

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 1, Report No. 50, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

1

**OFFICIAL PLAN AMENDMENT FILE OP.12.004
ZONING BY-LAW AMENDMENT FILE Z.12.010
2058258 ONTARIO LIMITED
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved;
- 2) That the following deputations and communications be received:
 1. Ms. Rosemary Humphries, Humphries Planning Group Inc., Chrislea Road, Woodbridge, on behalf of the applicant;
 2. Ms. Mary Mauti, Vaughanwood Ratepayers Association, Francis Street, Woodbridge;
 3. Mr. Rick Dizazzo, Anacapri Court, Woodbridge, and C5, PowerPoint slides;
 4. Ms. Lina Rico, Sydel Crescent, Woodbridge;
 5. Mr. Joseph Coiro, Sydel Crescent, Vaughan;
 6. Dr. Rakesh Rikhye, Anacapri Court, Woodbridge;
 7. Ms. Josie Violin, Sydel Crescent, Woodbridge;
 8. Mr. David Weisman, Okell & Weisman Barristers & Solicitors, Steeles Avenue, Vaughan, and Communications C18 and C19, both dated July 2, 2012;
 9. Mr. Robert Spadafora, Anacapri Court, Woodbridge; and
 10. Mr. Abijit Ganguli, Subway Restaurant, Highway 7, Vaughan, and Communication C20, dated November 15, 2012; and
- 3) That the following Communication be received:
 - C1. Mr. Roy Mason, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 16, 2012.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.004 and Z.12.010 (2058258 Ontario Limited) 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.

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Communications Plan

- a) Date the Notice of a Public Meeting was circulated: November 2, 2012
- b) Circulation Area: 150 m and to the Vaughanwood Ratepayers' Association
- c) Comments Received as of November 13, 2012:
 - 1. Email correspondence was received from Rick Dizazzo, area resident, identifying health, noise and safety concerns regarding the proximity of development to Anacapri Court.
 - 2. Letter dated July 2, 2012 from Okell & Weisman, Barristers & Solicitors, representing 1326718 Ontario Limited, owners of Block 8 on Registered Plan 65M-3956 (shown on Attachment #2), adjacent parcel to the east (southern portion) of the subject lands, identifying the following:
 - i) Block 8 must be included in development plans of adjacent lands to the west (4603 and 4611 Regional Road 7) in accordance with Exception 9(1213) to Zoning By-law 1-88;
 - ii) Block 8 has been included as part of the setback calculations without consent from their Client (1326718 Ontario Limited); and,
 - iii) Block 8 will be unusable if the development is approved as proposed.
 - 3. Letter dated July 2, 2012 from Okell & Weisman, Barristers & Solicitors, representing Piazza Capri Inc., owners of 4585 Regional Road 7 (shown on Attachment #2), adjacent parcel to the east (northern portion) of the subject lands, identifying the following:
 - i) the plans show a proposed access road from Regional Road 7 that encroaches over the northwest portion of lands owned by Piazza Capri Inc.;
 - ii) Piazza Capri Inc. has never consented or agreed to the use of its lands despite discussions with the adjacent land owner;
 - iii) Piazza Capri Inc. has never granted any easement rights or rights over its lands;
 - iv) an excessive number of driveway entrances exist on the north side of Regional Road 7, west of Pine Valley Drive;
 - v) cars travelling eastbound on Regional Road 7 from Wigwoss Drive travel at excessive speeds without any traffic lights until Pine Valley Drive;
 - vi) safety for pedestrians regarding the speed of traffic;
 - vii) unsafe driving conditions for drivers due to the existing volume of traffic; and,
 - viii) new access point on the subject lands and the number of units proposed will result in further traffic congestion to the area.

The above-noted comments together with any additional comments received will be reviewed and addressed by staff in a future technical report to the Committee of the Whole.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate development of a 14-storey apartment building (residential condominium) containing 126 units, and a 7-storey rental apartment building marketed to seniors and retirees containing 132 units, and with a common kitchen and dining area, connected by a 1-storey pavilion, for a total of 258 units with 227 parking spaces, and a Floor Space Index (FSI) of 2.41, as shown on Attachments #3 to #6:

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1. Official Plan Amendment File OP.12.004 to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study) as follows:

	Policies of OPA #240, as amended by OPA #661	Proposed Amendment to Policies of OPA #240, as amended by OPA #661
a.	The maximum height of any building shall be 10-storeys or 32 metres, whichever is less.	Permit a maximum building height of 14-storeys and 42 metres.
b.	The maximum height of development within 30 metres of a "Low Density Residential" designation shall be 4-storeys or 12.8m, whichever is less.	Permit a maximum building height of 4-storeys and 13.5 metres within 30 metres of a "Low Density Residential" designation.
c.	The minimum distance for a 4-storey building abutting a "Low Density Residential" designation shall be 30 metres.	Permit a minimum distance of 28 metres for a 4-storey building abutting a "Low Density Residential" designation (south property limit only).

2. Zoning By-law Amendment File Z.12.010 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Lot Area	67 m ² /unit	35.85 m ² /unit
b.	Minimum Parking Requirements	Residential - 1.5 spaces per unit @ 258 units = 387 spaces Visitors - 0.25 spaces per unit @ 258 units = 65 visitor spaces Total Parking Spaces Required = 452	Residential - 0.67 spaces per unit @ 258 units = 174 spaces Visitors - 0.21 spaces per unit @ 258 units = 53 spaces Total Parking Spaces Proposed = 227 (All below grade)

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c.	Use of Residential Lots	No person shall erect more than one single family detached dwelling on any lot as shown on Registered Plan 4319	The provisions of Section 3.20 “Use of Residential Lots” shall not apply to the subject lands
d.	Minimum Amenity Area	Bachelor Unit - 15 m ² One Bedroom Unit - 20 m ² Two Bedroom Unit - 55 m ² Three Bedroom Unit - 90 m ² Four Bedroom Unit or larger - 110 m ²	Building “A” (14-storey residential condominium): 11.04 m ² /unit Building “B” (7-storey seniors residential building): 13.82 m ² /unit
e.	Minimum Rear Yard	7.5 m	0m to Proposed Line of Condominium Corporation (shown on Attachment #3)
f.	Minimum Front Yard	7.5 m	Building “A”: 3.0 m to Regional Road 7 Building “B”: 0 m to Proposed Line of Condominium Corporation (shown on Attachment #3)
g.	Minimum Interior Side Yard	4.5 m	Building “A”: 12.5 m Building “B”: 0 m to Proposed Line of Condominium Corporation (shown on Attachment #3)

Background - Analysis and Options

Location	<ul style="list-style-type: none"> On the south side of Regional Road 7 and west of Pine Valley Drive, municipally known as 4603 and 4611 Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2. The 1.64 ha property is rectangular in shape with approximately 47.84 m frontage on Regional Road 7 and a lot depth of 132.46 m. The property is currently vacant.
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Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Prestige Area – Centres and Avenue Seven Corridor” – “Transit Stop Centres” by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study), which permits a mix of land uses on the subject lands at a maximum building height of 10-storeys or 32 m (whichever is less) and a maximum Floor Space Index (FSI) of 3.0.▪ OPA 661 also restricts the maximum building height to 4-storeys or 12.8m within 30m of a “Low Density Residential” designation.▪ The proposed development for a 14-storey residential condominium building and a 7-storey seniors’ residential building which steps down to 4-storeys and 13.5m in height at a distance of 28m from the “Low Density Residential” designation, does not conform to the Official Plan.▪ The subject lands are designated “Mid-Rise Mixed-Use” 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), and is pending approval from the Ontario Municipal Board.▪ The “Mid-Rise Mixed-Use” designation provides for a mix of residential, retail, community and institutional uses that are to be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas. The subject lands are permitted a maximum building height of 8-storeys and a maximum FSI of 2.5. The “Mid-Rise Mixed-Use” designation also requires that the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.▪ The proposed development does not conform to VOP 2010 as it exceeds the maximum 8-storey building height and does not provide retail or other active uses along the ground floor frontage facing Regional Road 7.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleylands), and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the proposal.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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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.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the surrounding existing and planned land uses.▪ Zoning By-law 1-88 does not contain a definition for a seniors' rental apartment building with a common kitchen and dining area. In addition, the Owner has advised that a nurse will attend the property on a weekly basis. A site-specific definition to facilitate the proposed seniors' facility is required, if the applications are approved.▪ The appropriateness of the proposed severance of the property, as shown on Attachment #3, through the establishment of condominium tenure in Building 'A', which results in both Buildings 'A' and 'B' requiring 0 m setbacks to the proposed line of the future Condominium Corporation will be reviewed.
c.	Urban Design and York Region Transit-Oriented Development (TOD) Guidelines	<ul style="list-style-type: none">▪ The proposed development will be reviewed in consideration of the applicable Urban Design Policies and the overall design vision identified in the Avenue Seven Land Use Futures Study (OPA #661) and the design policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines.

