

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 7, 2023 **WARD(S):** 2

TITLE: WIGWOSS INVESTMENTS INC. AND 2561658 ONTARIO INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.016
ZONING BY-LAW AMENDMENT FILE Z.22.036
10, 20 AND 24 WIGWOSS DRIVE
VICINITY OF WIGWOSS DRIVE AND HIGHWAY 7

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a 12-storey residential apartment building containing 106 units, with a total gross floor area of 9,780 m², as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a 12-storey residential apartment building containing 106 units.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.016 and Z.22.036 (Wigwoss Investments Inc. and 2561658 Ontario 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

Location: 10, 20 and 24 Wigwoss Drive (the 'Subject Lands'). The Subject Lands are developed with one single detached dwelling located on each lot. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: January 14, 2022

Date applications were deemed complete: December 16, 2022

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

Wigwoss Investments Inc. and 2561658 Ontario Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a 12-storey residential apartment building containing 106 units (the 'Development') as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.22.016 to:
 - a) amend the "Mid-Rise Mixed-Use" designation on Schedule 13, Land Use of Vaughan Official Plan (VOP) 2010 for the Subject Lands, to increase the maximum permitted building height of 6-storeys and a Floor Space Index (FSI) of 2.5 times the lot area of the lot, to 12-storeys and a maximum FSI of 3.9 times the area of the lot; and
 - b) amend Policy 9.2.2.4 c. on a site-specific basis to not require retail or other active uses in the ground floor frontage of the building.
2. Zoning By-law Amendment File Z.22.036 to amend Zoning By-law 1-88 and Zoning By-law 001-2021 as follows:
 - a) rezone the Subject Lands from "R2 Residential Zone" ('R2 Zone'), subject to exception 9(93), to "RM2 Multiple Residential Zone" ('RM2 Zone') under Zoning By-law 1-88 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - b) rezone the Subject Lands from "R2A(EN)41 Second Density Residential Zone" ('R2A Zone'), subject to site-specific exception 14.41, to "RM2 Multiple Unit Residential Zone" under Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

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

- a) Date the Notice of Public Meeting was circulated: January 13, 2023.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Highway 7 and Wigwoss Drive in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 500 m of the Subject Lands, as shown on Attachment 1, and to the Vaughanwood Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of January 24th, 2023:
- Angelo Borzellino, Arrowhead Drive, e-mails dated November 20, 2022, and November 23, 2022
 - Nick Dominijanni, Wigwoss Drive, e-mail dated November 20, 2022
 - Christian M. Breda, Benjamin Drive, e-mail dated November 21, 2022
 - Ellen Ambtman, Tayok Drive, e-mail dated November 21, 2022
 - John Christianson, Benjamin Drive, e-mails dated November 22, 2022, and November 24, 2022
 - Maria Palumbo, Arrowhead Drive, e-mail dated November 23, 2022
 - Stefanie Nigro, unknown address, e-mail dated November 29, 2022
 - Dante Nocera, Wigwoss Drive, e-mail dated November 30, 2022
 - Francis Dawson, vicinity of Hillcrest Cemetery, e-mail dated November 30, 2022, and December 1, 2022
 - James Coburn and family, Bruce Street, e-mail dated November 30, 2022
 - Jason Sorrenti, unknown address, e-mail dated November 30, 2022
 - Lisa Lepre Mandolfo, Wigwoss Drive, e-mail dated November 30, 2022
 - Marisa Lombardi, Wigwoss Drive, e-mail dated November 30, 2022
 - Stephanos Giabanis, Wigwoss Drive, e-mail dated November 30, 2022
 - Thanh Nguyen and Dung Sam, Wigwoss Drive, e-mail dated November 30, 2022
 - Tino and Carla Malta, Arrowhead Drive, e-mail, and letter dated November 30, 2022
 - Vaughanwood Ratepayers Association, letter dated November 30, 2022
 - Doug Peng, Tayok Drive, e-mail dated December 1, 2022, and December 4, 2022
 - Elisa Testa, Bruce Street, e-mail dated December 1, 2022
 - Judy Lam, unknown address, e-mail dated December 2, 2022
 - Andrea Panno, Highway 7, e-mail dated December 28, 2022, and January 4, 2023
 - Nella Longo, Sylvadene Parkway, e-mail dated January 2, 2023.
 - Paola Poletto, Benjamin Drive, e-mail dated January 5, 2023
 - Sab Patel, no address provided, e-mails dated January 5 and 8, 2023

The comments are organized by theme as follows:

Access, Traffic and Parking

- the Development will further increase existing traffic congestion in the area and further impact vehicle and pedestrian safety
- the Development will increase use of on-street parking, and/or result in illegal parking on neighbourhood streets
- local roads are already subject to traffic cutting to avoid Highway 7. The Development will contribute to this issue

Archeological Potential

- the Owner should submit an Archeological Assessment for the Subject Lands according to the Mackenzie Woodland Village Report and ROPA 6.

