



**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA**

Tuesday, January 22, 2019
7:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

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2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC HEARING ITEMS	
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4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Item: 1



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.021
ZONING BY-LAW AMENDMENT FILE Z.17.018
PORTSIDE DEVELOPMENTS (KLEINBURG) INC.
VICINITY OF ISLINGTON AVENUE AND NASHVILLE ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.021 and Z.17.018 for the Subject Lands shown on Attachments 1 and 2, to permit a three-storey mixed-use development comprised of seven ground floor commercial units and a total of 16 residential units on the upper two floors (8 units per floor), as shown on Attachments 3 to 6.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding a three-storey, mixed-use development comprised of seven ground floor commercial units and 16 residential units.
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.021 and Z.17.018 (Portside Developments (Kleinburg) 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.

Background

The Subject Lands (the 'Subject Lands') are located at 10568 Islington Avenue, on the west side of Islington Avenue, north of Nashville Road, shown as "Subject Lands" on Attachments 1 and 2. The surrounding land uses are shown on Attachment 2.

Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') to permit the proposed development (the 'Development'):

1. Official Plan Amendment File OP.18.021 to amend Vaughan Official Plan 2010 ("VOP 2010"), Volume 2, specifically Area Specific Exception 12.4 Kleinburg Core, respecting the policies of the "Mainstreet Commercial" designation as follows:
 - a) Permit a three-storey (12 m) mixed-use building consisting of seven at-grade commercial uses (563 m²) and a total of 16 residential units on the second and third floors (8 units per floor), whereas VOP 2010 permits a mixed-use building with a maximum building height of 2-storeys (9.5 m), with at-grade commercial uses and only one additional floor of residential.
 - b) Permit a Floor Space Index ('FSI') of 1.06 times the area of the lot, whereas VOP 2010 permits a maximum FSI of 1.
2. Zoning By-law Amendment File Z.17.018 to amend Zoning By-law 1-88, to rezone the Subject Lands from R1 Residential Zone, as shown on Attachment 2, to C11 Mainstreet Commercial Zone in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: December 14, 2018.
The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers' Association.

c) Comments received:

Written comments have been received by the Development Planning Department from the following individuals/organizations:

- the Kleinburg and Area Ratepayer's Association, dated August 27, 2017
- Alexandra Battiston, Nashville Road, Kleinburg, dated August 25, 2017
- Carol Gould, Islington Avenue, Kleinburg, dated August 26, 2017
- Peter Gould, Islington Avenue, Kleinburg, dated August 26, 2017
- Mark and Lorraine Inglis, Main Street, Kleinburg, dated August 27, 2017
- Maria Bertlik, Annsleywood Court, Kleinburg, dated August 27, 2017
- Heather Ireland, Lester B. Pearson Street, Kleinburg, dated August 28, 2017
- Valeria and Michael Mravyan, dated August 28, 2017

The following is a summary of the comments that were provided:

- i) Demolition of the existing buildings would be a lost opportunity to enhance their cultural contribution to the community.
- ii) The higher grade of the Subject Lands and the siting and mass of the proposed buildings in relation to the surrounding buildings does not reflect the scale and pattern of the village and surrounding properties at ten times the size, and will cause negative impacts such as shadowing, wind and other environmental factors.
- iii) The protection and integration of the significant tree inventory into the Development as stated in the Official Plan will be lost with the removal of the mature trees and canopy to accommodate the Development.
- iv) The Official Plan states that Islington Avenue is to be a pedestrian friendly mainstreet. This may not be achievable with additional traffic and noise generated by the proposal. In addition, there is no room on Islington Avenue for a left turning lane.
- v) The proposed building setbacks are not appropriate.
- vi) The privacy and enjoyment of the surrounding properties will be decreased due to car lights shining into the backyards and onto houses, the proximity of balconies, and noise from the residential, commercial and service vehicles.

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

Previous Reports/Authority

Not Applicable.

Analysis and Options

Amendments to the “Mainstreet Commercial” policies of VOP 2010 are required to permit the Development

The Subject Lands are designated “Mainstreet Commercial” by VOP 2010, specifically Volume 2, Section 12.4 Kleinburg Core. This designation permits small-scale mixed-use developments with at-grade commercial uses and one upper floor residential component with a maximum building height of 9.5 m and a FSI between 0.2 to 1 times the area of the lot. Development shall have consideration for the scale, massing and use of the existing development on abutting or adjacent properties.

The Subject Lands are also located within an “Intensification Area”, specifically a “Local Centre”, by VOP 2010 - Schedule 1, Urban Structure. Local Centres within Intensification Areas are intended to act as the focus for communities, are lower in scale and offer a more limited range of uses. In addition, Local Centres provide a mixed-use focus for their respective communities, in a manner that is compatible with the local context. They will be predominantly residential in character but will also include a mix of uses to allow residents of the Local Centre and of the surrounding community to meet daily needs in close proximity to where they live or work.

The Development exceeds the maximum permitted number of storeys (2-storeys), building height (9.5 m) and FSI (1.0) identified by VOP 2010, and accordingly an application to amend the Official Plan has been submitted.

The Subject Lands are located in the Kleinburg-Nashville Heritage Conservation District

The Subject Lands are designated under Part V of the *Ontario Heritage Act*, as part of the Kleinburg-Nashville Heritage Conservation District Study and Plan (“KNHCD Plan”).

The Development will be reviewed in consideration of the policies of the KNHCD Plan and by the Heritage Vaughan Committee.

The Low-Rise Guidelines do not apply to the Subject Lands

The City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ('Guidelines') for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ('Study'). Council on October 19, 2016, approved the Guidelines, which serve to help clarify and implement Policy 9.1.2.3 of VOP 2010 related to compatibility. The Subject Lands are designated “Mainstreet Commercial” by VOP 2010 and are located within a “Local Centre” by VOP 2010. The Guidelines do not apply to the Subject Lands as they are located within a “Local Centre” and not a “Low-Rise Residential Area”.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “R1 Residential Zone” by Zoning By-law 1-88, as shown on Attachment #2. The Development is not permitted in a “R1 Residential Zone” and therefore, an amendment to Zoning By-law 1-88 is required to rezone the property to “C11 Mainstreet Commercial Zone”, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
a.	Definition – “Mixed Use Development Mainstreet”	“Mixed Use Development Mainstreet” means a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in a storey above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.	Amend the definition of “Mixed Use Development Mainstreet” to mean a building or part of a building that contains permitted commercial uses and residential uses in combination, excluding a hotel, motel or tourist home, provided that all main residential uses are located in the <u>two storeys</u> above the first storey, except for entrances and lobbies which are located on the first floor and accessory uses, such as but not limited to storage, mechanical and laundry facilities, which may be permitted to be located in a basement or cellar.
b.	Minimum Parking Space Size	2.7 m x 6 m	2.7 m x 5.8 m
c.	Minimum Front Yard Setback (Islington Avenue)	2 m	0 m

	By-law Standard	C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
d.	Minimum Rear (West) Yard Setback	15 m	1.5 m (For a length of 15 m along the Main Building)
e.	Maximum Lot Coverage	30%	35.6%
f.	Minimum Lot Depth	45 m	40.87 m (Existing Lot Depth)
g.	Maximum Building Height	9.5 m	12 m
h.	Minimum Front Yard (Islington Avenue) Setback to an Underground Parking Structure	1.8 m	1 m
i.	Maximum Gross Floor Area	1,498.14 m ² (0.6 Times the Area of the Lot)	2,350 m ² (Main Building and Garbage Enclosure Building - 1.06 Times the Area of the Lot)
j.	Minimum Interior Side Yard Setback to a Residential Zone (North Lot Line)	2.40 m	2.03 m
k.	Minimum Rear Yard Setback to an Accessory Building (Garbage Enclosure)	15 m	3.2 m

	By-law Standard	C11 Mainstreet Commercial Zone Requirements	Proposed Exceptions to the C11 Mainstreet Commercial Zone Requirements
l.	Minimum Landscape Strip Width	i) Abutting Islington Avenue - 2 m ii) Abutting a Residential Zone – 2.4 m iii) Abutting a Commercial Zone – 1.8 m	i) 0 m ii) 1.5 m (North Lot Line) iii) 1.5 m (South and West Lot Lines)
m.	Maximum Retaining Wall Height	1 m	Up to 2.61 m (Islington Avenue, West and South property lines)
n.	Minimum Retaining Wall Setback	2.61 m	i) 0.94 m (North Lot Line) ii) 1.5 m (South Lot Line) iii) 0 m (East Lot Line) iv) 1 m (West Lot Line)

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

Analysis and Options

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, York Region and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement, 2014</i> (“PPS”) and the <i>Growth Plan for the Greater Golden Horseshoe (2017)</i> (the “Growth Plan”) and the policies of the York Region (“YROP”) and the City of Vaughan Official Plans.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> i) the scale and massing of the proposed building in relation to the surrounding lands; ii) the building height, lot coverage and setbacks, specifically reduced front yard setback to 0 m, and reduced landscape setbacks; iii) the proposed landscaping within the Heritage Conservation District and proposed retaining wall ranging up to a maximum height of 2.61 m along the Islington Avenue frontage; and, iv) the urban design policies for the Mainstreet Commercial designation.
c.	Kleinburg-Nashville Heritage Conservation District ("KNHCD") Plan	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the policies of the KNHCD Plan. ▪ The Applications must be considered by the Heritage Vaughan Committee. ▪ The Development Planning Department will review the findings of the Cultural Heritage Impact Assessment ('CHIA') respecting the heritage value for the existing main dwelling and the garage/drive shed to warrant retention.
d.	Cultural Heritage/Urban Design	<ul style="list-style-type: none"> ▪ The Owner has submitted an Arborist Report which recommends removal of trees currently on the property and all trees on adjacent properties within 5 metres of the Subject Lands. A total of 56 trees are proposed to be removed, including 10 located on City-owned lands abutting Islington Avenue and one (potentially 2) located on the adjacent residential lands to the south. The Owner cannot remove trees on City-owned or privately-owned lands without authorization and approvals.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ As per Section 9.5.2.1 of the KNHCD Plan, “existing mature trees should be preserved, and new tree planting should be designed to reflect the traditional village pattern”. Section 5.2.1 of the KNHCD Plan states that an objective of the Plan is to “encourage conservation or re-introduction of historic landscape treatments in both the public and private realms, including both hard and soft landscape treatments.” The proposed removal of all trees on the Subject Lands and the proposed landscaping treatment will be reviewed. ▪ The Development will be reviewed in consideration of the policies of VOP 2010 with respect to accessing opportunities to preserve and integrate significant trees into the Development. ▪ The proposed ground floor retail units along Islington Avenue should be setback and stepped with the existing grade to provide for an appropriate grade related pedestrianized environment in the Kleinburg Core ▪ On-street or lay-by parking should be considered along Islington Avenue to support the proposed retail and provide convenience parking in the Kleinburg Core. ▪ The surface parking area should be designed to maximize the preservation of the existing trees along the rear of the property.
e.	Approved Source Water Protection Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Wellhead Protection Area as identified in the approved Source Water Protection Plan, and as shown on Schedule 1 of VOP 2010, which provides policies for protecting drinking water sources/supply. The Owner shall satisfy all requirements of York Region.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are located within the WHPA-Q (Wellhead Protection Area - Recharge Management Area), Significant Groundwater Recharge Area and Highly Vulnerable Aquifer as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. The Owner is required to satisfy the requirements of the Toronto and Region Conservation Authority.
f.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.
g.	Transportation and Parking Study	<ul style="list-style-type: none"> ▪ The Transportation and Parking Study submitted in support of the Applications must be reviewed and approved by the Development Engineering (“DE”) Department, including trips generated due to the Development, existing and future traffic conditions, and the operational level of service at the Nashville Road and Islington Avenue intersection, and the proposed access driveway at Islington Avenue.
h.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> ▪ The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-Lieu of Parkland and Policy and the <i>Planning Act</i> is required, if the Applications are approved.
i.	Encroachment Agreement	<ul style="list-style-type: none"> ▪ An encroachment agreement will be required between the Owner and the City should it be determined that any stairs and/or retaining wall crosses City land, should the Development be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Planning Analysis Brief • Transportation and Parking Study • Cultural Heritage Impact Assessment • Archaeological Assessment Report • Urban Design Brief • Arborist Report • Functional Servicing and Stormwater Management Report • Noise Impact Study ▪ The requirement for additional studies/information may be identified through the development application review process.
k.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The related Site Development File DA.17.042 will be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, the location and size of amenity space, vehicular access, internal traffic circulation, parking, landscaping (hard and soft), the location of permeable pavers, landscape buffers, fencing/retaining walls, environmental sustainability, waste management including the proposed exterior garbage enclosures, outdoor lighting designed to eliminate light spillage to neighbouring properties, stormwater management, and servicing and grading, if the Applications are approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Applications are approved. ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.
m.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ Should the Applications be approved, a Draft Plan of Condominium (Standard) Application will be required to establish the condominium tenure for the Development.
n.	Section 37	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the bonusing provisions of Section 37 of the <i>Planning Act</i>, VOP 2010 and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>. Section 37 of the <i>Planning Act</i> allows municipalities to authorize an increase in the height and density of a development in return for community benefits, should the Applications be approved.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Region advised that the Official Plan Amendment Application can be considered for exemption from York Region approval and are reviewing the Owner's exemption request. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Elevation Plan (East and North)
6. Elevation Plan (South and West)

Prepared by

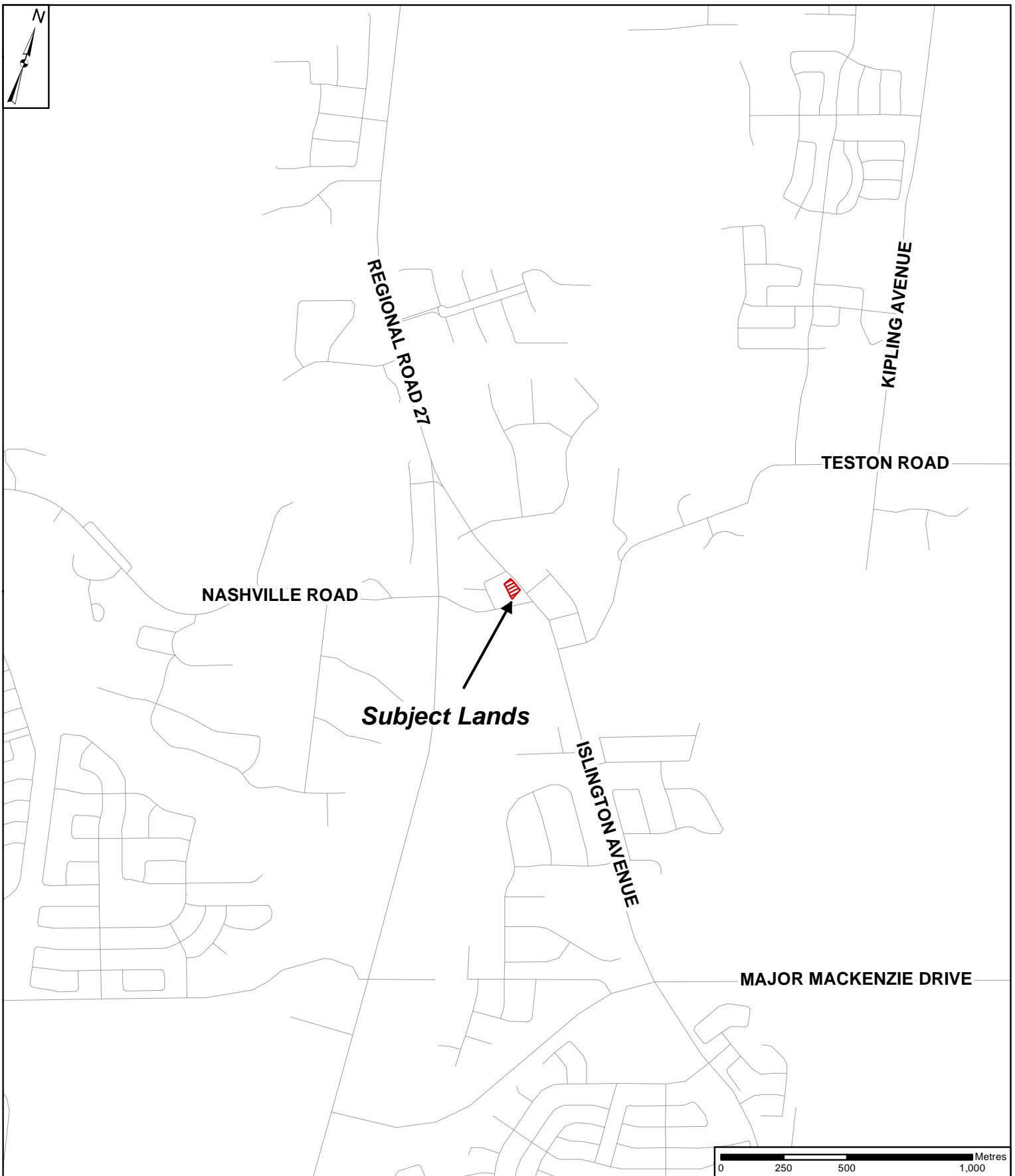
Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:
Part Lot 24, Concession 8

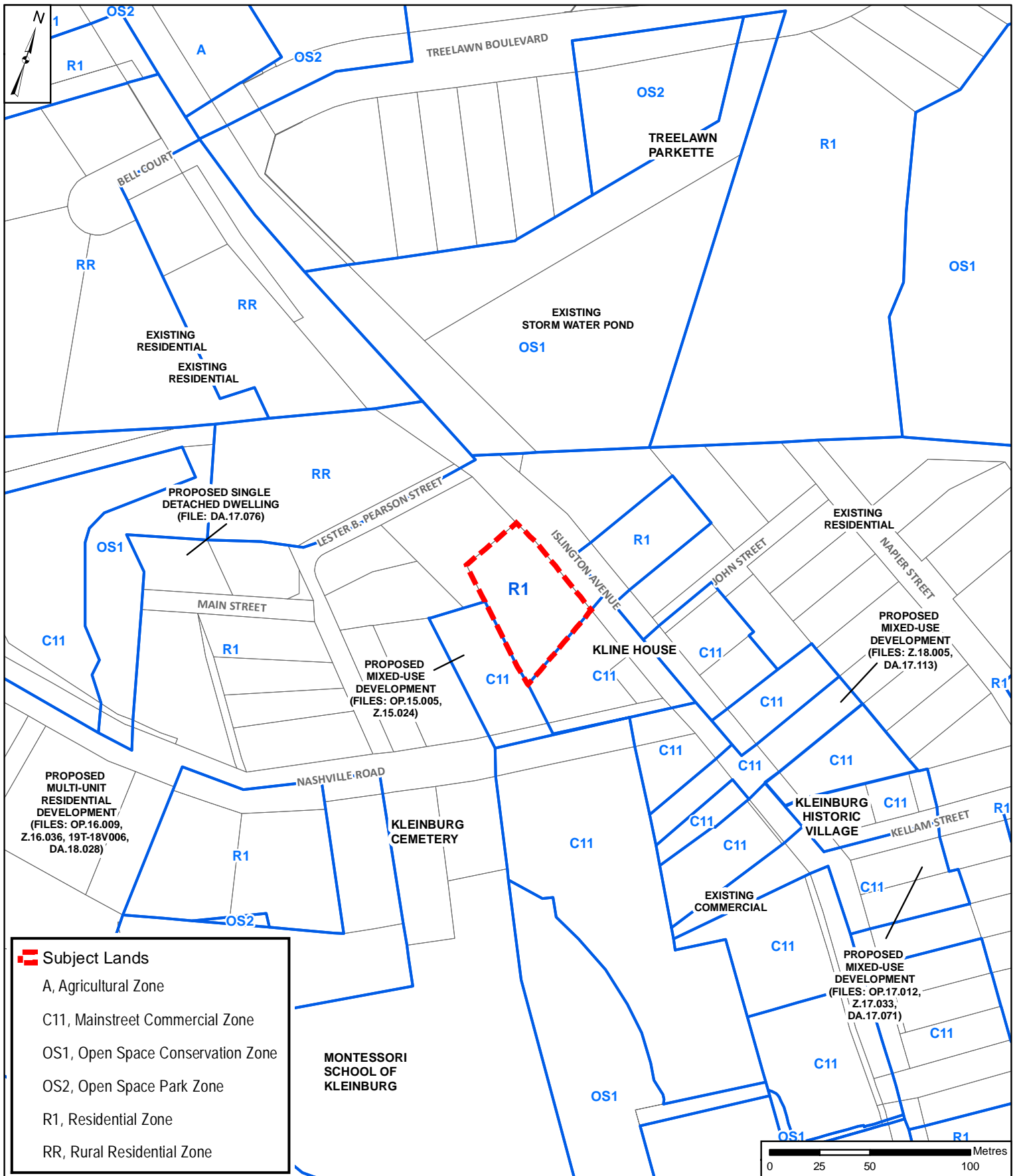
APPLICANT:
Portside Developments (Kleinburg) Inc.



Attachment

FILES:
OP.18.021, Z.17.018
RELATED FILE:
DA.17.042
DATE:
January 22, 2019

1



Location Map

LOCATION:
Part Lot 24, Concession 8

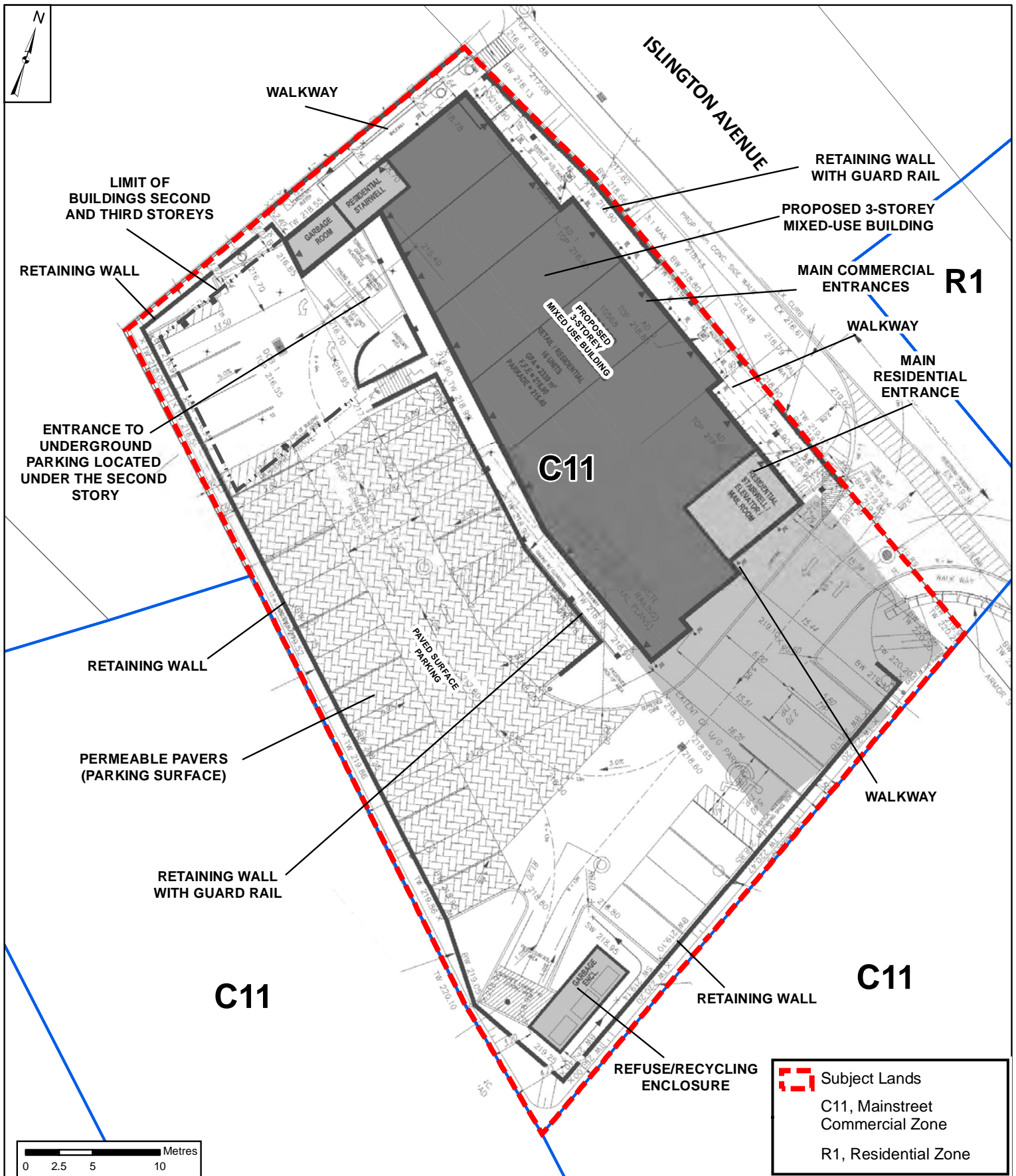
APPLICANT:
Portside Developments (Kleinburg) Inc.



Attachment

FILES:
OP.18.021, Z.17.018
RELATED FILE:
DA.17.042
DATE:
January 22, 2019

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Site Plan and Proposed Zoning

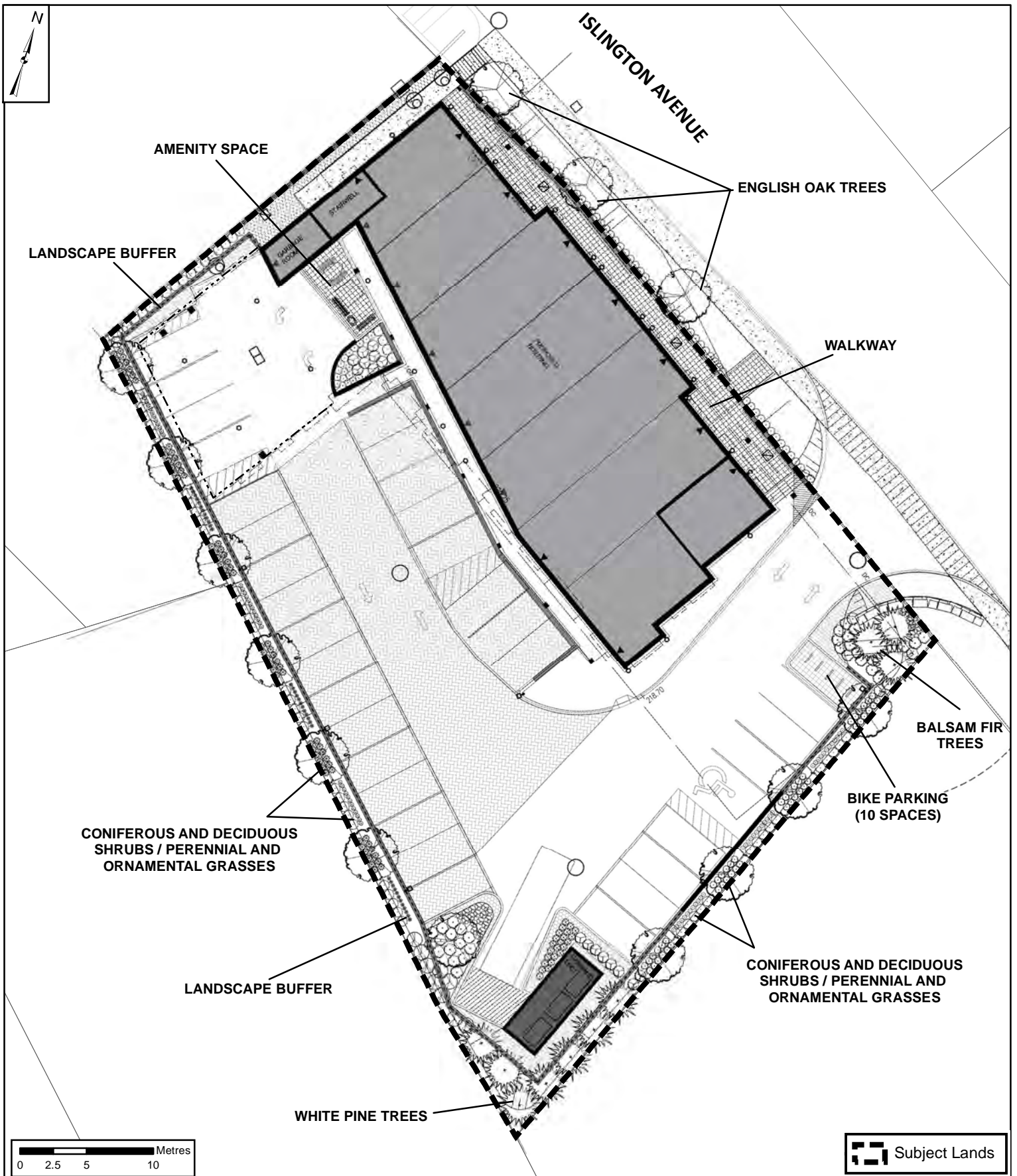
LOCATION:
Part Lot 24, Concession 8

APPLICANT:
Portside Developments (Kleinburg) Inc.