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d.	Future Site Development Application	<ul style="list-style-type: none">▪ A future Site Development Application is required, should the applications be approved, and which would be reviewed to ensure, but not limited to, appropriate building and site design, pedestrian connectivity, sun, shadow and wind impacts, access, internal traffic circulation, barrier free accessibility, landscaping, servicing and grading.▪ 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.
e.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A Draft Plan of Condominium Application will be required to establish tenure in Building 'A' if the subject applications are approved. The Owner is proposing that Building "B" (seniors' residence) remain as a rental apartment building under private ownership.
f.	Traffic and Parking	<ul style="list-style-type: none">▪ A Traffic Impact study has been submitted in support of the applications and must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department.▪ A Parking Study is required in support of the applications and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.▪ The location, design and configuration of the proposed driveway access to Regional Road 7, and confirmation of any required road widening(s) must be approved by the Region of York.▪ The location of the proposed driveway access on Regional Road 7 encroaches over the property of the adjacent landowner to the east. In order for the driveway to remain at this location, the Owner of the adjacent property (4585 Highway 7) must grant an easement in favour of the subject lands, which must be created and registered on title, or alternatively, transfer ownership of the affected land area.

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g.	Additional Studies	<ul style="list-style-type: none"> ▪ The Phase 1 Environment Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.
.		<ul style="list-style-type: none"> ▪ A Phase 2 ESA has been recommended for the subject lands, which was corroborated by a Peer Review of the Phase 1 ESA. The Phase 2 ESA must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ A Sun/Shadow Study and a Wind Study have been submitted in support of the applications, which must be approved to the satisfaction of the Development Planning Department. ▪ The Arborist's Report, including a Tree Preservation Plan, submitted in support of the applications must be reviewed and approved to the satisfaction of the Development Planning Department and the Toronto and Region Conservation Authority. ▪ Review will be given to determine if any additional studies are required.
h.	Water & Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands.
i.	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 June 28, 2012.
j.	Adjacent Properties and Development Blocks	<ul style="list-style-type: none"> ▪ The partial use of the access on the adjacent easterly property at 4585 Regional Road 7 as shown on Attachment #2 will need to be addressed by the applicant with the adjacent owner together with review and consideration by the City and Region of the appropriateness of the driveway access at this location and in close proximity to the adjacent easterly driveway access. ▪ Site-specific Exception 9(1213) to Zoning By-law 1-88 specifies that Block 8 (southerly sliver of land to the southeast), as shown on Attachment #2, shall be developed only with the adjacent lands to the west (the subject lands). The applicant will need to work with the adjacent neighbour about acquiring Block 8 for incorporation into the subject development.

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k.	Recreational Trail	<ul style="list-style-type: none">▪ A feasibility study for siting a recreational trail within the open space/valley lands was prepared by Stantec Consulting Ltd. on behalf of the Owner and concluded that a recreational trail is feasible and is recommended to run from Regional Road 7 south to a public easement located on Tall Grass Trail, a distance of approximately 300m. The potential for a recreational trail will be reviewed by the Development Planning Department, the Parks Development Department, and the Toronto and Region Conservation Authority.
l.	Toronto and Region Conservation Authority	<ul style="list-style-type: none">▪ The subject lands abut open space/valley lands, and therefore, the following, but not limited to, must be reviewed to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City: the proposed development limits, building setbacks, and buffer areas; tree preservation areas; geotechnical report; and, servicing. The Owner is also proposing to dedicate the open space/valley lands, as shown on Attachment #3, to the TRCA.

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. Official Plan Amendment File OP.12.004 is subject to review and approval from the Region of York. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption from Regional Approval. Any issues will be addressed when the technical report is considered. The Owner will be required to satisfy all requirements of the Region of York, should the application be approved.

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 application, 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. Site Plan and Proposed Zoning
4. Landscape Plan
5. Elevation Plan
6. Rendering – View Looking Southwest

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Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213

Carmela Marrelli, Senior Planner, ext. 8791

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.)



C	1
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	1

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

November 16, 2012

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

Attention: Mr. John Mackenzie
Commissioner of Planning and Development

RECEIVED
NOV 16 2012
CLERK'S DEPT.

Dear Sir:

Re: Public Hearing November 27, 2012
2058258 Ontario Limited
4603 & 4611 Regional Road 7, Part of Lot 5, Concession 7,
City of Vaughan Files: OP.12.004, Z.12.010

I wish to advise that I am making this submission on behalf of Pine Seven Office Centre Inc, owner of the parcel of land located on the north west corner of Pine Valley Drive and Highway 7.

My clients have reviewed the subject applications for Official Plan amendment and rezoning to facilitate the development of a 14 storey residential apartment building containing 126 units, and a seven storey senior citizens apartment building containing 132 units, and have no objection to the approval of the applications.

Please advise me of any further meetings dealing with these applications.

Yours very truly
KLM Planning Partners Inc.

A handwritten signature in black ink, appearing to read 'Roy Mason', is written over a horizontal line.

Roy Mason
Vice-President

cc: Mr. J Adams, City Clerk
Pine Seven Office Centre Inc.
Mr. C. Iacobelli



Sydel Cres Proposal (4603 and 4611 Hwy #7)

City Council Presentation
TUESDAY, NOVEMBER 27, 2012

C	5
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	1

Executive Summary

We love our homes and the community we live in. We do not want any of that to change.

Our community is very concerned and strongly opposed to the amendments to By-Law 1-88 and to OPA #661 and strongly urge this Council to vote against the Proposal in its current state.

A Devastating Affect.

Proposed building height of 7-Storeys so close to our homes.

Environmental Impact of such a large building in our side / back yards.

Safety Concerns.

Our Vision.

Allow the Condominium that fronts Highway 7

Instead of 7-Storey retirement residence, finish Sydel as a court with single dwelling 2-storey homes as was planned

Proposed Building Height

While we fully expected that the land beside and behind our homes would be developed with homes in a court mirroring Anacapri Court, none of us ever imagined a massive 7-Storey Retirement Residence as is currently being proposed.

Our Concerns.

Financial Impact: Large financial decisions were made by abutting homeowners based on existing City plan that this land would be for 2-storey residential.

Front Elevation: Building will be an eye sore and stick out like a sore thumb.

Privacy: Tens or hundreds of residents will have a clear view of our backyards. There are no tall trees in plan.

Wind / Sun Shadow: Given the height, will it cause a Wind Tunnel in our backyards? Will it block out the sun?

See Appendix "A", a copy of existing City plans depicting the development of Sydel Crescent into a court mirroring Anacapri Court

Environmental Impact

While we would be saddened to lose the view of the forest and wildlife, it would pale in comparison to our other Environmental concerns

- **Pollution!:** The entrance driveway (i.e. Road) to access both the Condo and retirement home extends all the way to the south end of the property. Hundreds of vehicles will pass within feet of our backyards every day causing harmful pollution for our children playing in our backyards.
- **Pollution!!:** The building's exhaust is situated closest to the existing homes.
- **Noise!:** The Parking Garage Door will be within feet of our homes (bedrooms). We are extremely concerned with the noise this will cause going up and down at all hours of the night.
- **Noise!!:** The Location of the Garbage Room is also at the point where the building is closest to our properties. Garbage pickup is not quiet.
- **Traffic:** Pine Valley and Hwy 7 is already an extremely congested traffic zone. This new proposal would make this area that much more dangerous to live in. We are also concerned with overflow parking from the subject lands to the adjacent residential streets.
- **Green Space:** How many tall, long standing trees will have to be cut down due to this development? These trees have helped stem the pollution from Hwy 7. There are no new tall trees being proposed on the Eastern property line (on the East side of the proposed driveway).

Our Vision

Modify the request to amend zoning by-law 1-88 such that any land south of the existing commercial plaza (which abuts the east side of the proposed land) remains zoned as R1.

The land next to the plaza could be rezoned to RA3 which when coupled with site specific exceptions and OPA #661 amendments would allow Forest Green Homes the opportunity to create a high rise development (condominiums and/or seniors residences) fronting Hwy 7.

Instead of a 7-Storey retirement residence, finish Sydel Cres. as a court with like single dwelling 2-storey homes as was always planned. At least the people buying these homes can buy them knowing up front that they are adjacent to a proposed high rise development on Hwy 7. Alternatively, leave this land as green space to offset the pollution and other impacts of the high rise development.

Our Vision – Continued

Prior to any development on the subject lands, require all landowners to repair and maintain the fences abutting the subject lands as a means of preventing trespassing.

