

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 5, 2021

WARD(S): 2

TITLE: MY PLACE ON 7 INC.

OFFICIAL PLAN AMENDMENT FILE OP.21.015

ZONING BY-LAW AMENDMENT FILE Z.21.026

4850 HIGHWAY 7 AND 79 ARROWHEAD DRIVE

VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law for the subject lands shown on Attachment 1. The Owner seeks approval to permit a development consisting of a 14-storey apartment building with 101 residential dwelling units as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to redesignate and rezone the subject lands to permit a 14-storey building with 101 residential apartment dwelling units
- This report identifies preliminary issues to be considered in a technical 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.21.015 and Z.21.026 (My Place on 7 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: The subject lands (the 'Subject Lands') are located on the north side of Highway 7 and east of Islington Avenue and are 0.15 ha in size. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 8, 2020

Date applications were deemed complete: July 19, 2021

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

My Place on 7 Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a development consisting of a 14-storey building with 101 residential apartment dwelling units comprised of 22 studio units, 50 one-bedroom units and 29 two-bedroom units (the 'Development') as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.21.015 to:
 - a) amend the "Mid-Rise Mixed-Use" designation on Schedule 13, Land Use of Vaughan Official Plan 2010 (VOP 2010) for the Subject Lands, as shown on Attachment 2, to increase the maximum permitted building height of 6-storeys and a Floor Space Index ('FSI') of 2 times the area of the lot to 14-storeys (45 m and 51 m including the mechanical penthouse) and a maximum FSI of 6.4 times the area of the lot (1,225 m² excluding the lands required for the Highway 7 road widening); and
 - b) amend Policies 9.1.2.1 and 9.1.2.2.c., e., f. and g. Urban Design and Built Form in a Community Area of VOP 2010 respecting compatibility, building type, heights, scale, and setbacks of the buildings from the street, rear, and side yards in a Community Area.
2. Zoning By-law Amendment File Z.21.026 to rezone the Subject Lands from "R1 Residential Zone" and "R2 Residential Zone", as shown on Attachment 1, to "RA3 Apartment Residential 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 Notification Protocol

- a) Date the Notice of Public Meeting was circulated: September 10, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Highway 7 and Arrowhead Drive 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 Vaughanwood Ratepayers' Association and Village of Woodbridge 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 September 14, 2021:
- Paul and Mary Rakovalis, Arrowhead Drive, e-mail dated July 21, 2021
 - Janice Corney, Arrowhead Drive, e-mail dated July 21, 2021 and July 27, 2021
 - Jessica Corney, Wigwoss Drive, e-mail dated July 21, 2021
 - James Muccilli, e-mail dated July 26, 2021
 - Carlo Trulli, e-mail dated July 26, 2021
 - Joanne Presutto, e-mail dated July 31, 2021
 - Nicolino Brusco, e-mail dated August 17, 2021

The comments are organized by themes:

Density and Built Form / Property Value

- the Development is too high and dense and is not compatible with the low-rise buildings in the adjacent and surrounding areas
- the Development will result in a decrease in the property value of the homes of the existing residents

Traffic, Access, and Parking

- the Development will increase traffic congestion on the local street and impact vehicle and pedestrian safety
- the access to the driveway and loading area onto Arrowhead Drive will impact vehicle and pedestrian safety, and create an increase in noise
- there is an insufficient amount of on-site surface parking spaces which will result in additional parking on primarily Arrowhead Drive and Wigwoss Drive; the existing local streets cannot accommodate additional parking and traffic resulting from the Development
- increased traffic results in increased noise to the local neighbourhood

Parks and Open Space

- the Development will result in an increase in the number of users for the limited park and open space lands in the community (Almont Park north of Wigwoss Drive) with the generation of increased noise

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 technical 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:

- Located within a “Community Area” on Schedule 1 - Urban Structure by VOP 2010
- Designated “Mid-Rise Mixed Use” by Schedule 13 - Land Use by VOP 2010
- This designation permits mid-rise buildings at a maximum building height of 6-storeys and a maximum FSI of 2 times the lot area
- An amendment to VOP 2010 is required to amend the policies to the “Mid-Rise Mixed-Use” designation to permit a residential building with a maximum building height of 14-storeys (45 m and 51 m including the mechanical penthouse) and a FSI of 6.4 times the lot area, and to amend the compatibility policies in a “Community Area”

