 2012**
- b) Circulation Area: 150 m**
- c) The applications were also advertised as follows:**
 - City's On-line Calendar;**
 - included in the October e-news City Update, which was e-mailed to over 8,000 subscribers;**
 - posted to the City's website on the City's landing page under the "Planning Applications" hot link;**
 - City Page On-line, posted on September 21, 2012; and,**
 - posted on the City's Facebook and Twitter sites.**
- d) Comments Received as of October 2, 2012: None**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 2

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 26,623.41m² block consisting of a 14-storey office building with ground related retail uses, a public transit square, a private park, an underground connection to the VMC (Vaughan Metropolitan Centre) subway station, and a public street (future Vaughan Street), as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.12.014 specifically to amend OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528, OPA #529 and OPA #663 (The Avenue 7 Land Use Future Study Plan), to:
 - i) increase the maximum permitted building height from 25m to 75m; and,
 - ii) delete two (2) planned north-south local roads (17m – 20m right-of-way) as shown on Attachment #2, which would traverse the subject lands.
2. Zoning By-law Amendment File Z.12.034 to amend Zoning By-law 1-88, specifically the C9 Corporate Centre Zone, subject to Exception 9(959), to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of C9 Corporate Centre Zone, Exception 9(959)	Proposed Exceptions to C9 Corporate Centre Zone, Exception 9(959)
a.	Build to Zone (along future Vaughan Street)	80% (±290m) of the length of the future Vaughan Street (±363m) shall have a building located within the build to zone of 0-3m	31% (±112m) of the length of the future Vaughan Street (±363m) shall have a building located within the build to zone of 0-3m
b.	Maximum Building Height	25m	75m
c.	Minimum Parking Requirements	3.5 spaces/100m ² of office GFA @ 23,551m ² (825 spaces) 6 spaces/100m ² of retail GFA @ 9,279m ² (557 spaces) Total Spaces Required = 1,382	1.5 spaces/ 100m ² Commercial Floor Area (CFA) @ 18,538m ² (278 spaces) 2 spaces/100m ² of retail CFA @ 5,488m ² (110 spaces) 1.72 spaces/100m ² CFA @ 24,026m ² (413 shared parking spaces) Total Spaces Provided = 801
d.	Minimum Parking Space Size	2.7m by 6m	2.9m by 5.7m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 3

e.	Minimum Parking Space Size, Barrier-Free	3.9m by 6.0m (standalone) 3.2m by 6.0m (adjacent)	3.2m by 5.7m (standalone and adjacent spaces)
f.	Loading Space Location	Direct vehicular access to loading facilities from Edgeley Boulevard, Millway Avenue and Applemill Road shall be prohibited	Permit loading facilities within an enclosed building accessed from Applemill Road
g.	Loading Space Requirement	Maximum of two (2) loading spaces shall be required for an office building	Maximum of five (5) loading spaces shall be provided on the subject lands
h.	Minimum Width of a Landscape Strip	6 m wide landscape strip between a building and a streetline	1.5m wide along Applemill Road; 4.65m wide along future Vaughan Street

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

3. Draft Plan of Subdivision File 19T-12V007 shown on Attachment #3, consisting of the following:
 - a) Block 1 (19,231.12m²) for the development block consisting of an office building and a private park;
 - b) Blocks 2, 3 and 4 (1,189.09m²) for the proposed road widening along Applemill Road and Edgeley Boulevard; and,
 - c) Block 5 (6,203.2m²) for the 22m right-of-way of future Vaughan Street.

The proposed Plan of Subdivision also includes 870.37m² of land to be conveyed for the reconfiguration of the right-of-way between Applemill Road and the future Vaughan Street along Millway Avenue, as well as a 244.85m² of land for a future servicing easement for the Vaughan Metropolitan Centre Subway Station, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ On the south side of Applemill Road, between Edgeley Boulevard and Millway Avenue, being part of Lot 6, Concession 5, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
----------	---

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 4

Official Plan Designation	<ul style="list-style-type: none">▪ “Corporate Centre Node” by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528, and OPA #529 and OPA #663 (The Avenue 7 Land Use Future Study Plan).▪ OPA #500, as amended, permits a maximum building height of 25m. The Plan also protects for two (2) future north-south local roads (17m-20m right-of-way), which would traverse the subject lands. The proposed 75m high office building on one development block does not conform to the Official Plan.▪ OPA #500, as amended, also establishes the objective for development block patterns based on a 100m by 100m grid. The proposed development block includes approximately 360m of frontage along Apple Mill Road and the future Vaughan Street, which does not conform to the Official Plan’s objective.▪ The subject lands are designated “Station Precinct” and “Major Parks and Open Spaces” by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan), which forms part of Volume 2 of the 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) and is pending approval from the Ontario Municipal Board.▪ The VMC Plan encourages a fine-grain grid of streets and also protects for two (2), future north-south local roads (20m-22m right-of-way) through the subject lands. The proposed development block configuration is not consistent with the planned street network and, therefore, does not conform to the VOP 2010.▪ The VMC Sub-Committee considered proposed amendments to the adopted VMC Plan on September 13, 2012, that would facilitate revisions to the street network in the VMC, including the provision of one (1) north south local road through the subject lands. A technical report respecting the proposed amendments will be brought forward by the Vaughan Policy Planning Department to a future Committee of the Whole Meeting.▪ The development proposal does not conform to the in-effect and the adopted Official Plan.
Zoning	<ul style="list-style-type: none">▪ C9 (H) Corporate Centre Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(959).▪ The Zoning By-law Amendment application to facilitate the proposed development does not comply with Zoning By-law 1-88. An Amendment to Zoning By-law 1-88 is required to permit the site-specific zoning exceptions to facilitate the proposed plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 5

Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachments #1 and #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 and the Regional and City Official Plan policies.
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the policies in the VMC Plan including, but not limited to: <ul style="list-style-type: none"> the vision and principles identified in the Plan including the contribution of the proposed plan to creating a VMC downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; the structural concept of the VMC Plan, which provides for a maximum density of 6.0 FSI and a building height of 35 storeys for lands in the vicinity of the subway station; the urban design and built form policies provided in the Plan; policies respecting minimum building setbacks, ground floor commercial uses, building massing, parking and servicing facilities; the fine-grain street network and public transportation policies of the Plan as it pertains the requirement for an east west 20m to 22m wide local road (future Vaughan Street) and two north south (20 to 22m right-of-way) local roads; the streetscaping policies of Plan as it relates to street furnishings, lighting, paving, trees, public art, and utilities and including the outcome of the VMC Streetscape Open Space Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