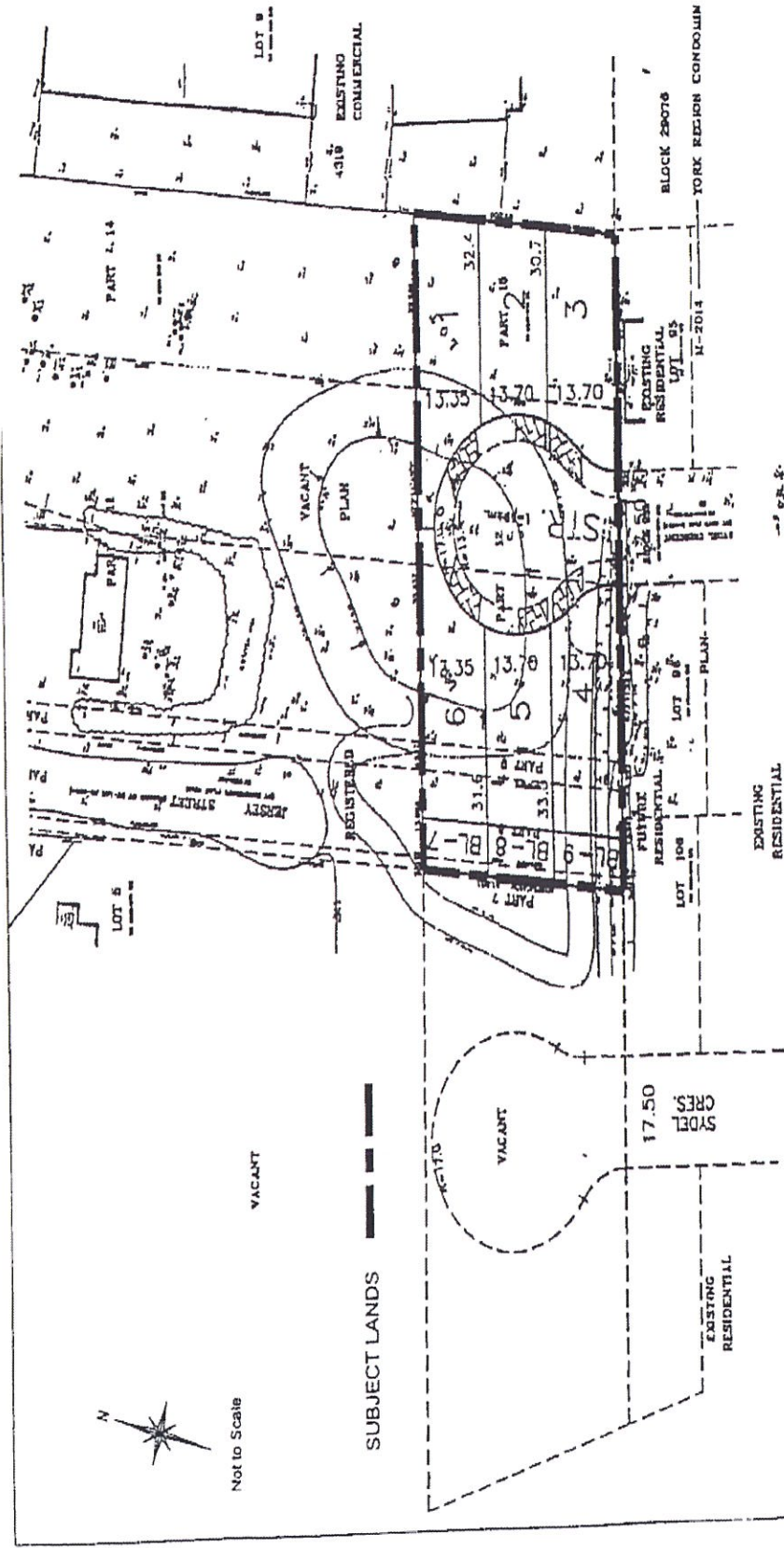
Request that the City investigate means of improving security (i.e. lighting) and limiting access (i.e. fencing) to the City owned easement (which is within the subject lands) as well as Lot 106 Sydel Crescent (which abuts the subject lands).

Afford all residents affected by the changes proposed to these subject lands the opportunity to meet regularly with the developer, local councilor, and any other appropriate city staff (such as planning) to be appraised of and to discuss any future changes to the existing application as well as any new applications pertaining to the subject lands.

Questions

1. This application will orphan the block 8 lands, rendering them without any frontage forever. Block 8 was imposed by the City to allow for the future completion of Sydel Cres. as a court mirroring Anacapri Crt. How does the city plan on addressing this?
2. The homeowners on Anacapri Crt. visited the Planning Department at City Hall prior to purchasing their homes. We were specifically told by the Planning Department as well as shown plans indicating that Sydel Cres. would be completed as court mirroring Anacapri Crt. How can the City now consider this application?
3. Have the following studies been completed and will the residents be informed of the results?
 - Wind Study
 - Sun/Shadow
 - Traffic
 - Noise

Appendix A – Existing City Plans to Complete Sydel Crescent as a Court Mirroring Anacapi Court



Draft Plan of Subdivision

Part of Lot 5,
Concession 7
APPLICANT:
PIAZZA CAPITAL

City of
Vaughan

Community Planning Department

Attachm

FILE NO.:
19T-04V11
RELATED FILE:
Z.04.047
September 3, 2004

Appendix A – Continued



—101.42.7

TESTER

DRAFT PLAN T-

KEY PLAN

1330

NOTE —

PROJECT No. P-513

(1954-1955)

KLM PLANNING PARTNERS

1 JUNE 1964
- DALLAS, TEXAS 641040

1000

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JUN-17-03 4:07 PM

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Sent By: HP LaserJet 3100;

Okell & Weisman
Barristers & Solicitors

c 18	
COMMUNICATION	
CW (PH) -	NOV 27 / 12
ITEM -	1

Suite 218
1600 Steeles Ave. W.
Concord, Ontario
L4K 4M2

Telephone: (905) 761-8711
Facsimile: (905) 761-8633

David A. Weisman, B.A., LL.B.

Noah K. Okell, B.A., LL.B.

July 2, 2012

MAIL & FAX: 905-832-6080

4 pages

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

RECEIVED
NOV 27 2012
CLERK'S DEPT.



JUL 6 2012

Attention: Erika Ivanic

RECEIVED BY
DEVELOPMENT PLANNING

Dear Ms. Ivanic:

Re: 4603 & 4611 Highway 7 (South of Highway 7, West of Pine Valley Drive)
Notice of Complete Application
File Name: 2058258 Ontario Limited
File Numbers: OP.12.004 & Z.12.010

Please be advised that I am the lawyer for Piazza Capri Inc. who owns the property at 4585 Highway 7 in the City of Vaughan.

My Client received a Notice to the Public of Complete Application to which he wishes to respond as follows:

1. My client owns the property immediately to the East of the lands subject to the application;
2. The proposed plans show that the proposed access road off of Highway 7 goes over a portion of my client's lands as outlined in yellow in the enclosed plan designated as Schedule "A";
3. My client has never consented or agreed to the use of its lands despite discussions with the adjoining land owner;
4. My client has never granted any easement rights or rights over its lands;
5. On the North side of Highway 7, West of Pine Valley, there are three (3) separate driveway

entrances/exits already;

6. Cars travelling Eastbound on Highway 7 from Wigwoss travel at excessive speeds without any traffic lights until Pine Valley;
7. A large number of pedestrians, including student from the local high school, walk along the sidewalk during the day and because of their close proximity to the road way and the speed of the cars, a dangerous situation has developed;
8. The volume of traffic between my client's lands and Pine Valley is causing a dangerous situation for both right and left hand turns in and out of the plaza;
9. The line-up of Eastbound traffic at the Pine Valley and Highway 7 intersection extends far beyond the West part of my client's property, also resulting in dangerous left and right turns exiting from the property;
10. The addition of a fourth driveway to the immediate West of my client's property will result in further congestion in the area;
11. The proposed development results in hundreds of new vehicles being introduced into this already high traffic area;
12. It is my understanding that the city and/or region is building a bus way along Highway 7, but this will do little to resolve the turn issues from four (4) closely located driveways, nor address the excessive speed at which drivers travel along the Highway 7 corridor;
13. The excessive drivers that exist today at the intersection of Pine Valley and Highway 7, asking all drivers to make a right turn onto the Highway 7 and to later turn around at Pine Valley will lead to a dangerous situation.

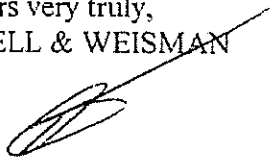
If, the development were to proceed, subject to dealing with the use of my client's land, my client would suggest the following:

- a) A new signal light should be installed on Highway 7 where the two properties come together to accommodate the hundreds of new vehicles going in and out of the new project and to serve to slow down the traffic from the Wigwoss intersection;
- b) That the entrance/exit to my client's plaza be relocated to the West part of the property where it would share access with the proposed development and therefore remove plaza traffic from the congested Highway 7 and Pine Valley intersection;
- c) If possible, to connect the access to the two developments located in the immediate North side of Highway 7 with the access to my client's property and the proposed development on the South side of Highway 7.

Please keep me advised as to all future steps in the proposed development application.

If you have any questions please do not hesitate to contact me.

Yours very truly,
OKELL & WEISMAN

A handwritten signature in black ink, appearing to be 'DAW', with a long, thin horizontal line extending from the end of the signature towards the right.