Attachment

FILES:
OP.18.021, Z.17.018
RELATED FILE:
DA.17.042
DATE:
January 22, 2019

3



Landscape Plan

LOCATION:
Part Lot 24, Concession 8

APPLICANT:
Portside Developments (Kleinburg) Inc.

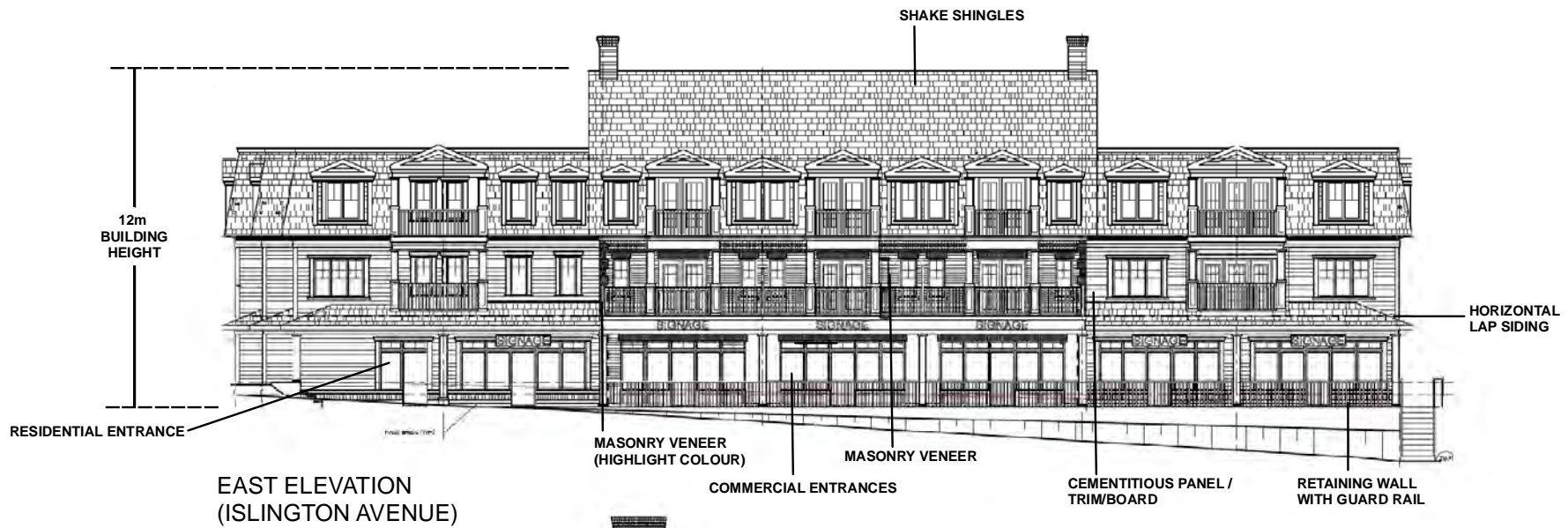
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Attachment

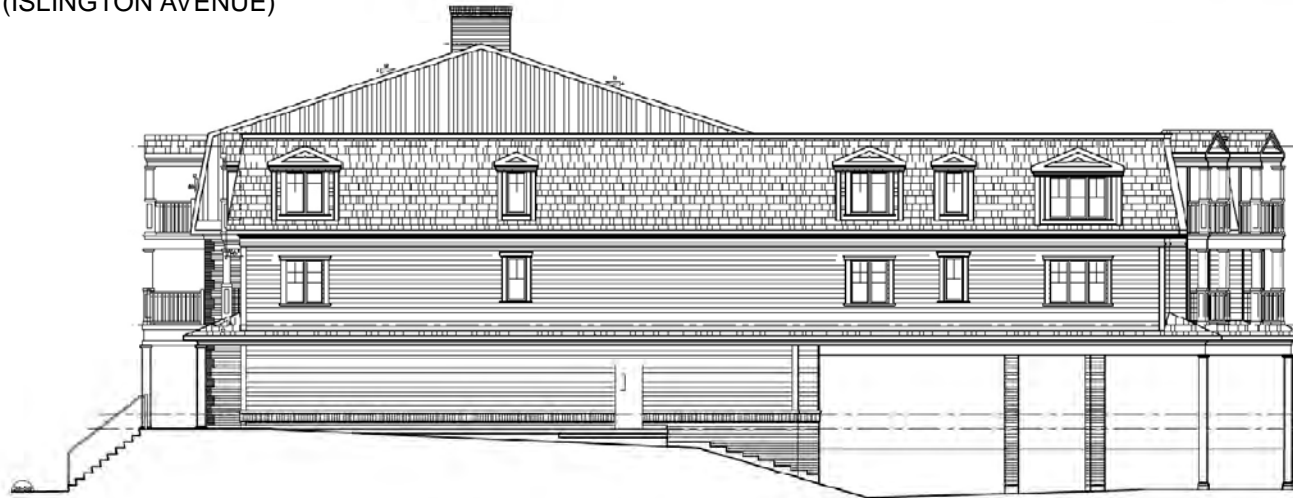
FILES:
OP.18.021, Z.17.018
RELATED FILE:
DA.17.042
DATE:
January 22, 2019

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Printed on: 11/16/2018



EAST ELEVATION
(ISLINGTON AVENUE)



NORTH ELEVATION

Elevation Plan (East and North)

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Portside Developments (Kleinburg) Inc.

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Attachment

FILES:
OP.18.021, Z.17.018
RELATED FILE:
DA.17.042
DATE:
January 22, 2019

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Printed on: 11/23/2018



SOUTH ELEVATION



WEST ELEVATION

ENTRANCE TO UNDERGROUND GARAGE

COMMERCIAL ENTRANCES

Elevation Plan (South and West)

LOCATION:
Part of Lot 24, Concession 8

APPLICANT:
Portside Developments (Kleinburg) Inc.

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Attachment

FILES:
OP.18.021, Z.17.018
RELATED FILE:
DA.17.042
DATE:
January 22, 2019

6

Item: 2



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 5

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.012
ZONING BY-LAW AMENDMENT FILE Z.18.019
REENA C/O BRYAN KESHEN
VICINITY OF CLARK AVENUE WEST AND BATHURST STREET**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.012 and Z.18.019, to permit the development of a six-storey apartment building (rental) containing 79 units, and social, educational, and job skills training space, as shown on Attachments 3, on the subject lands shown on Attachments 1 and 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Development consisting of a six-storey apartment building (rental) containing 79 units, and social, educational and job skills training space.
- Official Plan and Zoning By-law Amendments are required to permit the development.
- Should the Official Plan and Zoning By-law Amendment Applications be approved, a future Site Development Application will be required.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.012 and Z.18.019 (Reena c/o Bryan Keshen) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands ('Subject Lands') are located on the south side of Clark Avenue West and west of Bathurst Street, as shown on Attachments 1 and 2. The Subject Lands are currently vacant. The surrounding land uses are shown on Attachment 2.

The Toby and Henry Battle Developmental Centre (the 'Battle Centre'), a Reena Facility, exists immediately west of the Subject Lands. The Battle Centre provides day and evening programs for children and adults with developmental disabilities. The proposed development is intended to provide affordable rental apartment units for persons with special needs and includes an area devoted to Reena-operated social, educational and job skills training programs.

Applications to amend the Official Plan and Zoning By-law have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a six-storey apartment building (rental) containing 79 units, and social, educational and job skills training space (the 'Development') shown on Attachments 3 and 4:

1. Official Plan Amendment File OP.18.012 to amend the Vaughan Official Plan 2010 ("VOP 2010"), to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential", in the manner shown on Attachment 3.
2. Zoning By-law Amendment File Z.18.019 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" to "RA3 Residential Apartment Zone", in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notice Signs Procedures and Protocol

- a) Date the Notice of Public Hearing was circulated: December 14, 2018.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Clarke Avenue West frontage, in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m

c) Comments Received:

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

Previous Reports/Authority

Not applicable.

Analysis and Options

An Amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are designated “Low-Rise Residential” by VOP 2010, which does not permit the Development. The Subject Lands are also located within a “Community Area”, and subject to the Community Area policies of VOP 2010, where limited intensification is permitted provided the Development is sensitive to and compatible with the character, form and planned function of the surrounding context. An Official Plan Amendment to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” is required to permit the Development.

Amendments to Zoning By-law 1-88 as required to permit the Development

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which permits only agricultural uses. Residential development is not a permitted use in the “A Agricultural Zone”. The Subject Lands must be rezoned to “RA3 Apartment Residential Zone” with the following site-specific zoning exceptions to Zoning By-law 1-88 to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
a.	Minimum Parking Requirements	<u>Residential</u> : 79 units @ 1.5 spaces/unit = 119 spaces <u>Residential Visitor</u> : 79 units @ 0.25 spaces/unit = 20 spaces Total = 139 spaces	0 parking spaces on the Subject Lands. Parking to be subject to a shared parking agreement with the Battle Centre for a total of 47 spaces

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
b.	Minimum Parking Requirements	The Owner of every building or structure must provide and maintain parking on the lot on which it is erected.	Permit parking for the Subject Lands to be located on the lot to the west of the Subject Lands (Battle Centre – 927 Clarke Avenue West)
		A parking area shall be provided with means of access or driveway to a public street on the Subject Lands	Permit a shared driveway access with the lot to the west of the Subject Lands (Battle Centre)
c.	Minimum Amenity Area (based on the conceptual Site Plan shown on Attachment 3)	<p>Bachelor: 6 units @ 15 m²/unit = 90 m²</p> <p>One Bedrooms: 33 units @ 20 m²/unit = 660 m²</p> <p>Two Bedrooms: 26 @ 55 m²/unit = 1430 m²</p> <p>Three Bedrooms: 11 units @ 90 m²/unit = 990 m²</p> <p>Four Bedrooms: 3 units @ 110 m²/unit = 330 m²</p> <p>Total = 3,500 m²</p>	Total amenity space area shall be 1,415 m ² (or 17.91m ² /unit)
d.	Minimum Lot Area	67 m ² /unit @ 79 units = 5,293 m ²	48 m ² /unit @ 79 units = 3,792 m ²
e.	Minimum Interior Side Yard (East Side)	10.25 m	8.65 m

	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
f.	Setback to a Front Yard Canopy	7 m	5 m (North Property Line)
g.	Setback to an Interior Side Yard Canopy	9.75 m	8.4 m (West Property Line)

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

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the 'PPS'), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (the 'Growth Plan'), and the York Region and VOP 2010 Official Plan policies. ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 2.2.3 Community Areas, and Sections 9.1.1.2 – 9.1.2.3 regarding urban design and built form in Community Areas.

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of the Applications and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed Official Plan and Zoning By-law Amendment Applications to permit the Development will be reviewed in consideration of, but not limited to, the existing and planned surrounding land uses, lot size and configuration, transition to the existing detached dwellings to the south and the approved townhouse development to the east, built form compatibility, building setbacks, and traffic impact. ▪ The requirement for any Minor Variance(s) / Zoning By-law Amendments on the Battle Centre lands (927 Clark Avenue West) resulting from the proposed Development (e.g. shared parking and access) will be reviewed. ▪ A sun/shadow study and review of the 45° angular plane will be evaluated in the context of the Subject Lands and the neighbouring properties.
c.	Appropriateness of the Proposed Shared Facilities	<ul style="list-style-type: none"> ▪ The feasibility of the proposal to share the existing parking spaces and driveway currently used for the Battle Centre will be reviewed.
d.	Shared Accessible Parking	<ul style="list-style-type: none"> ▪ To service the Development and in accordance with Ontario Regulation O. Reg 413/12, specifically Subsections 80.32 through 80.39, seven (three Type A, and four Type B) accessible parking spaces are required, which supersedes Zoning By-law 1-88 parking requirements. The proposal to share accessible parking spaces with the Battle Centre lands will be reviewed in consideration of the requirements of the Ontario Regulation.

	MATTERS TO BE REVIEWED	COMMENTS
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Community Services & Facilities Study - Reena Background Report - Arborist Report - Functional Servicing Report - Transportation Mobility Plan - Parking Justification Study - Environmental Noise Feasibility Study ▪ Additional reports or studies may be required as part of the review process.
f.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the entirety of the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.
g.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
h.	Site Development Application	<ul style="list-style-type: none"> ▪ The submission of a Site Development Application is required to permit the Development and will be reviewed in consideration of, but not limited to, should the Applications be approved:

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - appropriate building design and materials - site design, building massing and form, scale, height and building/unit orientation and upgraded flankage building elevation designs - interface with the existing residential lots to the south - the provision of an appropriate on-site amenity, and landscape areas - pedestrian and barrier free accessibility - appropriateness of the proposed building setbacks - appropriate driveway and vehicular access - environmental sustainability - servicing and grading - stormwater management and water balance report - snow storage areas on the Subject Lands - appropriate provisions for waste management - proper vehicular turning movements on the proposed private road and adequate road width to accommodate service vehicles (e.g. fire and garage trucks) - shade condition created by the Development on the immediate surrounding area
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score. ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, drought tolerant landscaping, energy efficient lighting,

	MATTERS TO BE REVIEWED	COMMENTS
		reduction in pavement, etc., will be reviewed and implemented through the site development approval process, if the Applications are approved.
j.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development will be considered by the City of Vaughan Design Review Panel.
k.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Development must have regard to the Centre Street Urban Design Guidelines and Centre Street Streetscape Plan, which includes Clark Avenue West from Bathurst Street to New Westminster Drive.
l.	Section 37 Bonusing Provisions	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of bonusing provisions, pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010, and the “City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>”.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified through the circulation will be addressed when the technical report is considered.

The Owner has applied for a Regional Official Plan exemption which has been granted by York Region.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Carol Birch Planner, Development Planning, Extension 8485.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Building Elevations

Prepared by

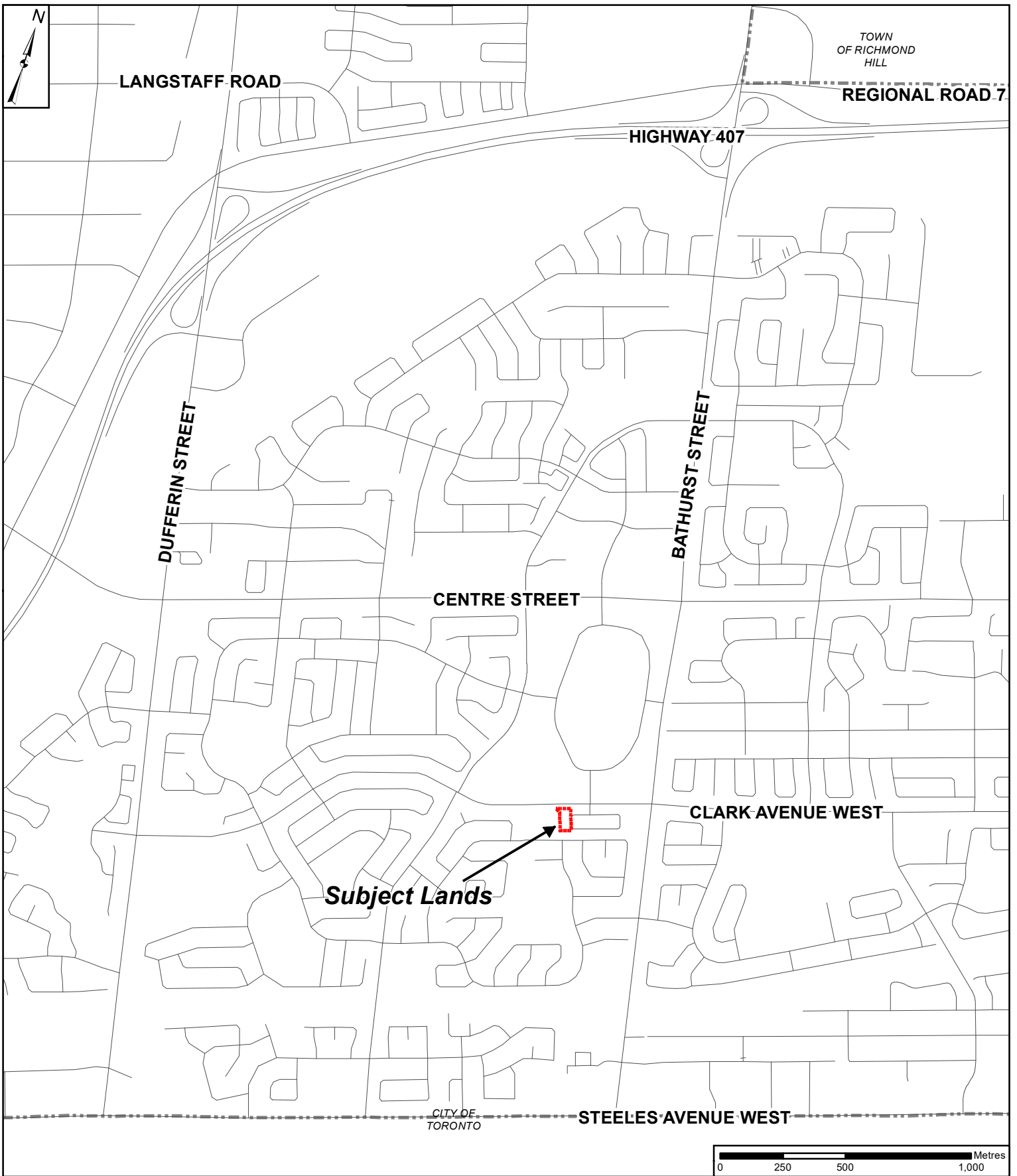
Carol Birch, Planner, extension 8485

Stephen Lue, Senior Planner, extension 8210

Nancy Tuckett, Senior Manager of Development Planning, extension 8529

Mauro Peverini, Director of Development Planning, extension 8407

/CM



Context Location Map

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

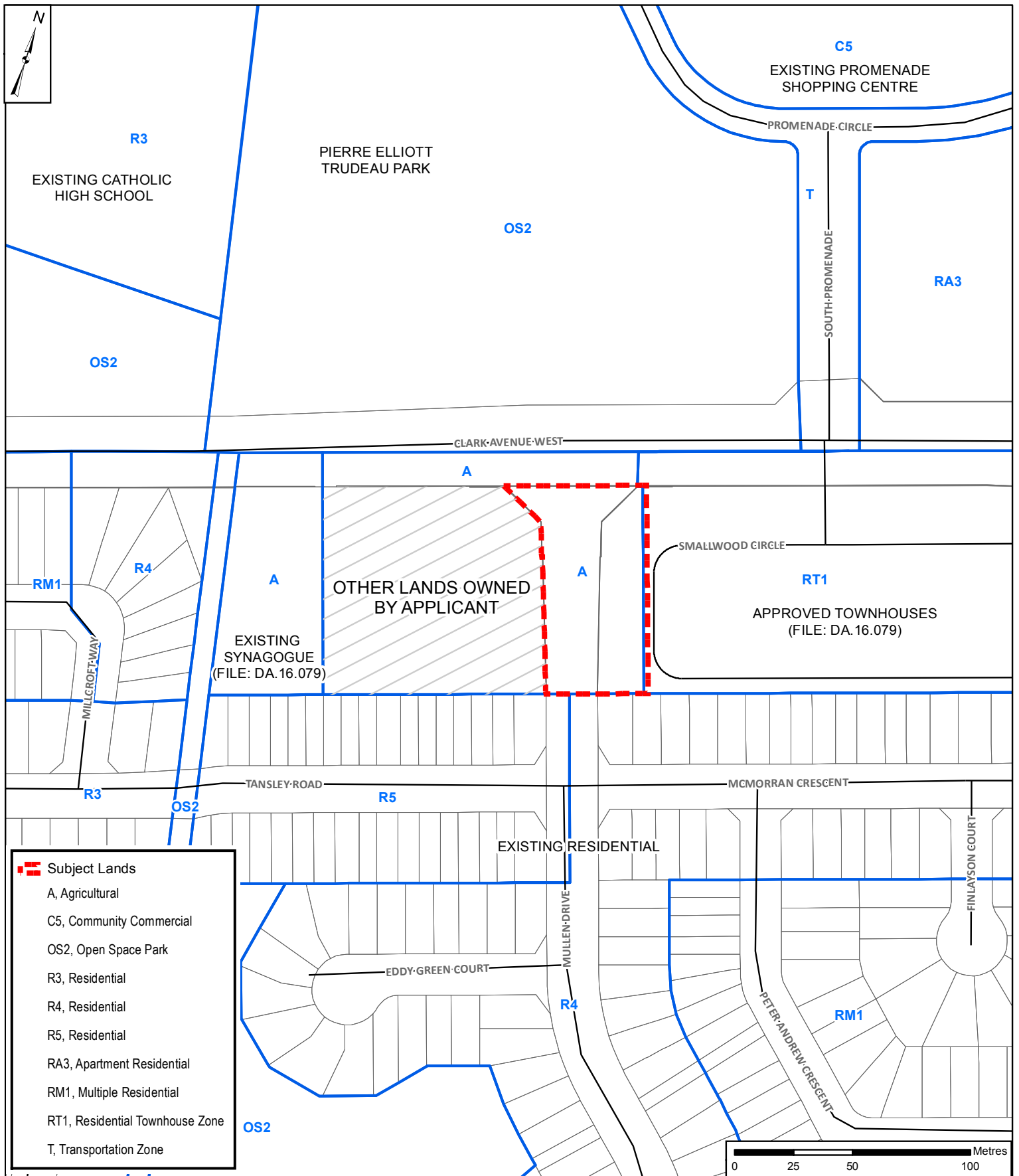


Attachment

FILES:
OP.18.012, Z.18.019

DATE:
January 22, 2019

1



Location Map

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

Attachment

FILES:
OP.18.012, Z.18.019

DATE:
January 22, 2019

2

CLARK AVENUE WEST



OTHER LANDS OWNED BY APPLICANT

A

BATTLE CENTRE

RA3


30 UNI

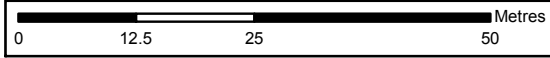
RT1
PROPOSED RESIDENTIAL

SMALLWOOD CIRCLE

PROPOSED 6-STORY BUILDING

R5

-  Subject Lands
- A, Agricultural
- OS2, Open Space Park
- R4, Residential
- R5, Residential
- RT1, Residential Townhouse Zone



Conceptual Site Plan and Proposed Zoning

Attachment

LOCATION:
Part Lot 3, Concession 2

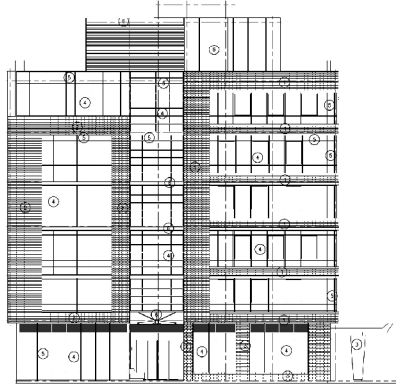
APPLICANT:
Reena C/O Bryan Keshen



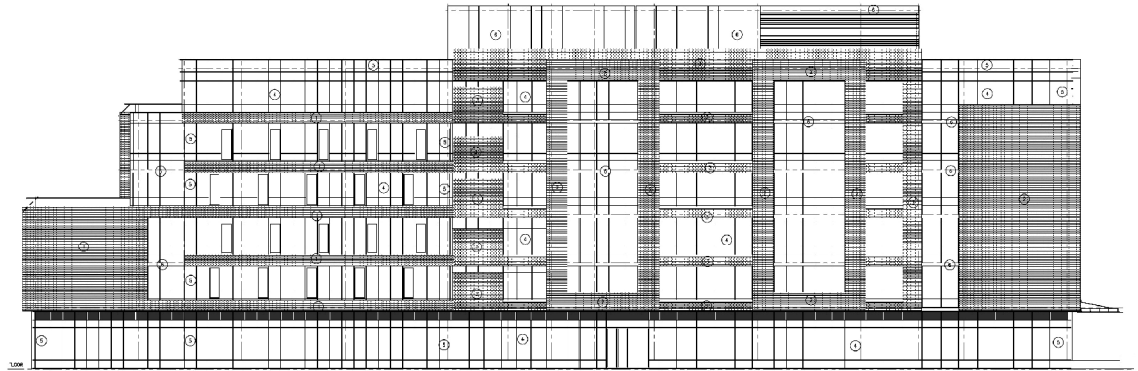
FILES:
OP.18.012, Z.18.019

DATE:
January 22, 2019

3



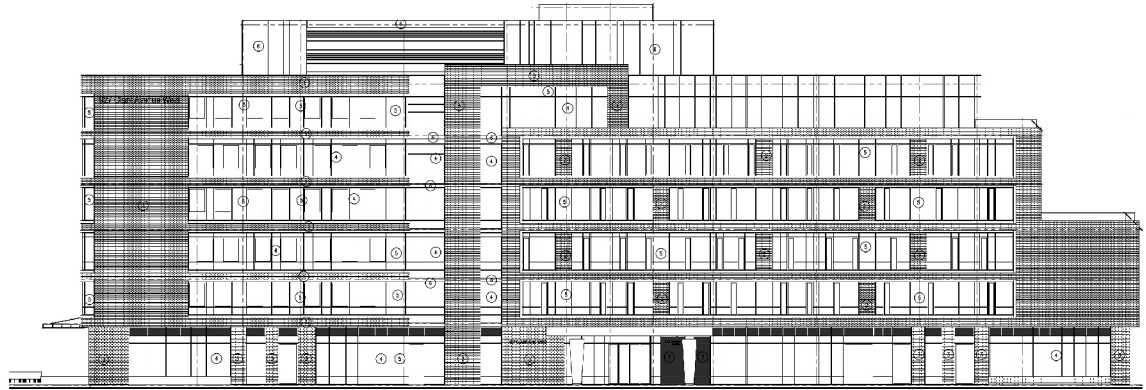
NORTH ELEVATION
(FACING CLARK AVENUE WEST)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Not to Scale

Conceptual Building Elevations

LOCATION:
Part Lot 3, Concession 2

APPLICANT:
Reena C/O Bryan Keshen

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.012 & Z.18.019\OP.18.012 & Z.18.019_C_ElevationPlan.mxd

Attachment

FILES:
OP.18.012, Z.18.019

DATE:
January 22, 2019

4

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.018
ZONING BY-LAW AMENDMENT FILE Z.18.030
PENGUIN-CALLOWAY (VAUGHAN) LTD.
VICINITY OF JANE STREET AND PORTAGE PARKWAY**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.018 and Z.18.030 to permit a residential development with ground floor retail uses in the Vaughan Metropolitan Centre ('VMC'), consisting of three residential towers (35, 45 and 50-storey building heights) each having an eight-storey podium, two levels of underground parking, and with a privately-owned publicly assessable space ('POPS') consisting of a central courtyard and two corner plazas shown on Attachments 3 to 6.

Report Highlights

- To receive input from the public and the Committee of the Whole on a proposed development consisting of 1,560 residential units in the VMC in three apartment buildings with ground floor commercial uses and a central privately-owned publicly accessible space ('POPS').
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- A Draft Plan of Subdivision application may be required to be submitted for the subject lands.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.018 and Z.18.030 (Penguin-Calloway (Vaughan) Ltd.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The 1.69 ha subject lands ('Subject Lands') are bound by Jane Street to the east, Portage Parkway to the north, Millway Avenue to the west and Apple Mill Road to the south (the 'Development Block'), municipally known as 175 Millway Avenue, as shown on Attachments 1 and 2, and are currently being used as a temporary commercial parking lot for commuters and parking for contractors. The surrounding land uses are shown on Attachment 2.

The Subject Lands are divided into two phases (the 'Development'). Phase one of the proposed development ('Phase One'), as shown on Attachments 3 to 6, is bound by Jane Street to the east, Portage Parkway to the north, Millway Avenue to the west and the proposed east-west private road to the south and consists of the following:

- three residential apartments (future condominium) buildings with building heights of 35, 45 and 50-storeys, each having an eight-storey podium and a total of maximum density (Floor Space Index - 'FSI') of 7.1 times the area of the lot
- a central courtyard and two corner plazas that are proposed to be a POPS
- 1,560 residential dwelling units
- a Gross Floor Area ('GFA') of 119,873 m² (including 1,801 m² of retail uses)
- 650 parking spaces (including 15 barrier-free spaces parking spaces)
- 1,385 bicycle parking spaces (including 163 short term bicycle parking)

Phase two ('Phase Two') of the Development is subject to future Site Development and Zoning By-law Amendment applications, which is discussed later in this report.

Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the Development:

1. Official Plan Amendment File OP.18.018 to amend Volume 2 of Vaughan Official Plan 2010 ('VOP 2010'), specifically the VMC Secondary Plan, to:
 - a) amend Schedules "A" to "K" of the VMC Secondary Plan to reflect the Owner's proposal to delete the planned north-south local street and the provision of an east-west private road within the Development Block, as shown on Attachment 2

- b) further modify Schedule “K”, Site Specific Policy Area, to permit the proposed buildings heights of 35, 45 and 50-storeys and a maximum density of 7.1 FSI on the Phase One lands, as shown on Attachments 3 to 6.
2. Zoning By-law Amendment File Z.18.030, to rezone the Phase One lands from “C10(H) Corporate District Zone” with the Holding Symbol “(H)”, and subject to site-specific Exception 9(959) to “C10 Corporate District Zone”, thereby removing the Holding Symbol “(H)” shown on Attachment 3 and to permit the site-specific development standards identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

- a) Date the Notice of Public Hearing was circulated: December 14, 2018
The Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and three Notice Signs were installed (along Jane Street, Portage Parkway, and Millway Avenue), in accordance with the City’s Notice Signs Procedures and Protocols.
- b) Circulation Area: 150 m
- c) Comments Received:
Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010 (the VMC Secondary Plan) are required to permit the Development

The Subject Lands are designated “Station Precinct” by the VMC Secondary Plan, which forms part of Volume 2 of VOP 2010. This designation permits a broad mix of uses and a wide variety of building types, including residential dwellings (i.e. apartment units), retail and service commercial uses.

The VMC Secondary Plan permits a building height range of 5 to 30-storeys and a density range of 2.5 to 5 FSI on the Phase One lands. The proposed development on the Phase One lands represents a density of 7.1 FSI with maximum building heights of

35, 45 and 50-storeys, which exceeds the density and building height permissions of the VMC Secondary Plan.

The Development includes the proposed deletion of the planned north-south local street between Portage Parkway and Apple Mill Road and the provision of an east-west private road within the Development Block, which is not consistent with the planned street network in the VMC Secondary Plan.

Amendments to Zoning By-law 1-88 are required to permit the Development on the Phase One lands

The Subject Lands are zoned “C10(H) Corporate District Zone” with the Holding Symbol “(H)”, subject to site-specific Exception 9(959), by Zoning By-law 1-88, which does not permit the proposed Development on the Phase One lands. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Phase One lands to “C10 Corporate District Zone”, together with the following site-specific exceptions to Zoning By-law 1-88 to permit the Phase One Development shown on Attachments 3 to 6:

Table 1

	Zoning By-law 1-88 Standards	C10 Corporate District Zone Requirements	Proposed Exception to the C10 Corporate District Zone
a.	Permitted Uses	The C10 Zone does not permit an apartment building.	Permit an apartment building use, in addition to all the uses permitted in the C10 Zone.
b.	Definition of “Lot”	Lot” - means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the <i>Planning Act</i> , R.S.O. 1983, would not be required for its conveyance.	The Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.

	Zoning By-law 1-88 Standards	C10 Corporate District Zone Requirements	Proposed Exception to the C10 Corporate District Zone
c.	Maximum Density	0.6 FSI	7.1 FSI
d.	Maximum Building Height	15 m	<ul style="list-style-type: none"> ▪ 157 m / 50-storeys (East Building) ▪ 142 m / 45-storeys (North Building) ▪ 112 m / 35-storeys (West Building)
e.	Minimum Parking Space Size	2.7 m x 6 m	2.7 m x 5.6 m
f.	Minimum Parking Requirements	<p><u>One-bedroom</u>: 836 units @ 0.7 spaces/unit = 586 spaces</p> <p><u>Two-bedroom</u>: 717 units @ 0.9 spaces/unit = 646 spaces</p> <p><u>Three-bedroom</u>: 7 units @ 1 space/unit = 7 spaces</p> <p><u>Residential Visitor</u>: 1,560 units @ 0.15 space/unit = 234 spaces</p> <p><u>Retail</u>: 1,801 m² @ 2 spaces/100 m² = 36 spaces</p> <p><u>Total Required Parking</u> = 1,509 spaces</p>	<p><u>Residential</u>: 1,560 units @ 0.41 spaces/unit = 640 spaces (650 spaces are provided on site)</p> <p><u>Residential Visitor</u>: 0 spaces/unit on-site and to permit parking off-site</p> <p><u>Retail</u>: 0 spaces/unit on-site and to permit parking off-site</p>
g.	Minimum Rear Yard Setback (Millway Avenue)	6 m	5.2 m
h.	Exterior Yard Setback (Portage Parkway)	3 m	2.8 m

	Zoning By-law 1-88 Standards	C10 Corporate District Zone Requirements	Proposed Exception to the C10 Corporate District Zone
i.	Minimum Landscape Strip Width	6 m	<ul style="list-style-type: none"> ▪ 2.8 m (Portage Parkway) ▪ 3.2m (Jane Street) ▪ 5.2 m (Millway Avenue)
j.	Minimum Setback to Portions of Buildings Below Grade	1.8 m (Jane Street, Portage Parkway and new Local Street)	0 m

The Owner has submitted a conceptual site plan in support of the development of Phase One, as shown on Attachment 3. Other zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial Policies, York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies including the <i>Provincial Policy Statement (2014)</i> ('PPS'), <i>Places to Grow - The Growth Plan for the Greater Golden Horseshoe (2017)</i> ('The Growth Plan') and the York Region and VOP 2010 policies.
b.	VMC Secondary Plan	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the following policies contained in the VMC Secondary Plan, including, but not limited to, the following: <ul style="list-style-type: none"> a) the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful

	MATTERS TO BE REVIEWED	COMMENTS
		<p>b) the objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design</p> <p>c) the vision of buildings in all areas of the VMC, including ensuring the built form frames the streets and supports an inviting, comfortable and active public realm to bring vitality to the streets, and contribute positively to the image of Vaughan's downtown</p> <p>d) the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility, and traffic impacts</p> <p>e) Policy 8.7.1 regarding the built form policies and Policy 8.7.2 regarding the location, massing, and design of buildings and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria set out in Policies 8.7.3 to 8.7.25, with attention to the proposed massing and building height, microclimatic impact and built form articulation</p> <p>f) Policy 8.7.17 regarding the maximum podium heights of generally six-storeys in the Station Precinct will be considered in the review of the proposed eight-storey podium massing</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>g) Policy 8.7.20 regarding building exteriors and long buildings, generally over 40 m, shall be designed to break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in materials. In addition, Policy 8.7.21 requires variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should be variation in finishing materials between the podium and the tower of a high-rise building</p> <p>h) the fine-grain street network and public transportation policies related to the proposed deletion of the north-south local street and the proposed east-west private road within the Development Block</p> <p>i) Policy 8.8.1.i., respecting off-site parking, recognizes the potential encumbrances related to the VMC Subway Station infrastructure. The Policy permits off-site parking for all uses (i.e. retail), except for residential uses, to be located generally within 400 m of the Development.</p> <p>Off-site parking for residential uses (i.e. residential visitor) may be permitted only for residential buildings located within the areas identified as “blocks adjacent to subway” on Schedule “B” of the VMC Secondary Plan, which is the west half of the Phase One lands. The Policy further states that off-site parking must be provided within 200 m of the residential building.</p> <p>The Owner proposes a parking standard of 0 spaces/unit for residential visitors and a retail parking standard of 0 spaces/100 m² GFA, on the Subject Lands. Visitor and retail parking for the Development is proposed off-site, however to date, the Owner has not provided the details regarding</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>the proposed off-site parking (i.e. location and standard).</p> <p>The Owner is required to provide details on the proposed parking program for the Phase One lands, specifically providing a parking rationale for the proposed parking standards, and the proposed off-site parking. An update to the Traffic Impact Study is required to the satisfaction of the Development Planning and Development Engineering Departments. Should the proposed parking program be approved with off-site parking to be located beyond what is permitted in Policy 8.8.1.i. of the VMC Secondary Plan, a corresponding amendment to permit the proposed parking program must be included in the implementing Official Plan Amendment.</p> <p>j) The Development will be reviewed in accordance with the VMC Urban Design Guidelines, particularly with respect to the podium design and the proposed POPS.</p>
c.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> ▪ The Owner proposes an increased building height and density over and above what is permitted by VOP 2010 in return for the provision of community benefits, pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMC Secondary Plan. The request for additional height and density will be reviewed in consideration of the Official Plan policies and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i> and the following: <ul style="list-style-type: none"> i) the appropriateness of the proposed increased building height and density in consideration of the policies of Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMC Secondary Plan. Should the proposed increase in building

	MATTERS TO BE REVIEWED	COMMENTS
		<p>height and density be determined to meet the criteria of the Official Plan, the proposed community benefits must be identified, to the satisfaction of the City</p> <p>ii) should the Phase One development be approved, the Owner will be required to provide community benefits in the form of facilities or services, to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building height and density, the Phase One development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMC Secondary Plan, and there must be adequate community infrastructure to support the increase in building height and density</p> <p>iii) the identified community benefits must be reflected in the implementing site-specific Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Phase One development be approved</p>
d.	Affordable Housing	<ul style="list-style-type: none"> ▪ After the submission of the Applications, the Owner advised the City of their intention to incorporate affordable housing in the Development. Therefore, the Applications must satisfy the affordable housing policies contained in VOP 2010 including, but not limited to, the following: <ul style="list-style-type: none"> a) Policy 7.5.1.1 that encourages and supports the provision of a full range of housing options including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and

	MATTERS TO BE REVIEWED	COMMENTS
		<p>families, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan’s diverse population</p> <p>b) Policy 7.5.1.2 that requires the implementation of York Region’s affordable housing policies in the following context:</p> <ul style="list-style-type: none"> ▪ requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities ▪ requiring a minimum of 35% of new residential units in key development areas (e.g. VMC) be affordable housing units <p>Furthermore, Policy 8.1.3 of the VMC Secondary Plan identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households</p> <p>c) Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the City’s housing objectives through the preparation of a housing options statement, required for all Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following:</p> <ul style="list-style-type: none"> ▪ the total distribution of housing types ▪ tenure types and distribution ▪ the range of unit sizes, both in terms of floor area and number of bedrooms

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> ▪ special residential components, such as social or senior housing ▪ the proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement. <p>The Owner must submit a housing options statement to the satisfaction of the City.</p>
e.	Guidelines and other Area Plans	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Master Plan and the draft VMC Parking Strategy.
f.	Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The Phase One development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel ('DRP') on October 25, 2018. A second DRP meeting will be scheduled for 2019.
g.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> ▪ The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier.
h.	External Agency Review	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the review areas of the Canadian National Railway ('CNR'), the Ministry of Transportation Ontario ('MTO'), and York Region. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies.

	MATTERS TO BE REVIEWED	COMMENTS
i.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> ▪ Planning Justification Report ▪ Pedestrian Level Wind Study and Wind Tunnel Analysis ▪ Sun and Shadow Study ▪ Conceptual Site Plan and Landscape Master Plan ▪ Functional Servicing and Stormwater Management Report ▪ Aeronautical Report ▪ Geotechnical Soils Report ▪ Traffic Impact Study ▪ Environmental Noise Feasibility Report ▪ Sustainability Metrics ▪ Urban Design and Sustainability Brief ▪ Phase One Environmental Site Assessment <p>Additional studies and/or reports may be required as part of the Application review process.</p>
j.	Required Draft Plan of Subdivision Application	<ul style="list-style-type: none"> ▪ The appropriateness of the proposal to delete the north-south local street and provision to provide an east-west private road within the Development Block will be reviewed to the satisfaction of the City. Should the City determine that public roads are required, a Draft Plan of Subdivision application will be required, and it will be subject to a future Public Hearing.
k.	Official Plan Amendment Application and Planning Justification Report Update	<ul style="list-style-type: none"> ▪ Should a Draft Plan of Subdivision application be required, an amendment to Official Plan Amendment File OP.18.018 must reflect a development proposal that includes an east-west

	MATTERS TO BE REVIEWED	COMMENTS
		public local street, and included in an update to the Planning Justification Report.
I.	Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development File DA.18.074 was submitted for the Phase One lands and will be reviewed to ensure appropriate building and site design, access, site circulation, parking, landscape, amenity area, sun and shadow, wind, servicing and grading, bird-friendly design, and the appropriate built form interface with the surrounding uses (including the portion of the remaining commuter parking lot on the Phase Two lands) and public realm. ▪ Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as permeable pavers, bio-swales, drought tolerant landscape, 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. ▪ If the Applications are approved, the Owner will be required to register on title and in favour of the City a public access easement over the POPS, and if required over the proposed east-west private road, to ensure public access is maintained in perpetuity. ▪ In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score.

	MATTERS TO BE REVIEWED	COMMENTS
m.	Servicing	<ul style="list-style-type: none"> ▪ Servicing allocation must be identified and assigned to the Phase One lands, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol “(H)” will be conditional on servicing capacity being allocated to the Subject Lands.
n.	Future Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> ▪ A future Draft Plan of Condominium (Standard) Application(s) will be required, if the Applications are approved, to establish the ownership tenure(s) of the Phase One lands.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Stephen Lue, Senior Planner, Development Planning Department, Extension 8210

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning (Phase One)
4. Colour Perspective - Portage Parkway and Millway Avenue
5. Colour Perspective - Jane Street and Portage Parkway
6. Colour Perspective - Proposed Privately Owned Publicly Accessible Space (POPS)

Prepared by

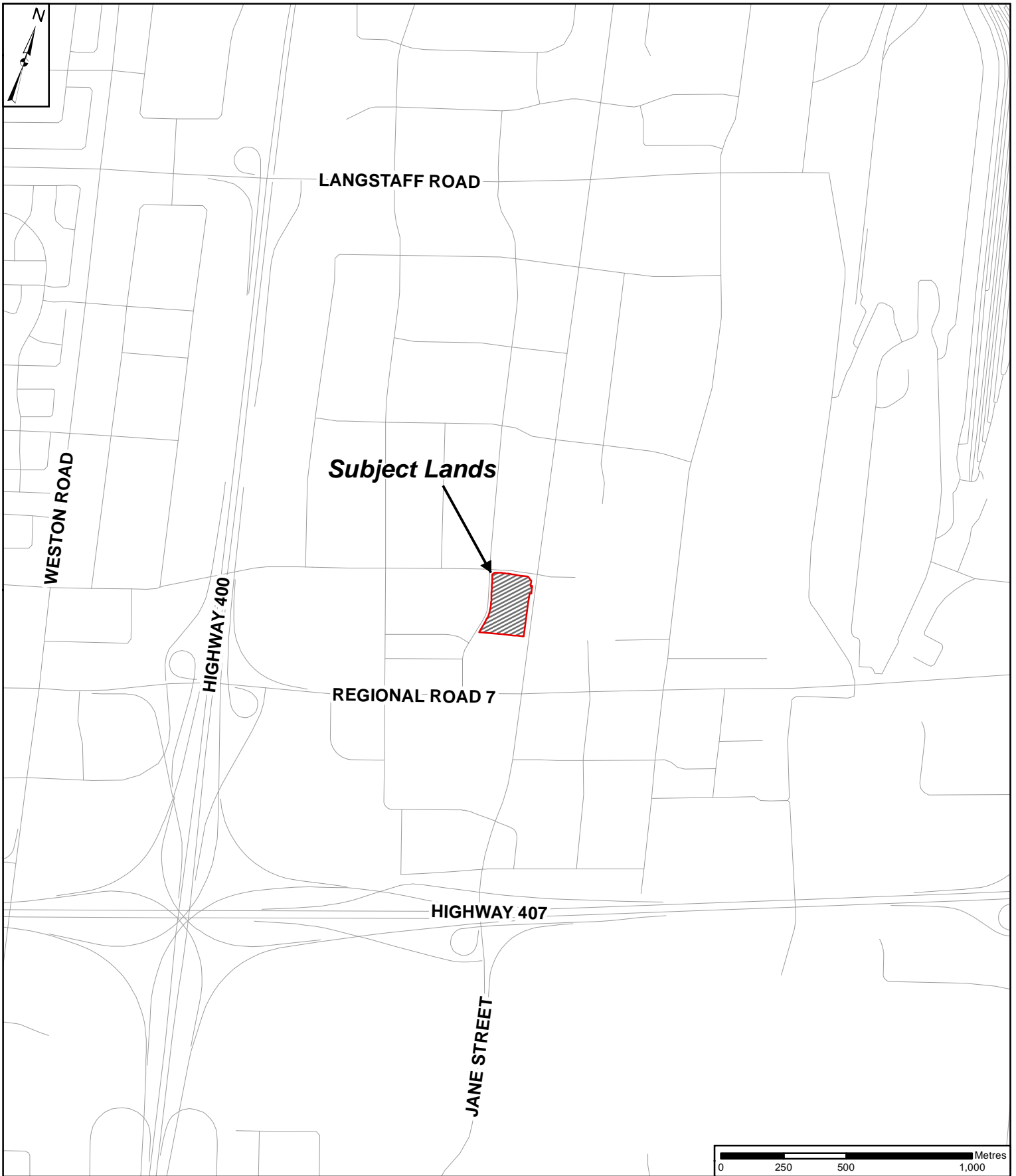
Stephen Lue, Senior Planner, extension 8210

Amy Roots, Senior Manager - VMC, extension 8035

Christina Bruce, Director, VMC Program, extension 8231

Mauro Peverini, Director of Development Planning, extension 8407

/CM



Context Location Map

LOCATION:
Part Lot 6, Concession 4

APPLICANT:
Penguin-Calloway (Vaughan) Ltd.

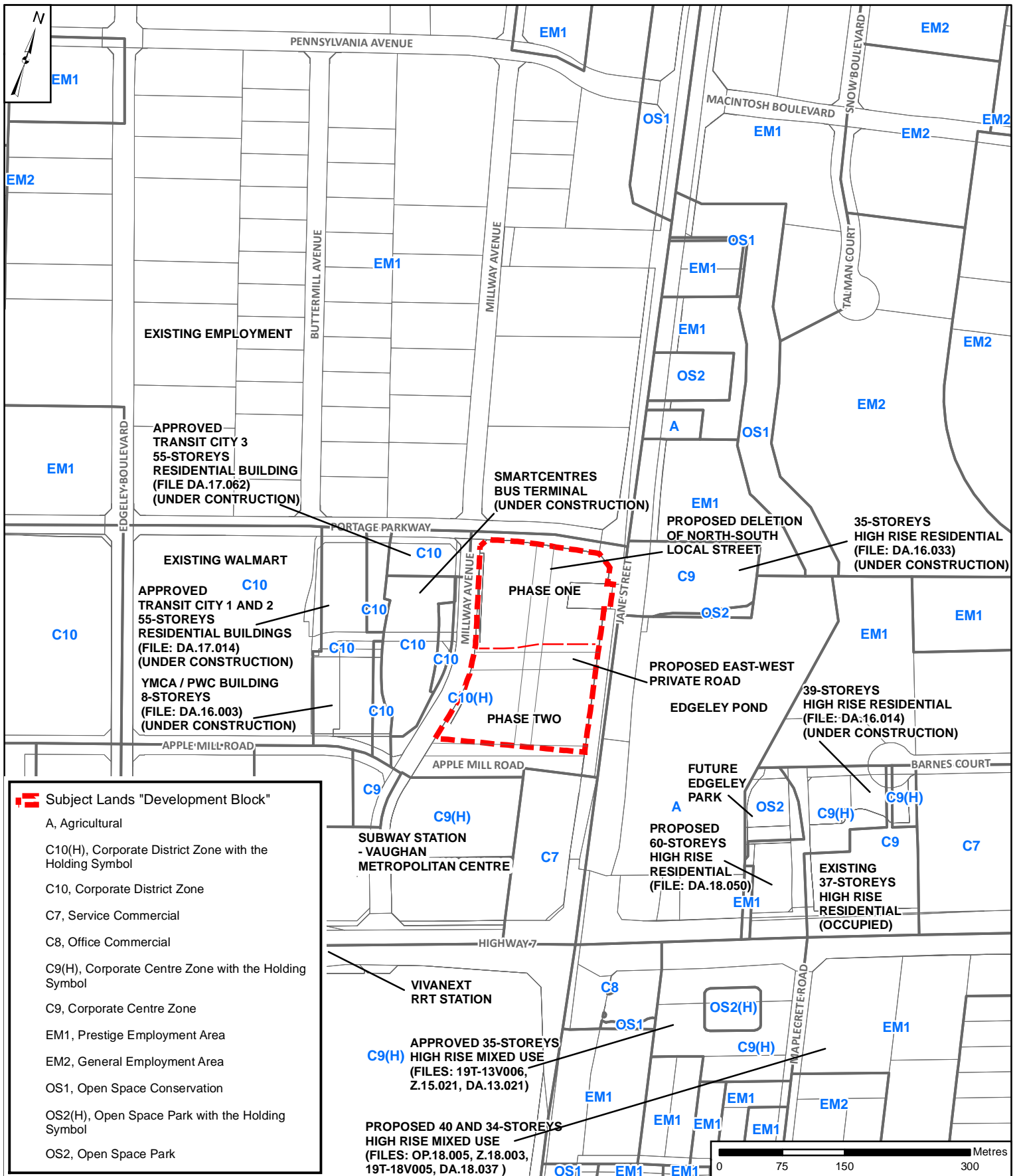


Attachment

FILES:
OP.18.018, Z.18.030

DATE:
January 22, 2019

1



Location Map

LOCATION:
Part Lot 6, Concession 4

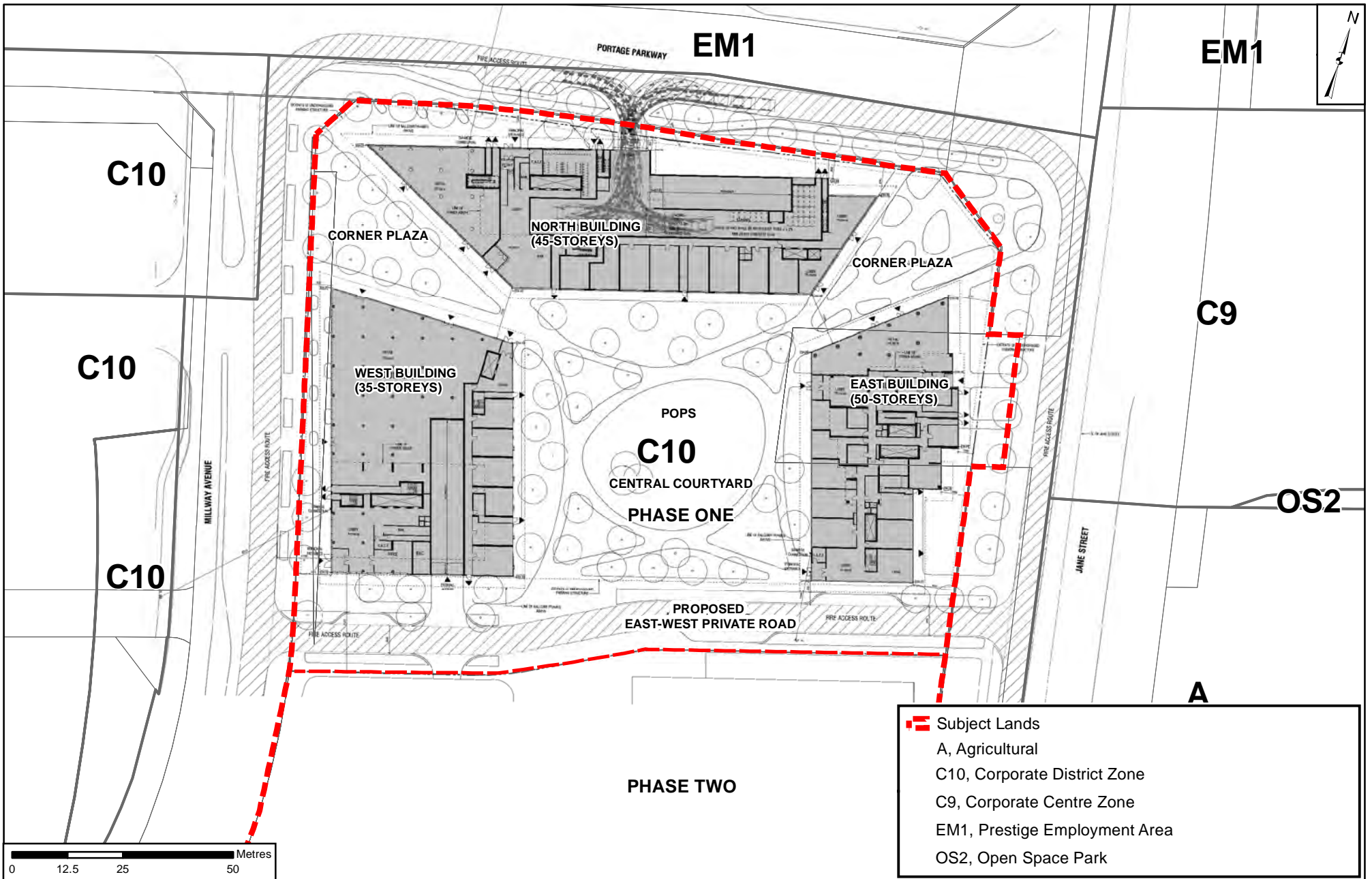
APPLICANT:
Penguin-Calloway (Vaughan) Ltd.

Attachment

FILES:
OP.18.018, Z.18.030

DATE:
January 22, 2019

2

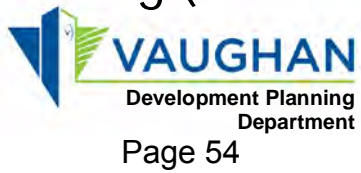


Conceptual Site Plan and Proposed Zoning (Phase One)

Attachment

LOCATION:
Part Lot 6, Concession 4

APPLICANT:
Penguin-Calloway (Vaughan) Ltd.



FILES:
OP.18.018, Z.18.030

DATE:
January 22, 2019

3



Colour Perspective - Portage Parkway and Millway Avenue

LOCATION:
Part Lot 6, Concession 4

APPLICANT:
Penguin-Calloway (Vaughan) Ltd.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.018\OP.18.018_PH_ColourPerspective1.mxd

Attachment

FILES:
OP.18.018, Z.18.030

DATE:
January 22, 2019

4



Colour Perspective - Jane Street and Portage Parkway

LOCATION:
Part Lot 6, Concession 4

APPLICANT:
Penguin-Calloway (Vaughan) Ltd.

Attachment

FILES:
OP.18.018, Z.18.030

DATE:
January 22, 2019

5



Colour Perspective - Proposed Privately Owned Publicly Accessible Space (POPS)

LOCATION:
Part Lot 6, Concession 4

APPLICANT:
Penguin-Calloway (Vaughan) Ltd.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.018\OP.18.018_PH_ColourPerspective3.mxd

Attachment

FILES:
OP.18.018, Z.18.030

DATE:
January 22, 2019

6

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 5

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.013
ZONING BY-LAW AMENDMENT FILE Z.18.020
PROMENADE LIMITED PARTNERSHIP
VICINITY OF BATHURST STREET AND CENTRE STREET**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of Whole on Official Plan and Zoning By-law Amendment Files OP.18.013 and Z.18.020 for the Subject Lands shown on Attachments 1 and 2 to permit the development shown on Attachments 3 to 7 consisting of the following:

- Towers A and B: 35 and 30-storey residential apartment buildings (319 and 264 units) connected by a 6-storey residential podium (148 units) with at grade retail
- Tower C: 26-storey mixed-use building comprised of 10-storeys of office, 14-storeys of hotel (221 rooms) 2-storey retail at grade
- A maximum density (Floor Space Index - FSI) of 4.23 times the area of the subject lands
- Permit reduced parking standards for all non-residential uses on the entirety of the Promenade Mall lands

Report Highlights

- To receive input from the public and the Committee for a high-rise mixed-use development including 731 residential units, a hotel (221 rooms), 16,130m² of office area, 19,481 m² of retail uses, and 3 levels of underground parking and to permit reduced parking standards for all non-residential uses on the entirety of the Promenade Mall lands
- Official Plan and Zoning By-law Amendments are required to permit the proposed development
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan Amendment File OP.18.013 and Zoning By-law Amendment File Z.18.020 (Promenade Limited Partnership) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the 'Subject Lands') 1 are located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle and shown as Subject Lands on Attachments 1 and 2. The Subject Lands are developed with the Promenade Mall. The former Sears portion of the Promenade Mall together with a small portion along the east façade facing Bathurst Street will be demolished (20,045m²) and replaced with new at grade retail (19,481m²). The balance of the Promenade Mall will remain unchanged and operational.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands (identified as Phase 1) on Attachments 1 and 2 to permit the development (the 'Development') shown on Attachments 3 to 7:

1. Official Plan Amendment File OP.18.013 to amend the Vaughan Official Plan 2010 ("VOP 2010") to permit a maximum building height of 35-storays and a maximum density of 4.23 FSI for the Phase 1 lands, whereas neither are prescribed by VOP 2010.
2. Zoning By-law Amendment File Z.18.020:
 - i) to amend Zoning By-law 1-88 to rezone the Subject Lands from "C5 Community Commercial Zone," subject to site-specific Exception 9(480) to "RA5 High Density Residential Town Centre Zone" in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
 - ii) to amend Zoning By-law 1-88, specifically the "C5 Community Commercial Zone", subject to site-specific Exception 9(480) to permit reduced parking standards for all non-residential uses on the entirety of the Promenade Mall lands.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: December 14, 2018.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification area beyond 150 m, as shown on Attachment 2, and to the Brownridge Ratepayer's Association, Beverley Glen Ratepayer's Association and the Springfarm Ratepayer's Association.
- c) The Notice of Public Hearing was also published in the Vaughan Citizen and Thornhill Liberal on December 13, 2018.

