

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

**If you wish to speak to an item listed on the Agenda in person or via electronic participation, please pre-register by completing a Request to Speak Form online, emailing [clerks@vaughan.ca](mailto:clerks@vaughan.ca), or contacting Access Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.**

**Monday, May 30, 2022**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

---

	<b>Pages</b>
<b>1. DISCLOSURE OF INTEREST</b>	
<b>2. COMMUNICATIONS</b>	
<b>3. CONSIDERATION OF PUBLIC MEETING ITEMS</b>	
1. NCAP NICOLA (HWY 27) LTD. OFFICIAL PLAN AMENDMENT FILE OP.17.016 ZONING BY-LAW AMENDMENT FILE Z.17.046 - 7242 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND HIGHWAY 407 Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. NASHVILLE TEN ACRES DEVELOPMENTS INC. AND NASHVILLE DEVELOPMENTS (BARONS) INC. ZONING BY-LAW AMENDMENT FILE NO. Z.22.001 NORTHEAST CORNER OF MACTIER DRIVE AND BARONS STREET VICINITY OF HUNTINGTON ROAD AND MACTIER DRIVE Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.	27

- |      |   |    |
|------|---|----|
| 3.   | 8274-8286 ISLINGTON AVENUE INC. OFFICIAL PLAN AMENDMENT<br>FILE OP.22.003 ZONING BY-LAW AMENDMENT FILE Z.22.005 - 8270,<br>8274 AND 8286 ISLINGTON AVENUE VICINITY OF ISLINGTON<br>AVENUE AND HARTMAN AVENUE<br>Information item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above. | 49 |
| <br> |   |    |
| 4.   | 1494096 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE<br>OP.21.030 ZONING BY-LAW AMENDMENT FILE Z.21.058 - 80 GLEN<br>SHIELDS AVENUE VICINITY OF GLEN SHIELDS AVENUE AND<br>DUFFERIN STREET<br>Information item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above.                      | 69 |

#### 4. ADJOURNMENT

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

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)

## Committee of the Whole (Public Meeting) Report

---

**DATE:** Monday, May 30, 2022

**WARD:** 2

**TITLE:** NCAP NICOLA (HWY 27) LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.17.016  
ZONING BY-LAW AMENDMENT FILE Z.17.046  
7242 HIGHWAY 27  
VICINITY OF HIGHWAY 27 AND HIGHWAY 407

**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 to permit the development of two 1-storey multi-unit industrial buildings with a total gross floor area of 8,145.23 m<sup>2</sup> and 125 surface parking spaces, as shown on Attachments 2 to 6.

**Report Highlights**

- Amendments to the site-specific Official Plan policies and Zoning By-laws 1-88 and 001-2021 are required to permit two 1-storey multi-unit industrial buildings on the subject lands with a total gross floor area of 8,145.23 m<sup>2</sup> and 125 surface parking spaces
- 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.17.016 and Z.17.046 (NCAP Nicola (Hwy 27) 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**

Location: 7242 Highway 27 (the 'Subject Lands'), are located on the west side of Highway 27, north of Highway 407 and are approximately 1.7 ha in size. The Subject Lands are comprised of two parcels of land traversed by Toronto RV Road. The Owner is proposing to realign Toronto RV Road to the east, parallel to Highway 27, thereby merging the two parcels into one parcel. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 26, 2021

Date applications were deemed complete: March 10, 2022

The Committee of the Whole, at a Public Meeting held on June 5, 2018, considered the subject Official Plan and Zoning By-law Amendment Files OP.17.016 and Z.17.046 (the 'Applications'), which proposed two 12-storey office buildings, an 8-storey hotel, and a 4-storey above ground parking structure and the realignment of Toronto RV Road.

The Applications and Subject Lands have since been transferred to a new owner, NCAP Nicola (Hwy 27) Ltd. (the 'Owner'). The Owner has revised the Applications for two 1-storey multi-unit industrial buildings (the 'Development') as shown on Attachments 2 to 6. A second Public Meeting is required in accordance with Policy 10.1.4.1 of Vaughan Official Plan 2010 ('VOP 2010') as the Applications have been amended significantly and more than two years have passed since the Applications were considered by Council at the Public Meeting of June 5, 2018.

### ***The Ontario Municipal Board ('OMB'), now known as the Ontario Land Tribunal ('OLT'), partially approved Site-Specific Policy 13.3 in Volume 2 of VOP 2010***

Vaughan Council, on October 15, 2002, approved Official Plan and Zoning By-law Amendment Files OP.00.022 and Z.00.107 to permit the development of the Subject Lands with a 9-storey hotel, a 2-storey conference/banquet hall and 7 and 8-storey office buildings with ground floor commercial uses and surface and underground parking, as shown on Attachment 7.

The Subject Lands were removed from the Provincial Parkway Belt West Plan by Amendment No. 129, which was approved by the Ministry of Municipal Affairs on October 23, 1997. On November 11, 2002, Council adopted OPA 584, which redesignated the Subject Lands from "General Complementary Urban Area" under the Provincial Parkway Belt West Plan, to "Prestige Area" and subject to the "Service Node" policies under OPA 450 (Employment Area Plan).

On November 28, 2002, the Catholic Cemeteries Archdiocese of Toronto (the owner of the Queen of Heaven Cemetery immediately to the west of the Subject Lands) appealed the decision of Council to the Ontario Municipal Board (the "OMB"). Prior to the commencement of an OMB Hearing, 1168912 Ontario Incorporated and Importanne Marketing Inc. (the previous Owner) and the Catholic Cemeteries Archdiocese of Toronto (the Appellant) reached a settlement.



In Decision/Order No. 1696, issued on October 27, 2004, the OMB approved a modified version of OPA 584, which incorporated development criteria to screen the proposed development from the adjacent cemetery lands, road improvements to Highway 27 and Toronto RV Road, and to not allow an above ground parking structure.

On December 2, 2013, the OMB partially approved Volume 2 of Vaughan Official Plan 2010 (VOP 2010), Site-Specific Policies, which included the previous OMB modified and approved OPA 584 (Order No. 1696) for the Subject Lands as Site-Specific Policy 13.3, which includes the site plan shown on Schedule 13.3.B, as shown on Attachment 7.

***The Applications have been revised to permit the Development***

The Owner has revised the Applications for the Subject Lands to permit the Development shown on Attachments 2 to 6, as follows:

1. Official Plan Amendment File OP.17.016 to amend the following in Site-Specific Policy 13.3 in Volume 2 of VOP 2010:
  - remove the requirement for a 3000 m<sup>2</sup> landscape amenity area
  - re-align Toronto RV Road
2. Zoning By-law Amendment File Z.17.046 to rezone the Subject Lands from “PB2 Parkway Belt Complementary Use Zone”, which is partially subject to site-specific exception 9(1482), as shown on Attachment 1, to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Owner shall also be required to amend Zoning By-law 001-2021 to rezone the westerly portion of the Subject Lands from “OS2 Private Open Space Zone” subject to site-specific exception 14.1101, as shown on Attachment 1, to “EM1 Prestige Employment Zone” 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: May 6, 2022.

The Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Toronto RV Road and Highway 27 frontages 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 West Woodbridge Homeowners’ Association and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of May 17, 2022. The comments are organized by theme as follows:

**Minimum Landscape buffer**

- concerns of privacy and maintaining a sufficient buffer between the abutting Cemetery and the Development
- the minimum required landscape buffer should be provided

**Access, Traffic and Intersection Improvements**

- the Development should include improvements to the intersection of Toronto RV Road and Highway 27
- concerns that the Development may compromise the existing accesses to the abutting Queen of Heaven Catholic Cemetery

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 technical report to the Committee of the Whole.