	MATTERS TO BE REVIEWED	COMMENTS
		<p><u>Item 4, CW(PH) Report No. 41 – Page 6</u></p> <ul style="list-style-type: none"> ▪ further consideration of the linear private park design and the potential for a shared space road on the future Vaughan Street must be to the satisfaction of the Development Planning and the Parks Development Departments; ▪ the natural environment policies of the Plan including energy infrastructure and protecting for the potential for a District Energy system to service the property, stormwater management, and park and public transit square design; and, ▪ the applications will be reviewed in consideration of the proposed amendments to the northwest quadrant of the VMC Plan that must be reviewed and approved by Vaughan Council
c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of permitting the development proposal on the subject lands will be reviewed in consideration of compatibility with the planned and surrounding land uses in the area.
d.	Proposed Private Park	<ul style="list-style-type: none"> ▪ The applicant is proposing a private park over a 2-storey underground parking structure. The appropriateness of the private park will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> ▪ the proposed ownership of the park being private instead of public; and the physical limit between the park and underground parking structure; ▪ the detailed design requirements (e.g. soil depth, tree species, etc.) necessary to ensure appropriate structural waterproofing, servicing, and programming integration and compatibility with the underground parking structure; ▪ parkland dedication considerations; ▪ park funding and delivery considerations; ▪ the necessary arrangements, easements and/or agreements required to ensure that the park is maintained with public access in perpetuity; ▪ future long term maintenance and programming of the service levels of the park.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 7

e.	Proposed Public Transit Square	<ul style="list-style-type: none">▪ The design of the proposed public transit square will be reviewed in consideration of, but not limited to:<ul style="list-style-type: none">▪ size and configuration of the square;▪ surrounding built form to frame, enclose and anchor the square – immediate construction and longer term urban context;▪ design of surrounding streets;▪ proposed adjacent land uses including ground floor activity to support an active, welcoming place;▪ potential impacts of future urban development including resulting microclimatic conditions and access points;▪ design of the square itself, including functions, access, image and identity, microclimatic conditions, materials, amenities, public art, universal design, safety;▪ programmatic requirements of the square including immediate needs and long term adaptability;▪ supporting both daytime and evening activity in the square;▪ seasonal strategy to help adapt the use of space from one season to the next;▪ ensuring strong physical and visual pedestrian connections and permeability between the square and the park;▪ views and vistas both into the square and from the square;▪ transit access points, ancillary structures, and mobility hub pedestrian and cycling circulation routes;▪ capital funding, delivery maintenance and management of the square; and,▪ potential for including civic space in and around the proposed public transit square and proposed transit terminal.
----	--------------------------------	--

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 8

f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of September 27, 2012.
g.	Phase 1 ESA, Functional Servicing and the Urban Transportation Considerations	<ul style="list-style-type: none"> The Phase 1 ESA (Environment Site Assessment), the Functional Servicing and the Urban Transportation Considerations Report (which includes a proposed Transportation Demand Management Plan, Parking Study, the Bicycle Parking Considerations, and, the Site Driveway Traffic Operations Report), submitted in support of the applications, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
h.	Toronto Transit Commission (TTC)	<ul style="list-style-type: none"> The subject lands are located northwest of the approved VMC Subway Station and within the Toronto Transit Commission (TTC) development review zone. The proposal includes an under-ground connection from parking level 2 to the subway station concourse level. The TTC reviews development proposals connecting to or within 60m of a TTC structure or right-of-way. The Owner shall satisfy all the development review requirements of the TTC and shall enter into all necessary agreements for the proposed entrance connection or for any other required property, easement or infrastructure with the TTC, and or the City and or the Region of York.
i.	Related Site Development Application	<ul style="list-style-type: none"> The related Site Development File DA.12.085 will be reviewed in consideration of, but not limited to, appropriate building and site design, access, environmental sustainability, traffic circulation, parking, including shared vehicle parking spaces and the provision of public parking, landscaping, servicing and grading. The development will be reviewed to ensure that maximum sunlight exposure is available to the public transit square and park throughout the year. 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, 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 the site plan approval process, if approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 9

j.	Supporting Studies	<ul style="list-style-type: none">▪ The Owner has submitted a Planning Justification Report, an Urban Design Brief and sun shadow drawings that must be reviewed and approved by the Vaughan Development Planning Department. Review will also be given to determine if additional studies are required.▪ The Owner must also submit a Noise and Vibration Study and a Wind Study to be reviewed to the satisfaction of the City.
k.	Cost Sharing/Development Agreement(s)	<ul style="list-style-type: none">▪ The proposed development will be reviewed in consideration of any necessary agreements/arrangements required to implement the Owner's proportionate share for the cost sharing of any necessary infrastructure improvements in the VMC.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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.

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 19T-12V007
4. Conceptual Site Plan
5. Conceptual North and East Building Elevations
6. Conceptual South and West Building Elevations
7. Conceptual Rendering

Report prepared by:

Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OCTOBER 30, 2012

Item 4, CW(PH) Report No. 41 – Page 10

(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.)

4. **OFFICIAL PLAN AMENDMENT FILE OP.12.014 P.2012.31**
 ZONING BY-LAW AMENDMENT FILE Z.12.034
 DRAFT PLAN OF SUBDIVISION FILE 19T-12V007
 CALLOWAY REIT (SEVENBRIDGE) INC.
 WARD 4 - VICINITY OF EDGELEY BOULEVARD AND REGIONAL ROAD 7

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.014, Z.12.034 and 19T-12V007 (Calloway REIT Sevenbridge 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 Meeting was circulated: September 21, 2012
- b) Circulation Area: 150 m
- c) The applications were also advertised as follows:
 - City's On-line Calendar;
 - included in the October e-news City Update, which was e-mailed to over 8,000 subscribers;
 - posted to the City's website on the City's landing page under the "Planning Applications" hot link;
 - City Page On-line, posted on September 21, 2012; and,
 - posted on the City's Facebook and Twitter sites.
- d) Comments Received as of October 2, 2012: None

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 26,623.41m² block consisting of a 14-storey office building with ground related retail uses, a public transit square, a private park, an underground connection to the VMC (Vaughan Metropolitan Centre) subway station, and a public street (future Vaughan Street), as shown on Attachments #3 to #7:

- 1. Official Plan Amendment File OP.12.014 specifically to amend OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528, OPA #529 and OPA #663 (The Avenue 7 Land Use Future Study Plan), to:
 - i) increase the maximum permitted building height from 25m to 75m; and,
 - ii) delete two (2) planned north-south local roads (17m – 20m right-of-way) as shown on Attachment #2, which would traverse the subject lands.