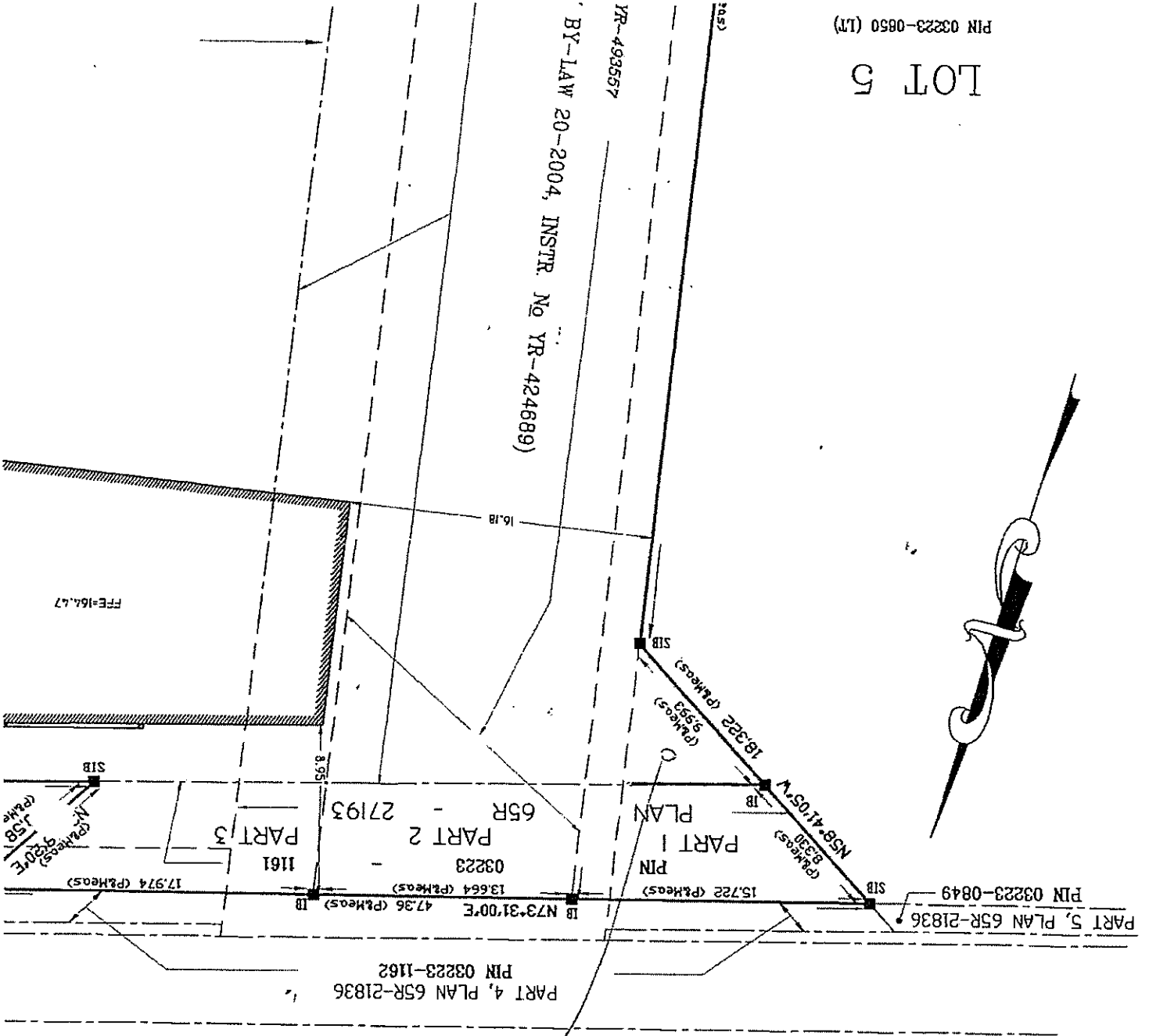
David A. Weisman
DAW:aa

Encl.

LOT 5

YR-493567

BY-LAW 20-2004, INSTR. No. YR-424689



SCHEDULE "A"

Britto, John

From: Woolfson, Daniel
Sent: Tuesday, November 27, 2012 4:05 PM
To: Britto, John
Subject: OP.12.004 & Z.12.010 - Letters of Objection
Attachments: OP.12.004 & Z.10.010 - Piazza Capri Inc..pdf; OP.12.004 & Z.10.010 - Owners of Block 8.pdf

John,

Please include the attached documents for tonight's Public Hearing.

Thank you very much.

Sincerely,

Daniel Woolfson

Planner I, Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive, L6A 1T1
Tel: 905-832-8585 ext. 8213
Fax: 905-832-6080
daniel.woolfson@vaughan.ca

Okell & Weisman
Barristers & Solicitors

C 19	
COMMUNICATION	
CW (PH) -	Nov 27/12
ITEM -	1

Suite 218
1000 Steeles Ave. W.
Concord, Ontario
L4K 4M2

Telephone: (905) 761-8711
Facsimile: (905) 761-8633

David A. Weisman, B.A., LL.B.

Noah K. Okell, B.A., LL.B.

July 2, 2012

MAIL & FAX: 905-832-6080

2 pages

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

RECEIVED

NOV 27 2012

CLERK'S DEPT.



JUL 6 2012

RECEIVED BY
DEVELOPMENT PLANNING

Attention: Erika Ivanic

Dear Ms. Ivanic:

Re: Block 8, part of Lot 7, Concession 7, City of Vaughan
File Name: 19T-04V11 Ontario Limited

Please be advised that I am the lawyer for 1326718 Ontario Limited which owns Block 8.

The aforesaid property was originally approved to be used as of cul de sac and the Plan Subdivision Application provided that Block 8 have no lot frontage and that it was to be developed with the lands to the West.

Currently Block 8 sits as a vacant piece of land with no frontage.

My client has now learned that there is an application by Forest Green to develop the lands to the West and therefore Block 8 must be included in these new development plans.

It has also come to my client's attention that in calculating their set back distances, Forest Green Homes included Block 8 as part of their calculations without my client's knowledge or consent.

If the new development is approved as is, Block 8 will be unusable.

The only way to rectify this matter is for the city to require the creation of the cul de sac as originally imposed by the city or the new development as proposed must be stopped.

Please keep us posted as the matter progresses.

If you have any questions please do not hesitate to contact me.

Yours very truly,
OKELL & WEISMAN

A handwritten signature in black ink, appearing to read 'David A. Weisman', with a long, sweeping horizontal stroke extending to the right.

David A. Weisman
DAW:aa

Britto, John

From: Woolfson, Daniel
Sent: Tuesday, November 27, 2012 4:05 PM
To: Britto, John
Subject: OP.12.004 & Z.12.010 - Letters of Objection
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Sincerely,

Daniel Woolfson

Planner I, Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive, L6A 1T1
Tel: 905-832-8585 ext. 8213
Fax: 905-832-6080
daniel.woolfson@vaughan.ca

From: Abijit Ganguli [mailto:a1subway@yahoo.ca]
Sent: Thursday, November 15, 2012 8:56 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Public Meeting on Nov 27, 2012

c 20
COMMUNICATION
CW (PH) - Nov 27/12
ITEM - 1

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

I have received a notification from Piazza Capri Inc. (enclosed attachment), the owner of commercial plaza at 4585 Highway # 7, Vaughan, Ontario, L4L 9T8 about a Public Meeting to be held on November 27, 2012 at Vaughan City Hall regarding proposed development of adjacent property at 4603 & 4611 Highway 7.

I am the owner of Subway Restaurant in the plaza of 4585 Hwy # 7 and my business unit is the closest to the proposed development. I want to attend the above Public Meeting and I have the following opinion about the proposed development:

I have noticed that this undeveloped property is posing considerable safety issues to my business in several ways.

1. In the evening time, some people come in the parking lot of our plaza and park their car to the extreme south-west corner near to the dark area and stay there for long time without doing any business. This is very suspicious and my employees get scared to go to the garbage room (located at south-west corner) for disposing the garbage.
2. A few months back a robbery was happened in my restaurant in the evening time taking the advantage of darkness and loneliness of the adjacent property. I informed police about this incident and they started investigation but I did not hear anything yet. On that very day a car was standing for long time in the parking lot near the dark side and then went away right after the robbery.
3. I have heard from several person, that some people do something improper (like taking drug or similar kind of thing) in that undeveloped property filled with trees and bush in the darkness of evening time, which is not at all good for the surrounding locality and the society.

In view of the above, I believe that the proposed development will be beneficial to the adjacent neighbourhoods as well as to other businesses in the area.

I also agree with the proposal of Okell & Weisman LLP regarding the installation of a traffic signal light at the intersection of Highway 7 and the new proposed driveway.

Please let me know if there is any prerequisite to attend the meeting on November 27, 2012 and please keep me advised about the status of the proposed development application.

Should you have any question, please do not hesitate to contact me.

Yours truly,

Abijit Ganguli
Owner
Subway Restaurant
3B, 4585 Hwy #7
Vaughan, ON, L4L 9T8

1. **OFFICIAL PLAN AMENDMENT FILE OP.12.004
ZONING BY-LAW AMENDMENT FILE Z.12.010
2058258 ONTARIO LIMITED
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

P.2012.39

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.004 and Z.12.010 (2058258 Ontario Limited) 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: November 2, 2012
- b) Circulation Area: 150 m and to the Vaughanwood Ratepayers' Association
- c) Comments Received as of November 13, 2012:
 - 1. Email correspondence was received from Rick Dizazzo, area resident, identifying health, noise and safety concerns regarding the proximity of development to Anacapri Court.
 - 2. Letter dated July 2, 2012 from Okell & Weisman, Barristers & Solicitors, representing 1326718 Ontario Limited, owners of Block 8 on Registered Plan 65M-3956 (shown on Attachment #2), adjacent parcel to the east (southern portion) of the subject lands, identifying the following:
 - i) Block 8 must be included in development plans of adjacent lands to the west (4603 and 4611 Regional Road 7) in accordance with Exception 9(1213) to Zoning By-law 1-88;
 - ii) Block 8 has been included as part of the setback calculations without consent from their Client (1326718 Ontario Limited); and,
 - iii) Block 8 will be unusable if the development is approved as proposed.
 - 3. Letter dated July 2, 2012 from Okell & Weisman, Barristers & Solicitors, representing Piazza Capri Inc., owners of 4585 Regional Road 7 (shown on Attachment #2), adjacent parcel to the east (northern portion) of the subject lands, identifying the following:
 - i) the plans show a proposed access road from Regional Road 7 that encroaches over the northwest portion of lands owned by Piazza Capri Inc.;
 - ii) Piazza Capri Inc. has never consented or agreed to the use of its lands despite discussions with the adjacent land owner;

- iii) Piazza Capri Inc. has never granted any easement rights or rights over its lands;
- iv) an excessive number of driveway entrances exist on the north side of Regional Road 7, west of Pine Valley Drive;
- v) cars travelling eastbound on Regional Road 7 from Wigwoss Drive travel at excessive speeds without any traffic lights until Pine Valley Drive;
- vi) safety for pedestrians regarding the speed of traffic;
- vii) unsafe driving conditions for drivers due to the existing volume of traffic; and,
- viii) new access point on the subject lands and the number of units proposed will result in further traffic congestion to the area.