**Previous Reports/Authority**

The following is a link to a previous report regarding the Subject Lands:

[June 5, 2018, Committee of the Whole Public Hearing Extract \(Item 1, Report 22\) IMPORTANTNE MARKETING INC. OP.17.016 Z.17.046](#)

**Analysis and Options*****An amendment to Vaughan Official Plan 2010 is required to permit the Development*****Official Plan Designation:**

- “Employment Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure of VOP 2010
- Designated “Prestige Employment” on Schedule 13 – Land Use of VOP 2010
- Subject to Site Specific Policy 13.3 - 7242 Highway 27 by VOP 2010, Volume 2, which identifies the priority uses for the Subject Lands as offices, hotels with related hospitality, eating establishments and conference/banquet hall facilities and other prestige employment uses.
- The proposed industrial buildings conform to VOP 2010
- An amendment to VOP 2010 is required to address the landscape amenity area requirement and the realignment of Toronto RV Road

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

- “PB2 Parkway Belt Complementary Use Zone” by Zoning By-law 1-88, and partially subject to site-specific Exception 9(1482)
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirement</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirement</b>
a.	Minimum Landscape Strip abutting an Open Space Zone	7.5 m	3.0 m (abutting Toronto RV Road)
b.	Minimum Parking Requirements	<b>Multi-Unit Employment</b> 4 spaces per unit x 42 units = 168 spaces  Total Parking Required = 168 spaces	<b>Multi-Unit Employment</b> 2.97 spaces per unit x 42 units = 125 spaces  Total Parking Provided = 125 spaces
c.	Maximum Driveway Access Width	7.5 m	8.85 m
d.	Landscape Calculation	5% of the entire lot area	0.08% of the entire lot area

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

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law ('Zoning By-law 001-2021'). A notice of the passing was circulated on October 15, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

**Zoning:**

- "OS2 Open Space Zone", subject to site-specific Exception 14.1101, and "EM1 Prestige Employment Zone" by Zoning By-law 001-2021
- This Zone does not permit the Development
- The Owner proposes to rezone a portion of the Subject Lands to "EM1 Prestige Employment Zone" together with the following site-specific zoning exceptions:

Item 1

Page 5 of 10

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>EM1 Prestige Employment Zone Requirement</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Zone Requirement</b>
a.	Minimum Landscape Strip abutting an Open Space Zone	4.5 m	1.5 m (abutting west property line)  3.0 m (abutting north and south property lines)
b.	Landscape Calculation	5% of the entire lot area	0.08% of the entire lot area
c.	Permitted Uses	Industrial Mall is not listed as a permitted use	Add Industrial Mall as a permitted use
d.	Definitions	Industrial Mall means a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants.	Industrial Mall means a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants, and shall include all uses permitted in the EM1 Zone

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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ 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'), the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010, Site-Specific Policy 13.3 in VOP 2010, and the previous OMB Decision on the Subject Lands</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 and the proposed rezoning and site-specific exceptions required to permit the Development shown on Attachments 2 to 6 will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (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</li> </ul>
d.	Parkland Dedication	<ul style="list-style-type: none"> <li>• 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 Real Estate Department.</li> </ul>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region, the Ministry of Transportation ('MTO'), external public agencies and utilities</li> </ul>
g.	VOP 2010 Policy 13.3 Site Specific Road Requirements	<ul style="list-style-type: none"> <li>▪ Policy 13.3 of VOP 2010 includes site-specific road improvement requirements that shall be undertaken to the satisfaction of the Ministry of Transportation Ontario (the 'MTO'), York Region and the City including: <ul style="list-style-type: none"> <li>- Traffic signal installation at the Highway 27 / Toronto RV Road intersection</li> <li>- The construction of a southbound right turn lane at the Regional Road 27 / Toronto RV Road intersection and associated widenings.</li> </ul> </li> <li>▪ Road improvements and additional/modified requirements as may be necessary, will be reviewed to the satisfaction of MTO, York Region and the City</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Realignment of Toronto RV Road	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposal to realign Toronto RV Road parallel with Highway 27 to create one consolidated 1.93 ha parcel of land will be reviewed in consideration of, but not limited to the urbanization of the road, appropriate road width, alignment, safety, access configuration and design</li> <li>▪ There is existing servicing below the current location of Toronto RV Road. The potential relocation of the existing servicing and the ultimate servicing options must be reviewed by the Development Engineering Department</li> <li>▪ The proposed realignment must ensure the existing two accesses to the adjacent Queen of Heaven Catholic Cemetery are maintained</li> <li>▪ Should the proposed realignment of Toronto RV Road be approved, the conveyance of lands to the Owner (existing Toronto RV Road) and conveyance of lands to the City (proposed new Toronto RV Road) shall be required, together with a by-law to Stop Up and Close the portion of the existing Toronto RV Road to be relocated</li> </ul>
i.	Ministry of Transportation Ontario (the 'MTO')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the MTO's Permit Control Area. The Applications have been circulated to the MTO for review and comment. Any issues identified by the MTO will be addressed when the comprehensive report is considered</li> <li>▪ The Owner will be required to obtain an MTO Building and Land Use Permit prior to the commencement of any works on the Subject Lands, should the Applications be approved</li> </ul>
j.	Required Applications	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit a Site Development Application should the Applications be approved, to permit the Development shown on Attachments 2 to 6</li> </ul>
k.	Tree Inventory and Preservation Plan and Arborist Report	<ul style="list-style-type: none"> <li>▪ The Owner submitted a Tree Inventory and Preservation Plan and Arborist Report for the Development identifying two trees located within the Subject Lands for removal. The City will review and approve all private property tree removals. The Tree Preservation Plan and tree compensation for replacement trees must be in accordance with the City's Tree Protection and Preservation By-law.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>All recommendations noted in the Arborist Report regarding tree protection/mitigation shall be considered minimum standards and adhered to throughout the construction process, should the Applications be approved.</li> </ul>

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

The Subject Lands front onto Highway 27, which is under the jurisdiction of York Region. The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has determined that the proposed Official Plan Amendment application is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on April 20, 2022, exempted Official Plan Amendment Application File OP.17.016 from approval by the Regional Committee of the Whole and Council. Any York Region issues will be addressed when the comprehensive 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 Jennifer Kim, Planner, Development Planning Department, ext. 8592.

### **Attachments**

1. Context and Location Map
2. Proposed Zoning and Future Site Plan
3. Landscape Plan
4. Building Elevations (Building 1)
5. Building Elevations (Building 2)
6. Perspective Rendering
7. VOP 2010, Volume 2 Site Specific Map 13.3.B – Site Plan (OMB Approved)

**Prepared by**

Jennifer Kim, Planner, ext. 8592

Letizia D'Addario, Senior Planner, ext. 8213

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**

A handwritten signature in cursive script, appearing to read 'Haiqing'.