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

Previous Reports/Authority

N/A

Analysis and Options

Amendments to VOP 2010, Volume 1 to establish a maximum building height and density are required to permit the Development

The Subject Lands are designated "High-Rise Mixed-Use" with no prescribed maximum building height or density (FSI) by the VOP 2010, Volume 1. The Subject Lands are located within an Intensification Area - "Primary Centre" by Schedule 1 – Urban Structure with access to and frontage (overall Promenade Mall Site) onto a "Regional Rapid Transit and Intensification Corridor" (Centre Street) and onto a "Regional Transit Priority Network Corridor" (Bathurst Street) and are located in a "Required Secondary Plan Area - Promenade Mall".

VOP 2010 provides that Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use, high and mid-rise buildings, developed at an intensity supportive of transit. These areas are identified in VOP 2010 as Intensification Areas. Intensification Areas will be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities. The policies related to Intensification Areas shall be consistent with policies for such areas as contained in the *Provincial Policy Statement*, the *Provincial Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan") and the York Region Official Plan.

In addition to the Vaughan Metropolitan Centre, the main places where transformation will occur in Vaughan are Primary Centres, which will evolve as distinct places of major

activity around planned subway stations and existing regional shopping destinations. Vaughan Mills, Bathurst Street and Centre Street (Subject Lands), and Weston Road and Regional Road 7 are each shopping destinations of regional significance, which have potential for residential intensification and the introduction of additional uses through development of surface parking areas, out-parcels and eventual redevelopment or intensification of the Vaughan Mills and Promenade Malls (Subject Lands). Existing major retail uses (those over 10,000 m² on any single lot) are permitted in Primary Centres.

The Regional Intensification Corridors (Centre Street), together with the Vaughan Metropolitan Centre, provide the locations for the most intensive and greatest mix of development in the City. Regional Intensification Corridors are Regional Roads which have been identified for major higher-order transit investments, such as Viva Rapid Transit on Regional Road 7 and Yonge Street. Development on the lands fronting on to these roads will serve to support the transit investments by creating urban main streets connecting Regional Centers and other Intensification Areas (Primary Centres) in Vaughan and across York Region.

The proposal to maintain the Promenade Mall and the high-rise mixed-use Development with access to Centre Street, Bathurst Street and Clark Avenue West and with frontage (overall Promenade Mall Site) onto Centre Street and Bathurst Street conforms to the Primary Centres and Regional Intensification Corridor policies of the VOP 2010.

High-Rise Mixed-Use designated areas are located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well-integrated with adjacent areas. The High-Rise Mixed-Use designation permits residential units, home occupations, community facilities, cultural uses, including commercial galleries and theatres, retail uses, office uses up to a maximum of 12,500m² in non-intensification areas, parking garages, hotels; and gas stations. In areas designated High-Rise Mixed-Use 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. When located in Intensification Areas retail uses shall not exceed 50% of the total gross floor area of all uses on the lot.

The proposal for 2 residential apartment buildings and a mixed-use building comprised of office and hotel uses with retail at grade that animates the extension of South Promenade Road conforms to the use policies of High-Rise Mixed-Use designation. Further, the existing and new retail uses (87,943 m²) will not exceed 50% of the total gross floor area of all existing and proposed uses on the lot (188,080 m²).

A high-rise building type is permitted in the High-Rise Mixed-Use designation. VOP 2010 identifies high-rise buildings as buildings generally over 12-storeys in height, up to a maximum height prescribed by Schedule 13 and shall be designed with a pedestrian-scaled podium between 3 to 6-storeys in height, designed as slender towers with a floorplate no greater than 850 m², except for high-rise buildings containing office uses, the portions above 12-storeys shall be setback a minimum of 15 m from any property line; and, where more than one high-rise building is located on the same lot, the

distance between any portions of the high-rise buildings above 12-storeys should be at least 30 m. All high-rise buildings are required to accommodate a minimum amount of parking within the high-rise structure. All surface parking areas must provide a high level of landscape treatment and pedestrian pathways. The rooftop of high-rise buildings should include landscaped green space and private outdoor amenity space.

The Development includes a 6-storey residential podium that connects residential Towers A and B. All towers are slender in design, with floor plates of 850 m² (residential Towers A and B) and 950 m² (office and hotel Tower C) with all storeys setback more than 15 m from any property line. The distance between Towers A and B is 32.1 m and from Tower B to Tower C is 42 m. Towers A and B share private rooftop amenity areas on the 2nd floor. The Development will be served by 3 levels of underground parking. The Development conforms to the High-Rise Building type design criteria and the minimum building height of 12-storeys for High-Rise Buildings.

In accordance with policy 9.2.1.7. which states where no height or floor space index is indicated on Schedule 13, the maximum height and density shall be established through a Secondary Plan or Area Specific Policy as contained in Volume 2 of VOP 2010, where such a Secondary Plan or Area Specific Policy exists, or through the application of the various policies of VOP 2010 (as stated above). The Owner proposes to amend the VOP 2010 to establish maximum building heights of 35, 30 and 26-storeys and a maximum density of 4.23 FSI for the Phase 1 lands (Subject Lands), whereas neither are prescribed by VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C5 Community Commercial Zone,” subject to site-specific Exception 9(480) by Zoning By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, to rezone the Subject Lands to “RA5 High Density Residential - Town Centre Zone” together with the following site-specific exceptions to Zoning By-law 1-88 to permit the Development shown on Attachments 3 to 5:

Table 1

	Zoning By-law 1-88 Standards	RA5 High Density Residential – Town Centre Zone Requirements	Proposed Exceptions to the RA5 High Density Residential – Town Centre Zone Requirements
a.	Uses Permitted	<ul style="list-style-type: none"> - Apartment Dwelling - Bank or Financial Institution - Retail Store - Business or Professional Office 	To permit an Hotel as an additional use of a Hotel

	Zoning By-law 1-88 Standards	RA5 High Density Residential – Town Centre Zone Requirements	Proposed Exceptions to the RA5 High Density Residential – Town Centre Zone Requirements
		<ul style="list-style-type: none"> - Personal Service Shop - Video Store 	
b.	Maximum Building Height	18 - storeys or 56 m whichever is less	Tower A: 35 - storeys (109.7 m) B: 30 - storeys (103.2 m) C: 26 - storeys (94.6 m)
c.	Maximum Density	2.7 FSI	4.23 FSI
d.	Minimum Parking Requirements - Residential Use	340 Bachelor / 1 Bedroom units @ 1.5 spaces / unit = 510 spaces 387, 2 Bedroom units @ 1.5 spaces / unit = 581 spaces 4, 3 Bedroom units @ 1.5 spaces / unit = 6 spaces Visitor Parking 731 units @ 0.25 space/unit = 183 spaces Total Residential Spaces Required = 1,280	340 Bachelor / 1 Bedroom units @ 0.7 spaces per unit = 238 spaces 387, 2 Bedroom units @ 0.9 spaces per unit = 349 spaces 4, 3 Bedroom units @ 1 space / unit = 4 spaces Visitor Parking 731 units @ 0.15 spaces / unit = 110 spaces Total Residential Spaces Provided = 701
e.	Minimum Parking Space Size	2.7 x 6 m	2.6 x 5.6

	Zoning By-law 1-88 Standards	C5 Community Commercial Zone – 9(480) Requirements	C5 Community Commercial Zone 9(480) Requirements Proposed Exceptions
a.	Minimum Parking Requirements - Non-Residential Uses (Entirety of Promenade lands)	<p>Hotel Room - 1 space / bedroom</p> <p>Office Uses - 3.5 spaces / 100 m² of GFA</p> <p>Retail Uses - 6 parking spaces/ 100 m² of GFA</p>	<p>Hotel Room - 0.75 spaces / bedroom</p> <p>Office Uses - 1.5 minimum - 2.5 (maximum) spaces / 100 m² of GFA</p> <p>Retail Uses 2 minimum - 6 (maximum) spaces / 100 m² of GFA</p>

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 3. Other zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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.	Consistency and Conformity with PPS, Growth Plan, and YROP 2010	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement 2014</i> (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe 2017</i> (the “Growth Plan”), and the policies of the York Region Official Plan (“YROP 2010”).
b.	Conformity with VOP 2010	<ul style="list-style-type: none"> ▪ The Applications to establish a maximum building height of 35, 30 and 26-storeys and a maximum density of 4.23 FSI will be reviewed in consideration of the VOP 2010, Volume 1 policies, including but not limited to the following: <ul style="list-style-type: none"> - High-Rise Mixed-Use - High-Rise Buildings - Intensification Areas - Primary Centres - Regional Intensification Corridors - Major Retail Uses - Secondary Plan Policies

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City’s Urban Structure as set out in Vaughan Official Plan 2010.
c.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the zoning by-law amendments required to permit the Development on the Subject Lands will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of the reduced parking ratios for all non-residential uses on the entirety of the Promenade Mall lands will be reviewed.
d.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ Servicing allocation must be identified and assigned to the Development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol “(H)” will be conditional on Vaughan Council identifying and allocating servicing capacity to the Subject Lands.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Functional Servicing Report - Hydrogeology Investigation - Phase 1 and Phase 2 Environmental Site Assessment - Preliminary Geotechnical Investigation - Tree Inventory and Assessment Report - Planning and Urban Design Rationale - Urban Design Brief - Transportation and Mobility Impact Study - Preliminary Wind Study - Sun Shadow Study ▪ Additional studies and/or reports may be required as part of the development application review process.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner shall convey land at the rate of 1 ha per 300/units and or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a building permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu policies, if the Applications are approved.
g.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel ("DRP") on November 29, 2018.
h.	Future Site Development and Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> ▪ A future Site Development and Draft Plan of Condominium Application(s) will be required, if the Applications are approved, to permit the Development and to establish the ownership tenure(s) of the Development.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process if the Applications are approved. ▪ In accordance with the City of Vaughan sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.
j.	Bonusing (Section 37 of the <i>Planning Act</i>)	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicability of the City's bonusing for increases in height or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and or density otherwise permitted in areas of the City, as

	MATTERS TO BE REVIEWED	COMMENT(S)
		contained in Volume 1 and Volume 2 of VOP 2010, in return for community benefits.
k.	Comprehensive Review	<ul style="list-style-type: none"> ▪ The Applications will be considered comprehensively with existing and proposed development on and in the vicinity of the Subject Lands, including the development by 1529749 Ontario Inc. (“Torgan Group”) for seven 27- storey buildings located at the south west corner of Bathurst Street and Centre Street.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands have access to and frontage (overall Promenade Mall Site) onto Centre Street a Regional Rapid Transit and Intensification Corridor and Bathurst Street a Regional Transit Priority Network Corridor. The Owner is required to satisfy all requirements of York Region, including, but not limited to potential road widening requirements, access requirements, turning lanes and servicing.

The Owner has submitted a request to York Region for Regional exemption of the Official Plan Amendment application from York Region approval in accordance with the Regional Official Plan and By-law A-0265-199-017. At the time of the preparation of this request, York Region had not advised the City of the status of the request for exemption. Any Regional issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Nancy Tuckett, Senior Manager of Development Planning, Development Planning Department, ext. 8529

Attachments

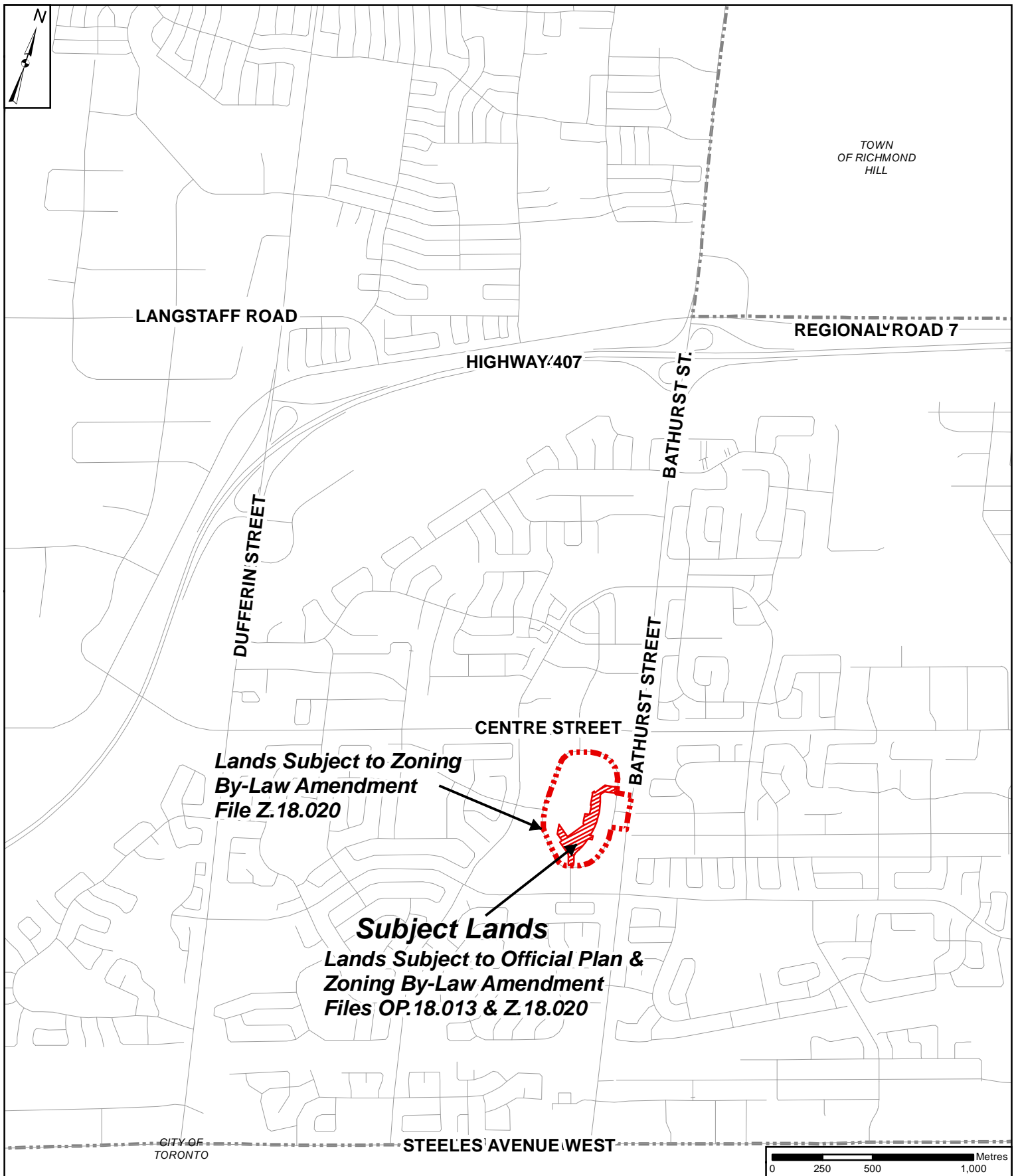
1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Elevation Plan (East & West - Towers A & B)
5. Elevation Plan (East & West - Tower C)
6. Elevation Plan (North & South - Towers A & B)
7. Elevation Plan (North & South - Tower C)

Prepared by

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context Location Map

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership

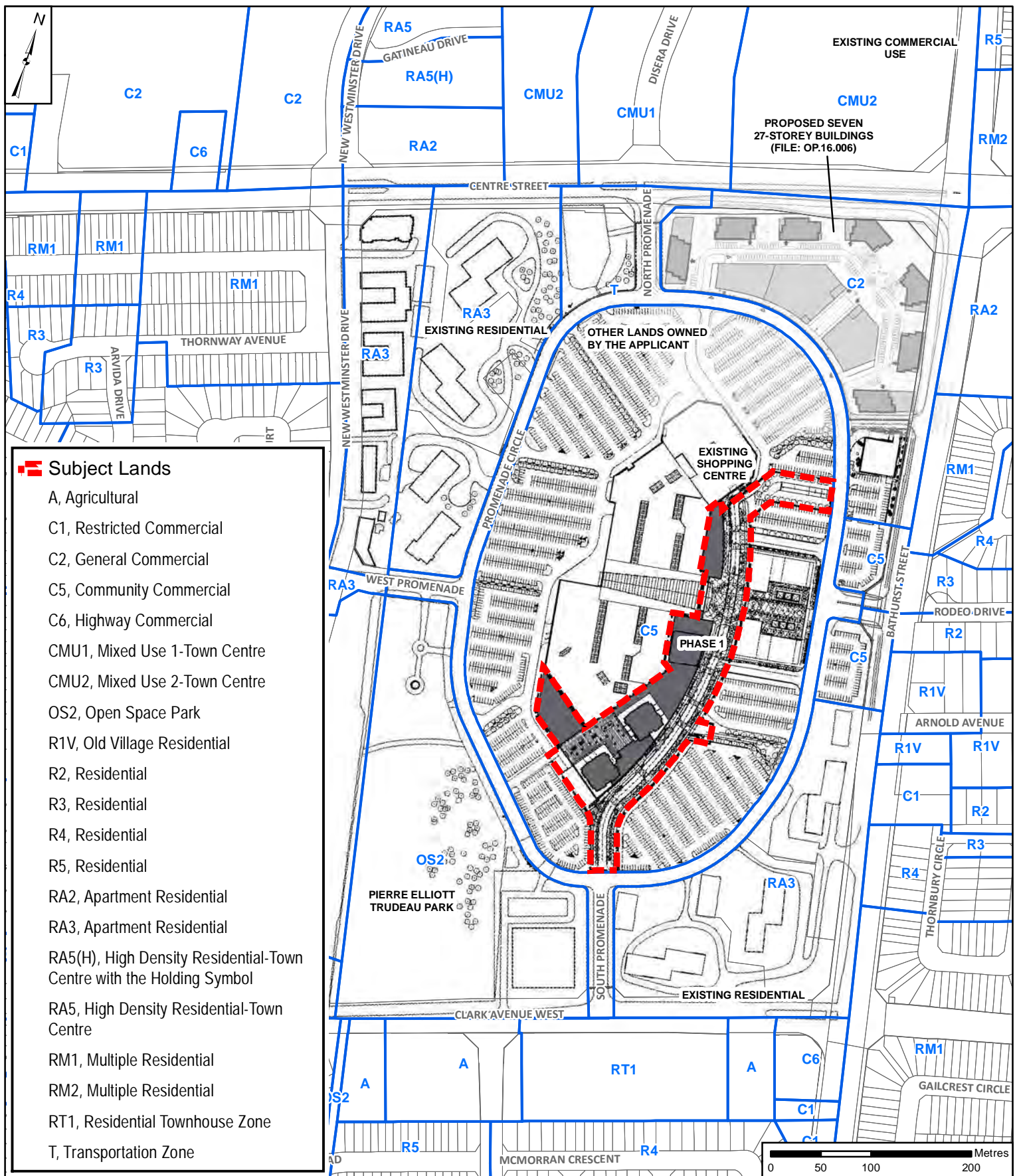


Attachment

FILES:
OP.18.013, Z.18.020

DATE:
January 22, 2019

1



Location Map

LOCATION:
Part Lots 4 & 5, Concession 2

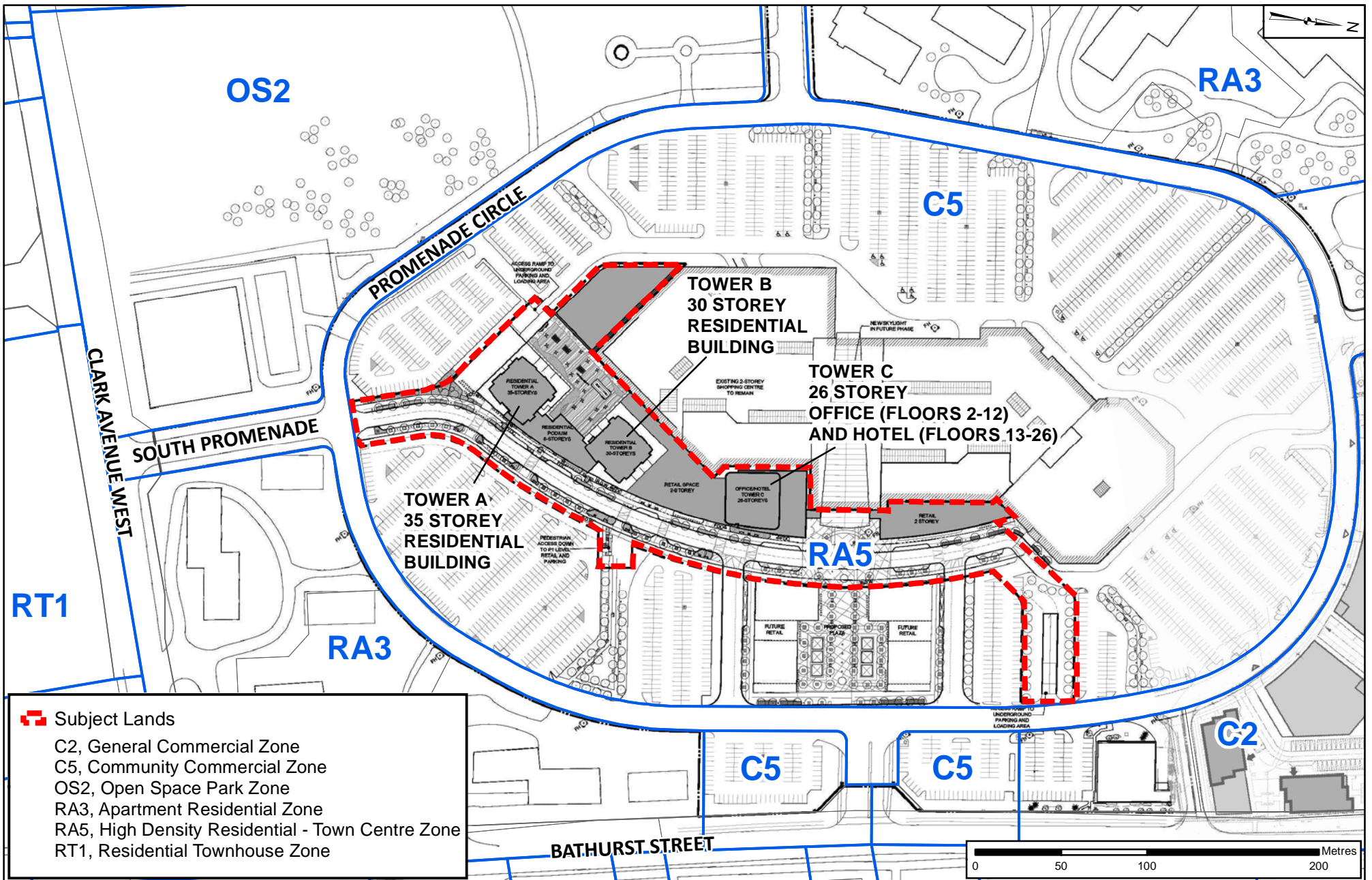
APPLICANT:
Promenade Limited Partnership

Attachment

FILES:
OP.18.013, Z.18.020

DATE:
January 22, 2019

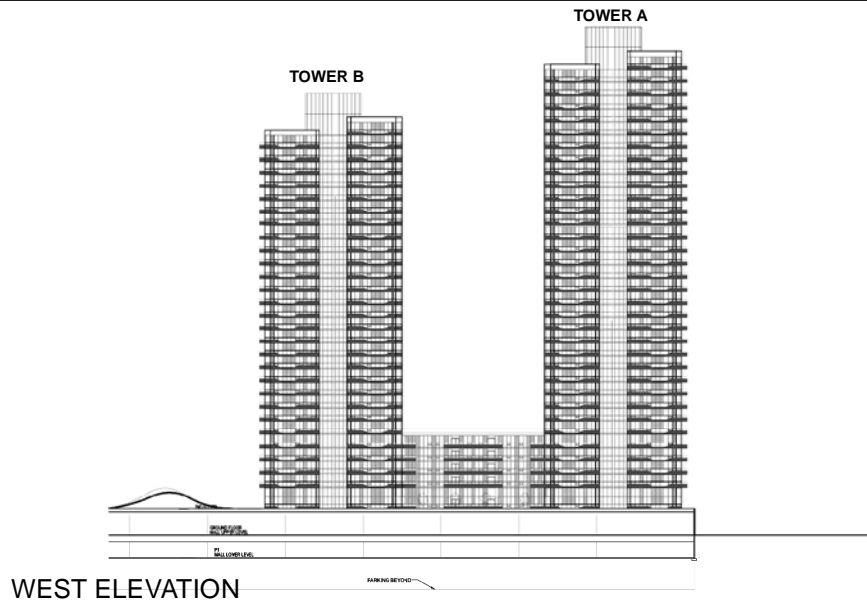
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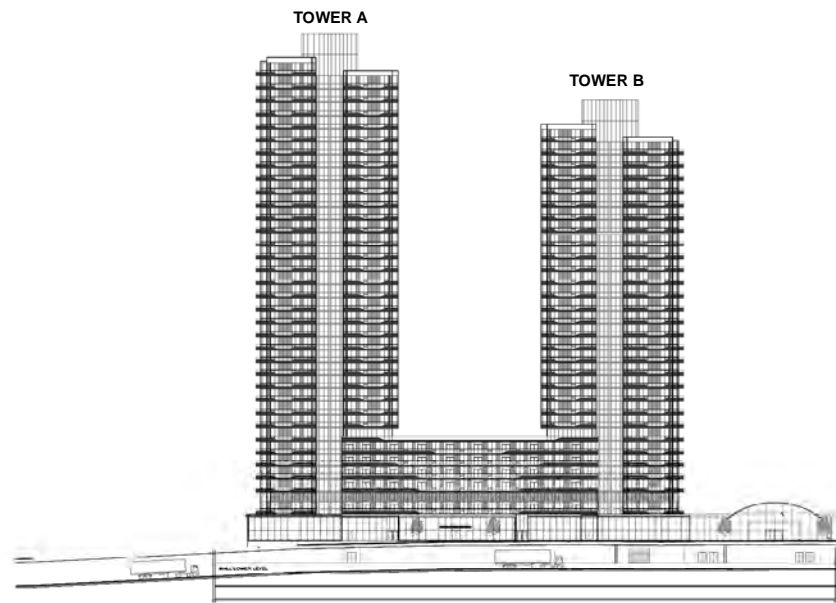
Site Plan and Proposed Zoning

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership



WEST ELEVATION



EAST ELEVATION

Not to Scale

Elevation Plan (East & West - Towers A & B)