Density, Built Form, and Building Design

- the Development is too tall, too large, and is not compatible with the surrounding context consisting of a low-rise built form and an established neighbourhood
- the proposed height will block the views of existing residents
- the area and existing infrastructure cannot accommodate the proposed intensification of the Subject Lands
- there are already several condo/apartment redevelopment proposals in the area
- the Subject Lands should remain as detached dwellings, or should only be permitted to redevelop up to a maximum of 6-storeys, as permitted by VOP 2010

Lack of Public Consultation

- the Owner did not consult with the surrounding community and Ratepayers Association as recommended by Staff in the Pre-Application Consultation

Ongoing Construction

- the general area has been subject to ongoing construction for many years, and the Development will prolong this issue

Litter, Noise, Privacy, Light Pollution, and Shadow

- the building height will cause shadow and privacy impact
- the proposed development will cause light pollution
- the additional population will increase noise in existing quiet neighbourhood streets
- the additional population will utilize the surrounding neighbourhood streets and sidewalks
- the additional population will contribute to litter on the streets

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 and be

reviewed and addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Previous Reports/Authority

Not applicable.

Analysis and Options

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

Official Plan Designation:

- “Community Area” and within a “Regional Intensification Corridor” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed Use” on Schedule 13 – Land Use by VOP 2010
- This designation permits a range of built forms, including mid-rise buildings up to 6-storeys in height, and an FSI of 2.5 on the Subject Lands.
- Amendments to VOP 2010 are required to increase the maximum permitted building height to 12-storeys and FSI of 3.9 times the area of the lot, and to not require retail or other active uses in the ground floor frontage of the building as required by Section 9.2.2.4.c of VOP 2010.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Development

Zoning (By-law 1-88):

- R2 Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(93)
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to the RM2 Zone, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
a.	Definition of “Amenity Area”	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents.	Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building with residential uses.
b.	Definition of “Gross Floor Area”	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement,

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
		not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle, and bicycle parking areas, loading areas located above or below grade.
c.	Definition of a "Storey"	Means the portion of a building other than the cellar, basement, or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 m.	Means a level of a building located between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine, but shall not include a basement or attic. Any portion of a building partially below grade shall be deemed a storey where its ceiling is at least 1.8 m above the established grade.
d.	Minimum Lot Area	230 m ² / unit	24 m ² / unit
e.	Minimum Yards	4.5 m (front) 4.5 (exterior)	3 m (front) 3.5 m (exterior)
f.	Maximum Building Height	11 m	44 m
g.	Permitted Encroachments (canopies)	0.5 m into a required yard	2 m into the front yard
h.	Minimum Amenity Area	13 One Bedroom Units x 20 m ² /unit = 260 m ² 81 Two Bedroom Units x 55 m ² /unit = 4,455 m ² 12 Three Bedroom Units x 90 m ² = 1,080 m ² Total required amenity area = 5,795 m ²	8 m ² / unit for the first eight dwelling units = 64 m ² 5 m ² / for every additional unit (98 units) = 490 m ² and Sections 4.1.6 b) and c) do not apply

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
i.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 106 units = 159 spaces Visitor 0.25 spaces/unit x 106 units = 27 spaces Total Parking Required = 186	Residential 1 space/unit x 106 units = 106 spaces Visitor 0.2 spaces/unit x 106 units = 22 spaces Provide a total of 128 spaces
j.	Minimum Length of a Parking Space	6 m	5.7 m

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Zoning (001-2021):

- R2A(EN) Zone by Zoning By-law 001-2021, subject to site-specific Exception 41
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to the RM2 Multiple Unit Residential Zone, together with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
a.	Minimum Lot Area	80 m ² / unit	24 m ² / unit
b.	Minimum Yards	4.5 m (front) 4.5 m (exterior)	3 m (front) 3.5 m (exterior)
c.	Minimum Tower Step-back	3 m	0 m

	Zoning By-law 001-2021 Standard	RM2 Zone Requirement	Proposed Exceptions to the RM2 Zone Requirement
d.	Maximum Tower Floor Plate	850 m ²	1,100 m ²
e.	Minimum Landscape Strip on Interior Side or Rear Lot Line abutting a Residential Zone	3 m (width)	2.4 m (width)
f.	Permitted Encroachments (canopies)	0.6 m into any required yard	2 m into the front yard

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 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, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and the existing surrounding uses. ▪ The appropriateness of removing the requirement for active uses on the ground floor and having only residential uses along Highway 7 within a Regional Intensification Corridor will be reviewed. ▪ If the Subject Lands are considered appropriate for a residential apartment building with no commercial retail uses,

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>the Subject Lands should be redesignated to the Mid-Rise Residential Land Use Designation in VOP 2010.</p> <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The proposed definition of Gross Floor Area will be reviewed for consistency with the definitions in VOP 2010. ▪ The appropriateness of increasing the maximum tower floor plate from 850 m² to 1,100 m². ▪ The proposed 3rd storey common roof terrace at the north end of the building, and potential noise and privacy impacts on abutting properties.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
d.	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 allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Gold score of 77.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Community Benefits Charges By-law	<ul style="list-style-type: none"> ▪ The Development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
l.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development and Draft Plan of Condominium (Standard) Applications for the Development, should the Applications be approved
m.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 62 trees on the Subject Lands, 40 of which are required to be removed to accommodate the proposed development ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved
n.	Traffic Impacts and Access Proximity to Highway 7 and Wigwoss Drive intersection	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Wigwoss Drive and Highway 7.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Matters including the redesign of the driveway entrance, removal of parking spaces at the driveway entrance, the driveway throat length, ramps in the underground parking garage, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.

Financial Impact

There are no financial requirements for new funding associated with this report.

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. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Casandra Bagin, Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. West and East Building Elevations
5. North and South Building Elevations
6. Rendered Perspectives

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