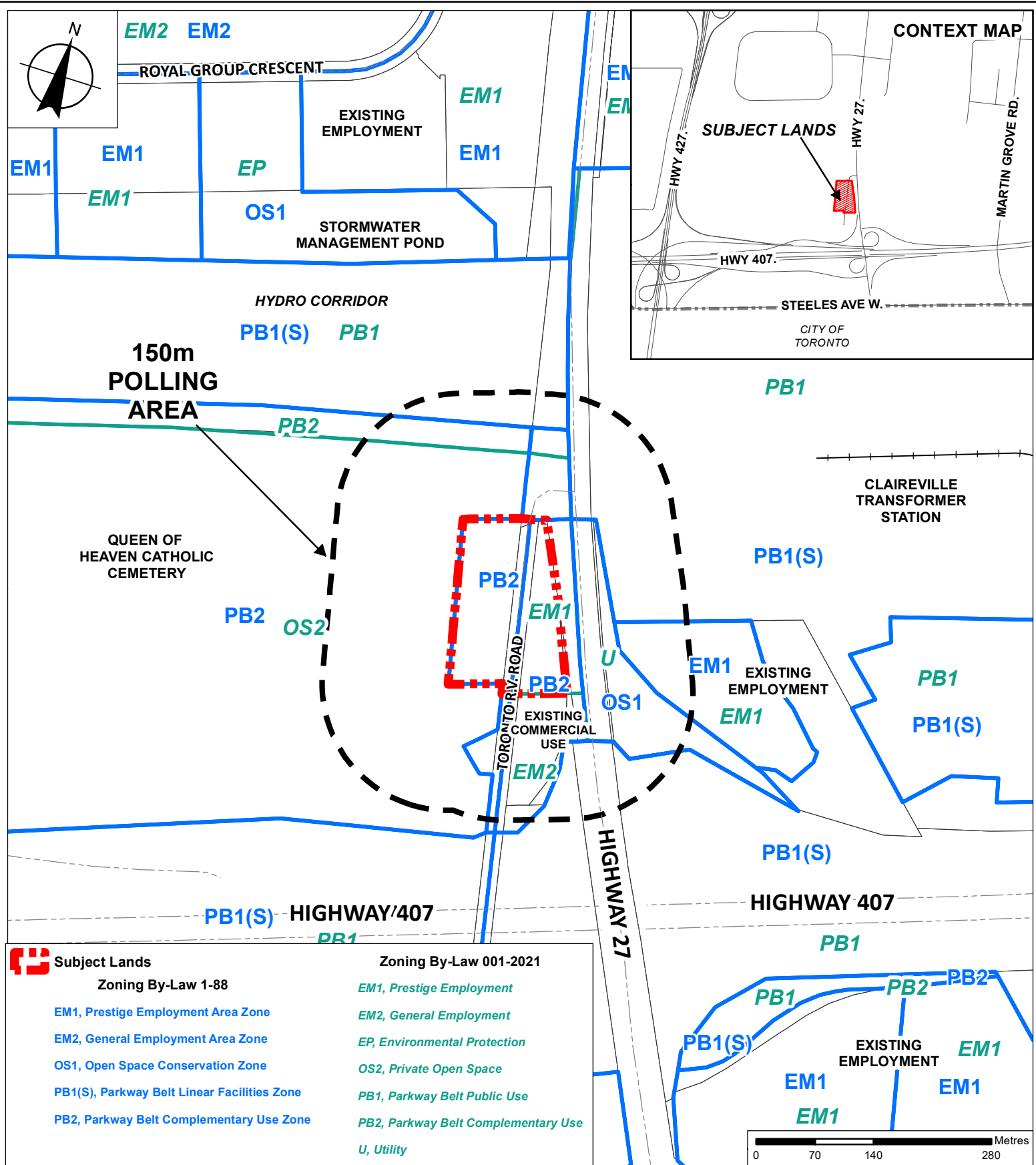
Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager





## Context and Location Map

**LOCATION:** Part of Lot 2, Concession 9;  
7242 Highway 27

**APPLICANT:**  
NCAP Nicola (Hwy 27) Ltd.

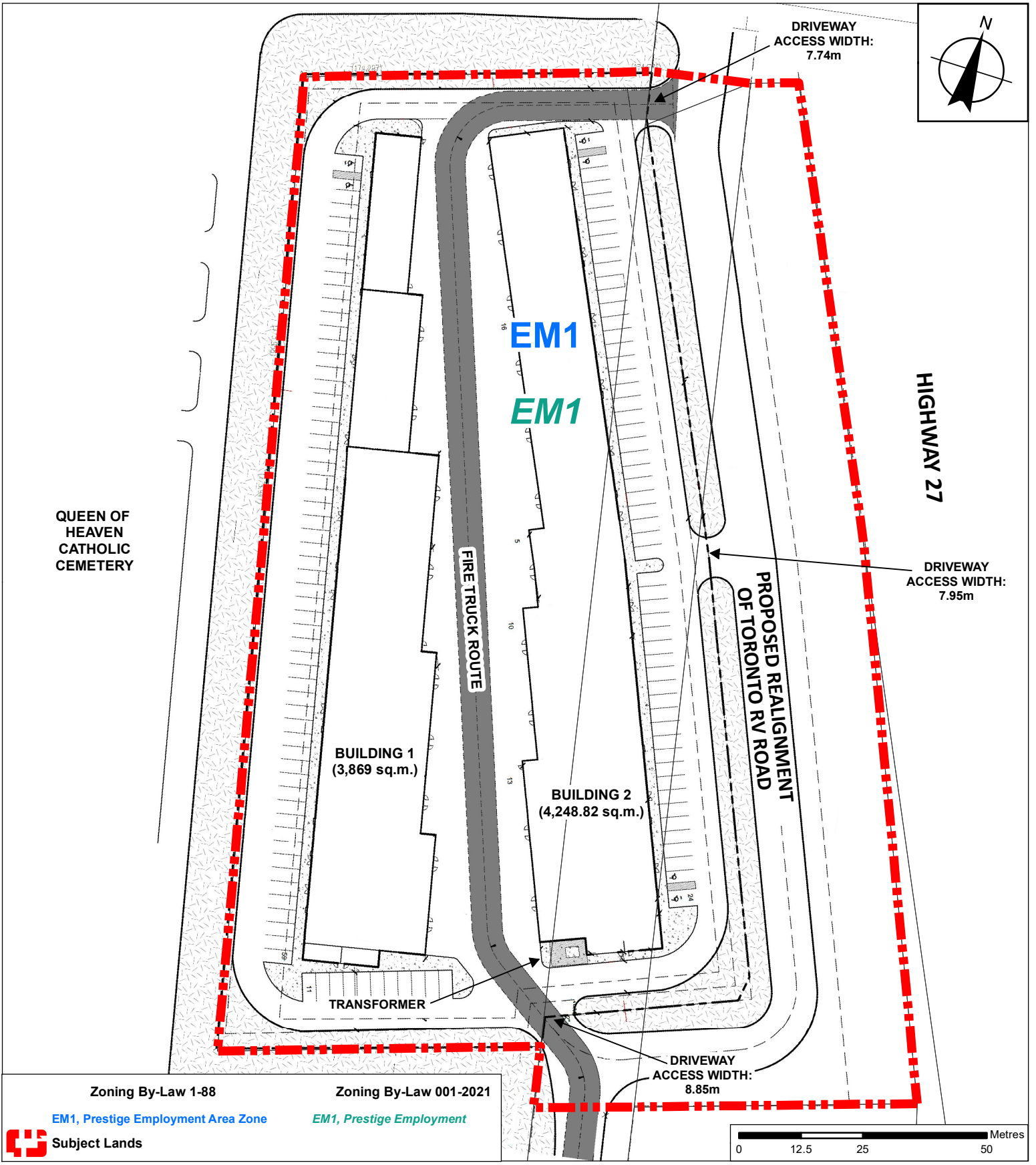


## Attachment

**FILES:**  
OP.17.016 and  
Z.17.046

**DATE:**  
May 30, 2022





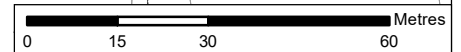
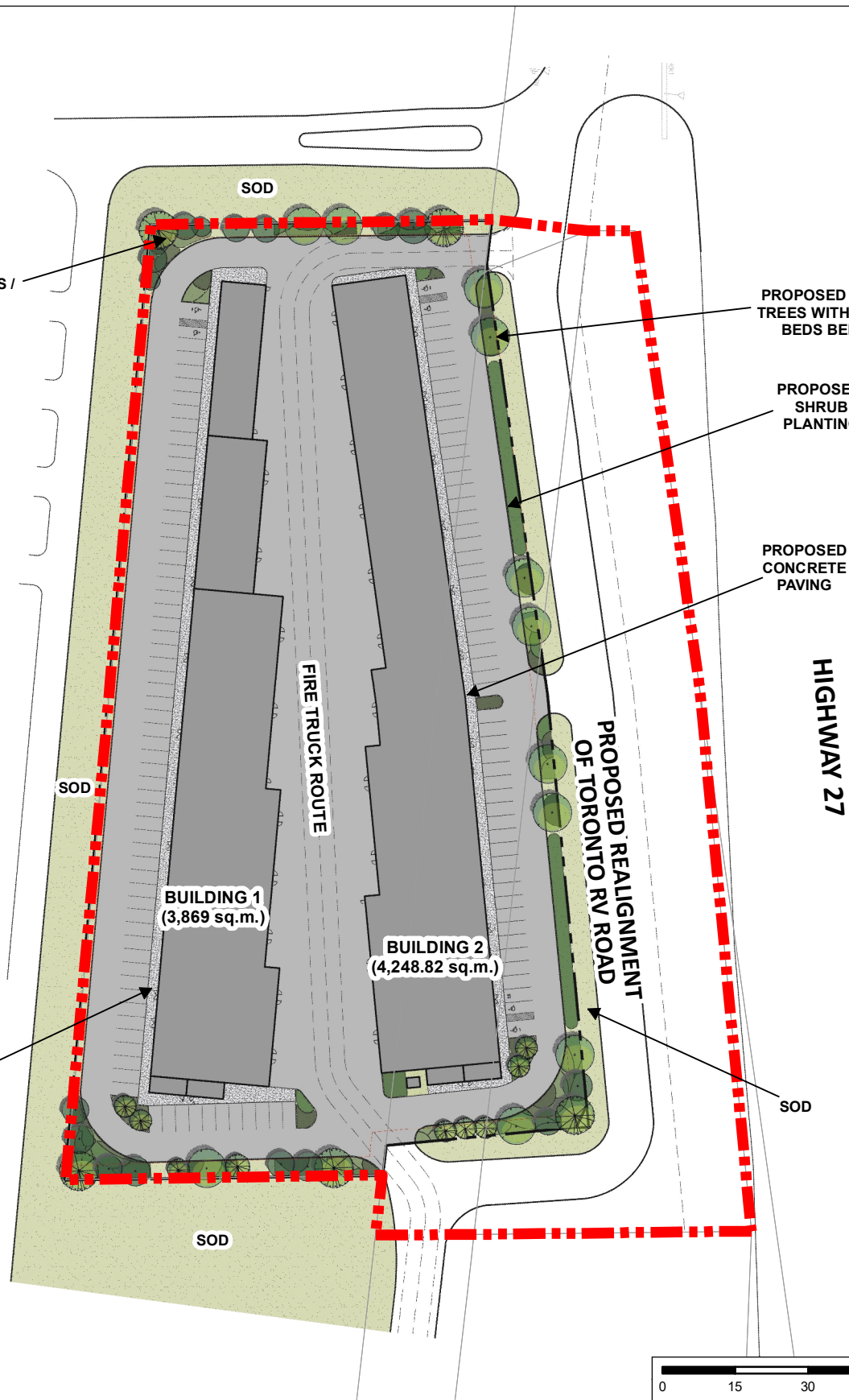
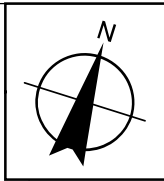
# Proposed Zoning and Future Site Plan