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership



Attachment

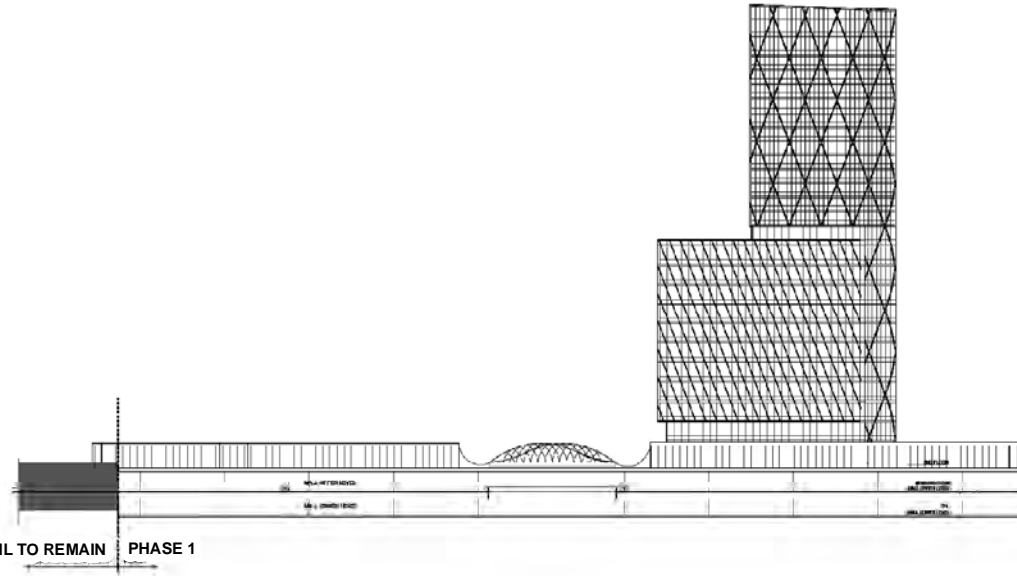
FILES:
OP.18.013, Z.18.020

DATE:
January 22, 2019

4

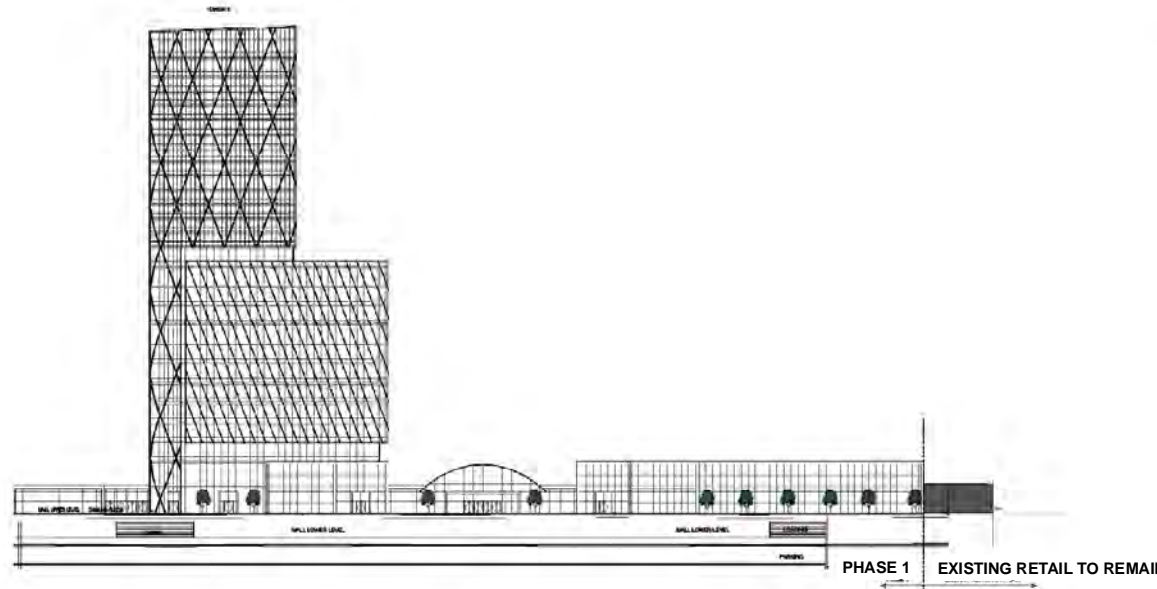
WEST ELEVATION

EXISTING RETAIL TO REMAIN PHASE 1



EAST ELEVATION

PHASE 1 EXISTING RETAIL TO REMAIN

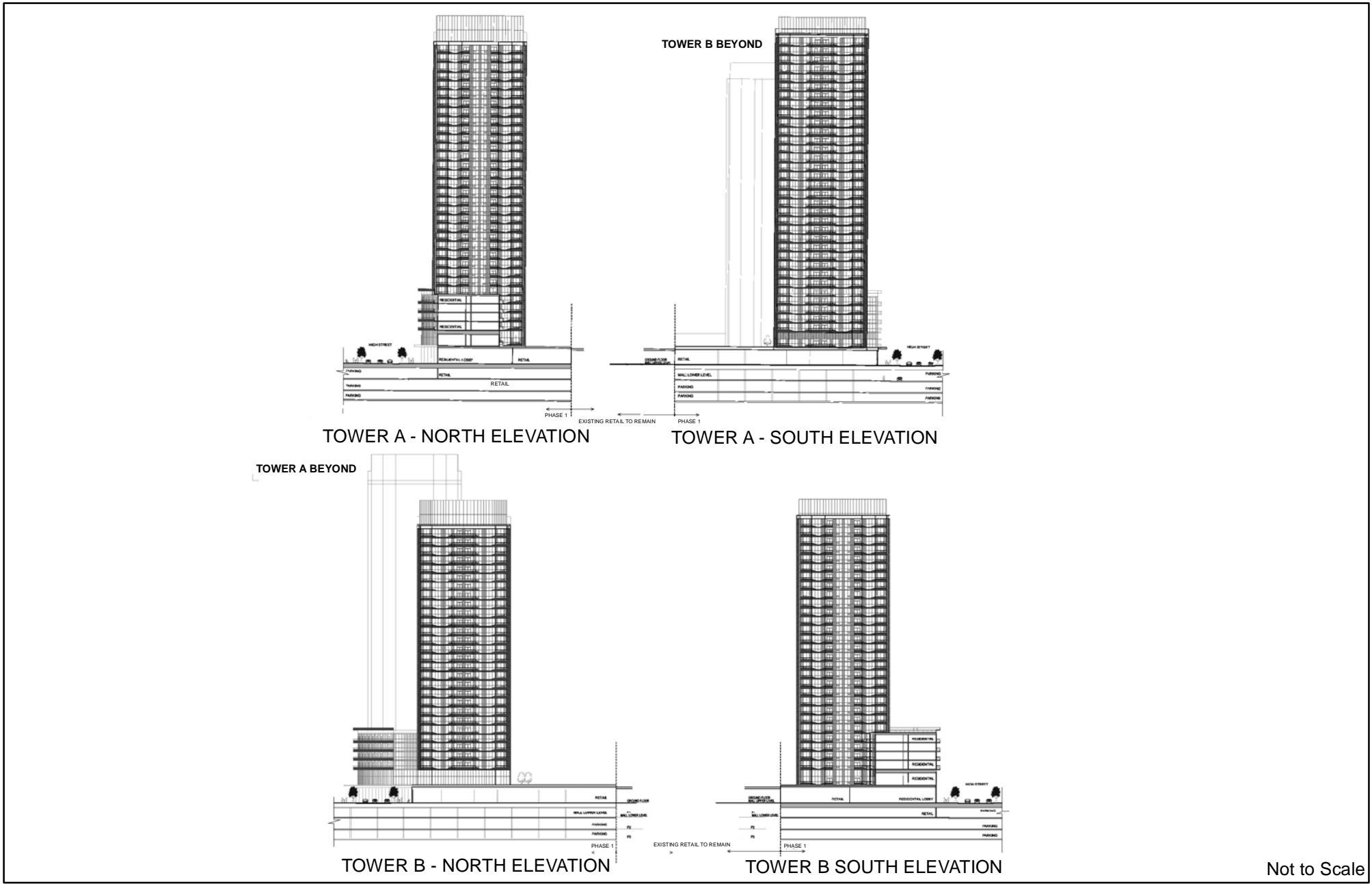


Not to Scale

Elevation Plan (East & West - Tower C)

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership



Not to Scale

Elevation Plan (North & South - Towers A & B)

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership

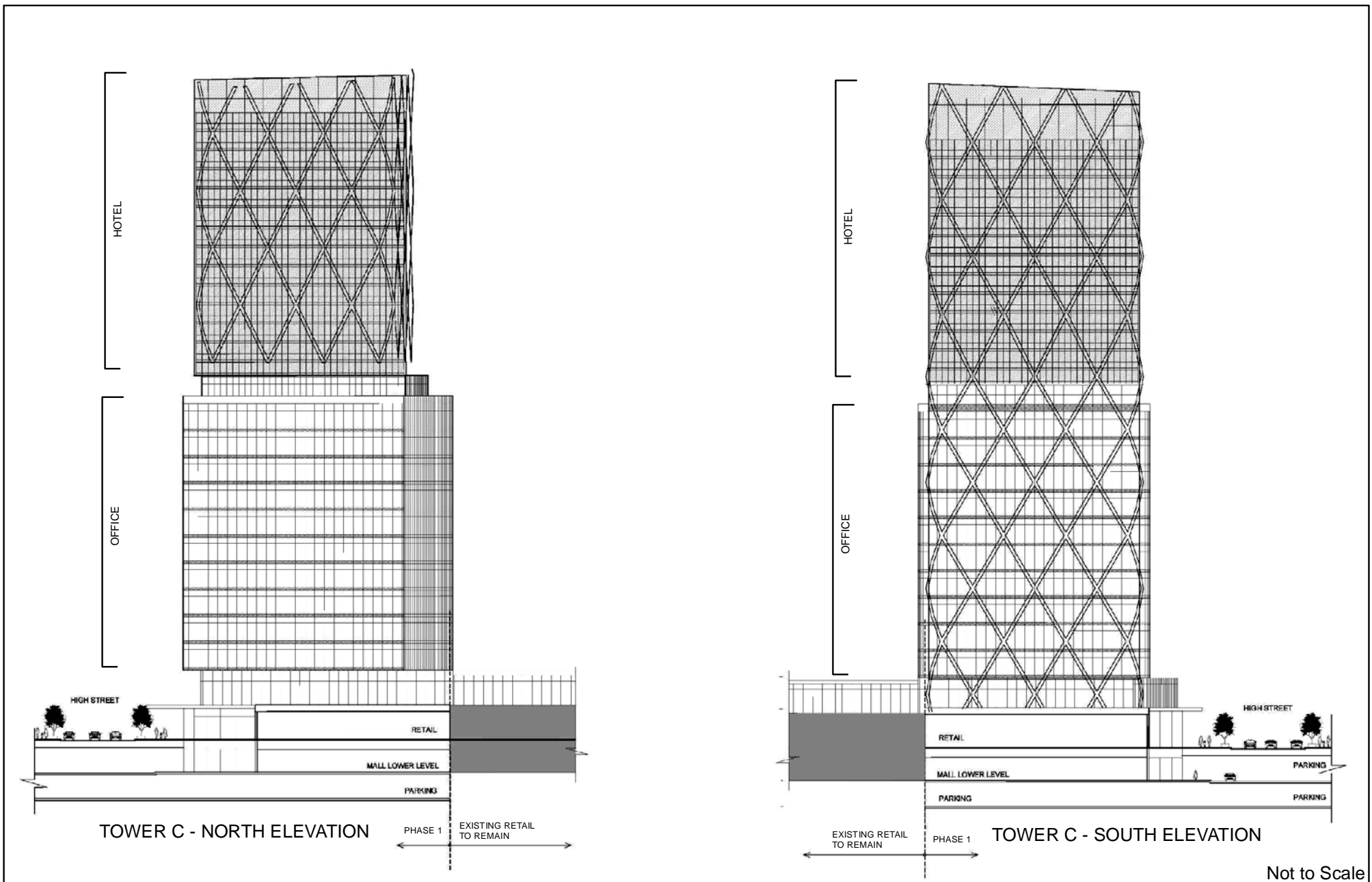


Attachment

FILES:
OP.18.013, Z.18.020

DATE:
January 22, 2019

6



Not to Scale

Elevation Plan (North & South - Tower C)

LOCATION:
Part Lots 4 & 5, Concession 2

APPLICANT:
Promenade Limited Partnership

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 5

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.016
ZONING BY-LAW AMENDMENT FILE Z.18.028
YONGE & STEELES DEVELOPMENTS INC. C/O
THE GUPTA GROUP
VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of Whole on Official Plan and Zoning By-law Amendment Files OP.18.016 and Z.18.028 for the Subject Lands shown on Attachments 1 and 2 to permit the development (the 'Development') shown on Attachments 3 to 5 consisting of the following:

- Tower 1: 52-storey residential apartment building (584 units) connected by a 1-storey podium with 9 at grade townhouse units
- Tower 2: 52-storey residential apartment building (512 units) connected by a 7-storey hotel podium (120 rooms) with at grade retail and 6 levels of hotel above and 3 townhouse units
- Tower 3: 65-storey residential apartment building (680 units) connected by a 7-storey residential podium (102 units) with retail and a restaurant at grade
- A maximum density (Floor Space Index - 'FSI') of 14.3 times the area of the lot

Report Highlights

- To receive input from the public and the Committee of the Whole for a high-rise mixed-use development including 1890 residential units, a hotel, restaurant and retail uses all served by 5 levels of underground parking.
- Official Plan and Zoning By-law Amendments are required to permit the Development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan Amendment File OP.18.016 and Zoning By-law Amendment File Z.18.028 (Yonge & Steeles Developments Inc. C/O The Gupta Group) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the ‘Subject Lands’) are located at the northwest corner of Steeles Avenue West and Yonge Street, municipally known as 7028 Yonge Street and 2 Steeles Avenue West and shown as Subject Lands on Attachments 1 and 2. The Subject Lands are developed with 3 commercial buildings.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the Development

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachments 1 and 2 to permit the Development described in the Purpose Section of this report and shown on Attachments 3 to 5:

1. Official Plan Amendment File OP.18.016 to amend in-effect Official Plan #210 (“Thornhill Community Plan”) to redesignate the Subject Lands from “General Commercial Area” which permits the existing commercial uses to continue and permits retail stores, restaurants, banks and business and professional offices with no prescribed building height or density to “Mixed Commercial/Residential Area” which permits residential uses, business and professional offices, retail and hotel uses with no prescribed building height or density that shall be developed in accordance with a comprehensive design scheme to ensure the compatibility of the commercial and residential uses.
2. Zoning By-law Amendment File Z.18.028 to amend Zoning By-law 1-88 to rezone the Subject Lands from “C1 Restricted Commercial Zone,” subject to site-specific Exceptions 9(865) and 9(331) to “RA3 Residential Apartment Zone” in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol and to an extended notification area

- a) Date the Notice of Public Hearing was circulated: December 14, 2018.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An extended notification area beyond 150 m, as shown on Attachment 1, and to the Springfarm Ratepayers Association, and the City of Toronto and City of Markham.

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

Previous Reports/Authority

N/A

Analysis and Options

Amendments to in-effect Official Plan #210 (Thornhill Community Plan) are required to permit the Development

The Subject Lands are designated "General Commercial Area" by in-effect Official Plan Amendment #210 ('OPA #210'). This designation permits the existing commercial uses to continue and permits retail stores, restaurants, banks and business and professional offices. The Development of mixed-use residential apartment buildings connected by a 7-storey residential and hotel podium, ranging in height from 52 to 65-storeys with a density of 14.3 FSI does not conform to the "General Commercial Area" policies of OPA #210.

The Owner proposes to amend in-effect OPA #210 to redesignate the Subject Lands to "Mixed Commercial/Residential Area" which permits residential uses, business and professional offices, retail facilities, hotels and associated facilities with no prescribed height or density requirements which shall be developed in accordance with a comprehensive design scheme to ensure the compatibility of the commercial and residential uses. In accordance with OPA #210, the Owner has submitted the Applications together with conceptual design plans and supporting studies to facilitate the Development shown on Attachments 3 to 5.

The Yonge Steeles Secondary Plan (Volume 2, Vaughan Official Plan 2010) has been appealed to the Local Planning Appeal Tribunal (“LPAT”)

The Subject Lands are designated “High-Rise Mixed Use” and located in the “Office Priority Area” and “Mandatory Retail Frontage Area” by the Vaughan Official Plan 2010 (“VOP 2010”), Volume 2, Yonge Steeles Corridor Secondary Plan (“YSCSP”) which permits a range of residential, retail, community and office uses with a maximum density (FSI) of 6.0 times the area of the lot and a maximum building height of 30-storeys. The High-Rise Mixed-Use policies require that new development along Yonge Street and Steeles Avenue West be setback approximately 3 m, be designed with the highest quality and reflect the importance of the Yonge/Steeles intersection as a transit hub and gateway into the City of Vaughan. The Subject Lands are located within an area that requires that a minimum 60% of each building fronting onto Yonge Street and Steeles Avenue West shall be used for retail purposes.

The Office Priority Area policies specify that maximum FSI and Building height shall be 6.0 and 30-storeys. The YSCSP also provides that any development in excess of an FSI of 4.5 shall be used exclusively for non residential uses, including retail uses provided the retail uses are grade related and office uses as prescribed in Policy 3.6.11 (“Office Priority Area”) of the YSCSP. In addition, a minimum of 50% of the gross floor area devoted to non-residential uses shall be located in a high-rise or mid-rise building, devoted exclusively to office uses at the intersection of Yonge Street and Steeles Avenue West with direct connection to the future Yonge subway extension and bus station.

The Development of 3 mixed-use residential apartment buildings connected by a 7-storey residential and hotel podium setback approximately 2 m from both Yonge Street and Steeles Avenue West, ranging in height from 52 to 65-storeys with a density of 14.3 FSI does not conform to the building height, setback and density policies of the YSCSP. In addition, the Development does not include a high-rise or mid-rise building at the intersection of Yonge Street and Steeles Avenue West solely devoted to non-residential office uses with direct connections to future public transit infrastructure.

Vaughan Council on September 7, 2010, adopted the YSCSP. York Region Council on January 21, 2016, adopted the YSCSP with modifications. The YSCSP has been appealed to the LPAT (formerly the Ontario Municipal Board) by the Owner and a number of other landowners in the YSCSP area and is not yet in-effect for the Subject Lands. Therefore, the subject Official Plan Amendment File OP.18.016 is being processed as an amendment to the in-effect OPA #210.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C1 Restricted Commercial Zone,” subject to site-specific Exceptions 9(865) and 9(331) by Zoning By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to “RA3 Residential Apartment Zone” together with the following site-specific zoning exceptions to permit the Development shown on Attachments 3 to 5:

Table 1

	Zoning By-law 1-88 Standards	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Uses Permitted	<ul style="list-style-type: none"> - Apartment Dwelling - Day Nursery 	<p>To add the following uses:</p> <ul style="list-style-type: none"> - Hotel - Office - Block Townhouse Dwelling <p>To permit the following uses on the ground floor:</p> <ul style="list-style-type: none"> - Eating Establishment - Eating Establishment Convenience - Eating Establishment Take-out - Retail Store - Retail Convenience Store - Personal Service Shop - Bank - Health Centre - Pharmacy
b.	Minimum Lot Area	67 m ² / unit @1850 units =126,630 m ²	6 m ² / unit = 11,340 m ²

	Zoning By-law 1-88 Standards	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
c.	Minimum Front Yard Setback (Yonge Street)	7.5 m	2 m
d.	Minimum Exterior Yard Setback (Steeles Avenue West)	7.5 m	2.5 m
e.	Maximum Building Height	44 m	Towers 1 and 2: 165 m (52-storeys) Tower 3: 202 m (65-storeys)
f.	Maximum Yard Encroachments for exterior stairways, porches and balconies which are uncovered, unexcavated, unenclosed and not constructed on footings	1.8 m	2 m encroachment into any yard
g.	Minimum Amenity Area	171,010 m ²	6,300 m ²
h.	Minimum Parking Requirements	694 Studio / 1 Bedroom units @ 1.5 spaces / unit = 1041 spaces 1029, 2 Bedroom units @ 1.5 spaces / unit = 1544	694 studio / 1 Bedroom units @ 0.3 spaces per unit = 209 spaces 1029, 2 Bedroom units @ 0.5 spaces per unit = 515

	Zoning By-law 1-88 Standards	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
		<p>155, 3 Bedroom units @ 1.5 spaces / unit = 233 spaces</p> <p>12 Townhouse units @ 1.5 spaces / unit = 18 spaces</p> <p>Visitor Parking 1890 units @ 0.25 space / unit = 473 parking spaces</p> <p>120 Hotel Rooms @ 1 space/room = 120 parking spaces</p> <p>Retail GFA @ 6 spaces/100m² (1990m²) = 120 parking spaces.</p> <p>Total Spaces Required = 3549 parking spaces</p>	<p>155, 3 Bedroom units @ .95 spaces per unit = 148</p> <p>12 units @ 1 space / unit = 12 spaces</p> <p>1890 @ 0.12 spaces / unit for visitor parking = 227</p> <p>Shared parking arrangement between hotel and retail uses for a total of 165 spaces</p> <p>Total Spaces Provided = 1276</p>

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 3. Other zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at a future Committee of the Whole meeting.

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.	Consistency and Conformity with Provincial Policies, and	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement 2014</i> (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe</i>

	MATTERS TO BE REVIEWED	COMMENT(S)
	York Region Official Plans	2017 (the “Growth Plan”), and the policies of the York Region Official Plan (“YROP 2010”).
b.	City of Vaughan Official Plans	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed redesignation of the Subject Lands to a “Mixed Commercial/Residential Area” designation will be reviewed in consideration of the policies of the in-effect OPA #210 and VOP 2010. ▪ The Applications will be reviewed in consideration of the Council and York Region adopted YSCSP policies, including but not limited to, the following: <ul style="list-style-type: none"> - the appropriateness of increasing the maximum permitted density from 6 FSI to 14.3 FSI - increasing the maximum permitted building height from 30 to 65-storeys - the Official Plan policies regarding the requirements for affordable housing - reducing the setback from 3m to 2m along Yonge Street and Steeles Avenue West and other urban design policies of the Plan - requirements for stand alone non-residential office uses - mandatory retail uses along Yonge Street and Steeles Avenue West - connections to the future Yonge subway extension and bus station - pre and post subway population thresholds as identified by the Yonge Steeles Area Regional Transportation Study ▪ The Applications will be reviewed in consideration of the City’s Urban Structure as set out in Vaughan Official Plan 2010.
c.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Urban Design and Sustainability Brief - Planning Justification Report - Comprehensive Development Plan - Community Services and Facilities Plan - Phase 1 Environmental Site Assessment - Pedestrian Level Wind Study - Sun/Shadow Study - Hydrogeological Investigation - Functional Servicing Report - Noise and Vibration Feasibility Study - Geotechnical Investigation - Traffic Impact Study ▪ Additional studies and/or reports may be required as part of the Application review process.
e.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”) on November 29, 2018.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the review areas of the Toronto Transit Commission (“TTC”), City of Toronto, City of Markham, York Region Rapid Transit Corporation and York Region. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies/municipalities.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan Sustainability Metrics Program, Site Development Applications outside of the Vaughan Metropolitan Centre must achieve a Bronze Threshold Overall Application Score.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved.
h.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ Servicing allocation must be identified and assigned to the Development, if the Applications are approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject Lands, or portion thereof. Removal of the Holding Symbol “(H)” will be conditional on identifying and allocating servicing capacity to the Subject Lands.
i.	Future Site Development and Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> ▪ A future Site Development and Draft Plan of Condominium Application(s) will be required, if the Applications are approved, to permit the Development and to establish the ownership tenure(s) of the Development.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner shall convey land at the rate of 1 ha per 300/units and or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City’s Cash-in-Lieu policies, if the Applications are approved.
k.	Bonusing (Section 37 of the <i>Planning Act</i>)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City’s bonusing for increases in height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City’s Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize

	MATTERS TO BE REVIEWED	COMMENT(S)
		an increase in building height and/or density in return for community benefits.
I.	Yonge Subway Extension / Toronto Transit Commission (“TTC”) / York Region Rapid Transit Corporation (“YRRTC”)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TTC / YRRTC’s development review zone for the future Yonge Subway Extension and are situated adjacent to the future Steeles Subway Station, bus terminal, and ancillary facilities. The Owner shall satisfy the requirements of TTC and YRRTC respecting all planned and required public transit infrastructure.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any Regional issues will be addressed when the technical report is considered. The Subject Lands have frontage and access onto Yonge Street which is a Regional Road. The Owner is required to satisfy all requirements of York Region, including, but not limited to potential road widening requirements, access requirements, turning lanes and servicing. At the time of the preparation of this report the Owner had not requested York Region exemption of Official Plan Amendment File OP.18.016 from York Region approval.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Nancy Tuckett, Senior Development Manager, Development Planning Department, ext. 8529

Attachments

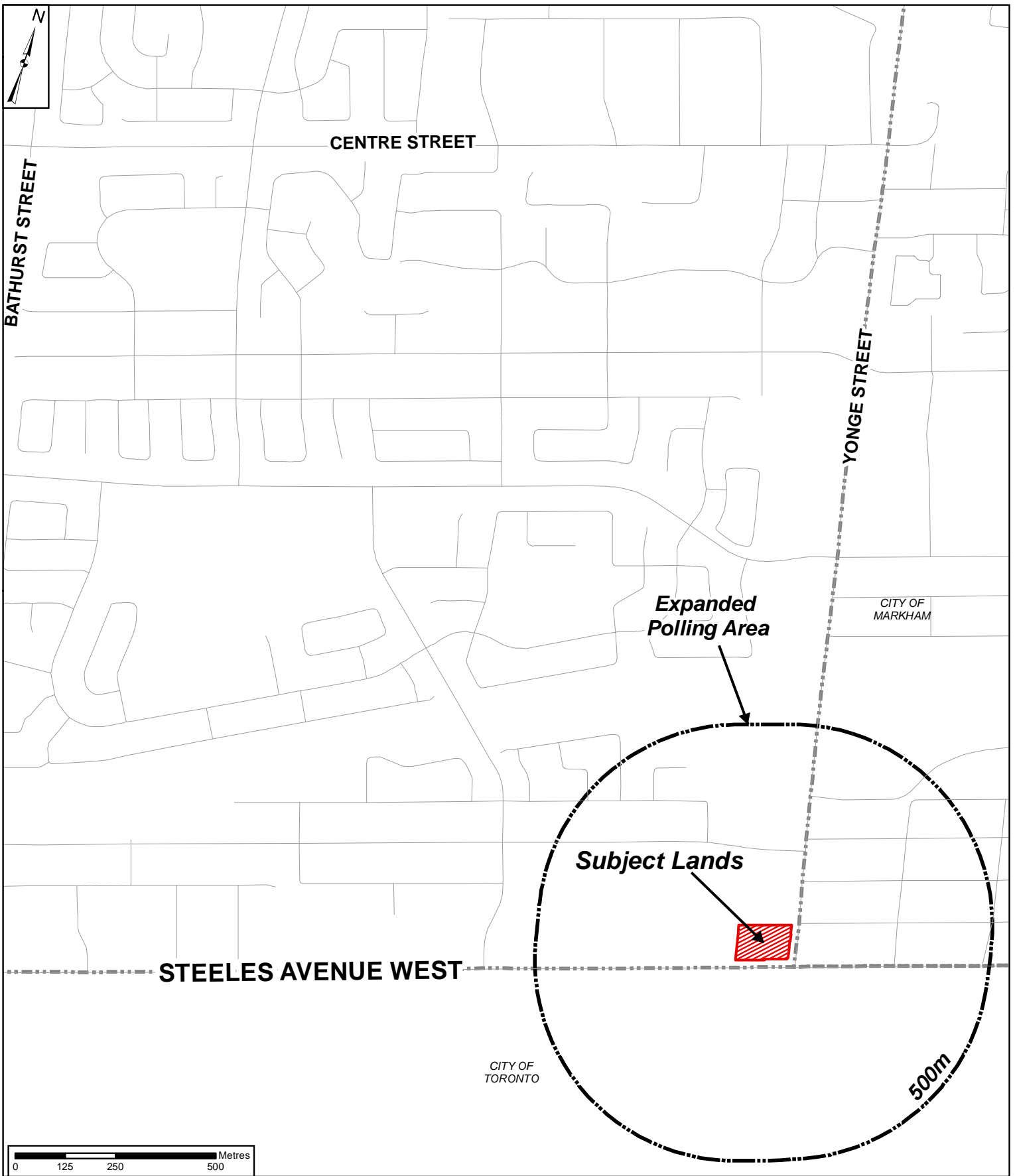
1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Elevation Plan
5. Landscape Plan

Prepared by

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context Location Map

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
Yonge & Steeles Developments Inc. c/o The Gupta Group