The above-noted comments together with any additional comments received will be reviewed and addressed by staff in a future technical report to the Committee of the Whole.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate development of a 14-storey apartment building (residential condominium) containing 126 units, and a 7-storey rental apartment building marketed to seniors and retirees containing 132 units, and with a common kitchen and dining area, connected by a 1-storey pavilion, for a total of 258 units with 227 parking spaces, and a Floor Space Index (FSI) of 2.41, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.12.004 to amend OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study) as follows:

	Policies of OPA #240, as amended by OPA #661	Proposed Amendment to Policies of OPA #240, as amended by OPA #661
a.	The maximum height of any building shall be 10-storeys or 32 metres, whichever is less.	Permit a maximum building height of 14-storeys and 42 metres.
b.	The maximum height of development within 30 metres of a "Low Density Residential" designation shall be 4-storeys or 12.8m, whichever is less.	Permit a maximum building height of 4-storeys and 13.5 metres within 30 metres of a "Low Density Residential" designation.
c.	The minimum distance for a 4-storey building abutting a "Low Density Residential" designation shall be 30 metres.	Permit a minimum distance of 28 metres for a 4-storey building abutting a "Low Density Residential" designation (south property limit only).

2. Zoning By-law Amendment File Z.12.010 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88 Requirements of RA3 Apartment Residential Zone	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Lot Area	67 m ² /unit	35.85 m ² /unit
b.	Minimum Parking Requirements	Residential - 1.5 spaces per unit @ 258 units = 387 spaces Visitors - 0.25 spaces per unit @ 258 units = 65 visitor spaces Total Parking Spaces Required = 452	Residential - 0.67 spaces per unit @ 258 units = 174 spaces Visitors - 0.21 spaces per unit @ 258 units = 53 spaces Total Parking Spaces Proposed = 227 (All below grade)
c.	Use of Residential Lots	No person shall erect more than one single family detached dwelling on any lot as shown on Registered Plan 4319	The provisions of Section 3.20 "Use of Residential Lots" shall not apply to the subject lands
d.	Minimum Amenity Area	Bachelor Unit - 15 m ² One Bedroom Unit - 20 m ² Two Bedroom Unit - 55 m ² Three Bedroom Unit - 90 m ² Four Bedroom Unit or larger - 110 m ²	Building "A" (14-storey residential condominium): 11.04 m ² /unit Building "B" (7-storey seniors residential building): 13.82 m ² /unit
e.	Minimum Rear Yard	7.5 m	0m to Proposed Line of Condominium Corporation (shown on Attachment #3)
f.	Minimum Front Yard	7.5 m	Building "A": 3.0 m to Regional Road 7 Building "B": 0 m to Proposed Line of Condominium Corporation (shown on Attachment #3)
g.	Minimum Interior Side Yard	4.5 m	Building "A": 12.5 m Building "B": 0 m to Proposed Line of Condominium Corporation (shown on Attachment #3)

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ On the south side of Regional Road 7 and west of Pine Valley Drive, municipally known as 4603 and 4611 Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2.▪ The 1.64 ha property is rectangular in shape with approximately 47.84 m frontage on Regional Road 7 and a lot depth of 132.46 m. The property is currently vacant.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated "Prestige Area – Centres and Avenue Seven Corridor" – "Transit Stop Centres" by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study), which permits a mix of land uses on the subject lands at a maximum building height of 10-storeys or 32 m (whichever is less) and a maximum Floor Space Index (FSI) of 3.0.▪ OPA 661 also restricts the maximum building height to 4-storeys or 12.8m within 30m of a "Low Density Residential" designation.▪ The proposed development for a 14-storey residential condominium building and a 7-storey seniors' residential building which steps down to 4-storeys and 13.5m in height at a distance of 28m from the "Low Density Residential" designation, does not conform to the Official Plan.▪ The subject lands are designated "Mid-Rise Mixed-Use" 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), and is pending approval from the Ontario Municipal Board.▪ The "Mid-Rise Mixed-Use" designation provides for a mix of residential, retail, community and institutional uses that are to be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas. The subject lands are permitted a maximum building height of 8-storeys and a maximum FSI of 2.5. The "Mid-Rise Mixed-Use" designation also requires that the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.▪ The proposed development does not conform to VOP 2010 as it exceeds the maximum 8-storey building height and does not provide retail or other active uses along the ground floor frontage facing Regional Road 7.

Zoning	<ul style="list-style-type: none"> The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleylands), and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the proposal.
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.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the requirements of Zoning By-law 1-88 and the surrounding existing and planned land uses. Zoning By-law 1-88 does not contain a definition for a seniors' rental apartment building with a common kitchen and dining area. In addition, the Owner has advised that a nurse will attend the property on a weekly basis. A site-specific definition to facilitate the proposed seniors' facility is required, if the applications are approved. The appropriateness of the proposed severance of the property, as shown on Attachment #3, through the establishment of condominium tenure in Building 'A', which results in both Buildings 'A' and 'B' requiring 0 m setbacks to the proposed line of the future Condominium Corporation will be reviewed.
c.	Urban Design and York Region Transit-Oriented Development (TOD) Guidelines	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of the applicable Urban Design Policies and the overall design vision identified in the Avenue Seven Land Use Futures Study (OPA #661) and the design policies outlined in the York Region Transit-Oriented Development (TOD) Guidelines.

d.	Future Site Development Application	<ul style="list-style-type: none"> ▪ A future Site Development Application is required, should the applications be approved, and which would be reviewed to ensure, but not limited to, appropriate building and site design, pedestrian connectivity, sun, shadow and wind impacts, access, internal traffic circulation, barrier free accessibility, landscaping, servicing and grading. ▪ 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.
e.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium Application will be required to establish tenure in Building 'A' if the subject applications are approved. The Owner is proposing that Building "B" (seniors' residence) remain as a rental apartment building under private ownership.
f.	Traffic and Parking	<ul style="list-style-type: none"> ▪ A Traffic Impact study has been submitted in support of the applications and must be reviewed and approved by the Region of York and the Vaughan Development/Transportation Engineering Department. ▪ A Parking Study is required in support of the applications and must be reviewed and approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ The location, design and configuration of the proposed driveway access to Regional Road 7, and confirmation of any required road widening(s) must be approved by the Region of York. ▪ The location of the proposed driveway access on Regional Road 7 encroaches over the property of the adjacent landowner to the east. In order for the driveway to remain at this location, the Owner of the adjacent property (4585 Highway 7) must grant an easement in favour of the subject lands, which must be created and registered on title, or alternatively, transfer ownership of the affected land area.
g.	Additional Studies	<ul style="list-style-type: none"> ▪ The Phase 1 Environment Site Assessment (ESA) submitted in support of the applications must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

		<ul style="list-style-type: none"> ▪ A Phase 2 ESA has been recommended for the subject lands, which was corroborated by a Peer Review of the Phase 1 ESA. The Phase 2 ESA must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. ▪ A Sun/Shadow Study and a Wind Study have been submitted in support of the applications, which must be approved to the satisfaction of the Development Planning Department. ▪ The Arborist's Report, including a Tree Preservation Plan, submitted in support of the applications must be reviewed and approved to the satisfaction of the Development Planning Department and the Toronto and Region Conservation Authority. ▪ Review will be given to determine if any additional studies are required.
h.	Water & Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the proposed development is approved. Should servicing capacity not be available, the use of a Holding Symbol "(H)" will be considered for the subject lands.
i.	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 June 28, 2012.
j.	Adjacent Properties and Development Blocks	<ul style="list-style-type: none"> ▪ The partial use of the access on the adjacent easterly property at 4585 Regional Road 7 as shown on Attachment #2 will need to be addressed by the applicant with the adjacent owner together with review and consideration by the City and Region of the appropriateness of the driveway access at this location and in close proximity to the adjacent easterly driveway access. ▪ Site-specific Exception 9(1213) to Zoning By-law 1-88 specifies that Block 8 (southerly sliver of land to the southeast), as shown on Attachment #2, shall be developed only with the adjacent lands to the west (the subject lands). The applicant will need to work with the adjacent neighbour about acquiring Block 8 for incorporation into the subject development.
k.	Recreational Trail	<ul style="list-style-type: none"> ▪ A feasibility study for siting a recreational trail within the open space/valley lands was prepared by Stantec Consulting Ltd. on behalf of the Owner and concluded that a recreational trail is feasible and is recommended to run from Regional Road 7 south to a public easement located on Tall Grass Trail, a distance of approximately 300m. The potential for a recreational trail will be reviewed by the Development Planning Department, the Parks Development Department, and the Toronto and Region Conservation Authority.