**LOCATION:** Part of Lot 2, Concession 9;  
7242 Highway 27  
**APPLICANT:** NCAP Nicola (Hwy 27) Ltd.



**Attachment**  
**FILES:**  
OP.17.016 and  
Z.17.046  
**DATE:**  
May 30, 2022  
**2**





## Landscape Plan

**LOCATION:** Part of Lot 2, Concession 9;  
7242 Highway 27

**APPLICANT:**  
NCAP Nicola (Hwy 27) Ltd.



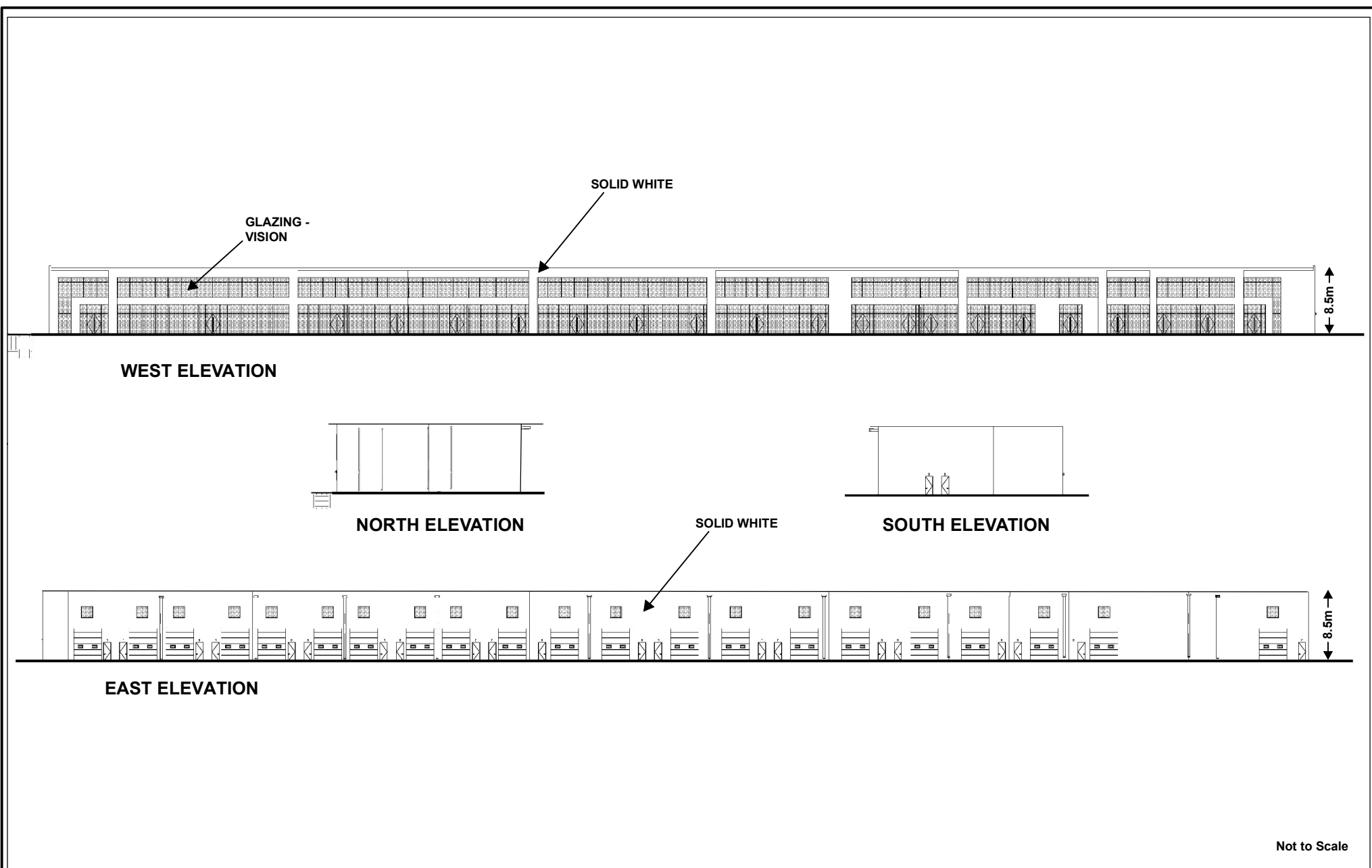
## Attachment

**FILES:**  
OP.17.016 and  
Z.17.046

**DATE:**  
May 30, 2022

# 3





## Building Elevations (Building 1)

**LOCATION:** Part of Lot 2, Concession 9;  
7242 Highway 27

**APPLICANT:**  
NCAP Nicola (Hwy 27) Ltd.



## Attachment

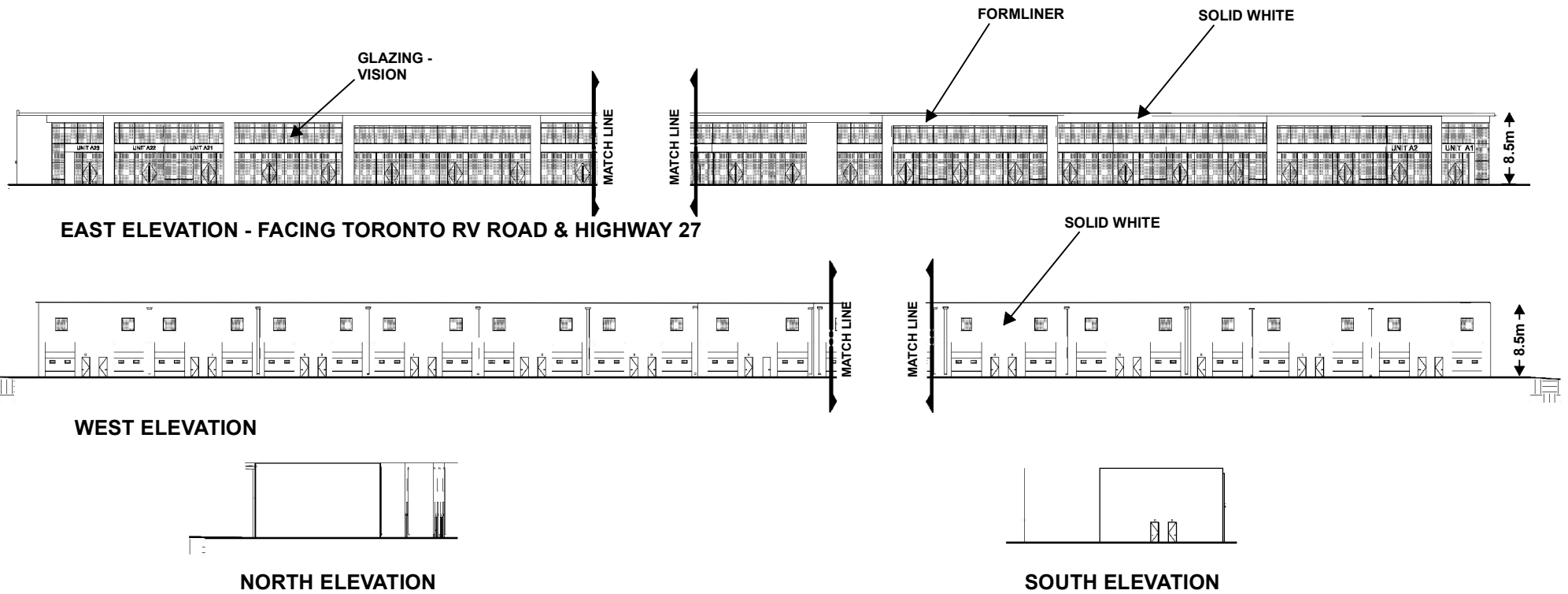
**FILES:**  
OP.17.016  
and Z.17.046

**DATE:**  
May 30, 2022

**4**







Not to Scale

## Building Elevations (Building 2)

**LOCATION:** Part of Lot 2, Concession 9;  
7242 Highway 27

**APPLICANT:**  
NCAP Nicola (Hwy 27) Ltd.



Attachment

FILES:  
OP.17.016  
and Z.17.046

DATE:  
May 30, 2022

5





**EAST PERSPECTIVE - FACING REALIGNED TORONTO RV ROAD**

Not to Scale

## Perspective Rendering

**LOCATION:** Part of Lot 2, Concession 9;  
7242 Highway 27

**APPLICANT:**  
NCAP Nicola (Hwy 27) Ltd.



## Attachment

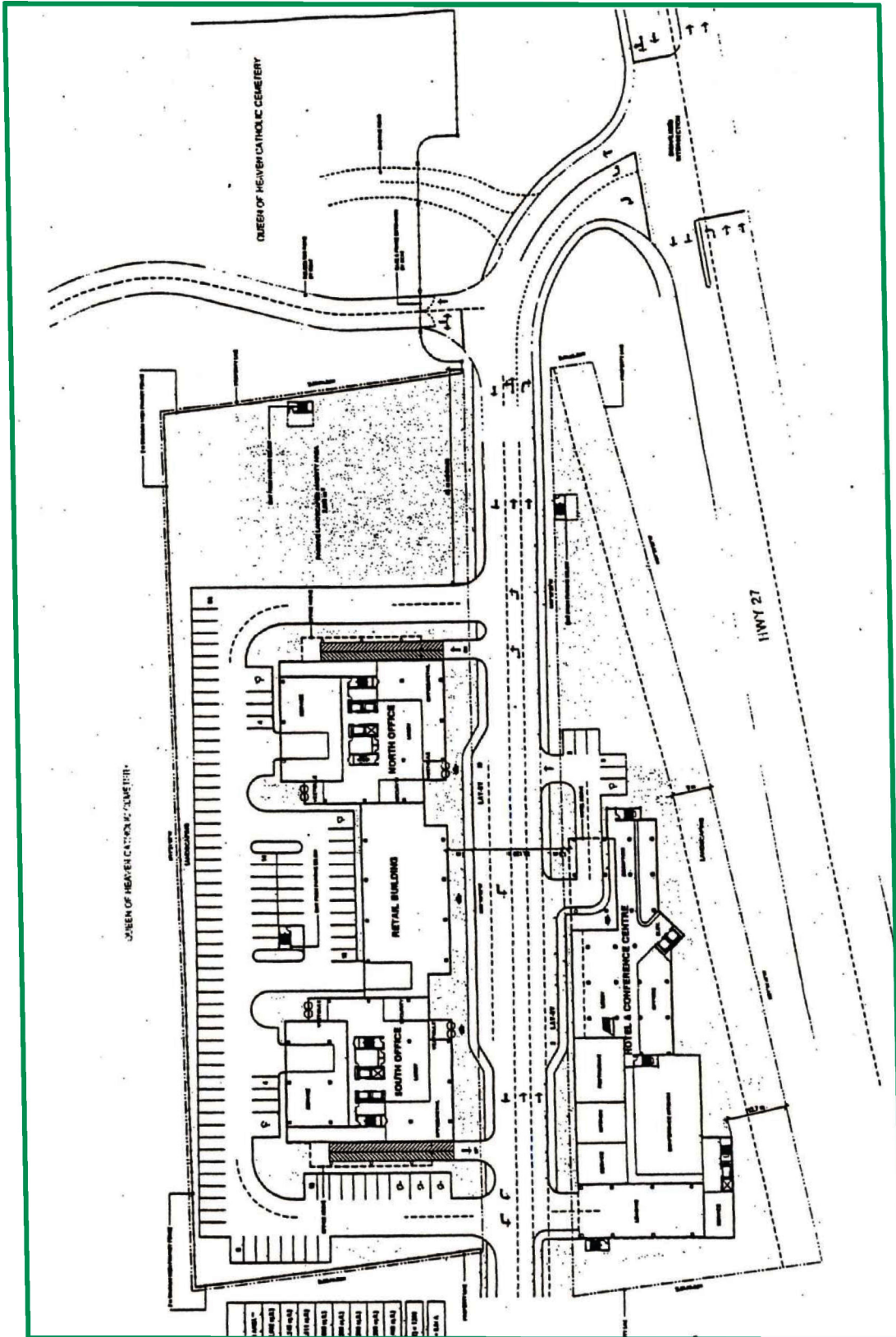
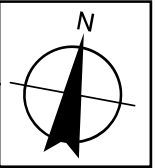
**FILES:**  
OP.17.016  
and Z.17.046