2. Zoning By-law Amendment File Z.12.034 to amend Zoning By-law 1-88, specifically the C9 Corporate Centre Zone, subject to Exception 9(959), to permit the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of C9 Corporate Centre Zone, Exception 9(959)	Proposed Exceptions to C9 Corporate Centre Zone, Exception 9(959)
a.	Build to Zone (along future Vaughan Street)	80% ($\pm 290\text{m}$) of the length of the future Vaughan Street ($\pm 363\text{m}$) shall have a building located within the build to zone of 0-3m	31% ($\pm 112\text{m}$) of the length of the future Vaughan Street ($\pm 363\text{m}$) shall have a building located within the build to zone of 0-3m
b.	Maximum Building Height	25m	75m
c.	Minimum Parking Requirements	<p>3.5 spaces/100m² of office GFA @ 23,551m² (825 spaces)</p> <p>6 spaces/100m² of retail GFA @ 9,279m² (557 spaces)</p> <p>Total Spaces Required = 1,382</p>	<p>1.5 spaces/ 100m² Commercial Floor Area (CFA) @ 18,538m² (278 spaces)</p> <p>2 spaces/100m² of retail CFA @ 5,488m² (110 spaces)</p> <p>1.72 spaces/100m² CFA @ 24,026m² (413 shared parking spaces)</p> <p>Total Spaces Provided = 801</p>
d.	Minimum Parking Space Size	2.7m by 6m	2.9m by 5.7m
e.	Minimum Parking Space Size, Barrier-Free	3.9m by 6.0m (standalone) 3.2m by 6.0m (adjacent)	3.2m by 5.7m (standalone and adjacent spaces)
f.	Loading Space Location	Direct vehicular access to loading facilities from Edgeley Boulevard, Millway Avenue and Applemill Road shall be prohibited	Permit loading facilities within an enclosed building accessed from Applemill Road
g.	Loading Space Requirement	Maximum of two (2) loading spaces shall be required for an office building	Maximum of five (5) loading spaces shall be provided on the subject lands

h.	Minimum Width of a Landscape Strip	6 m wide landscape strip between a building and a streetline	1.5m wide along Applemill Road; 4.65m wide along future Vaughan Street
----	------------------------------------	--	--

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

3. Draft Plan of Subdivision File 19T-12V007 shown on Attachment #3, consisting of the following:

- a) Block 1 (19,231.12m²) for the development block consisting of an office building and a private park;
- b) Blocks 2, 3 and 4 (1,189.09m²) for the proposed road widening along Applemill Road and Edgeley Boulevard; and,
- c) Block 5 (6,203.2m²) for the 22m right-of-way of future Vaughan Street.

The proposed Plan of Subdivision also includes 870.37m² of land to be conveyed for the reconfiguration of the right-of-way between Applemill Road and the future Vaughan Street along Millway Avenue, as well as a 244.85m² of land for a future servicing easement for the Vaughan Metropolitan Centre Subway Station, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the south side of Applemill Road, between Edgeley Boulevard and Millway Avenue, being part of Lot 6, Concession 5, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none"> "Corporate Centre Node" by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528, and OPA #529 and OPA #663 (The Avenue 7 Land Use Future Study Plan). OPA #500, as amended, permits a maximum building height of 25m. The Plan also protects for two (2) future north-south local roads (17m-20m right-of-way), which would traverse the subject lands. The proposed 75m high office building on one development block does not conform to the Official Plan. OPA #500, as amended, also establishes the objective for development block patterns based on a 100m by 100m grid. The proposed development block includes approximately 360m of frontage along Apple Mill Road and the future Vaughan Street, which does not conform to the Official Plan's objective. The subject lands are designated "Station Precinct" and "Major Parks and Open Spaces" by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan), which forms part of Volume 2 of the 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) and is pending approval from the Ontario Municipal Board.

	<ul style="list-style-type: none"> ▪ The VMC Plan encourages a fine-grain grid of streets and also protects for two (2), future north-south local roads (20m-22m right-of-way) through the subject lands. The proposed development block configuration is not consistent with the planned street network and, therefore, does not conform to the VOP 2010. ▪ The VMC Sub-Committee considered proposed amendments to the adopted VMC Plan on September 13, 2012, that would facilitate revisions to the street network in the VMC, including the provision of one (1) north south local road through the subject lands. A technical report respecting the proposed amendments will be brought forward by the Vaughan Policy Planning Department to a future Committee of the Whole Meeting. ▪ The development proposal does not conform to the in-effect and the adopted Official Plan.
Zoning	<ul style="list-style-type: none"> ▪ C9 (H) Corporate Centre Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to Exception 9(959). ▪ The Zoning By-law Amendment application to facilitate the proposed development does not comply with Zoning By-law 1-88. An Amendment to Zoning By-law 1-88 is required to permit the site-specific zoning exceptions to facilitate the proposed plan.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachments #1 and #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 and the Regional and City Official Plan policies.
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the policies in the VMC Plan including, but not limited to: <ul style="list-style-type: none"> ▪ the vision and principles identified in the Plan including the contribution of the proposed plan to creating a VMC downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> the structural concept of the VMC Plan, which provides for a maximum density of 6.0 FSI and a building height of 35 storeys for lands in the vicinity of the subway station; the urban design and built form policies provided in the Plan; policies respecting minimum building setbacks, ground floor commercial uses, building massing, parking and servicing facilities; the fine-grain street network and public transportation policies of the Plan as it pertains the requirement for an east west 20m to 22m wide local road (future Vaughan Street) and two north south (20 to 22m right-of-way) local roads; the streetscaping policies of Plan as it relates to street furnishings, lighting, paving, trees, public art, and utilities and including the outcome of the VMC Streetscape Open Space Plan further consideration of the linear private park design and the potential for a shared space road on the future Vaughan Street must be to the satisfaction of the Development Planning and the Parks Development Departments; the natural environment policies of the Plan including energy infrastructure and protecting for the potential for a District Energy system to service the property, stormwater management, and park and public transit square design; and, the applications will be reviewed in consideration of the proposed amendments to the northwest quadrant of the VMC Plan that must be reviewed and approved by Vaughan Council
c.	Appropriateness of the Development Proposal	<ul style="list-style-type: none"> The appropriateness of permitting the development proposal on the subject lands will be reviewed in consideration of compatibility with the planned and surrounding land uses in the area.
d.	Proposed Private Park	<ul style="list-style-type: none"> The applicant is proposing a private park over a 2-storey underground parking structure. The appropriateness of the private park will be reviewed in consideration of, but not limited to:

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> the proposed ownership of the park being private instead of public; and the physical limit between the park and underground parking structure; the detailed design requirements (e.g. soil depth, tree species, etc.) necessary to ensure appropriate structural waterproofing, servicing, and programming integration and compatibility with the underground parking structure; parkland dedication considerations; park funding and delivery considerations; the necessary arrangements, easements and/or agreements required to ensure that the park is maintained with public access in perpetuity; future long term maintenance and programming of the service levels of the park.
e.	Proposed Public Transit Square	<ul style="list-style-type: none"> The design of the proposed public transit square will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> size and configuration of the square; surrounding built form to frame, enclose and anchor the square – immediate construction and longer term urban context; design of surrounding streets; proposed adjacent land uses including ground floor activity to support an active, welcoming place; potential impacts of future urban development including resulting microclimatic conditions and access points; design of the square itself, including functions, access, image and identity, microclimatic conditions, materials, amenities, public art, universal design, safety; programmatic requirements of the square including immediate needs and long term adaptability; supporting both daytime and evening activity in the square;

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> seasonal strategy to help adapt the use of space from one season to the next; ensuring strong physical and visual pedestrian connections and permeability between the square and the park; views and vistas both into the square and from the square; transit access points, ancillary structures, and mobility hub pedestrian and cycling circulation routes; capital funding, delivery maintenance and management of the square; and, potential for including civic space in and around the proposed public transit square and proposed transit terminal.
f.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of September 27, 2012.
g.	Phase 1 ESA, Functional Servicing and the Urban Transportation Considerations	<ul style="list-style-type: none"> The Phase 1 ESA (Environment Site Assessment), the Functional Servicing and the Urban Transportation Considerations Report (which includes a proposed Transportation Demand Management Plan, Parking Study, the Bicycle Parking Considerations, and, the Site Driveway Traffic Operations Report), submitted in support of the applications, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
h.	Toronto Transit Commission (TTC)	<ul style="list-style-type: none"> The subject lands are located northwest of the approved VMC Subway Station and within the Toronto Transit Commission (TTC) development review zone. The proposal includes an under-ground connection from parking level 2 to the subway station concourse level. The TTC reviews development proposals connecting to or within 60m of a TTC structure or right-of-way. The Owner shall satisfy all the development review requirements of the TTC and shall enter into all necessary agreements for the proposed entrance connection or for any other required property, easement or infrastructure with the TTC, and or the City and or the Region of York.

	MATTERS TO BE REVIEWED	COMMENTS
i.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The related Site Development File DA.12.085 will be reviewed in consideration of, but not limited to, appropriate building and site design, access, environmental sustainability, traffic circulation, parking, including shared vehicle parking spaces and the provision of public parking, landscaping, servicing and grading. ▪ The development will be reviewed to ensure that maximum sunlight exposure is available to the public transit square and park throughout the year. ▪ 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, 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 the site plan approval process, if approved.
j.	Supporting Studies	<ul style="list-style-type: none"> ▪ The Owner has submitted a Planning Justification Report, an Urban Design Brief and sun shadow drawings that must be reviewed and approved by the Vaughan Development Planning Department. Review will also be given to determine if additional studies are required. ▪ The Owner must also submit a Noise and Vibration Study and a Wind Study to be reviewed to the satisfaction of the City.
k.	Cost Sharing/Development Agreement(s)	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of any necessary agreements/arrangements required to implement the Owner's proportionate share for the cost sharing of any necessary infrastructure improvements in the VMC.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these 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.

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 19T-12V007
4. Conceptual Site Plan
5. Conceptual North and East Building Elevations
6. Conceptual South and West Building Elevations
7. Conceptual Rendering

Report prepared by:

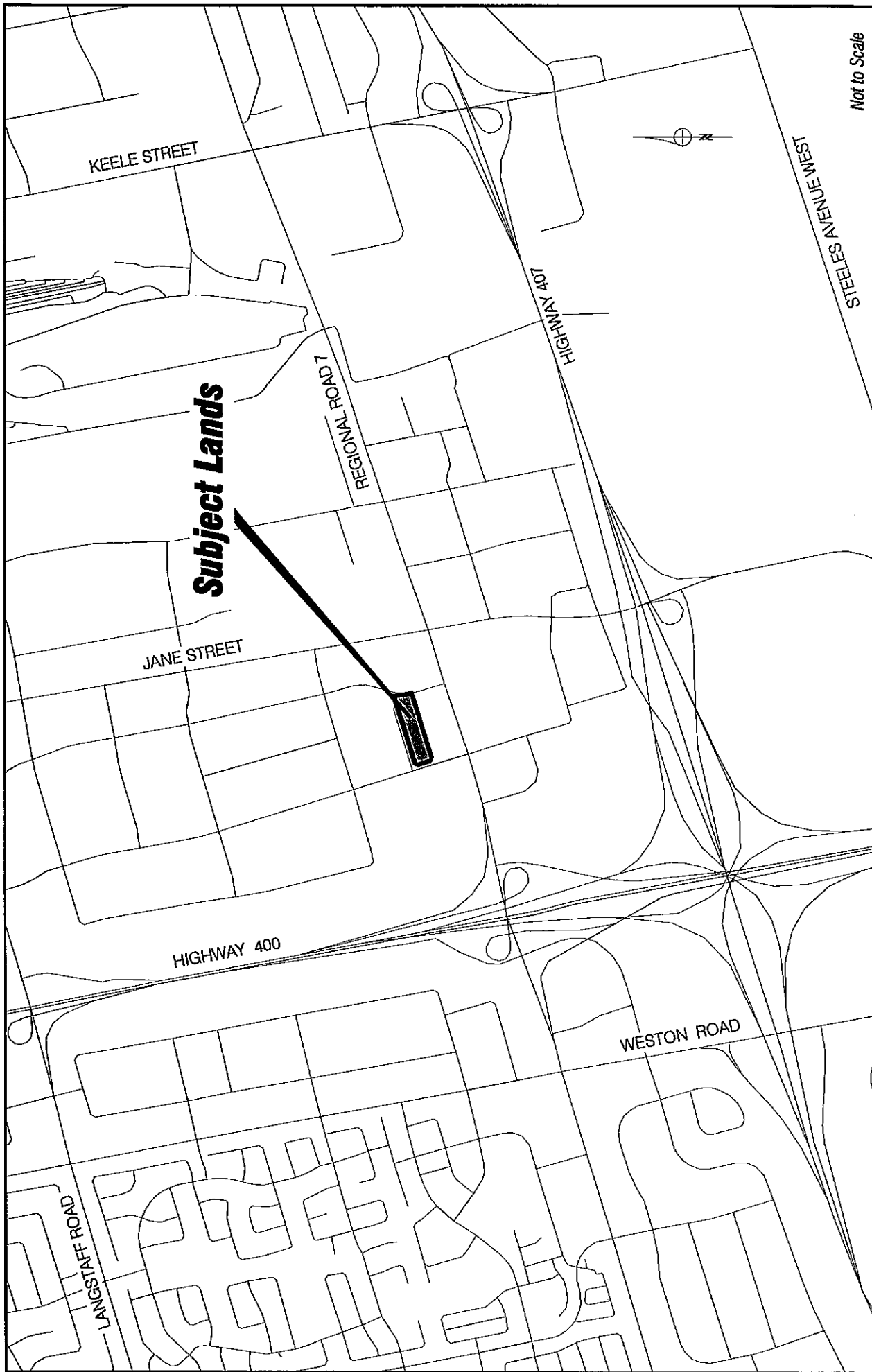
Stephen Lue, Planner, ext. 8210
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG



Not to Scale

Context Location Map

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
CALLOWAY REIT (SEVENBRIDGE) INC.
N:\DFT\1 ATTACHMENTS\19\191-12v007z.12.034ep.12.014.dwg

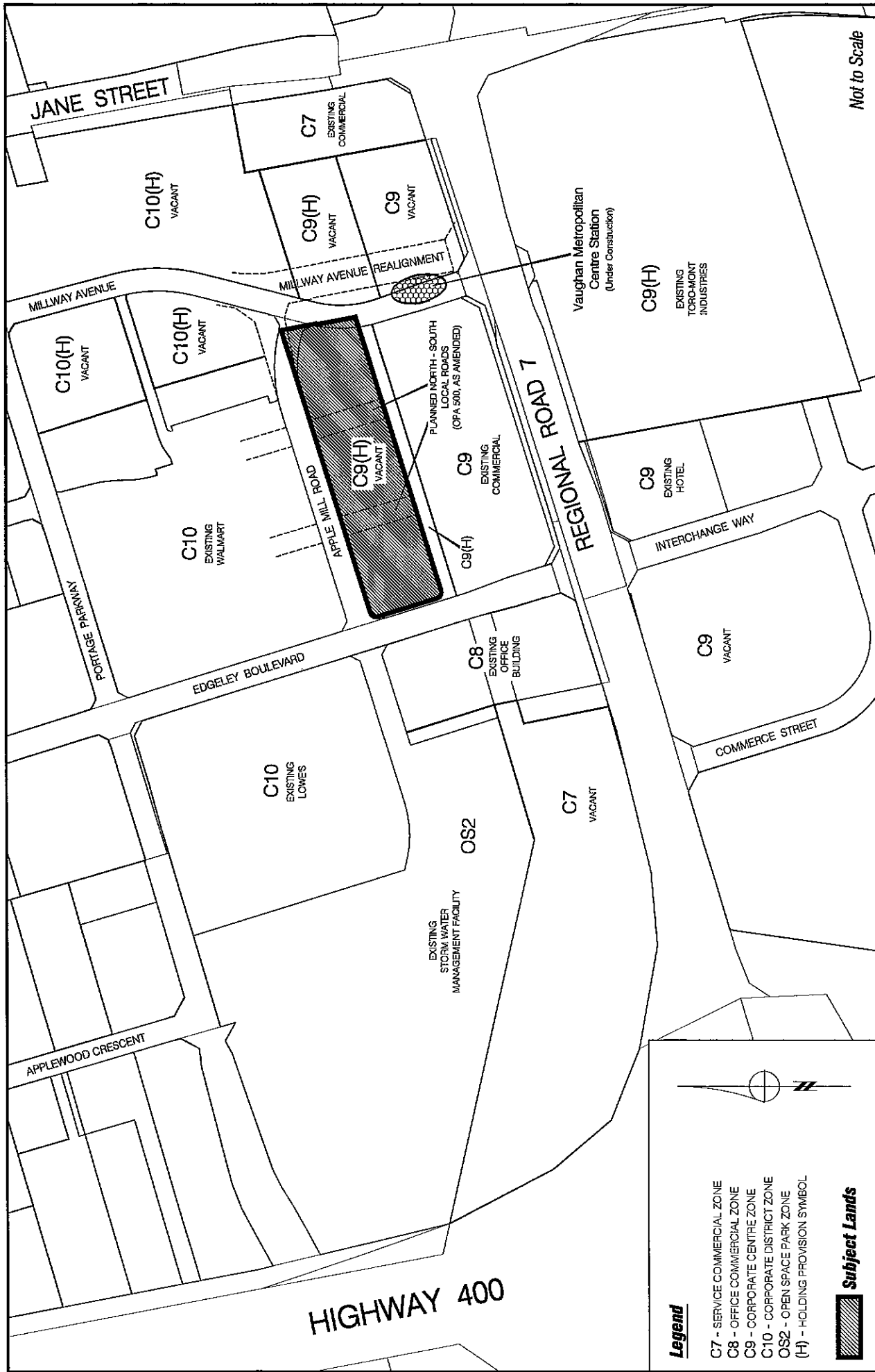


Attachment

FILES:
OP.12.014, Z.12.034, 19T-12V007

DATE:
September 20, 2012

1



Location Map

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
CALLOWAY REIT (SEVENBRIDGE) INC.