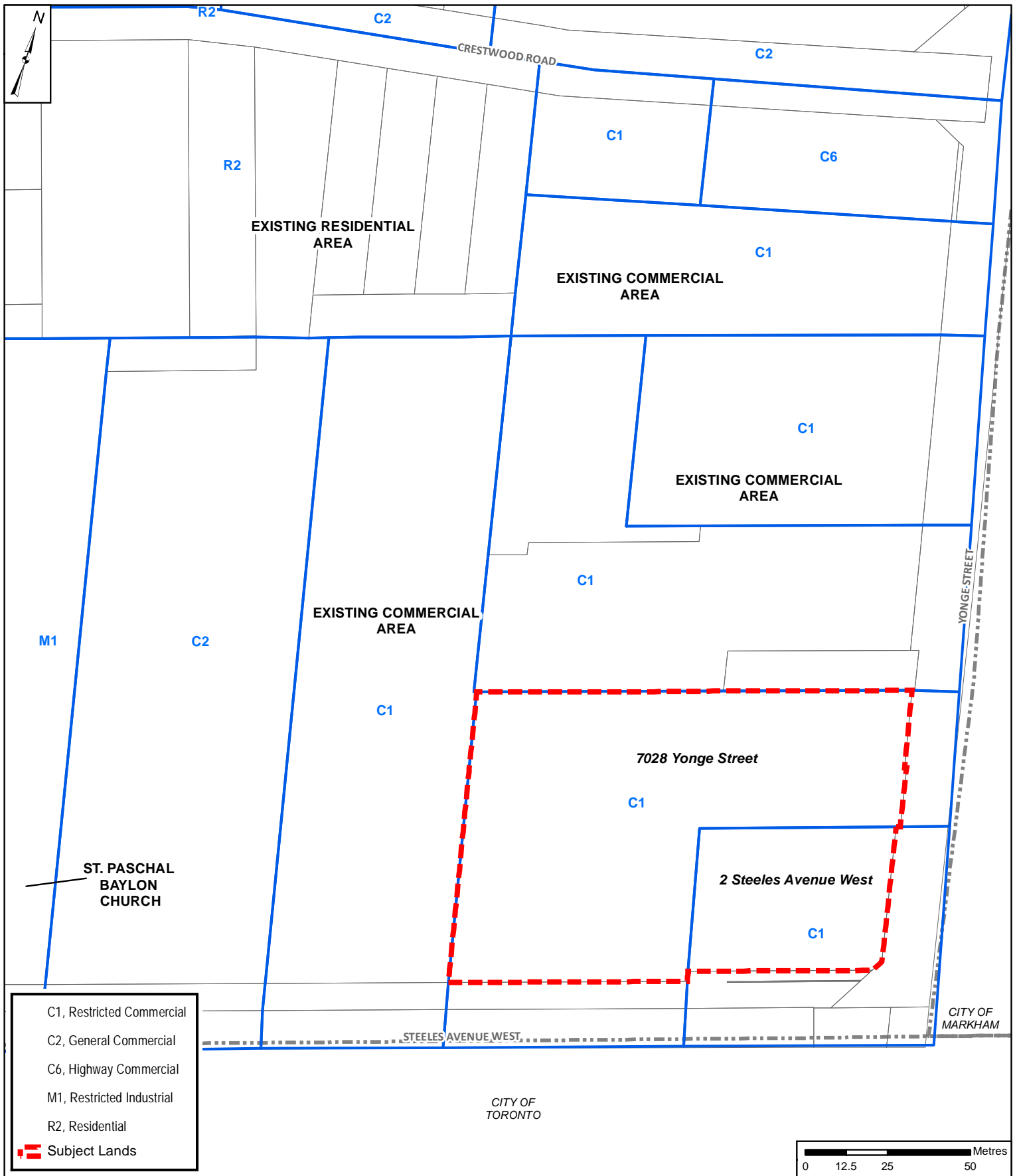


Attachment

FILES:
OP.18.016 & Z.18.028

DATE:
January 22, 2019

1



Location Map

LOCATION:
Part Lot 26, Concession 1

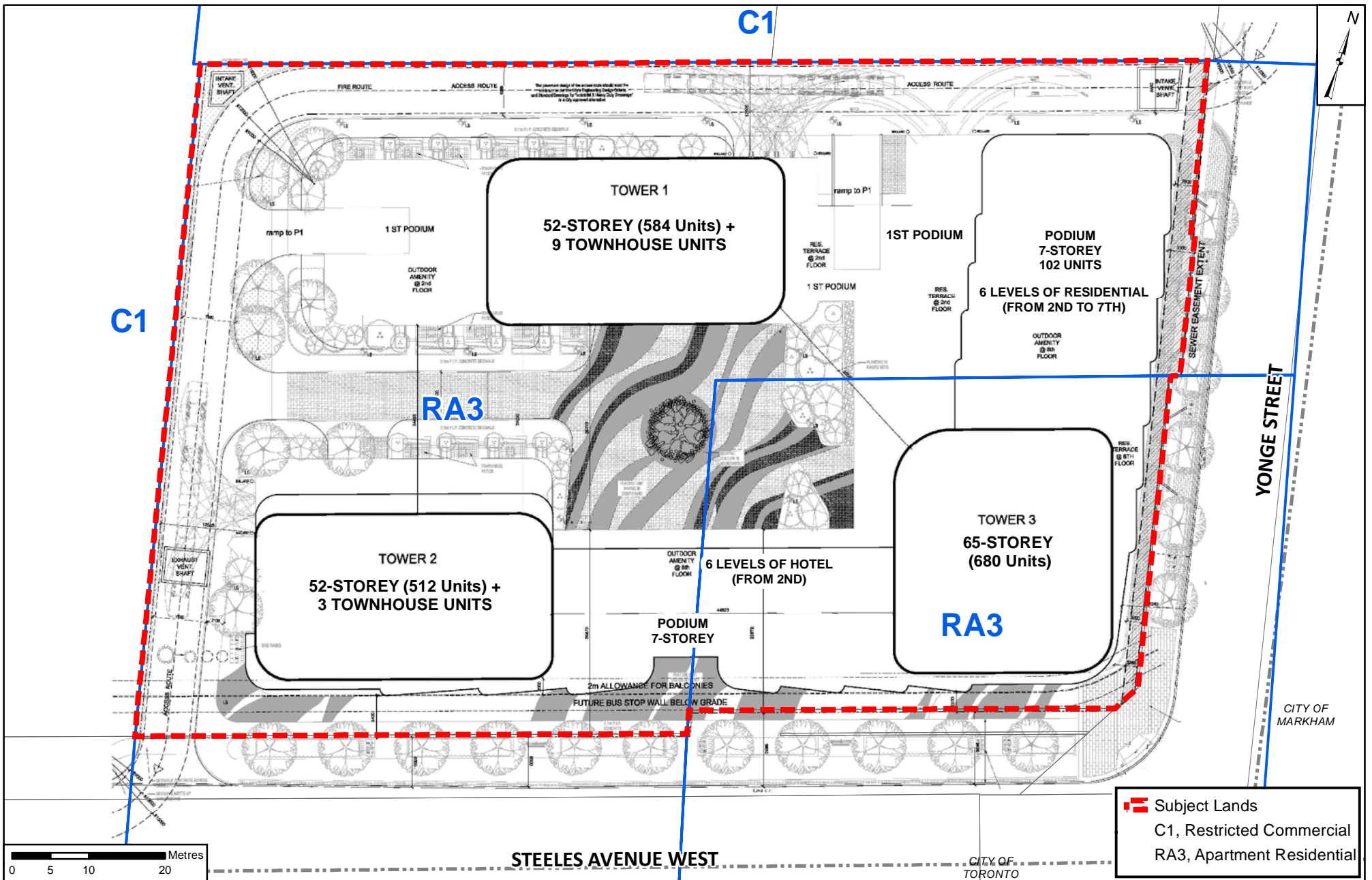
APPLICANT:
Yonge & Steeles Developments Inc. c/o The Gupta Group

Attachment

FILES:
OP.18.016 & Z.18.028

DATE:
January 22, 2019

2



Conceptual Site Plan and Proposed Zoning

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
Yonge & Steeles Developments Inc. c/o The Gupta Group

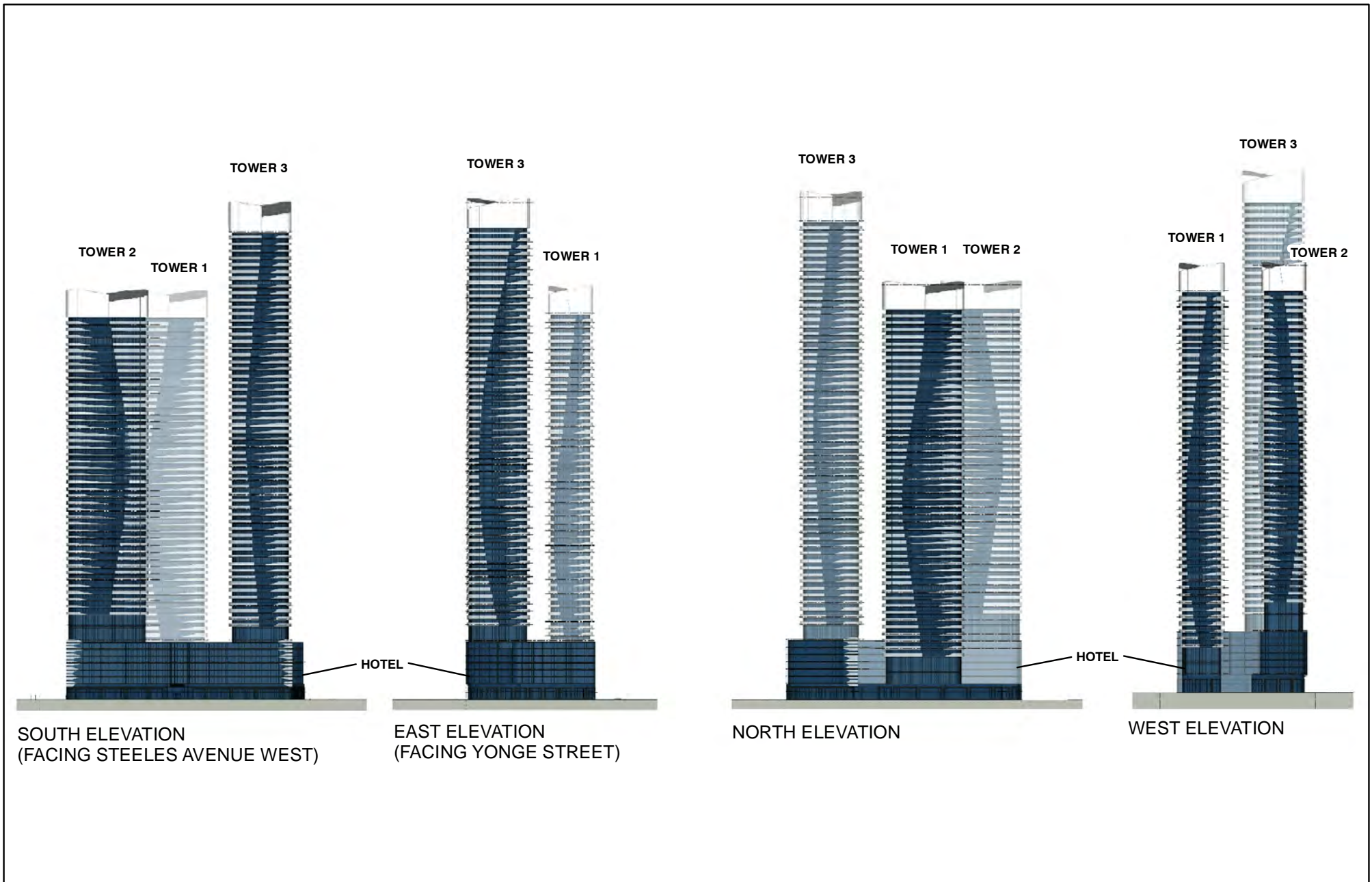
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Attachment

FILES:
OP.18.016 & Z.18.028

DATE:
January 22, 2019

3



SOUTH ELEVATION
(FACING STEELES AVENUE WEST)

EAST ELEVATION
(FACING YONGE STREET)

NORTH ELEVATION

WEST ELEVATION

Elevation Plan

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
Yonge & Steeles Developments Inc. c/o The Gupta Group

Document Path: N:\GIS_Archive\Attachments\Z.18.028\Z.18.028_Circulation_Elevations.mxd

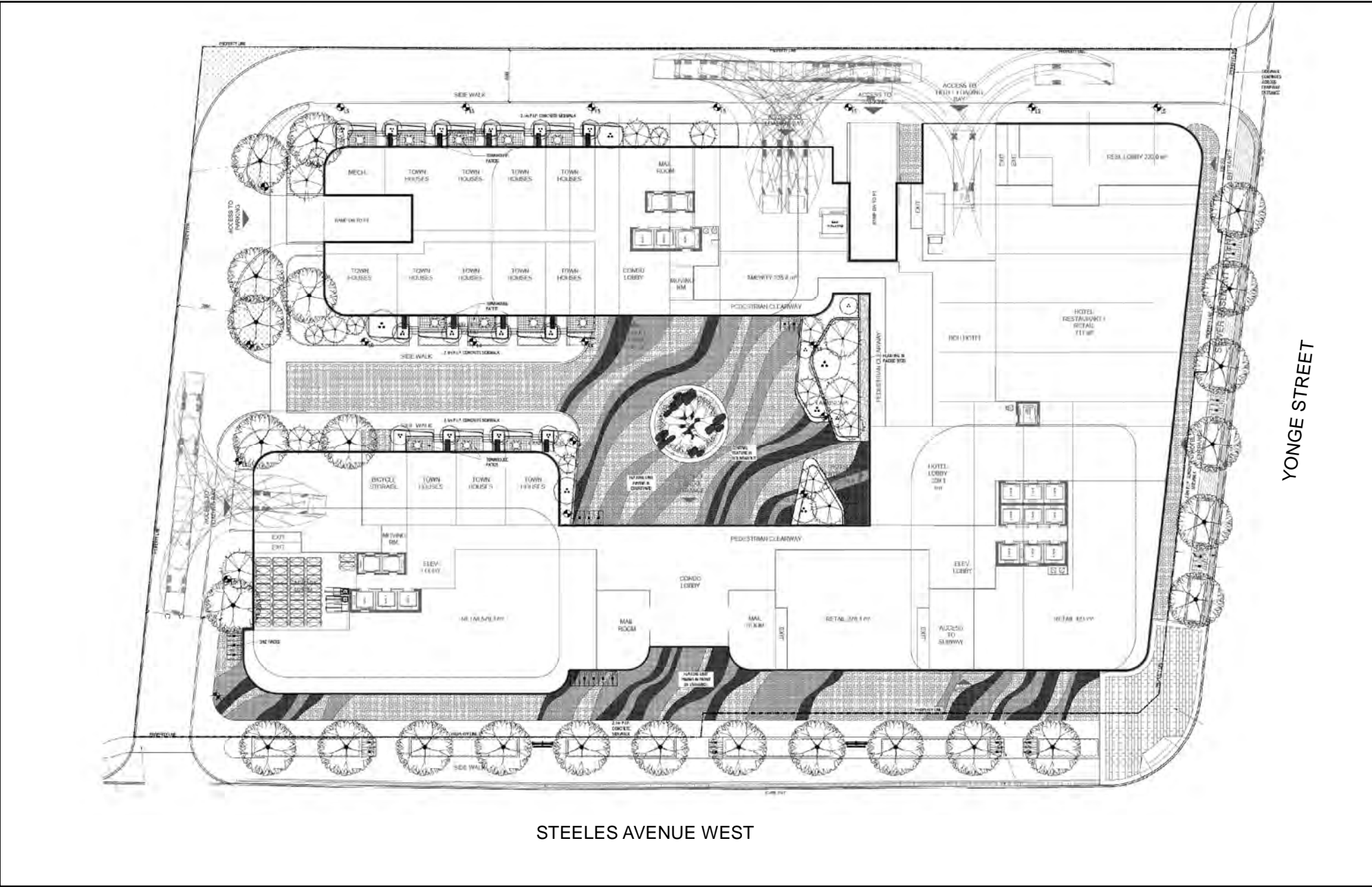


Attachment

FILES:
OP.18.016 & Z.18.028

DATE:
January 22, 2019

4



Landscape Plan

LOCATION:
Part Lot 26, Concession 1

APPLICANT:
Yonge & Steeles Developments Inc.

Attachment

FILES:
Z.18.028, OP.18.016
DATE:
January 22, 2019

5

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 1

**TITLE: CAL-CROWN HOMES (THREE) INC.
ZONING BY-LAW AMENDMENT FILE Z.18.016
DRAFT PLAN OF SUBDIVISION FILE 19T-18V007
VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL
ROAD 27**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.016 and Draft Plan of Subdivision File 19T-18V007 for the Subject Lands shown on Attachments 1 and 2, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings, and 3 part blocks for future detached dwellings, in the manner shown on Attachment 3.

Report Highlights

- To receive comments from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications for the Subject Lands shown on Attachments 1 and 2, to facilitate a residential development consisting of 13 lots for detached dwellings, and 3 part blocks for future detached dwellings.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files Z.18.016 and 19T-18V007 (Cal-Crown Homes (Three) 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.

Background

The 0.771 ha vacant Subject Lands (the 'Subject Lands') shown on Attachments 1 and 2, are located north of Major Mackenzie Drive, west of Regional Road 27, and are legally known as Block 203, Registered Plan 65M-4361. The Subject Lands were formerly a designated school block; however, on July 6, 2017, the York Catholic District School Board (“YCDSB”) released their interest in the Subject Lands. The surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 and 2, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings, and 3 part blocks for future detached dwellings, on an extension of the public road (Street “1”) network (the “Development”) in the manner shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.016 to amend Zoning By-law 1-88 to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to Exception 9(1316) to “RD3 Residential Detached Zone Three” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V007 to facilitate a residential Plan of Subdivision for the Subject Lands as shown on Attachment 3, consisting of the following:

Lot / Block	Land Use	Area (ha)	Units
1 to 13	Detached Dwellings	0.615	13
14 to 16	Part Blocks for Future Detached Dwellings	0.046	1.5
Street	20 m Street “1”	0.110	-
Total		0.771	14.5

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of a Public Hearing was circulated: December 14, 2018.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: to all property owners within 150 m of the Subject Lands, and to the Kleinburg and Area Ratepayers' Association.

- c) Comments Received:

- A. Wang, email dated June 8, 2018, expressed a preference to have the elementary school built, as originally planned within the Block 61 East community.
- J. and G. Wang, resident of Woodgate Pines, email dated June 12, 2018, expressed concern over the Development, citing a preference to have the elementary school built, as originally planned within the Block 61 East community.
- R. and P. Wang, residents of Glen Abbey Trail, email dated June 13, 2018, expressed concern over the loss of open space if the Development is approved, and concern that the abutting park block may also be subject to future development. A concern was also raised respecting the lack of community facilities, including community centres, within the neighbourhood.
- J. Li, emails dated June 13, 2018, and June 19, 2018, expressed concern over the Development, citing the isolation of the existing community and the lack of public facilities including community centres or commercial facilities. A request is being made to the City to consider the Subject Lands for public uses, such as a community centre or full-facility outdoor fields (e.g. tennis court, football field, basketball court, splash pad, etc.).
- M. Yan, resident of Port Royal Avenue, email dated June 13, 2018, expressed concern over the Development, citing concerns over the current density and isolation of the community and its lack of public

facilities. A request is being made to the City to consider the Subject Lands for public uses, such as a community centre or playground.

- W. Yand and J. Wang, residents of Port Royal Avenue, email dated June 22, 2018, expressed concern over the Development, citing a lack of public facilities, including community centres, schools, daycares, etc., and also note that the existing parks in the community are undersized for the number of residents. A request is being made to the City to consider consolidating the Subject Lands with the abutting parklands, with the potential of incorporating a daycare facility, community centre or other public entertainment facility for local children. An alternative to this request is to have the City continue to hold the lands for future school purposes.
- W. Du and S. Gallagher, residents of Woodgate Pines Drive, email dated June 24, 2018, expressed concern over the Development, citing a lack of public facilities, including community centres, libraries, swimming pools and other recreational facilities. Concerns were also expressed regarding traffic impacts.
- M. Lin, email dated June 26, 2018, expressed concern over the Development, citing concerns over the current density of the community and potential traffic impacts.
- P. Turco and A. Torrieri, residents of Port Royal Avenue, email dated October 22, 2018, expressed concerns relating to the proposed road configuration, specifically the connection to Port Royal Avenue which would create a “T”-intersection, and could result in navigational confusion. A request is being made to the City to consider an alternative road configuration that does not provide a connection to Port Royal Avenue, or a connection to Port Royal Avenue that does not create a “T”-intersection. Concerns were also raised respecting potential property damage and access issues during construction activities. A request is being made to have the Owner provide a construction management plan showing the extent of the proposed construction activities and a guarantee from the Owner that all damage to the abutting lands will be fully restored when works are complete.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning

Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[Committee of the Whole November 3, 2008 – Zoning By-law Amendment File Z.06.068 and Draft Plan of Subdivision File 19T-06V14](#)

[Council Meeting Minutes - November 10, 2008, Item 29](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Low-Rise Residential” and are located within a “Community Area” as identified on Schedule 1 – “Urban Structure” of Vaughan Official Plan 2010 (“VOP 2010”). The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of 3-storeys. There is no associated density requirement.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area”. The compatibility criteria directs that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1. in VOP 2010 further identifies development criteria for detached houses, which states that detached houses will respect and reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Development includes lot frontage and areas, and a proposed zone category that is consistent and compatible with the existing surrounding development. The proposed 14.5 unit residential subdivision conforms to the compatibility requirements of VOP 2010.

The Development is consistent with the Community Area Policy Review for Low-Rise Residential Designations

In recognition of development pressures in existing neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the 'Guidelines') and the Community Area Policy Review for Low-Rise Residential Designations Study (the 'Study'). The Guidelines were approved by Vaughan Council on October 19, 2016.

The Study was approved by Vaughan Council on April 19, 2017, and an Official Plan Amendment (Official Plan Amendment No. 15 (“OPA 15”)) to implement the Study recommendations was forwarded to Vaughan Council for adoption on September 27, 2018. At the time of writing of this report, OPA 15 remains unapproved by York Region. The Applications were deemed “Complete” on May 11, 2018. Development applications are assessed and reviewed based on existing policy at the time of a “Complete” application, therefore, the Applications are not subject to OPA 15. However, the Development includes detached dwellings with similar lotting, lot widths, lot depths, and setbacks as the existing and surrounding development, and complies with the Guidelines.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88, subject to Exception 9(1316), as shown on Attachment 2. The Owner is proposing to amend Zoning By-law 1-88 by rezoning the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1

	ZONING BY-LAW 1-88 STANDARDS	“RD3 RESIDENTIAL DETACHED ZONE THREE” ZONE REQUIREMENTS	PROPOSED EXCEPTIONS TO THE “RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS
a.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.2 m (Lot 9 only)
b.	Permitted Yard Encroachments	Fireplaces are not permitted to project into a required yard.	Permit fireplaces to encroach 0.5 m into a required yard.

	ZONING BY-LAW 1-88 STANDARDS	“RD3 RESIDENTIAL DETACHED ZONE THREE” ZONE REQUIREMENTS	PROPOSED EXCEPTIONS TO THE “RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS
c.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard.	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard.
d.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m, and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m.	A bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to maximum of 0.6 m.

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

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 and Consistency with Provincial policies, and Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency with the <i>Provincial Policy Statement, 2014</i> (the “PPS”), and for conformity with Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”), the York Region Official Plan 2010 and VOP 2010 policies. ▪ The Development will be reviewed in consideration of Sections 9.1.2.2 and 9.2.3.1 of VOP 2010, regarding the compatibility criteria for new development within existing Community Areas.
b.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed “RD3 Residential Detached Zone Three” zone, together with the site-specific zoning exceptions identified in Table 1, will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area.
c.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The proposed Draft Plan of Subdivision will be reviewed in consideration of the proposed road extension (Street “1”) from Port Royal Avenue to ensure the appropriate alignment and coordination with the adjacent lands to the north and south is achieved. ▪ The proposed lot frontage, configuration and driveway locations will be reviewed for appropriateness and to ensure compatibility and functionality. ▪ The configuration and zoning of the Part Blocks will be reviewed to ensure coordination with the Part Blocks in the adjacent lands to the south.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Development is subject to the Council-approved Architectural Design Guidelines for the Southern Neighbourhood of Molise Kleinburg Estates/Lake Rivers Community. The Owner has submitted an Addendum to the Architectural Design Guidelines, which must be approved to the satisfaction of the Development Planning Department.
e.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the Development is available and unrestricted for a total of 14.5 residential units (45 persons equivalent). ▪ If the Applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be formally allocated by Vaughan Council.
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ If the Applications are approved, the Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy.
g.	Block 61 Developer's Group Agreement	<ul style="list-style-type: none"> ▪ If the Applications are approved, the Owner shall be required to enter into a Developer's Group Agreement with the other participating landowners within Block 61 regarding cost sharing provisions for parks, cash-in-lieu of parkland, road and municipal services within Block 61.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> - Architectural Design Guideline Addendum - Urban Design Guidelines Addendum - Environmental Noise and Vibration Report Addendum - Phase II Environmental Site Assessment - Stormwater Management and Functional Servicing Report - Traffic Impact Brief ▪ The requirement for additional studies/information may be identified through review of the Applications.
i.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity (WHPA-Q) area. In order to maintain sustainable groundwater management, all land development activities within the WHPA-Q area are to maintain pre-development recharge levels to the satisfaction of the Toronto and Region Conservation Authority (“TRCA”) and the City.
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design (“CPTED”), Leadership in Energy and Environmental Design (“LEED”), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the “heat island” effect, etc., will be reviewed and implemented through the Draft Plan of

	MATTERS TO BE REVIEWED	COMMENT(S)
		Subdivision process, if the Applications are approved.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Applications have been circulated to the following external agencies:

- York Region Community Planning and Development Services Department
- CP Railway
- Metrolinx
- Canada Post Corporation
- TransCanada Pipelines
- Utilities (Alectra Utilities Corporation, Bell Canada, Rogers Communications Inc., Enbridge Gas, Hydro One)
- York Catholic District School Board
- York Region District School Board
- Conseil Scolaire de District Catholique Centre-Sub

Any issues identified or conditions of approval will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Diana DiGirolamo, Planner, Development Planning Department, at extension 8860.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Draft Plan of Subdivision and Zoning

Prepared by

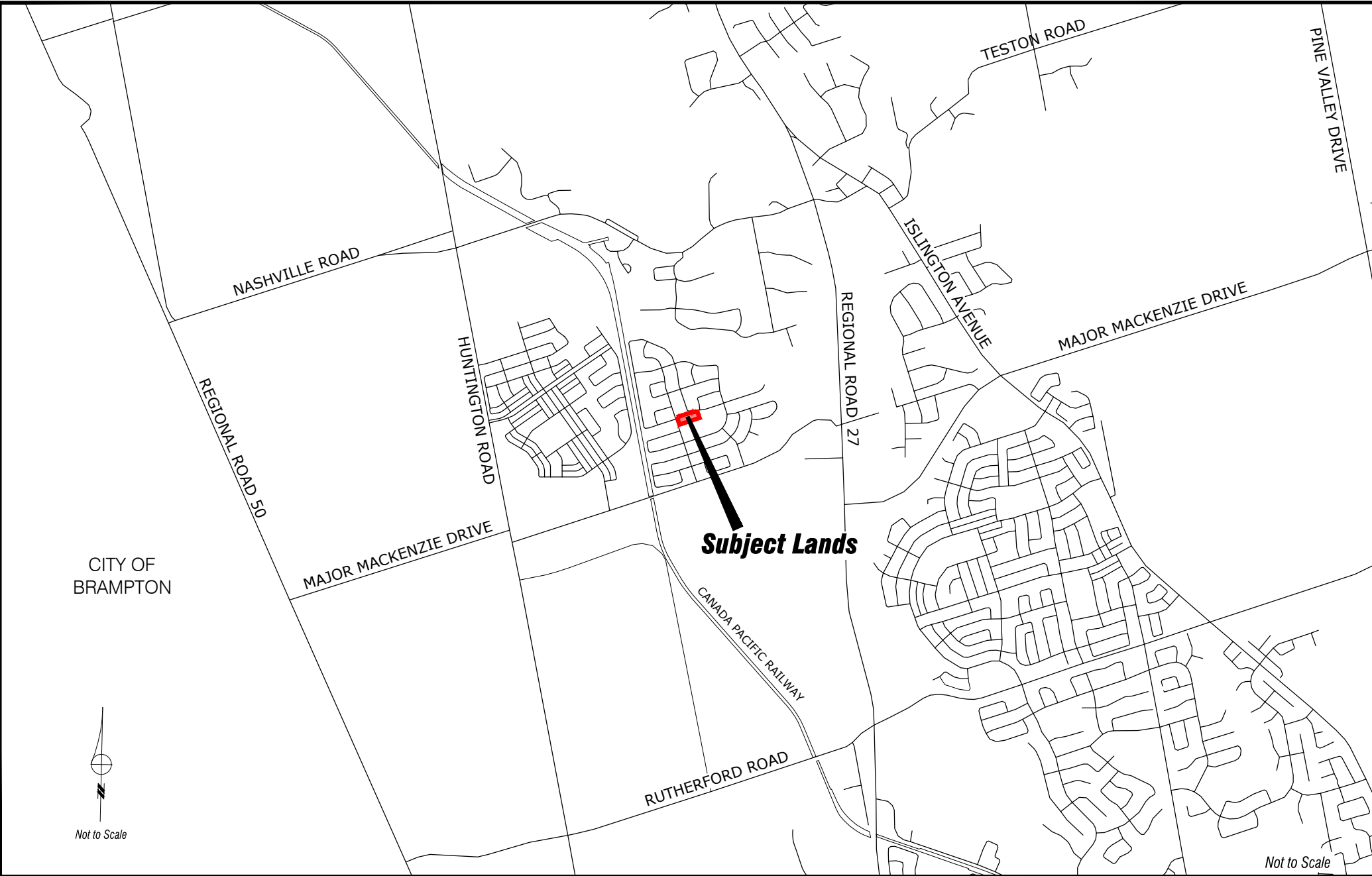
Diana DiGirolamo, Planner, ext. 8860

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:
Part of Lots 22 & 23, Concession 9

APPLICANT:
Cal-Crown Homes (Three) Inc.