I.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The subject lands abut open space/valley lands, and therefore, the following, but not limited to, must be reviewed to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City: the proposed development limits, building setbacks, and buffer areas; tree preservation areas; geotechnical report; and, servicing. The Owner is also proposing to dedicate the open space/valley lands, as shown on Attachment #3, to the TRCA.
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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. Official Plan Amendment File OP.12.004 is subject to review and approval from the Region of York. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption from Regional Approval. Any issues will be addressed when the technical report is considered. The Owner will be required to satisfy all requirements of the Region of York, should the application be approved.

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 application, 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. Site Plan and Proposed Zoning
4. Landscape Plan
5. Elevation Plan
6. Rendering – View Looking Southwest

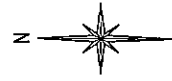
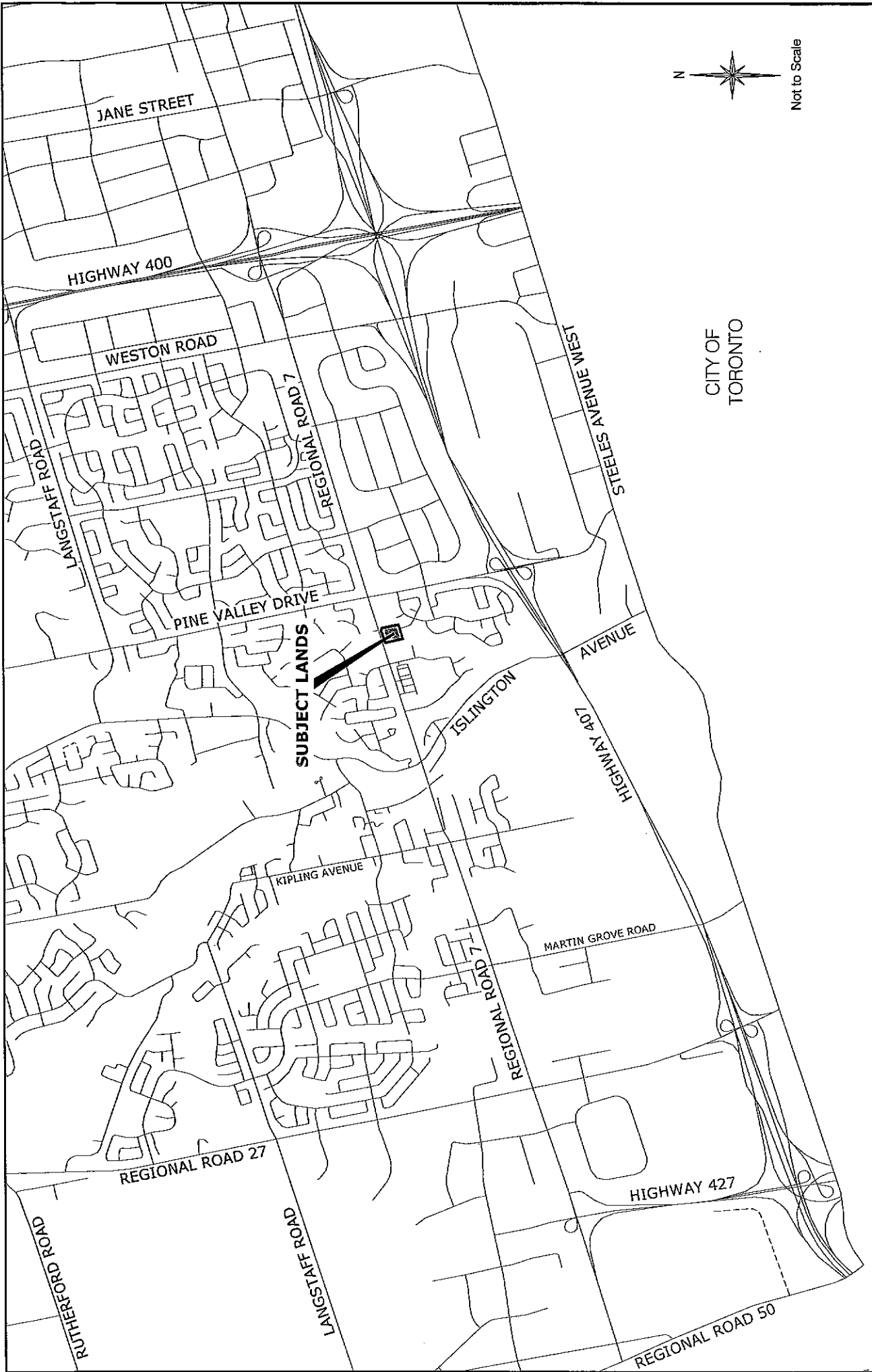
Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning
/CM

GRANT UYEVAMA
Director of Development Planning



Not to Scale

Context Location Map

Location: Part of Lot 5,
Concession 7

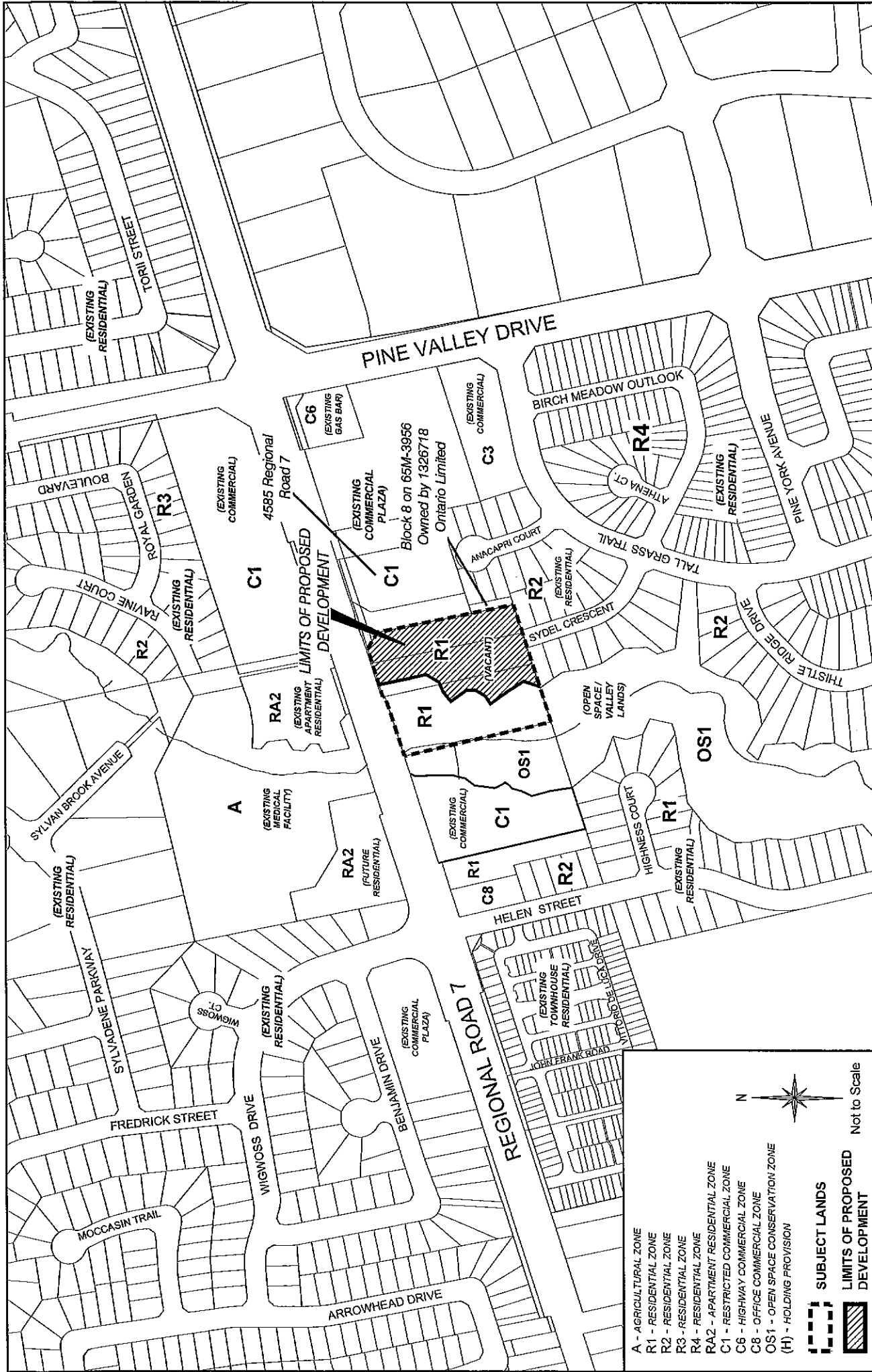
Applicant:
2058258 Ontario Limited

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Attachment

Files: OP.12.004 &
Z.12.010
Date: October 29, 2012



- SUBJECT LANDS**
- A - AGRICULTURAL ZONE
 - R1 - RESIDENTIAL ZONE
 - R2 - RESIDENTIAL ZONE
 - R3 - RESIDENTIAL ZONE
 - R4 - RESIDENTIAL ZONE
 - RA2 - APARTMENT RESIDENTIAL ZONE
 - C1 - RESTRICTED COMMERCIAL ZONE
 - C6 - HIGHWAY COMMERCIAL ZONE
 - C8 - OFFICE COMMERCIAL ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - (H) - HOLDING PROVISION