**DATE:**  
May 30, 2022

6



Map 13.3.B:  
7242 Highway 27. – Floor Plan



**VOP 2010, Volume 2 Site  
Specific Map 13.3.B -  
Site Plan (OMB Approved)**

**LOCATION:** Part of Lot 2,  
Concession 9; 7242 Highway 27  
**APPLICANT:** NCAP  
Nicola (Hwy 27) Ltd.



**Attachment**

**FILES:**  
OP.17.016 and  
Z.17.046

**DATE:**  
May 30, 2022

**7**





## Committee of the Whole (Public Meeting) Report

---

**DATE:** Monday, May 30, 2022

**WARD(S):** 1

**TITLE:** NASHVILLE TEN ACRES DEVELOPMENTS INC. AND  
NASHVILLE DEVELOPMENTS (BARONS) INC.  
ZONING BY-LAW AMENDMENT FILE NO. Z.22.001  
NORTHEAST CORNER OF MACTIER DRIVE AND BARONS  
STREET  
VICINITY OF HUNTINGTON ROAD AND MACTIER DRIVE

**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 an application to amend Zoning By-law 1-88 and Zoning By-law 001-2021 for the subject lands shown on Attachment 1, to permit the development of 15, 2-storey street townhouse units as shown on Attachments 2 to 6.

### **Report Highlights**

- The Owner proposes 15, 2-storey street townhouse units
- A Zoning By-law Amendment application is required to permit the proposed development
- 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 Zoning By-law Amendment File Z.22.001(Nashville Ten Acres Developments Inc. and Nashville Developments (Barons) 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 0.35 ha vacant subject lands are located at the northeast corner of Mactier and Barons Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: February 11, 2021

Date application was deemed complete: January 26, 2022

### ***Council Draft Approved a portion of the Subject Lands through Draft Plan of Subdivision File 19T-10V004 for an Open Space Public Square***

- On November 17, 2015, Council ratified the November 3, 2015 recommendation of the Committee of the Whole to draft approve Draft Plan of Subdivision File 19T-10V004 Phase 4
- Block 1175 in Plan of Subdivision File 19T-10V004 Phase 4, identified as Block 125 on Plan 65M-4556 ('Block 125'), was draft approved for a proposed open space public square and was subsequently zoned "OS2 Open Space Park Zone"
- Plan of Subdivision File 19T-10V004 Phase 4 was registered as Plan 65M-4556 on May 18, 2017
- The Parks Infrastructure Planning and Development Department confirmed on March 18, 2022 that Block 125, shown on Attachment 2, is surplus to the local parkland requirement and therefore can be conveyed back to the Owner
- The Owner consolidated Block 125 with Block 106 on Plan 65M-4556 ('Block 106') and Part of Block 245, Plan 65M-4672 ('Block 245'), shown on Attachment 2, to develop 15 street townhouse units
- A 1.58 ha neighbourhood park and 1.1 ha linear greenway parks are located north on Barons Street, shown on Attachment 1

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed development***

The Owner has submitted Zoning By-law Amendment File Z.22.001 (the 'Application') to rezone the Subject Lands as follows:

- From "RVM2 Residential Urban Village Multiple Dwelling Zone Two" and OS2 Open Space Park Zone, subject to site-specific Exception 9(1376) in Zoning By-law 1-88 to "RVM2 Residential Urban Village Multiple Dwelling Zone Two" in 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.
- From "RM1(H)-1006 Multiple Unit Residential Zone" with the addition of the Holding Symbol (H) and "OS1-1006 Public Open Space Zone" in Zoning By-law 001-2021 to "RT1 Townhouse Residential Zone" in 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.



The Application would permit the development of 15, 2-storey street townhouse units with access onto Mactier Drive, Barons Street and Ghent Drive (the 'Development'), as shown on Attachments 2 to 6.

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

a) Date the Notice of Public Meeting was circulated: May 6, 2022.

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Mactier Drive, Barons Street and Ghent Drive in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 200 m of the Subject Lands and to the Kleinburg and Area 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 May 17, 2022, by the Development Planning Department:

- Suli Zhang and Bai Zhu, Ghent Drive, dated April 7, 2022

The comments are organized by theme as follows:

**No commercial uses for the residents in the area**

- Residents were advised at the time of purchasing the residential dwelling units that the Subject Lands might have ground floor commercial uses and upper floor residential uses
- Commercial uses would benefit the residents as no commercial uses are in the vicinity of the community

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**

The following are links to previous reports regarding the Subject Lands:

[May 10, 2011, Committee of the Whole Meeting \(Item 30, Report 25\)](#)

[November 15, 2011, Committee of the Whole Meeting \(Item 13, Report 50\)](#)

[November 3, 2015, Committee of the Whole \(Item 10, Report 40\)](#)

[June 5, 2018, Committee of the Whole \(Item 40, Report 21\)](#)

## **Analysis and Options**

### ***The Development conforms with Vaughan Official Plan 2010***

#### **Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed Use “A”” on Map 12.7.A Block 61 West – Nashville Heights – Land Use by Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Heights
- This designation permits buildings at a maximum building height of 5-storeys and a maximum floor space index of 1.75 times the area of the Subject Lands
- The designation permits the townhouse dwelling units

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

#### **Zoning:**

- “RVM2 Residential Urban Village Multiple Dwelling Zone Two” and “OS2 Open Space Park Zone” by Zoning By-law 1-88, and subject to site-specific Exception 9(1376)
- These zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to “RVM2 Residential Urban Village Multiple Dwelling Zone Two” together with the following site-specific zoning exceptions shown on Table 1:

**Table 1**

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirement and Subject to Site-Specific Exception 9(1376) (Subject to the RT1 Residential Townhouse Zone Standard Lot Requirements)</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements and Subject to Site-Specific Exception 9(1376) (Subject to the RT1 Residential Townhouse Zone Standard Lot Requirements)</b>
a.	Minimum Front Yard (Yard area not in front of the attached garage)	4.5 m	4.2 m
b.	Minimum Rear Yard Setback	7.5 m (Unit 3, Block 2)	5.2 m (Unit 3, Block 2)
c.	Maximum Building Height	11 m	11.5 m (In the case of Flat or Mansard Roof the Highest Point of the