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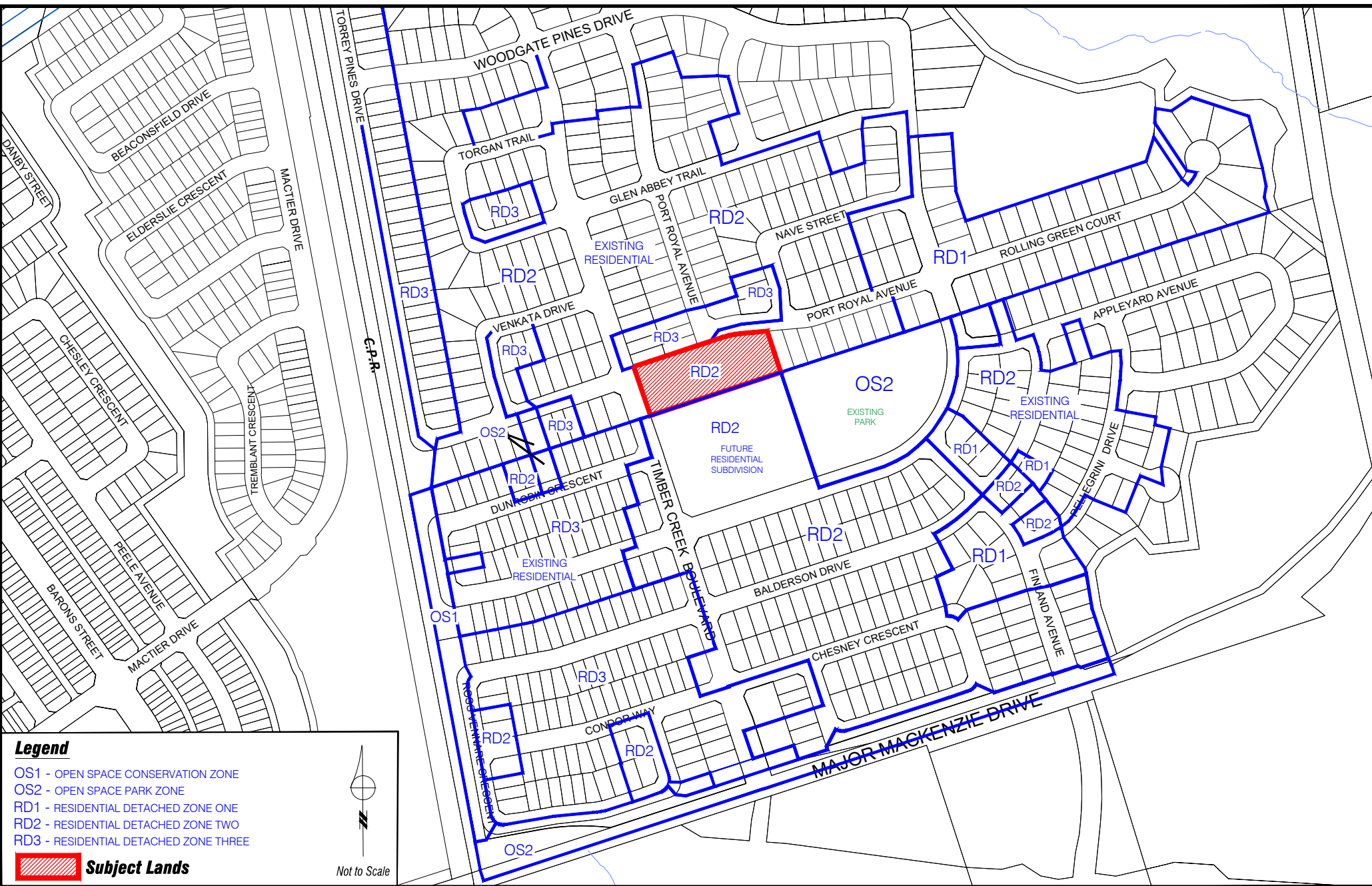
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Development Planning
Department
Page 105

Attachment

FILES: Z.18.016 &
19T-18V007

DATE:
January 22, 2019

1



Legend

- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RD1 - RESIDENTIAL DETACHED ZONE ONE
- RD2 - RESIDENTIAL DETACHED ZONE TWO
- RD3 - RESIDENTIAL DETACHED ZONE THREE

Subject Lands

Not to Scale

Location Map

LOCATION:
Part Lots 22 & 23, Concession 9

APPLICANT:
Cal-Crown Homes (Three) Inc.

VAUGHAN
Development Planning
Page 106 Department

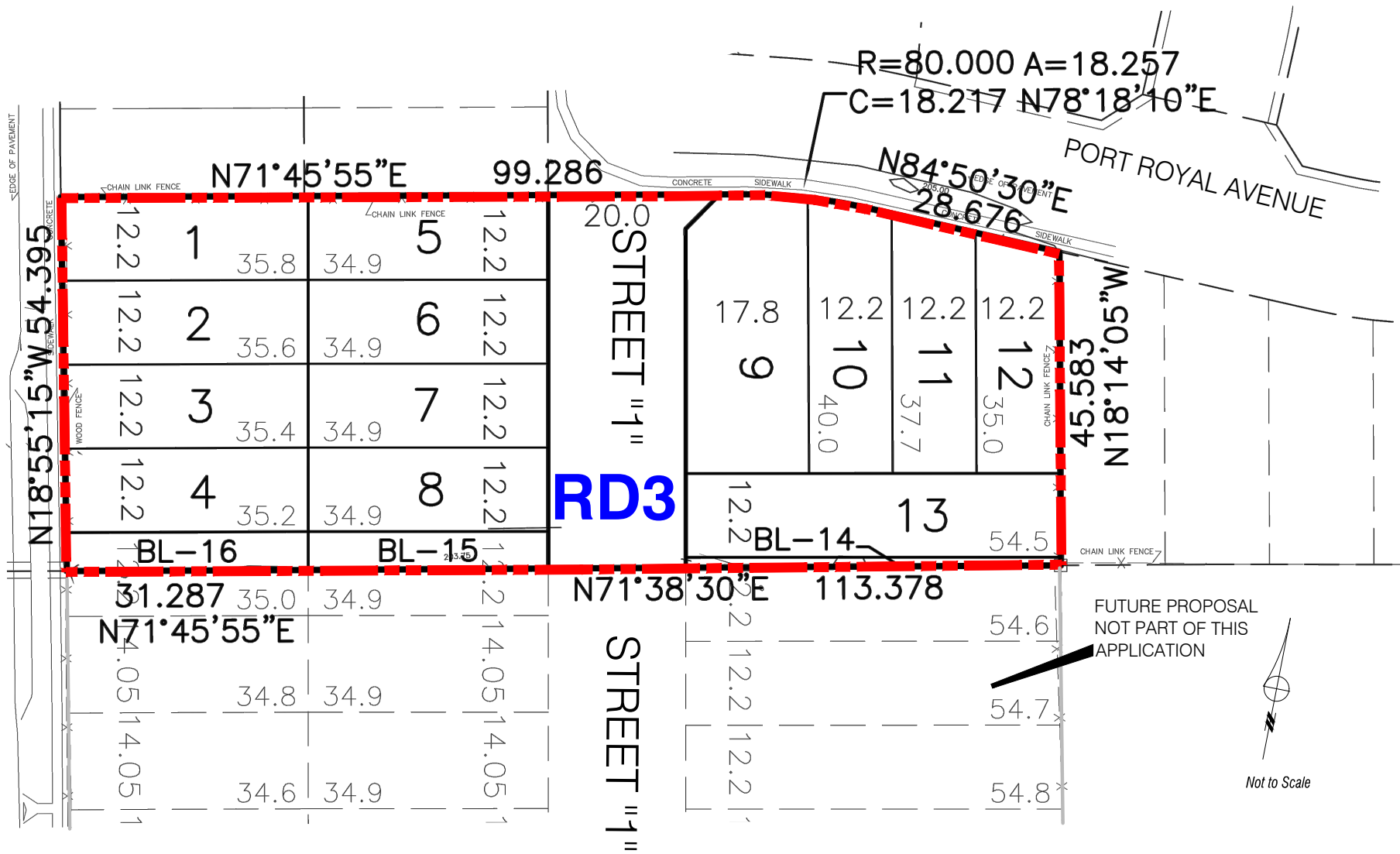
Attachment

FILES: Z.18.016 &
19T-18V007

DATE:
January 22, 2019

2

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ZONES

RD3 - RESIDENTIAL DETACHED ZONE THREE

SUBJECT LANDS

**Proposed Draft Plan of Subdivision
File 19T-18V007 and Zoning**

Item: 7



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 1

TITLE: KLEINDOR DEVELOPMENTS INC.

ZONING BY-LAW AMENDMENT FILE Z.18.033

DRAFT PLAN OF SUBDIVISION FILE 19T-18V003

VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.033 and Draft Plan of Subdivision File 19T-18V003 for the Subject Lands shown on Attachments 1 and 2, to permit a residential plan of subdivision consisting of 27 lots for detached dwellings and 3 part blocks for future detached dwellings, as shown on Attachment 3.

Report Highlights

- To receive comments from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments 1 and 2, to facilitate a residential development consisting of 27 lots for detached dwellings and 3 part blocks for future detached dwellings.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files Z.18.033 and 19T-18V003 (Kleindor Developments 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.

Background

The 1.671 ha vacant subject lands (the ‘Subject Lands’) shown on Attachments 1 and 2, are located north of Major Mackenzie Drive and west of Regional Road 27, being Block 200 on Registered Plan 65M-4383. The Subject Lands were formerly a designated school block however, the York Catholic District School Board (“YCDSB”) on July 6, 2017 released their interest in the Subject Lands. The surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the Development

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachments 1 and 2, to permit a residential plan of subdivision (the ‘Development’) consisting of 27 lots for detached dwellings and 3 part blocks for future detached dwellings, and an extension of a public road (Street ‘1’) in the manner shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.033 to amend Zoning By-law 1-88 to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1313) to “RD3 Residential Detached Zone Three” in the manner shown on Attachment 3, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V003 shown on Attachment 3, to facilitate a residential Plan of Subdivision consisting of the following:

Lot / Block	Land Use	Area (ha)	Units
1 - 27	Detached Dwellings	1.331	27
28 - 30	Part Blocks for Future Detached Dwellings	0.106	1.5
Street	20 m Street “1”	0.234	-
Total		1.671	28.5

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of a Public Hearing was circulated: December 14, 2018.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: to all property owners within 150 m of the Subject Lands, and to the Kleinburg and Area Ratepayers' Association.

- c) Comments Received: None

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

Previous Reports/Authority

[Committee of the Whole November 3, 2008 – Zoning By-law Amendment File Z.05.057 and Draft Plan of Subdivision File 19T-05V10, Lake Rivers Inc.](#)

[Council Meeting Minutes November 10, 2008, Item 28](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Low-Rise Residential” and are located within a ‘Community Area’ as identified on “Schedule 1 - Urban Structure” of Vaughan Official Plan 2010 (“VOP 2010”). The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of 3-storeys. There is no associated density requirement.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a ‘Community Area’. The compatibility criteria directs that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a ‘Community Area’ within

established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1. in VOP 2010 further identifies development criteria for detached houses, which states that detached houses will respect and reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Draft Plan of Subdivision includes lot frontages and areas, and a proposed zone category that are consistent and compatible with the existing surrounding development. The proposed residential Draft Plan of Subdivision conforms to the compatibility requirements of VOP 2010.

The Development is consistent with the Community Area Policy Review for Low-Rise Residential Designations

In recognition of development pressures in existing neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the ‘Guidelines’) and the Community Area Policy Review for Low-Rise Residential Designations Study (the ‘Study’). The Guidelines were approved by Vaughan Council on October 19, 2016.

The Study was approved by Vaughan Council on April 19, 2017, and an Official Plan Amendment (Official Plan Amendment No. 15 (‘OPA 15’)) to implement the Study recommendations was forwarded to Vaughan Council for adoption on September 27, 2018. At the time of writing of this report, OPA 15 remains unapproved by York Region. The Applications were deemed “Complete” on November 7, 2018. Development applications are assessed and reviewed based on existing policy at the time of a “Complete” application, therefore, the Applications are not subject to OPA 15. However, the Development includes detached dwellings with similar lotting, lot widths, lot depths, and setbacks as the existing and surrounding development, and complies with the Guidelines.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88, subject to site-specific Exception 9(1313), as shown on Attachment 2. The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1

	Zoning By-Law 1-88 Standards	'RD3 Residential Detached Zone Three' Requirements	Proposed Exceptions to the 'RD3 Residential Detached Zone Three Requirements
a.	Minimum Interior Side Yard Abutting a Non-Residential Use (Park)	3.5 m	1.2 m (Lot 27)
b.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.2 m (Lots 7, 11 and 24)
c.	Minimum Exterior Side Yard Abutting Greenway	3.5 m There is no standard for an exterior side yard abutting a walkway.	1.2 m to a greenway or walkway. (Lots 7, 11 and 24)
d.	Permitted Yard Encroachments	Fireplaces are not permitted to project into a required yard.	Permit fireplaces to encroach 0.5 m into a required yard.
e.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard.	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard.

	Zoning By-Law 1-88 Standards	'RD3 Residential Detached Zone Three' Requirements	Proposed Exceptions to the 'RD3 Residential Detached Zone Three Requirements
f.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m, and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m.	A bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to maximum of 0.6 m.

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

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 and Consistency with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency with the <i>Provincial Policy Statement, 2014</i> (the "PPS"), and for conformity to <i>Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2017</i> (the "Growth Plan"), the <i>York Region Official Plan 2010</i> and <i>VOP 2010</i> policies. ▪ The Development will be reviewed in consideration of Sections 9.1.2.2 and 9.2.3.1 of <i>VOP 2010</i>, regarding the compatibility criteria for new development within existing Community Areas.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed "RD3 Residential Detached Zone Three" Zone, together with the site-specific zoning exceptions identified in Table 1, will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area.
c.	Draft Plan of Subdivision File 19T-18V003	<ul style="list-style-type: none"> ▪ The Draft Plan of Subdivision will be reviewed in consideration of the proposed road extension (Street '1') from the adjacent lands to the north (Draft Plan of Subdivision File 19T-18V007) to ensure the appropriate alignment and coordination is achieved. ▪ The proposed lot frontages and driveway configurations and locations will be reviewed for appropriateness and to ensure compatibility and functionality. ▪ The configuration and zoning of the Part Blocks will be reviewed to ensure coordination with the Part Blocks in the adjacent lands to the north.
d.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Development is subject to the Council-approved Architectural Design Guidelines for the Southern Neighbourhood of Molise Kleinburg Estates/Lake Rivers Community. The Owner has submitted an Addendum to the Architectural Design Guidelines, which must be approved to the satisfaction of the Development Planning Department.
e.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ Vaughan Council on February 21, 2018, endorsed the City's latest annual servicing capacity allocation strategy report. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the Development is available and unrestricted for a total of 28.5 residential units (88 persons equivalent).

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ If the Applications are approved, the availability of water and sanitary servicing capacity for the Development must be formally allocated by Vaughan Council.
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ If the Applications are approved, the Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy.
g.	Block 61 Developer’s Group Agreement	<ul style="list-style-type: none"> ▪ If the Applications are approved, the Owner is required to enter into a Developer’s Group Agreement with the other participating landowners within Block 61 regarding cost sharing provisions for parks, cash-in-lieu of parkland, road and municipal services within Block 61.
h.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> - Architectural Design Guidelines Addendum - Urban Design Guidelines Addendum - Environmental Noise and Vibration Report Addendum - Phase I Environmental Site Assessment - Functional Servicing and Stormwater Management Report - Traffic Impact Reliance Letter ▪ The requirement for additional studies/information may be identified through review of the Applications.
i.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity (WHPA-Q), Significant Groundwater Recharge Areas and

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>Highly Vulnerable Aquifers. In order to protect the drinking water quality and quantity, all land development activities in these areas are to address how significant drinking water threats will be prevented, reduced or eliminated to the satisfaction of the Toronto and Region Conservation Authority (“TRCA”) and the City.</p>
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design (“CPTED”), Leadership in Energy and Environmental Design (“LEED”), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the “heat island” effect, etc., will be reviewed and implemented through the Draft Plan of Subdivision process, if the Applications are approved.
k.	Adjacent Park	<ul style="list-style-type: none"> ▪ A neighbourhood park, currently under construction and scheduled for completion in the late summer of 2019, is located to the east of the Subject Lands. A junior soccerfield is to be located 15 m from the Subject Lands. The park will also include junior and senior playground equipment, a basketball court, a shade structure, site furnishing, lit pathways and landscape planting. ▪ The Parks Development Department advised that the Owner will be required to install a 1.8 m high wood privacy fence along the limits of the proposed lots abutting the parkland boundary instead of the typical 1.5 m high black vinyl chain link due to the activities proposed for the neighbourhood park. ▪ The Owner shall not undertake any works on the Subject Lands that will impact the neighbourhood park.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-18V003

Prepared by

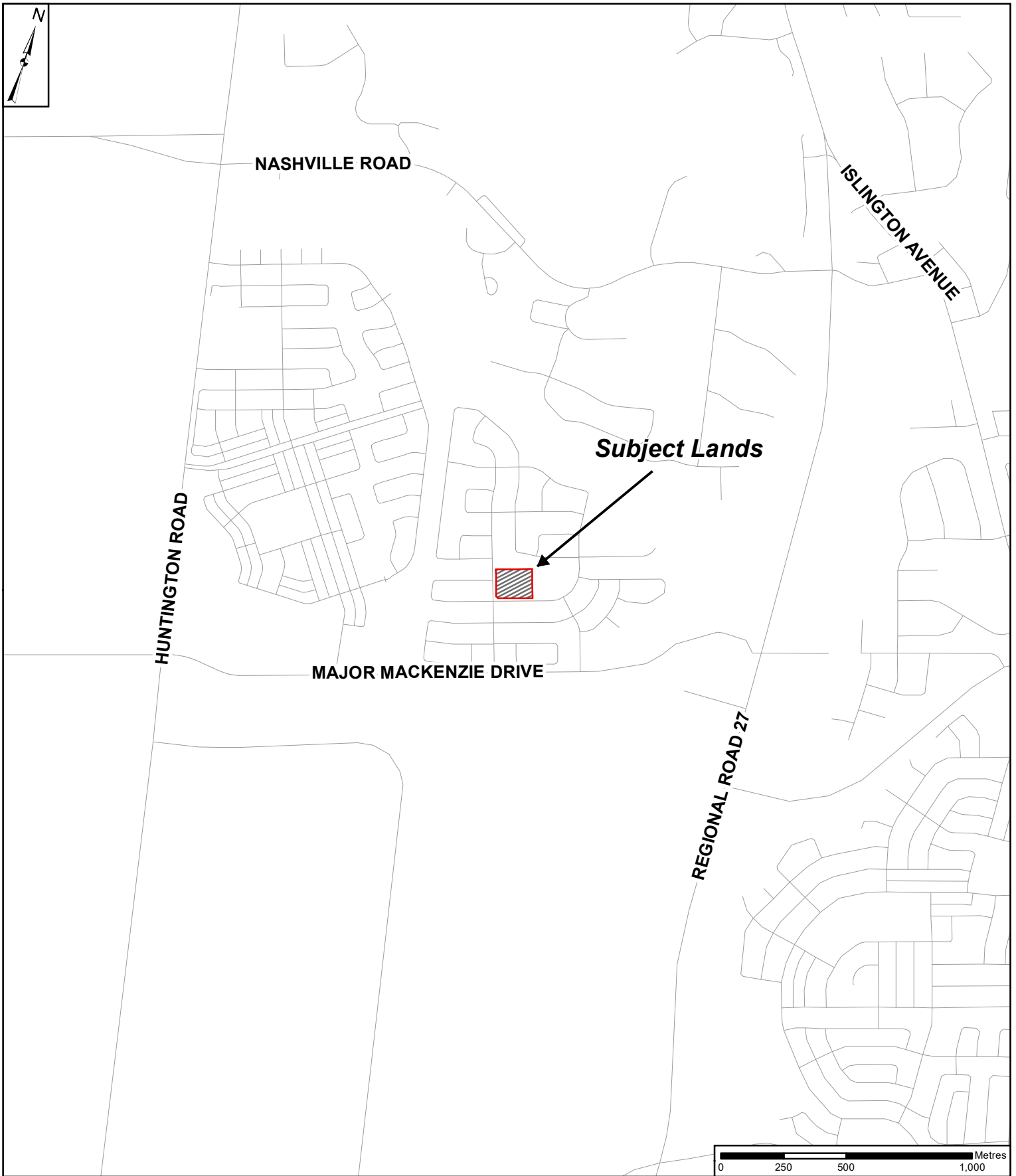
Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Kleindor Developments Inc.

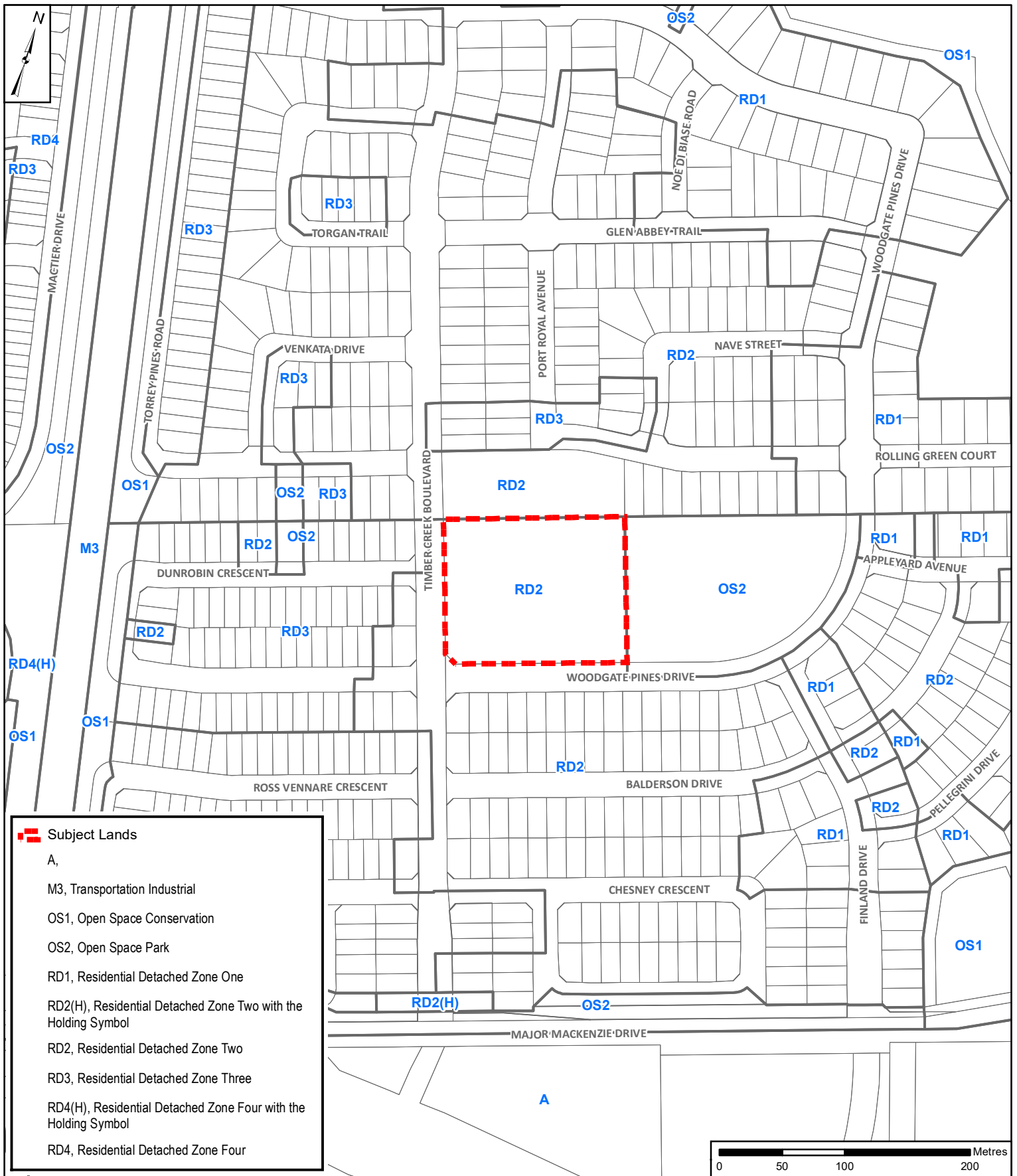


Attachment

FILES:
Z.18.033, 19T-18V003

DATE:
January 22, 2019

1



Location Map

LOCATION:
Part of Lot 21, Concession 9

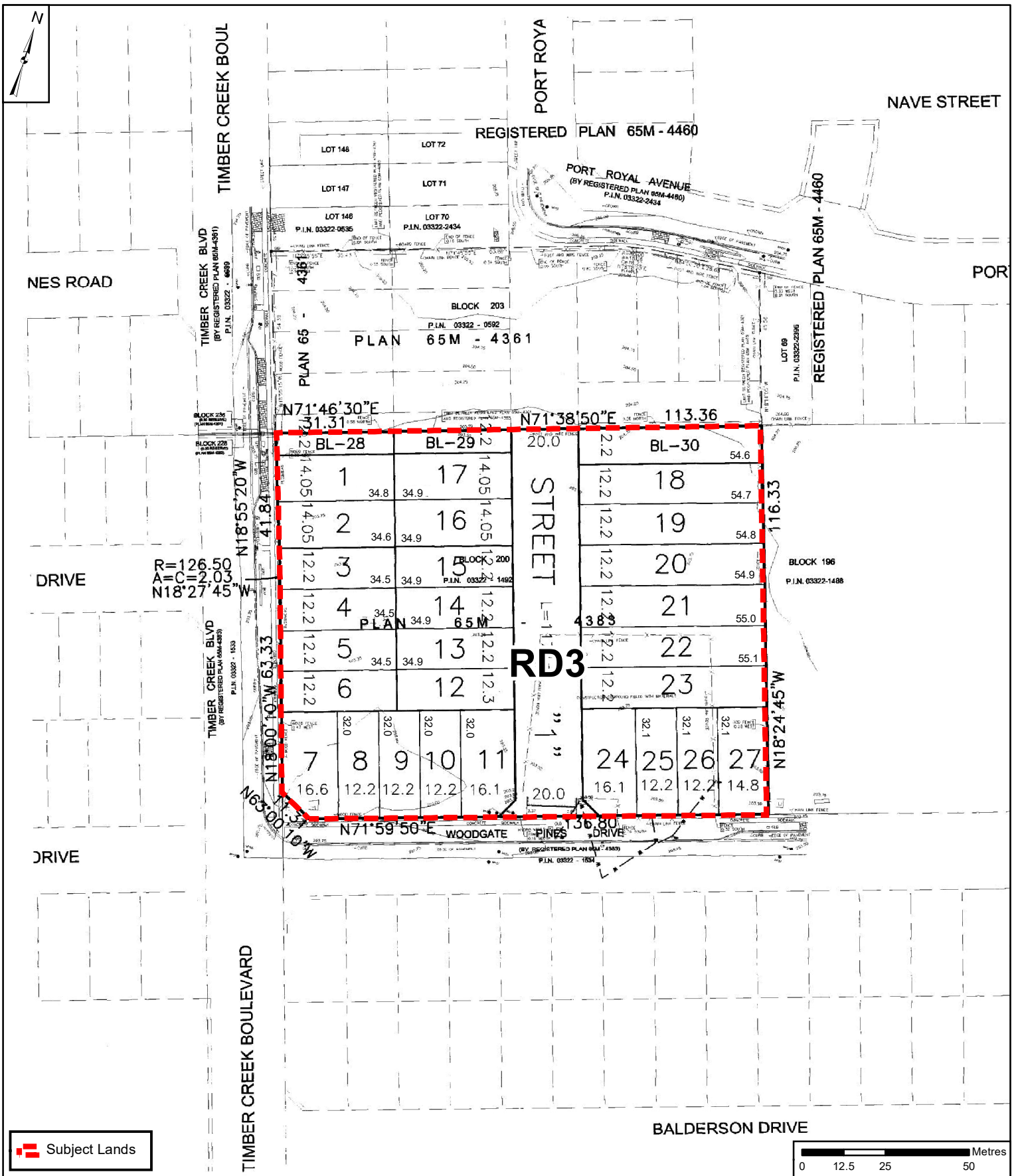
APPLICANT:
Kleindor Developments Inc.

Attachment

FILES:
Z.18.033, 19T-18V003

DATE:
January 22, 2019

2



Proposed Zoning and Draft Plan of Subdivision File 19T-18V003

Attachment

LOCATION:
 Part of Lot 21, Concession 9

APPLICANT:
 Kleindor Developments Inc.