LIMITS OF PROPOSED DEVELOPMENT

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Location Map

Location: Part of Lot 5,
Concession 7

Applicant:
2058258 Ontario Limited

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Attachment

Files: OP.12.004 &
Z.12.010

Date: October 29, 2012

2

VALLEYLANDS TO BE
REZONED OS1 OPEN SPACE
CONSERVATION ZONE -
FUTURE LAND TO BE
DEDICATED TO THE TRCA

LIMIT OF PROPOSED
DEVELOPMENT

OFFICIAL PLAN AMENDMENT

TO AMEND OPA #240, AS AMENDED BY
OPA #661 TO:

1. INCREASE THE MAXIMUM BUILDING
HEIGHT FROM 10 STOREYS (32m) TO
14 STOREYS (42m)
2. INCREASE THE MAXIMUM HEIGHT
FOR A 4-STOREY BUILDING WITHIN
30m OF LOW DENSITY RESIDENTIAL
FROM 12.8m TO 13.5m
3. REDUCE THE SETBACK FOR A
4-STOREY BUILDING ABUTTING LOW
DENSITY RESIDENTIAL FROM 30m TO
28m (SOUTH PROPERTY LINE ONLY)

ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88 TO:

1. REZONE THE SUBJECT LANDS FROM R1
RESIDENTIAL ZONE TO OS1 OPEN
SPACE CONSERVATION ZONE
(VALLEYLAND) AND RA3 APARTMENT
RESIDENTIAL ZONE (TABLELAND)
2. PERMIT SITE-SPECIFIC EXCEPTIONS
FOR THE RA3 ZONE IDENTIFIED IN
THIS REPORT.

SUBJECT LANDS

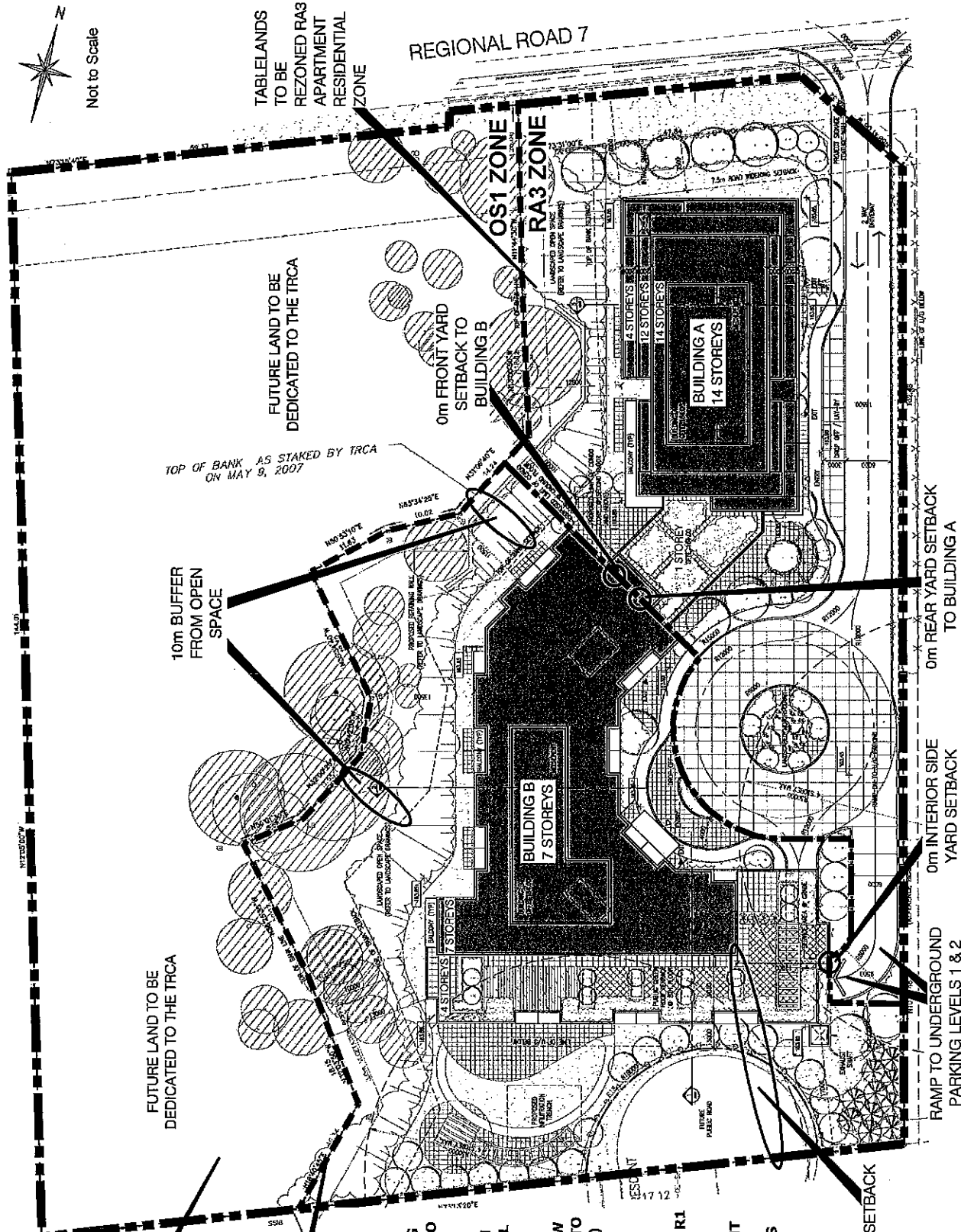
PROPOSED LIMIT OF
CONDOMINIUM COPORATION