N:\DFT\1 ATTACHMENTS\19\19T-12\007z.12.034op.12.014.dwg

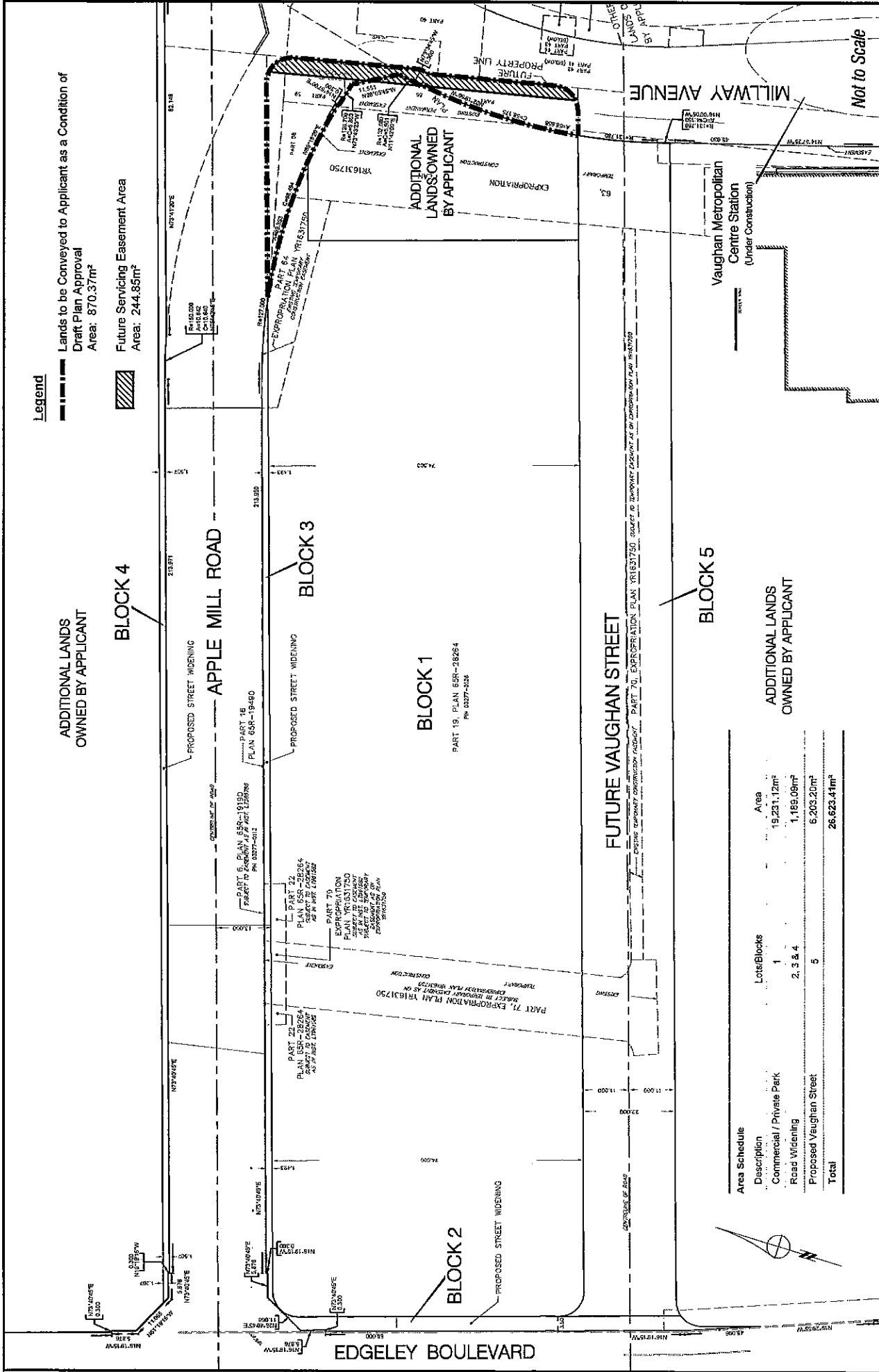


Attachment

FILES:
OP.12.014, Z.12.034, 19T-12\007

DATE:
September 20, 2012

2



Draft Plan of Subdivision 19T-12V007

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
CALLOWAY REIT (SEVENBRIDGE) INC.