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

Zoning:

- Zoned “R1 Residential Zone” and “R2 Residential Zone” by Zoning By-law 1-88
- These Zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” together with the following site-specific zoning exceptions identified in Table 1 to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Lot Area	67 m ² /unit	12.13 m ² /unit (Net Lot Area of 1,225 m ² excluding 275 m ² potential Highway 7 road widening)
b.	Minimum Front Yard	7.5 m	0 m (Highway 7)
c.	Minimum Rear Yard	7.5 m	0 m (Arrowhead Drive)
d.	Minimum Interior Side Yard	21 m	6.9 m (West Side Yard) 0 m (East Side Yard – Walkway)

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
e.	Maximum Building Height	44 m	45 m (14-storeys) and 51 m with the Mechanical Penthouse
f.	Minimum Setback from the Front Lot Line to the Building Below the Finished Grade	1.8 m	0 m (Highway 7)
g.	Minimum Landscaping Abutting Street Line	6 m	0 m (Highway 7 with Road Widening) 0 m (Arrowhead Drive)
h.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 101 units = 152 spaces Visitor 0.25 spaces/unit x 101 units = 26 spaces Total Parking Required = 178 spaces	Residential 0.58 spaces/unit x 101 units = 59 spaces Visitor 0.148 spaces/unit x 101 units = 15 spaces Provide a total of 74 spaces
i.	Minimum Parking Space Size	2.7 m x 6 m	2.7 x 5.7 m
j.	Minimum Amenity Area	22 Studio Units x 15 m ² /unit = 330 m ² 50 One Bedroom Units x 20 m ² /unit = 1,000 m ² 29 Two Bedroom Units x 55 m ² /unit = 1,595 m ² Total required amenity area = 2,925 m ²	Provide a total amenity area of 1,000.22 m ²

The Owner has also proposed the following exceptions to the minimum accessible parking space requirements:

	Zoning By-law 1-88 Standard / Ontario Regulation 413/12, Section 6	Ontario Regulation 413/12, Section 6 Requirement	Proposed Exceptions to Ontario Regulation 413/12 Requirement
a.	Minimum Type "A" Accessible Parking Space Size	2.4 m by 6 m	2.4 m by 5.7 m
b.	Minimum Type "B" Accessible Parking Space Size	3.4 m by 6 m	3.4 m by 5.7 m
c.	Minimum Accessible Parking Aisle Size for Type "A" and "B" Accessible Parking Spaces	1.5 m by 6 m	1.5 m by 5.7 m

The Owner has been advised no reduction can be supported to the Accessible Parking Space because these parking spaces are governed by Ontario Regulation 413/12, Section 6.

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, and 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, 2010 ('YROP') and VOP 2010
b.	Appropriateness of Amendments to	<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 ("Mid-Rise Mixed-Use" designation compared to

	MATTERS TO BE REVIEWED	COMMENT(S)
	the VOP 2010 and Zoning By-law	<p>“High-Rise Mixed-Use” designation which is applied to buildings over 12-storeys in building height), building height and density, driveway and loading access, and intensification in a community area, and compatibility policies</p> <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications which are 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 Subject 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.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 9 private trees on the Subject and 11 trees within 6 m of the Subject Lands ▪ 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
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The City will determine if the Applications will go before the DRP for review prior to proceeding to the Committee of the Whole
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, Nav Canada, Bombardier Aerospace, external public agencies, utilities, and the Public, Separate, and French School Boards

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	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 achieves a Bronze application score of 44
j.	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
k.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or 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 an increase in building height and/or density in return for community benefits As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act</i>, 2020; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act</i>, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
l.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the Development provides an appropriate level, range and mix of unit sizes and types
m.	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

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. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.015. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Schedule 13 - Land Use Vaughan Official Plan 2010
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Elevations - North and South
6. Elevations - East and West


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