Site Plan & Proposed Zoning

Location: Part of Lot 5,
Concession 7

Applicant:
2058258 Ontario Limited

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Attachment

Files: OP.12.004 &
Z.12.010
Date: October 29, 2012



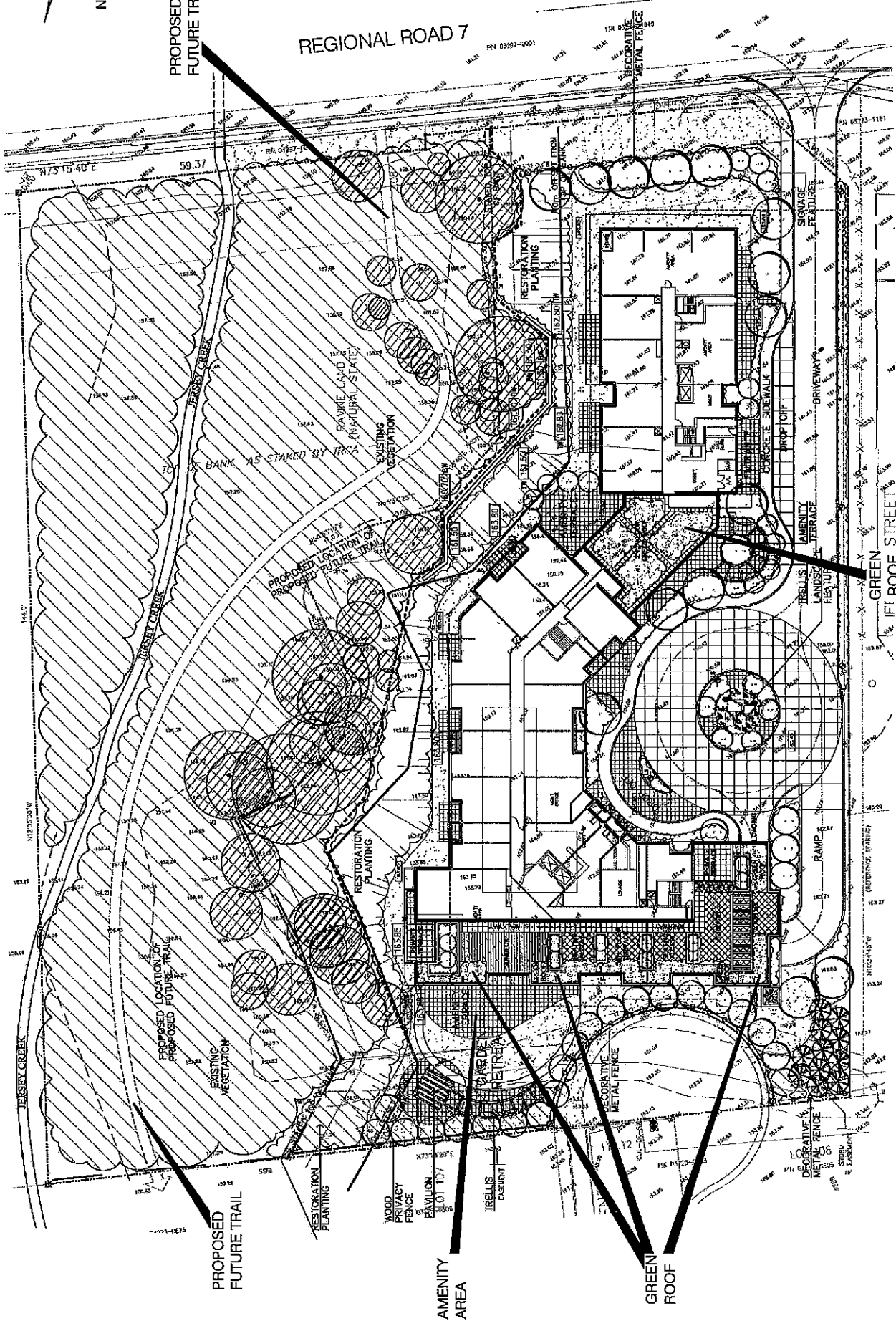
Development Planning Department



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PROPOSED
FUTURE TRAIL

REGIONAL ROAD 7



PROPOSED
FUTURE TRAIL

AMENITY
AREA

GREEN
ROOF

Landscape Plan

Location: Part of Lot 5,
Concession 7

Applicant:
2058258 Ontario Limited

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Attachment

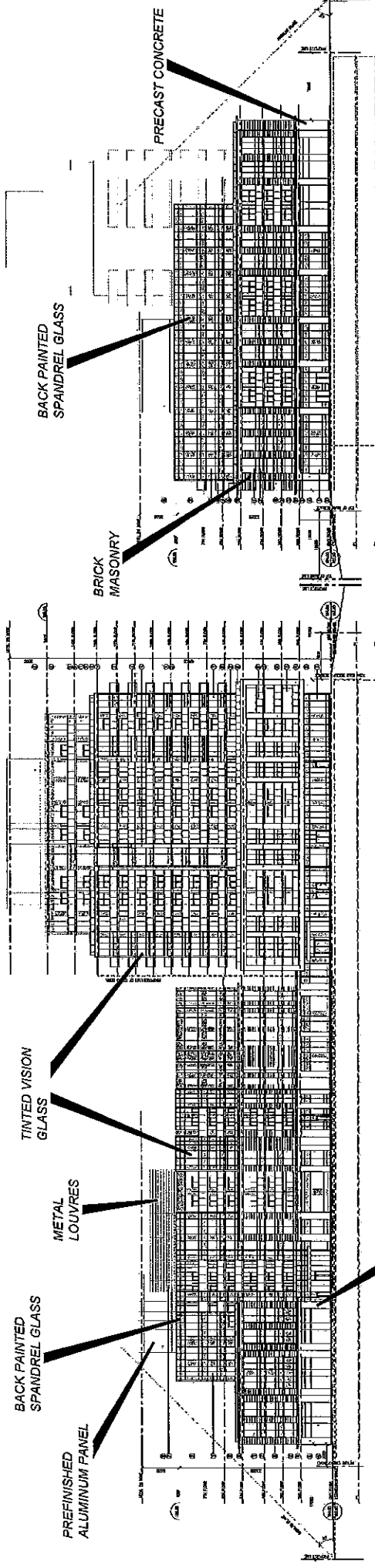
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Files: OP.12.004 &
Z.12.010

Date: October 29, 2012

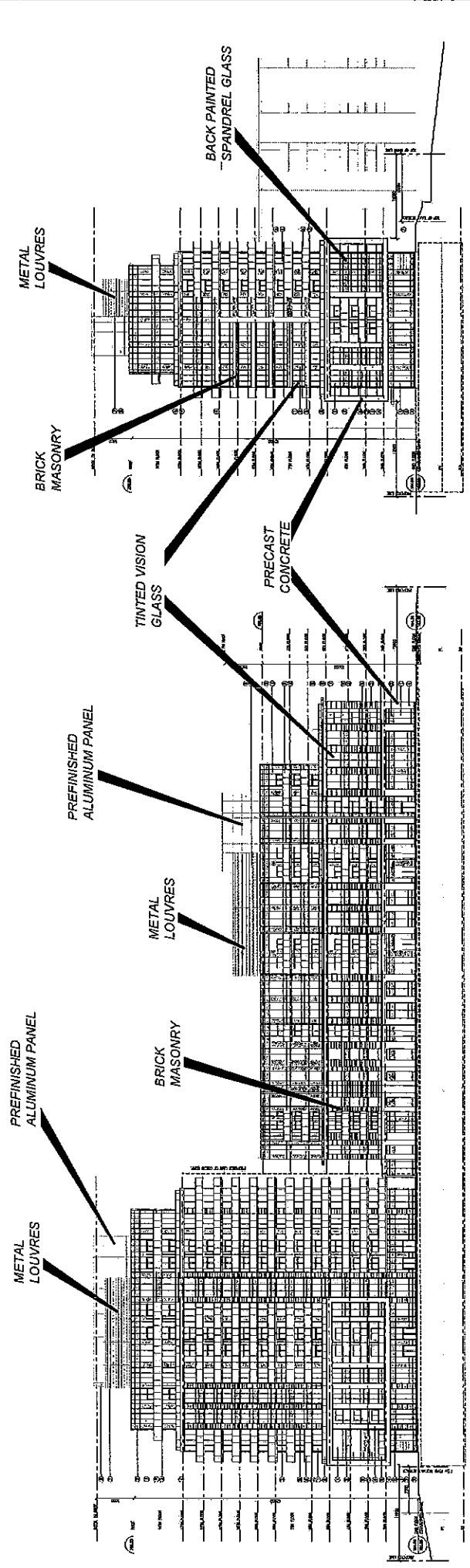


Development Planning Department



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

NORTH ELEVATION - FACING REGIONAL ROAD 7

Not to Scale

Elevation Plan

Location: Part of Lot 5,
Concession 7

Applicant:
2058258 Ontario Limited

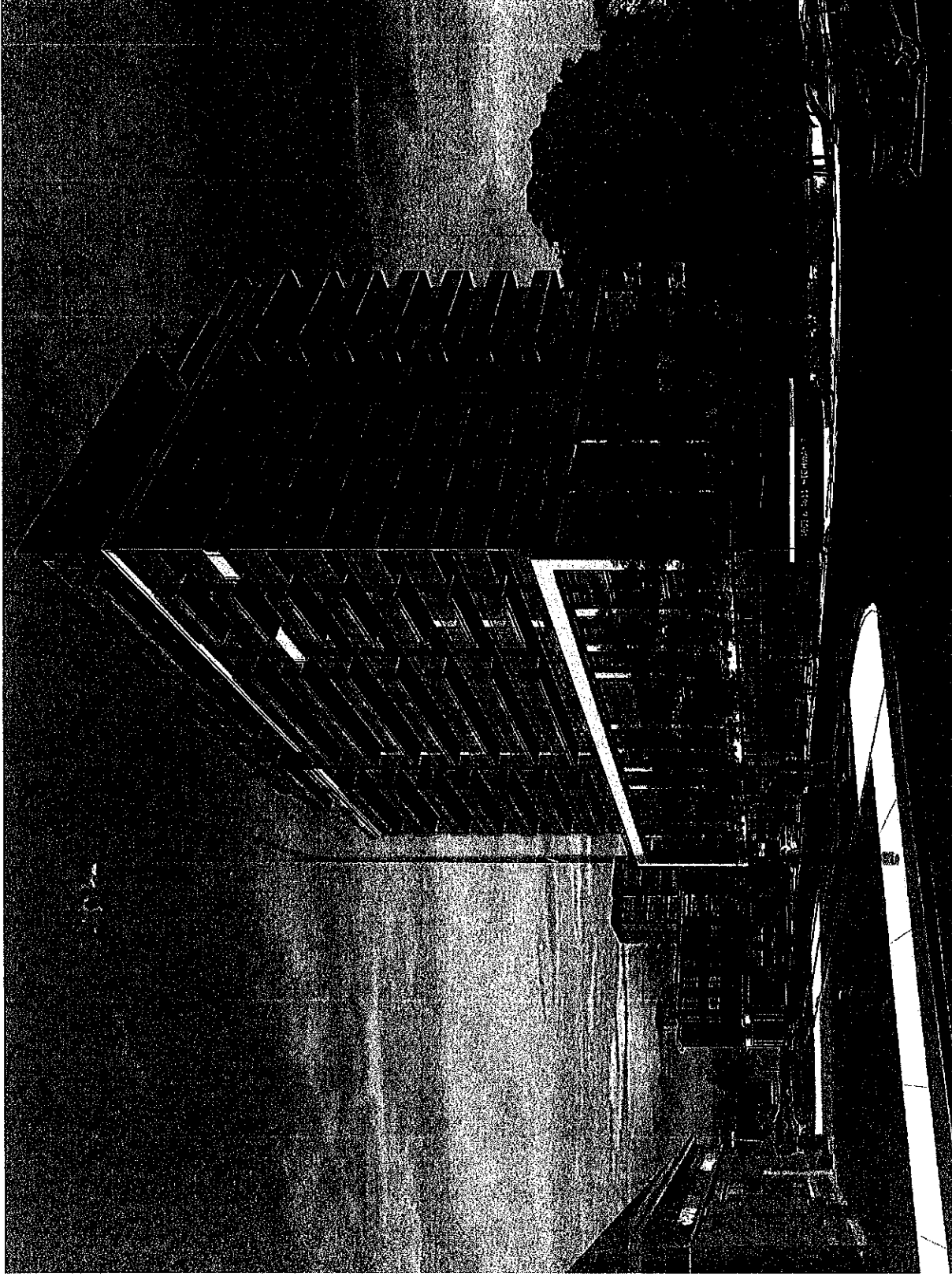
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Attachment

Files: OP.12.004 &
Z.12.010
Date: October 29, 2012

5



Not to Scale

Rendering - View Looking South-West

Applicant: 2058258 Ontario Limited
Location: Part of Lot 5,
Concession 7

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Attachment

Files: OP.12.004 &
Z.12.010
Date: October 29, 2012

6