N:\DFT\1 ATTACHMENTS\19\19T-12V007\12.034op.12.014.dwg



Attachment

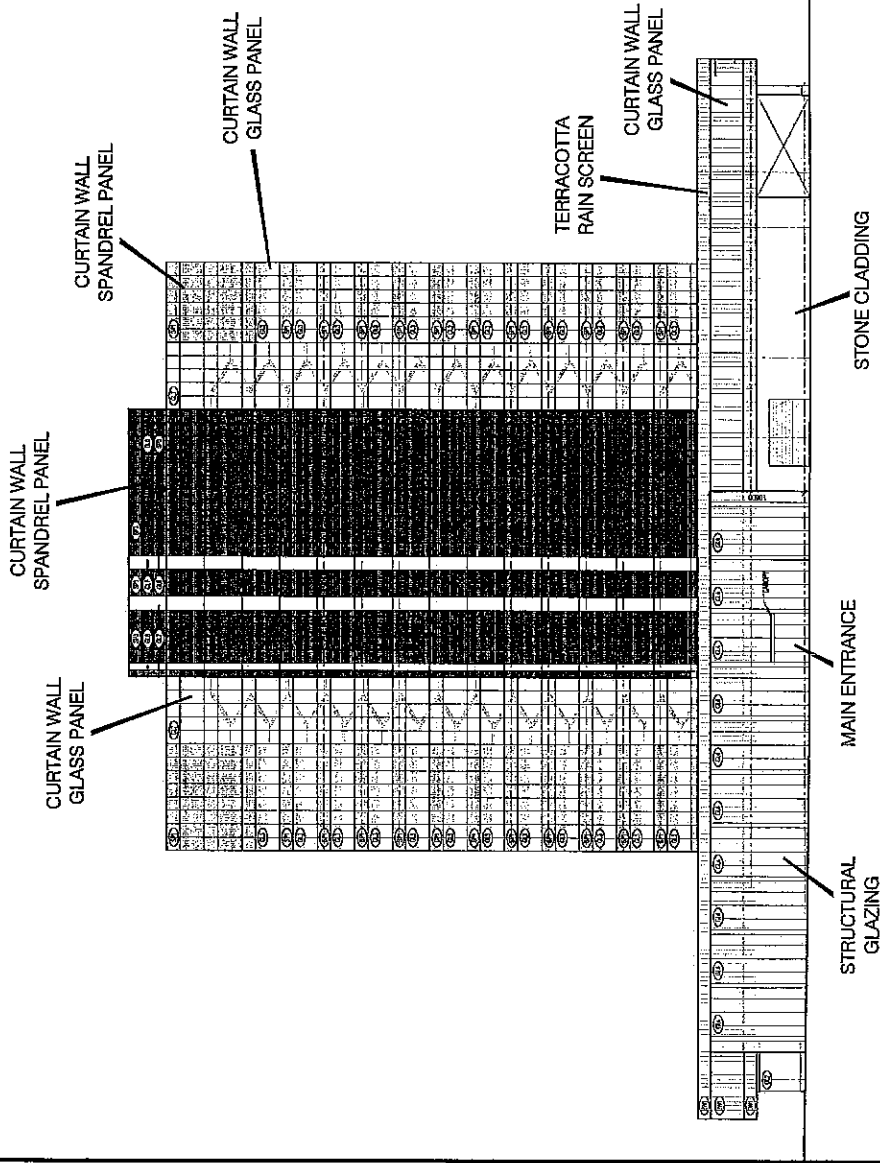
FILES:
OP.12.014, Z.12.034, 19T-12V007

DATE:
September 20, 2012

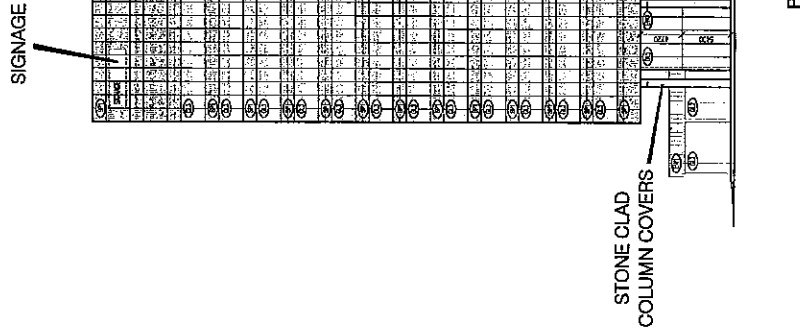
3

Area Schedule		
Description	Lots/Blocks	Area
Commercial / Private Park	1	19,231.12m²
Road Widening	2, 3 & 4	1,185.09m²
Proposed Vaughan Street	5	6,203.20m²
Total		26,623.41m²

Not to Scale



North Elevation (FACING APPLE MILL ROAD)



East Elevation (FACING MILLWAY AVENUE)

Not to Scale

Conceptual North & East Building Elevations

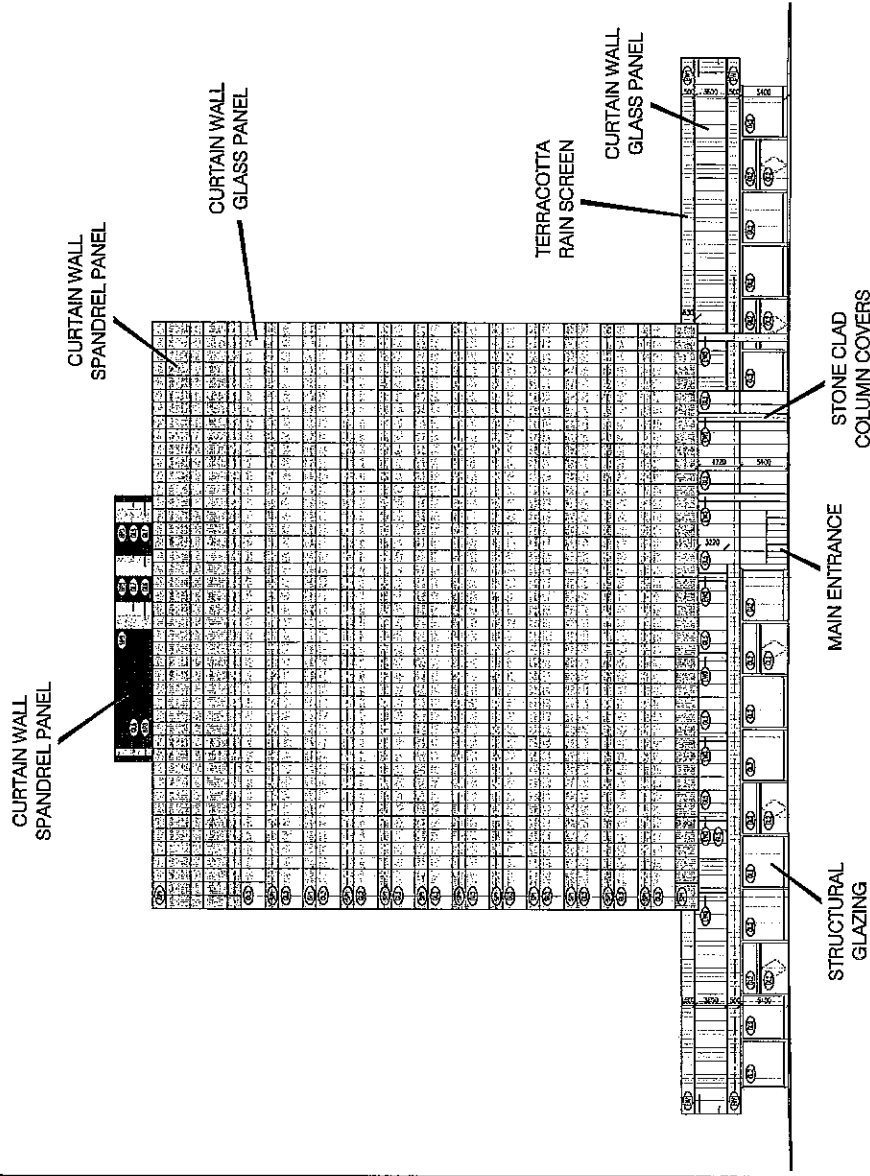


LOCATION: Part of Lot 6, Concession 5
 APPLICANT: CALLOWAY REIT (SEVENBRIDGE) INC.
 N:\DFT\1 ATTACHMENTS\19\19T-12\007z.12.034op.12.014.dwg