FILES:
 Z.18.033, 19T-18V003

DATE:
 November 7, 2018

3

Item:



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 22, 2019

WARD: 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.017
ZONING BY-LAW AMENDMENT FILE Z.18.029
YORK MAJOR HOLDINGS INC.
VICINITY OF EAGLE ROCK WAY AND TROON AVENUE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.017 and Z.18.029 for the subject lands to amend Vaughan Official Plan 2010 to redesignate the Subject Lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” and to amend Zoning By-law 1-88 to rezone the Subject Lands RA3(H) “Residential Apartment Zone with the Holding Symbol “(H)” to RA3 Residential Apartment Zone in the manner shown on Attachment 3 to permit a 16-storey mixed-use residential apartment building, as shown on Attachments 3 to 5.

Report Highlights

- To receive input from the Committee of the Whole on Official Plan and Zoning By-law Amendment applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 for the subject lands to permit the development of a 16-storey mixed-use residential apartment building with 107 residential units and 478 m² of ground floor retail and office uses.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.017 and Z.18.029 (York Major Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands ('Subject Lands') shown on Attachments 1 and 2 are located on the north side of Eagle Rock Way, west of Troon Avenue and are known municipally as 120 Eagle Rock Way. The surrounding land uses are shown on Attachment 2.

The Subject Lands are currently vacant. However, Vaughan Council on June 19, 2018, approved Site Development File DA.17.086 (Phase 2 - shown on Attachment 2), to permit the construction of the underground garage for Phase 3 (Subject Lands). Three levels of the underground garage connect Phases 2 and 3.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the development

The Owner has submitted the following applications ('Applications') for the Subject Lands shown on Attachments 1 and 2 to permit a 16-storey mixed-use residential apartment building ('Development'), as shown on Attachments 3 to 5.

1. Official Plan Amendment File OP.18.017 to amend Vaughan Official Plan 2010 to redesignate the Subject Lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use" and to increase the maximum permitted building height from 6-storeys to 16-storeys, in the manner shown on Attachments 3 and 4.
2. Zoning By-law Amendment File Z.18.029 to amend Zoning By-law 1-88 to rezone the Subject Lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to RA3 Apartment Residential Zone, in the manner shown on Attachment 3, together with site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol, and included an expanded notification area

- a) Date the Notice of Public Hearing was circulated: December 14, 2018.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice of Sign was installed along the Eagle Rock Way and Salterton Circle frontage, in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: circulated to all property owners within an extended notification area beyond 150 m, as shown on Attachment 3, and the Upper Thornhill & Area Ratepayers Association.

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

Previous Reports/Authority

[Phase 2 York Major Holdings File DA.17.086 Committee of the Whole Report Maple GO Station Secondary Plan \(OPA #1\)](#)

Analysis and Options

An Amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (‘VOP 2010’), specifically Volume 2, Section 11.6 Maple Go Station Secondary Plan (‘MGSSP’).

The MGSSP permits a maximum building height of 6-storeys on the Subject Lands, and an overall total maximum gross floor area (‘GFA’) of 122,398.5 m² dedicated to residential uses and 2,601.5 m² GFA dedicated to retail and office uses. The Development (Phase 3) consists of 10,718.1 m² of residential GFA and 478 m² of retail/office GFA. When combined with other approved development in the MGSSP area, the total residential and retail/office GFA is 102,898.3 m² and 1806 m² respectively, which conforms to the Official Plan.

An Official Plan Amendment is required to redesignate the Subject Lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” and to increase the maximum permitted building height from 6 storeys to 16-storeys.

An Amendment to Zoning By-law 1-88 is required to permit the Development

The Subject Lands are zoned “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1407). A Zoning By-law Amendment is required to rezone the Subject Lands to RA3 Apartment Residential Zone with site-specific exceptions. The conditions in Zoning By-law 1-88 to remove the Holding Symbol “(H)” from the Subject Lands include Vaughan Council approving of a Site Development application and allocating water supply and sewage

servicing capacity for the Subject Lands. The proposed apartment building is a permitted use in the RA3 Zone however, the following site-specific exceptions to Zoning By-law 1-88 are required to implement the Development:

Table 1:

	Zoning By-law 1-88 Standard	RA3(H) Apartment Residential Zone with the Holdings Symbol “(H)” Requirements, Exception 9(1407)	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements, Exception 9(1407)
a.	Minimum Landscape Strip	3 m	<ul style="list-style-type: none"> • 1 m (Eagle Rock Way) • 0 m (stairs) • To permit bicycle racks and a transformer to be located within the landscape strip (Salterton Circle)
b.	Minimum Front Yard Setback	3 m	1 m (Eagle Rock Way)
c.	Minimum Interior Yard Setback	3 m	0 m (West side abutting Metrolinx Parking Lot) with a canopy encroachment into the parking lot lands
d.	Maximum Building Height	44 m	56 m (16-storeys)

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

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.	Consistency and Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (“PPS”), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (“Growth Plan”), the York Region and VOP 2010 Official Plan policies. ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 2.2.3, 2.2.1.1, 9.2.2.6, 9.2.3.6 regarding Community Areas and development criteria for High-Rise Buildings.
b.	Appropriateness of the Proposed Site-Specific Official Plan and Zoning By-law Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendment to the Official Plan and Zoning By-law 1-88 to permit the Development will be reviewed in consideration of, but not limited to, the existing and planned surrounding land uses, transition to the existing Maple GO Station, the existing townhouses and the approved mid-rise mixed-use building development to the east, sun/shadow impacts, built form compatibility, building setbacks and traffic impact. ▪ The appropriateness of removing the Holding Symbol “(H)” from the Subject Lands and the proposed site-specific zoning exceptions will be reviewed in consideration satisfying the current conditions for removal of the Holding Symbol “(H)” and of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Functional Servicing Report - Noise and Vibration Feasibility Study

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Oak Ridges Moraine Conformity Report - Planning Justification Report - Pedestrian Level Wind Study - Sun Shadow Study - Transportation Mobility Plan - Urban Design and Sustainability Brief - Cultural Heritage Impact Assessment <ul style="list-style-type: none"> ▪ Additional studies and/or reports may be required as part of the development application review process.
d.	Sustainable Development	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan Sustainability Metrics Program, Site Development Applications outside of the Vaughan Metropolitan Centre must achieve a Bronze Threshold Overall Application Score. ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the future Site Development Application process, if the Applications are approved.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are located in a Source Water Protection vulnerable area referred to as Wellhead Protection Area-Q2 (WHPA-Q2) and must be reviewed and approved to the satisfaction of the City and TRCA.
f.	Section 37 Bonus Provisions	<ul style="list-style-type: none"> ▪ The Development exceeds the maximum building height permitted by the MGSSP. The Applications will be reviewed in consideration of the provisions of Section 37 of the <i>Planning Act</i>, which permits Council to pass a by-law to authorize increases in density and building height of a development otherwise permitted by the by-law that will be permitted in return for the

	MATTERS TO BE REVIEWED	COMMENT(S)
		provision of such facilities (i.e community benefits), as set out in the by-law; and, the “City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i> ”.
g.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the entirety of Subject Lands will remain zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.
h.	Related Site Development File DA.18.069	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.18.069 which will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> - The appropriate building and site design, built form, scale and massing, building setbacks and bird friendly design - Pedestrian and barrier free accessibility, vehicular access, internal traffic and emergency and service vehicle circulation and parking - Landscaping and waste management - Appropriate stormwater management and servicing and grading - The relationship of the proposed Development with the immediate neighbourhood and site - The encroachment of a canopy and the door swing onto the Metrolinx parking lot lands. An Encroachment Agreement between the Owner and Metrolinx will be required - The Subject Lands form part of Block 35 on Registered Plan 65M-4477 which also contains Phase 2. A reference plan is required prior to the registration of the site plan agreement to define the Subject Lands

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> All issues identified through the review of the Site Development Application must be addressed to the satisfaction of the City.
i.	Draft Plan of Condominium	<ul style="list-style-type: none"> Should the Owner wish to proceed by way of Condominium, a Draft Plan of Condominium (Standard) Application is required to create the Condominium tenure, if the Applications are approved.
j.	Vaughan Design Review Panel	<ul style="list-style-type: none"> A preliminary design concept was considered by the Vaughan Design Review Panel ('DRP') on November 30, 2017 and March 6, 2018. The Development shown on Attachments 3 - 5 responds to comments from the DRP. The Owner must satisfactorily address all comments from the DRP.
k.	GO Transit and Metrolinx	<ul style="list-style-type: none"> The Subject Lands abut the Maple GO Station and parking lot. The Applications have been circulated to GO Transit and Metrolinx for review and comment. Any issues identified by GO Transit and Metrolinx will be addressed when the Technical Report is considered.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified will be addressed when the technical report is considered.

York Region, on November 29, 2018, issued an exemption from Regional Approval, which allows the Official Plan Amendment application to be exempted from Regional Council approval. York Region has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional Planning policies or interests. This allows the amendment to come into full force and effect, following its

adoption by Vaughan Council and the expiration of the required appeal period, should the Applications be approved.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications, together with comments from the public and Council expressed at the Public Hearing or in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Margaret Holyday, Planner, Development Planning Department, ext. 8216

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning, Zoning and Site Plan
4. Building Elevations
5. Landscape Plan

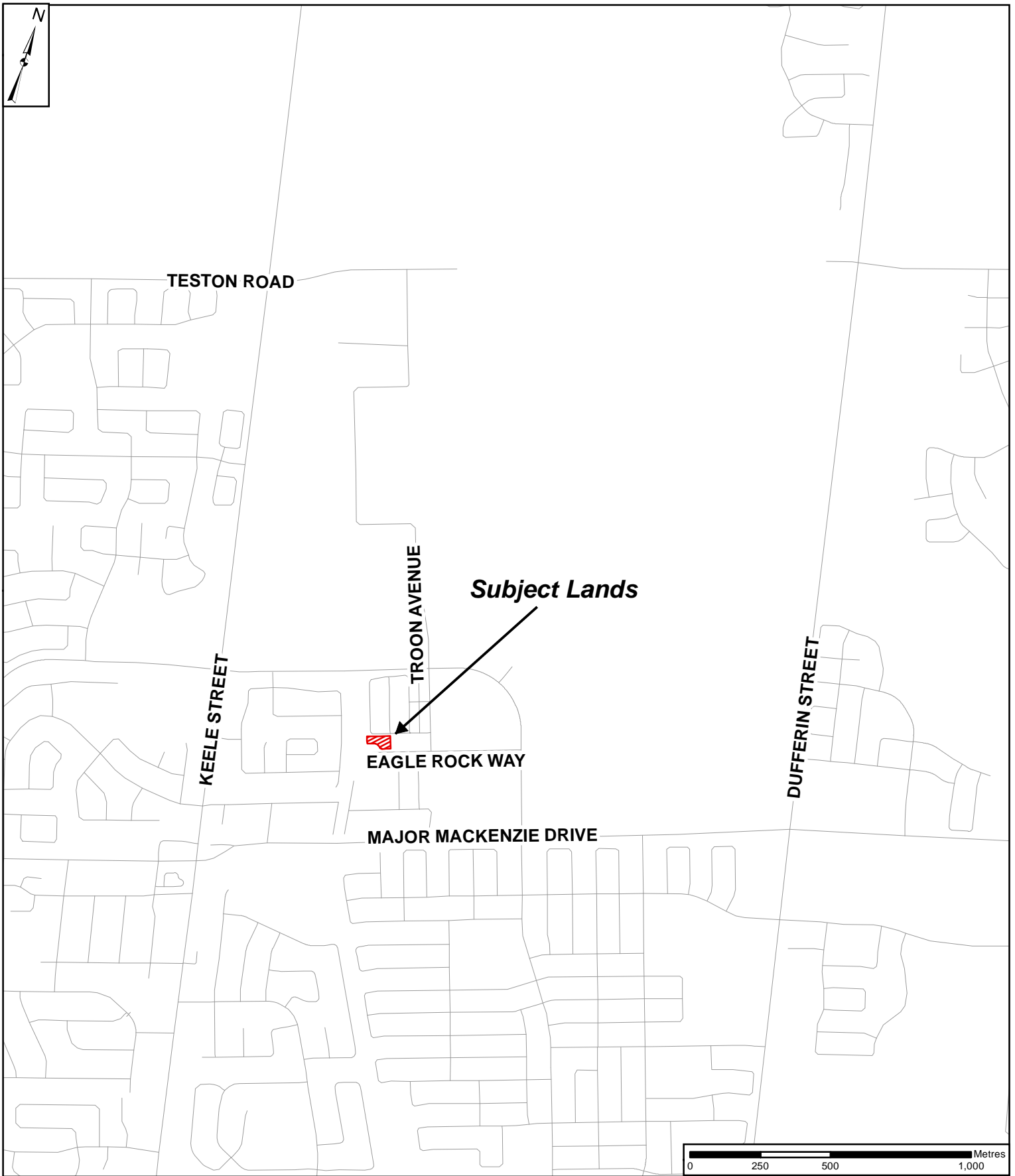
Prepared by

Margaret Holyday, Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context Location Map

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.



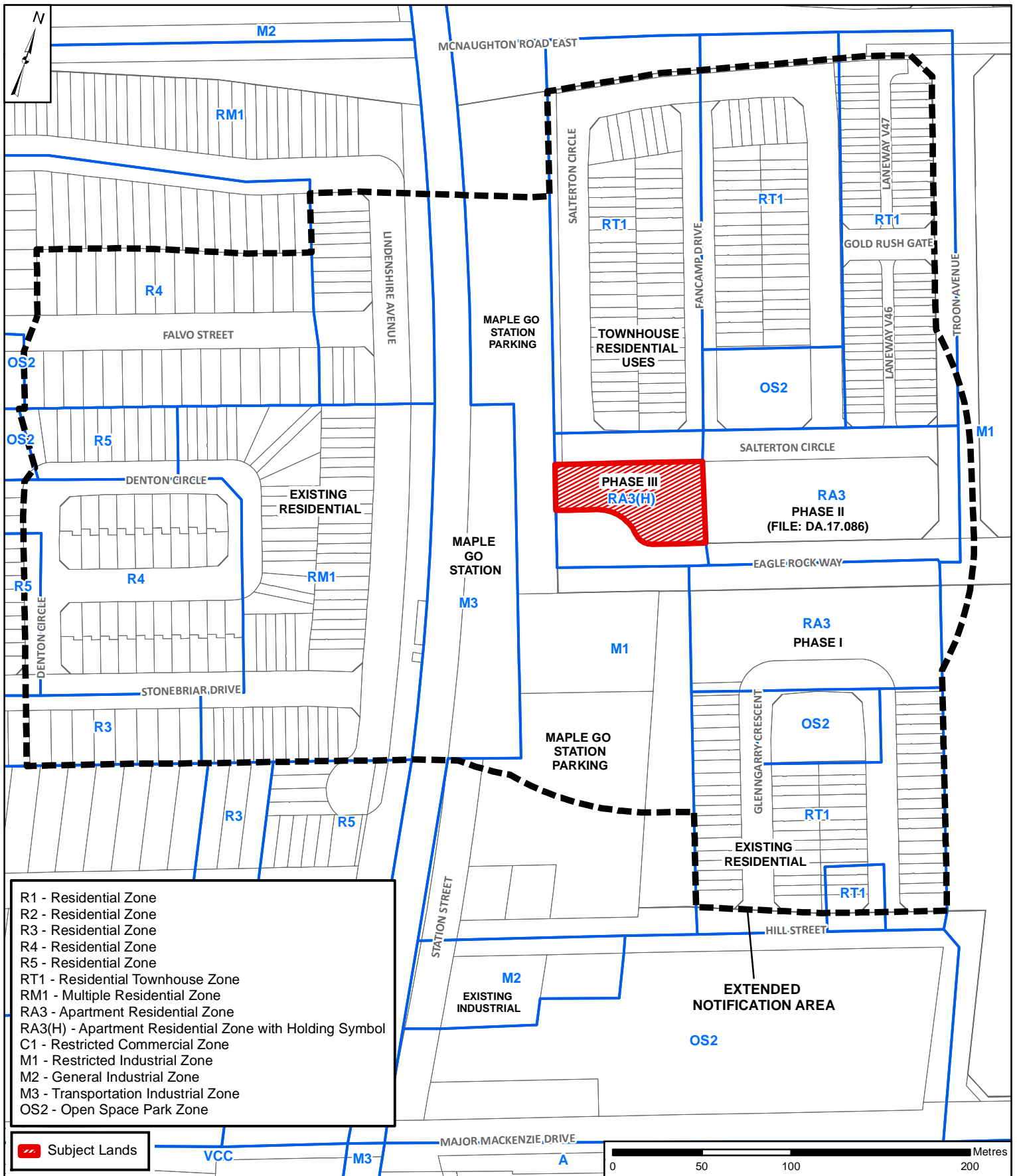
Attachment

FILES:
OP.18.017, Z.18.029

RELATED FILE:
DA.18.069

DATE:
January 22, 2019

1



Location Map

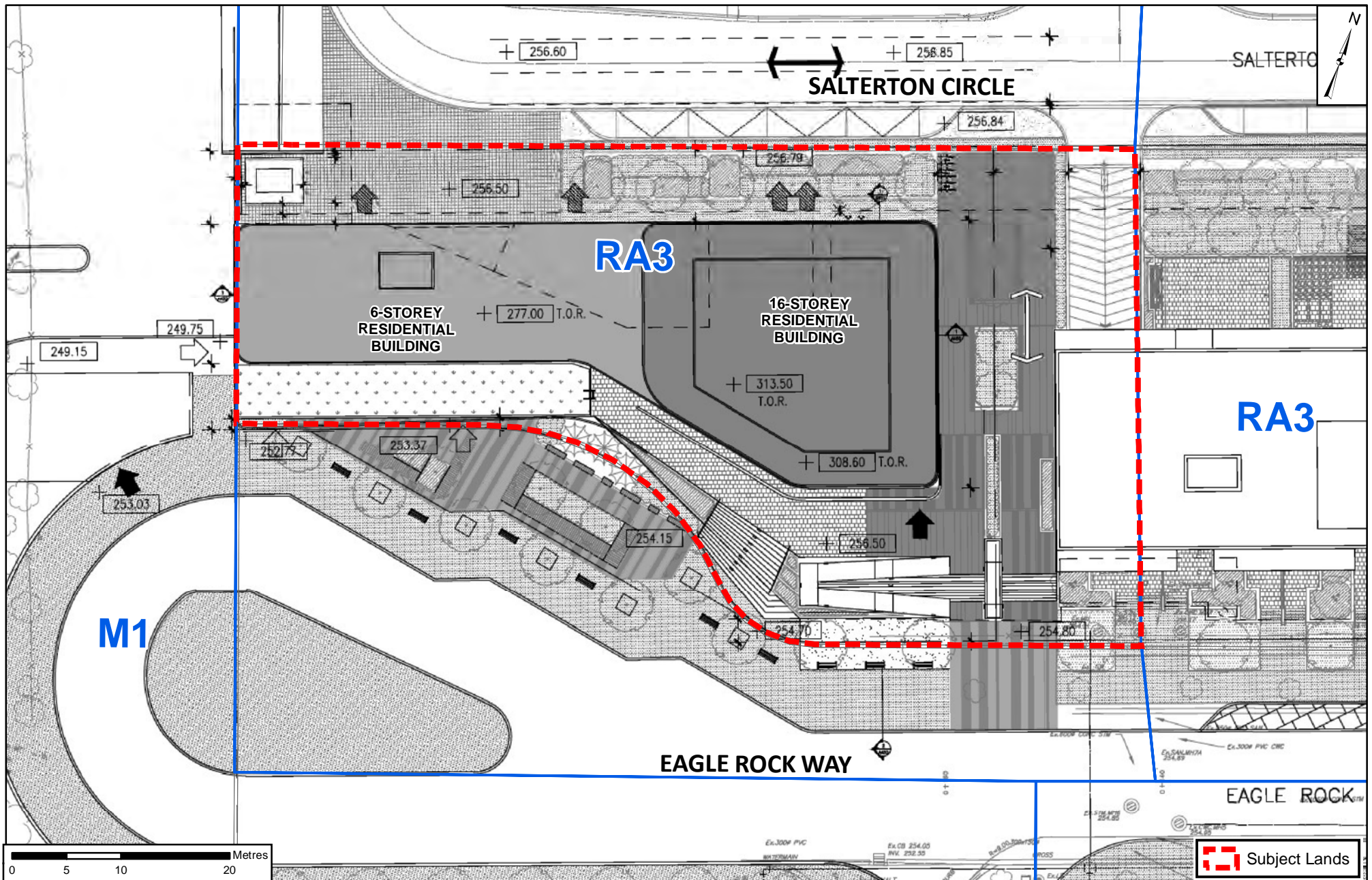
LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.

Attachment

FILES:
OP.18.017, Z.18.029
RELATED FILE:
DA.18.069
DATE:
January 22, 2019

2



Conceptual Site Plan and Proposed Zoning

LOCATION:
Part of Lot 21, Concession 3

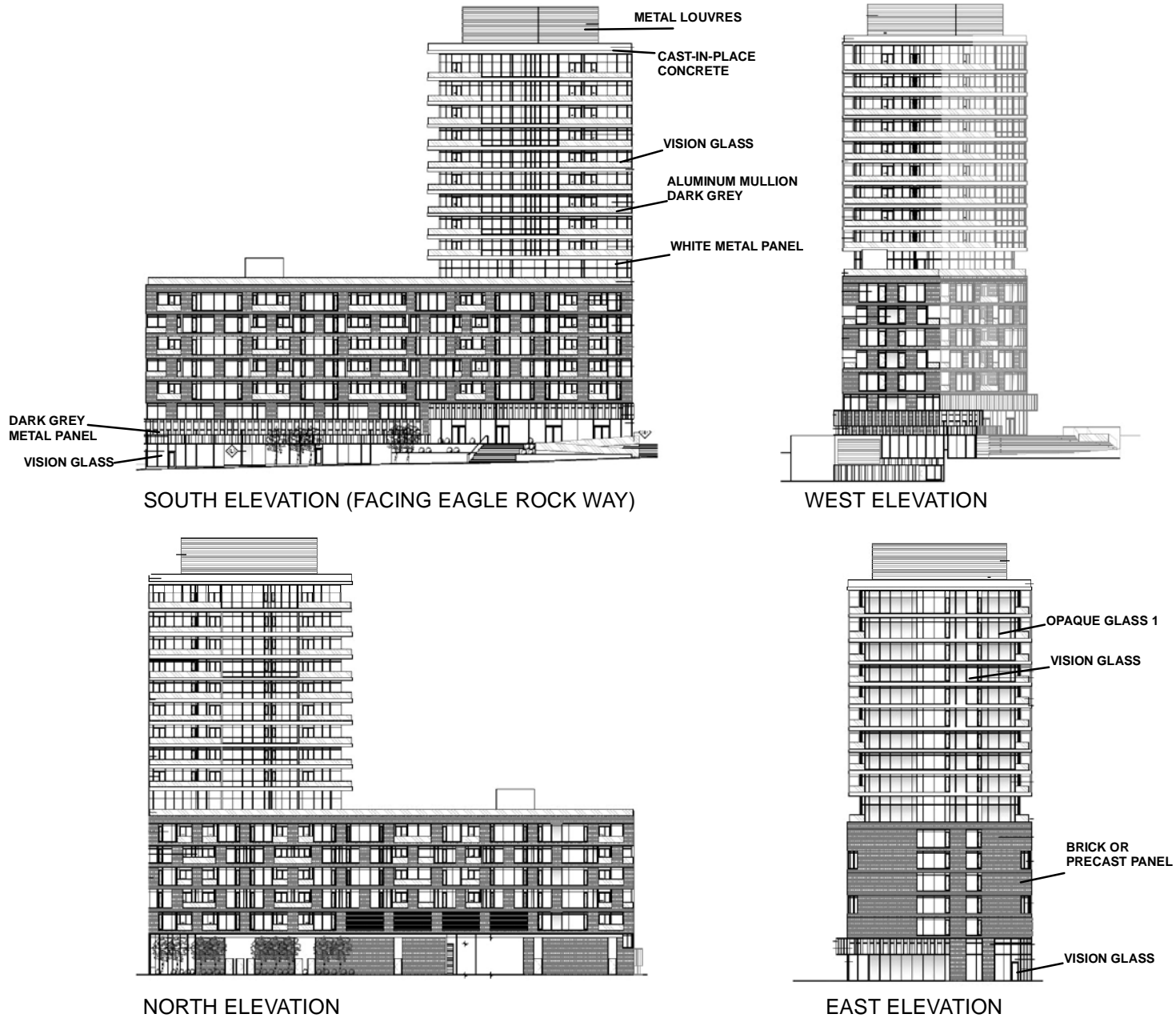
APPLICANT:
York Major Holdings Inc.



Attachment

FILES:
OP.18.017, Z.18.029
RELATED FILE:
DA.18.069
DATE:
January 22, 2019

3



Building Elevations

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.

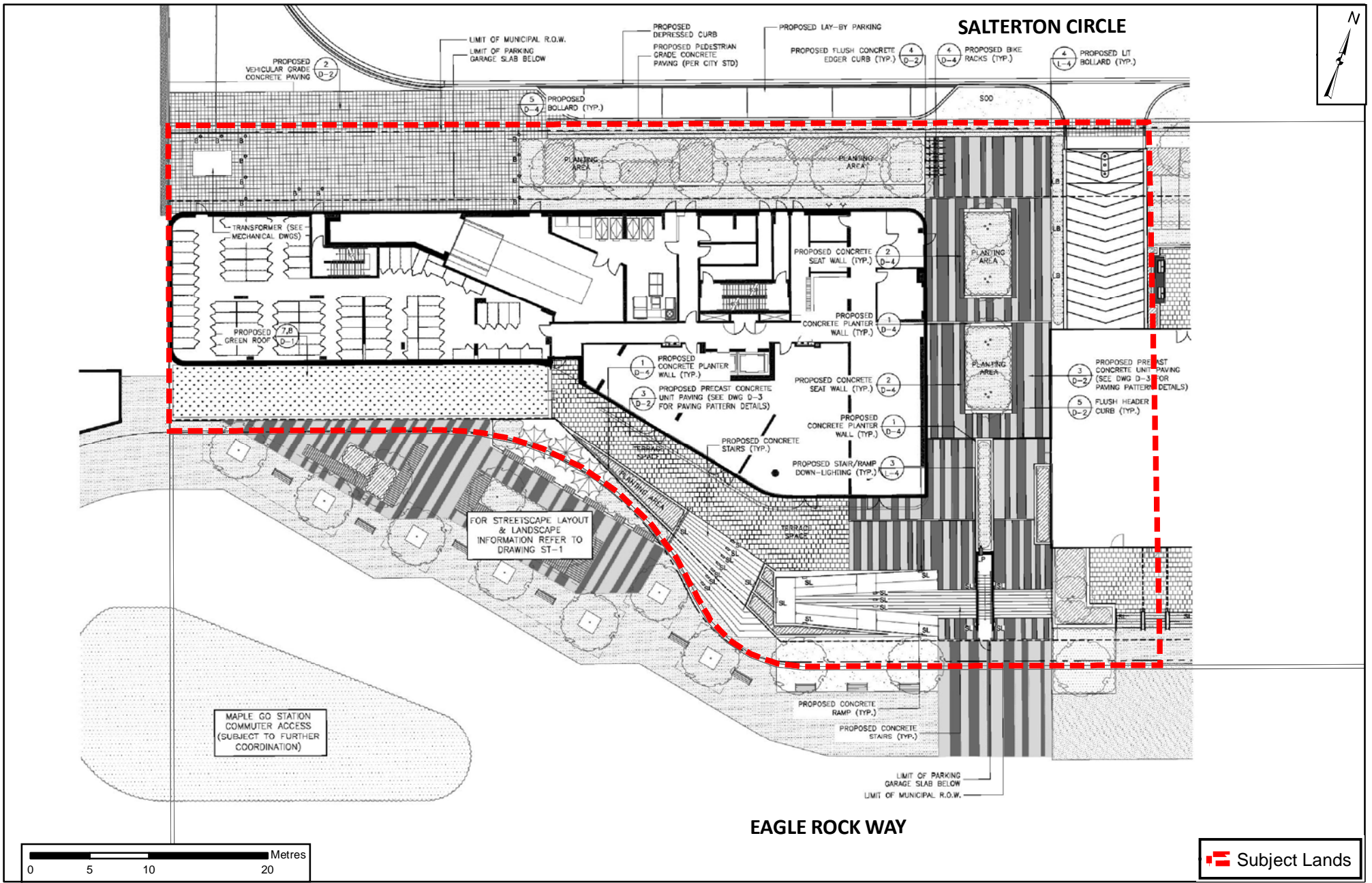
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Attachment

FILES:
OP.18.017, Z.18.029
RELATED FILE:
DA.18.069
DATE:
January 22, 2019

4



Landscape Plan

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.



Attachment

FILES:
OP.18.017, Z.18.029
RELATED FILE:
DA.18.069
DATE:
January 22, 2019

5