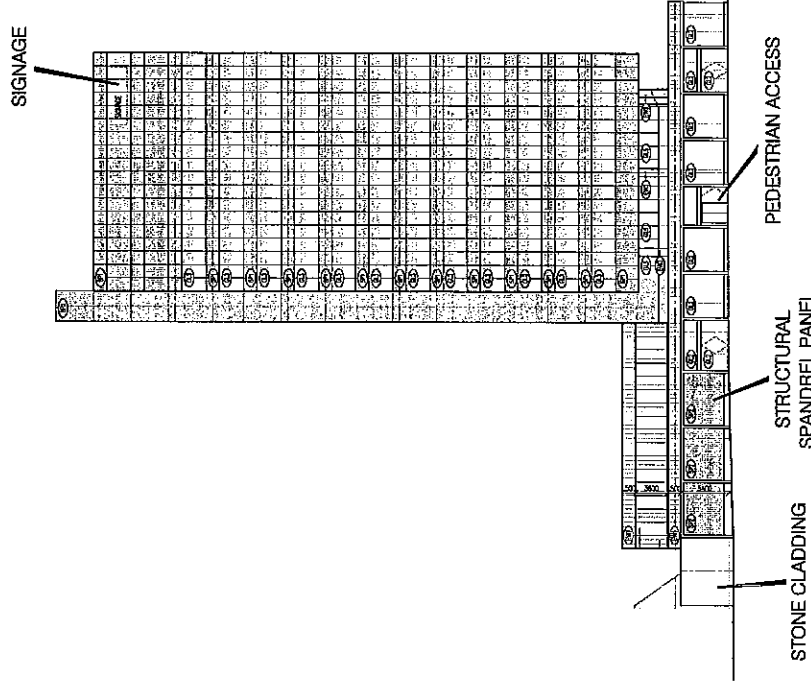
Attachment

FILES: OP.12.014, Z.12.034, 19T-12\007
 DATE: September 20, 2012

5



South Elevation (FACING FUTURE VAUGHAN STREET)



West Elevation (FACING EDGELEY BOULEVARD)

Not to Scale

Conceptual South & West Building Elevations



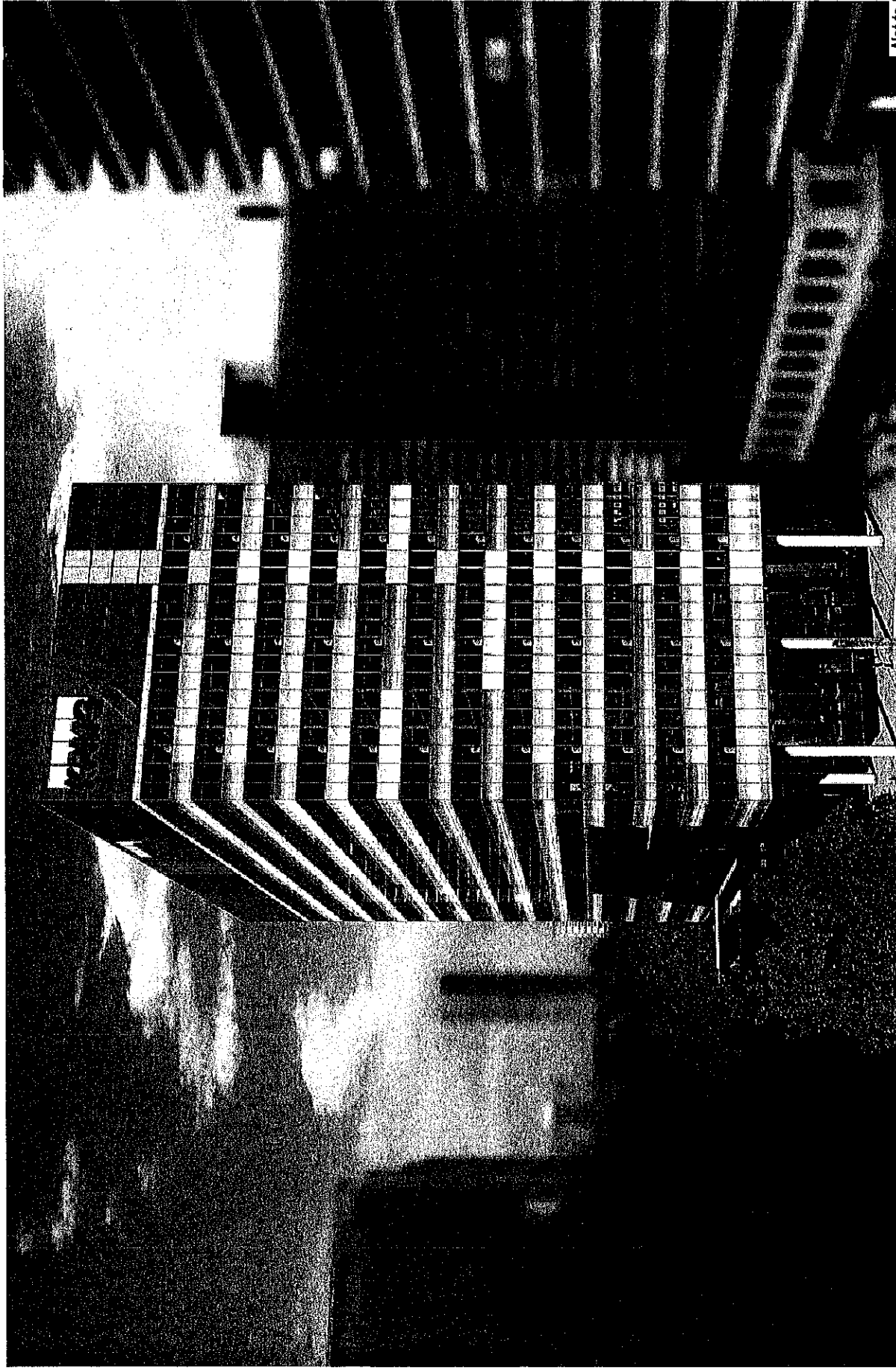
LOCATION: Part of Lot 6, Concession 5
 APPLICANT: CALLOWAY REIT (SEVENBRIDGE) INC.
 N:\DFT\1 ATTACHMENTS\19\191-12\007z\12.03.4cp.12.01.4.dwg

Attachment

FILES: OP.12.01.4, Z.12.03.4, 19T-12V007

DATE: September 20, 2012

6



Not to Scale

Conceptual Rendering

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
CALLOWAY REIT (SEVENBRIDGE) INC.

N:\DFT\1 ATTACHMENTS\19\19t-12v007z.12.034op.12.014.dwg



Attachment

FILES:
OP.12.014, Z.12.034, 19T-12V007

DATE:
September 20, 2012

7