	<b>Zoning By-law 1-88 Standard</b>	<b>RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirement and Subject to Site-Specific Exception 9(1376) (Subject to the RT1 Residential Townhouse Zone Standard Lot Requirements)</b>	<b>Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements and Subject to Site-Specific Exception 9(1376) (Subject to the RT1 Residential Townhouse Zone Standard Lot Requirements)</b>
			Roof Surface or in the case of a Gable, Hip or Gambrel Roof the Mid-Point the Roof)
d.	Minimum Landscaped Area for a Lot with Frontage between 6 m to 11.99 m	33% landscaped front or exterior yard with a minimum of 60% being soft landscaping	30% landscaped front or exterior yard with a minimum of 60% being soft landscaping

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

**Zoning:**

- "RM1(H)-1006 Multiple Unit Residential Zone" with the addition of the Holding Symbol (H) and "OS1-1006 Public Open Space Zone
- These zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to "RT1 Townhouse Residential Zone" together with the following site-specific zoning exception shown on Table 2 to permit the Development:

Table 2

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Townhouse Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Townhouse Residential Zone Requirement</b>
a.	Minimum Rear Yard Setback	7.5 m	7 m (Units 1 to 4 on Block 1 and Units 1 and 2 on Block 2)  5.2 m (Unit 3, Block 2)
b.	Maximum Building Height	11 m	11.5 m
c.	Maximum Lot Coverage	50%	60%
d.	Maximum Encroachment of Porch, including access stairs from grade into the Front Yard, Rear Yard and Exterior Side Yard	2.0 m but no closer than 1.2 m from the lot line	3.0 m but no closer than 1.2 m from the lot line
e.	Minimum Landscaped Area for a Lot with Frontages between 6 m to 11.99 m	33% landscaped front or exterior yard with a minimum of 60% being soft landscaping	30% landscaped front or exterior yard with a minimum of 60% being soft landscaping
f.	Permitted Uses	Street Townhouse Dwellings that may include a Home Occupation is not permitted	Permit Street Townhouse Dwellings, which shall be subject to the RT1 Residential Townhouse Zone Requirements in Subsection 5.9 and 7.3.2 and Table 7-2  The following commercial uses in addition to Street Townhouse Dwellings shall be

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Townhouse Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Townhouse Residential Zone Requirement</b>
			<p>permitted, but only as a home occupation:</p> <ul style="list-style-type: none"> <li>i) Business or Professional Office</li> <li>ii) Personal Service Shop</li> <li>iii) Retail Store</li> </ul> <p>Provided that:</p> <ul style="list-style-type: none"> <li>i) The business or professional office use shall not include a body-rub parlour or veterinary clinic;</li> <li>ii) The office of a physician, dentist or regulated health professional shall be used for consultation and emergency treatment only and not as a clinic or hospital;</li> <li>iii) The commercial use shall not exceed a maximum of three (3) persons engaged in the use, and at least one of the employees shall be a resident in the said dwelling;</li> <li>iv) A maximum of one commercial use may be permitted per dwelling unit, and shall not exceed a maximum of 25% of the gross floor area of the dwelling unit; and</li> <li>v) The home occupation parking space requirement in Subsection 6.3.5 shall apply.</li> </ul>

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a comprehensive 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>The Application 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, Volume 2, Area Specific Policy 12.7, Block 61 West – Nashville Heights</li> </ul>
b.	Appropriateness of Amendments to the Zoning By-laws	<ul style="list-style-type: none"> <li>The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>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</li> </ul>
e.	Urban Design Guidelines / Landscape Master Plan	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the following: <ul style="list-style-type: none"> <li>City of Vaughan City-wide Urban Design Guidelines</li> <li>the Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Limited, Architect, and</li> <li>the Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies</li> </ul> </li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region, external public agencies and utilities, and the Public, Separate, and French School Boards</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
h.	Related Site Development Application DA.21.071	<ul style="list-style-type: none"> <li>The Owner has submitted related Site Development File DA.21.071 for the street townhouse dwellings located along Barons Street, as shown in Attachments 3 to 6. Subsection 6 a) v) i) of Site Plan Control By-law 123-2013 delegates the approval of street townhouses to the Deputy City Manager, Planning and Growth Management</li> <li>A Site Development Application will be required for the portion of the Subject Lands fronting Ghent Drive</li> <li>The Owner submitted Part Lot Control Application File PLC.22.001 for the Subject Lands to create lots for the street townhouses and/or establish maintenance easements</li> </ul>
i.	Tree Inventory and Preservation/Forest Edge Management Plan and Report	The Tree Inventory and Preservation/Forest Edge Management Plan and Report dated July 25, 2016 and prepared by Kuntz Forestry Consulting Inc. ('KFCI') in support of the Development identifies two (2) trees being a Black Walnut and a Manitoba Maple that require removal. Restoration planting would be addressed within the 10 m Open Space Buffer areas of Plan of Subdivision 19T-17V007, should the Application be approved

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has determined the Application to be a matter of local significance and does not have any comments to provide.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. 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 & Location Map
2. Proposed Zoning
3. Proposed Zoning and Site Plan - File DA.21.071
4. Landscape Plan - File DA.21.071
5. Building Elevations - Block 1 (File DA.21.071)
6. Building Elevations - Block 2 (File DA.21.071)

### **Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Approved by**



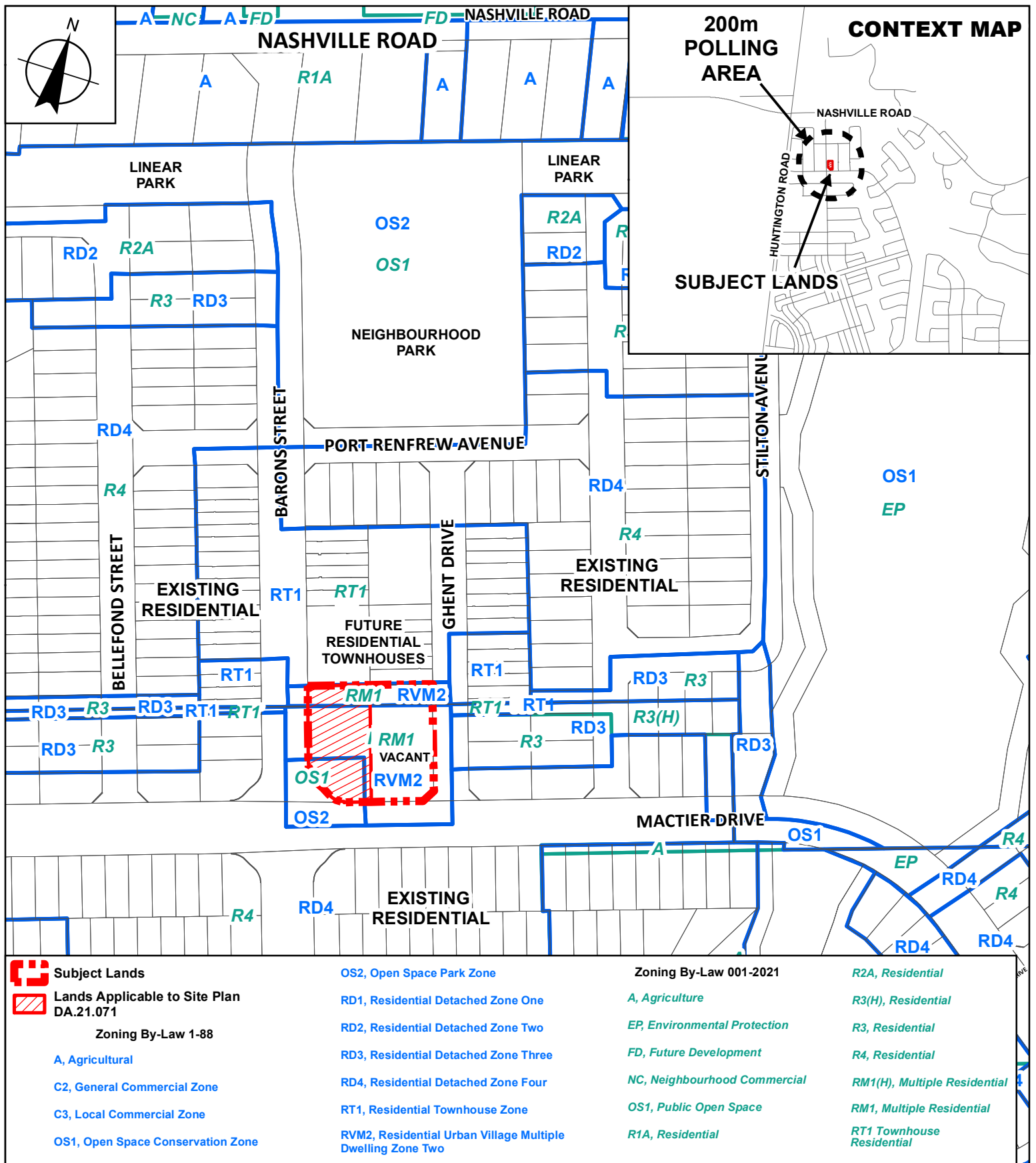
Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager





## Context & Location Map

**LOCATION:**  
 Part of Lot 25, Concession 9

**APPLICANT:**  
 Nashville Ten Acres Developments Inc. and  
 Nashville Developments (Barons) Inc.



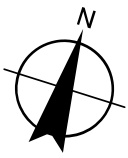
## Attachment

**FILE:** Z.22.001  
**RELATED FILE:**  
 DA.21.071

**DATE:**  
 May 30, 2022

1





BARONS STREET

GHENT DRIVE

BLOCK 245  
65M-4672

**RVM2**

**RT1**

SITE DEVELOPMENT  
FILE DA.21.071 FOR 7  
TOWNHOUSE UNITS

FUTURE SITE  
DEVELOPMENT  
APPLICATION FOR  
8 TOWNHOUSE UNITS

BLOCK 106  
65M-4556

BLOCK 125  
65M-4556

MACTIER DRIVE

Zoning By-Law 1-88

Zoning By-Law 001-2021

**RVM2, Residential Urban Village  
Multiple Dwelling Zone Two**

**RT1, Townhouse Residential  
Zone**



Subject Lands



Lands Applicable to Site Plan  
DA.21.071

0 3.5 7 14 Metres

## Proposed Zoning

### LOCATION:

Part of Lot 25, Concession 9

### APPLICANT:

Nashville Ten Acres Developments Inc. and  
Nashville Developments (Barons) Inc.



## Attachment

FILE: Z.22.001

RELATED FILE:

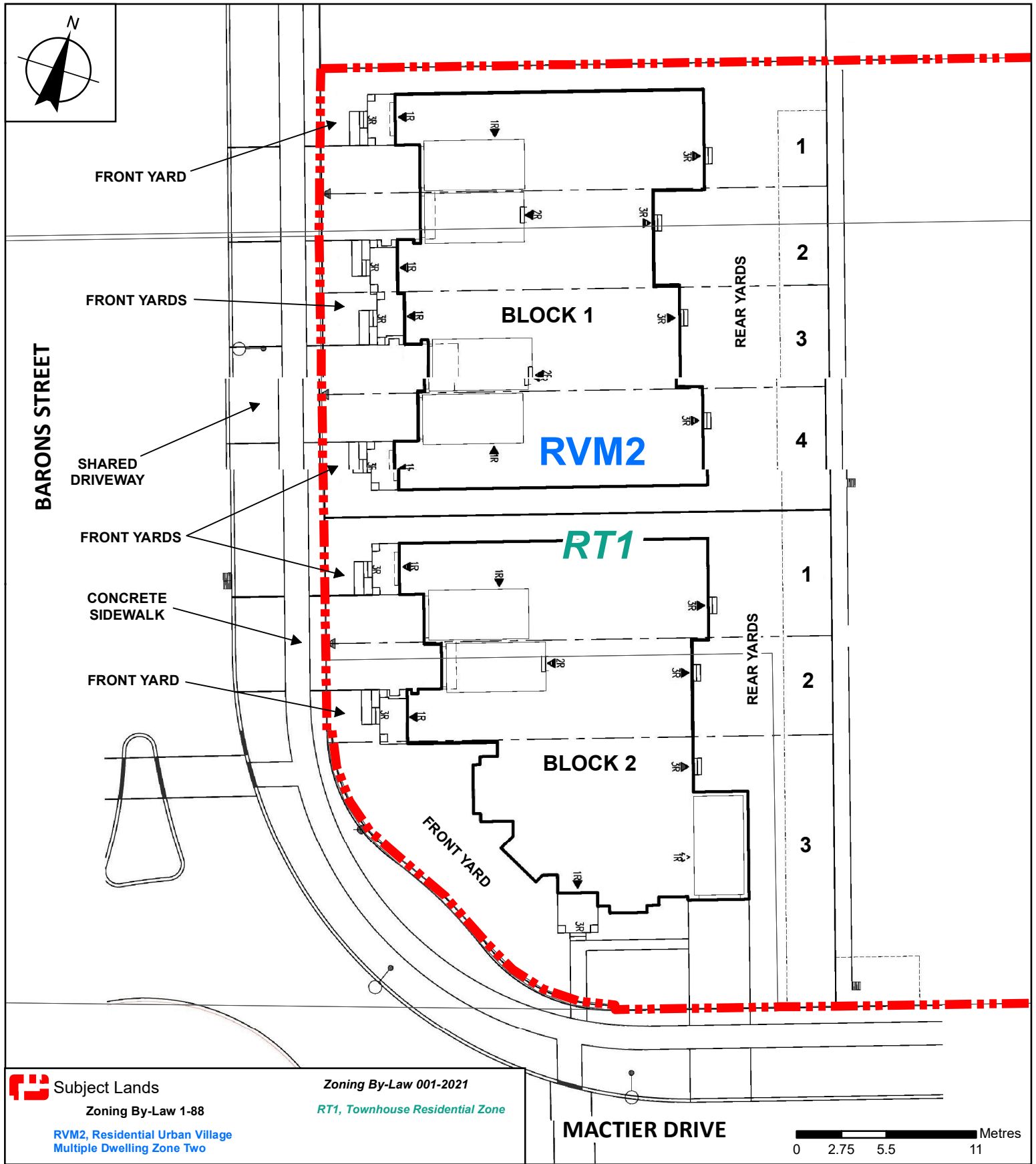
DA.21.071

DATE:

May 30, 2022

2





# **Proposed Zoning and Site Plan File DA.21.071**

**LOCATION:** Part of Lot 25, Concession 9

## **APPLICANT:**

Nashville Ten Acres Developments Inc. and  
 Nashville Developments (Barons) Inc.



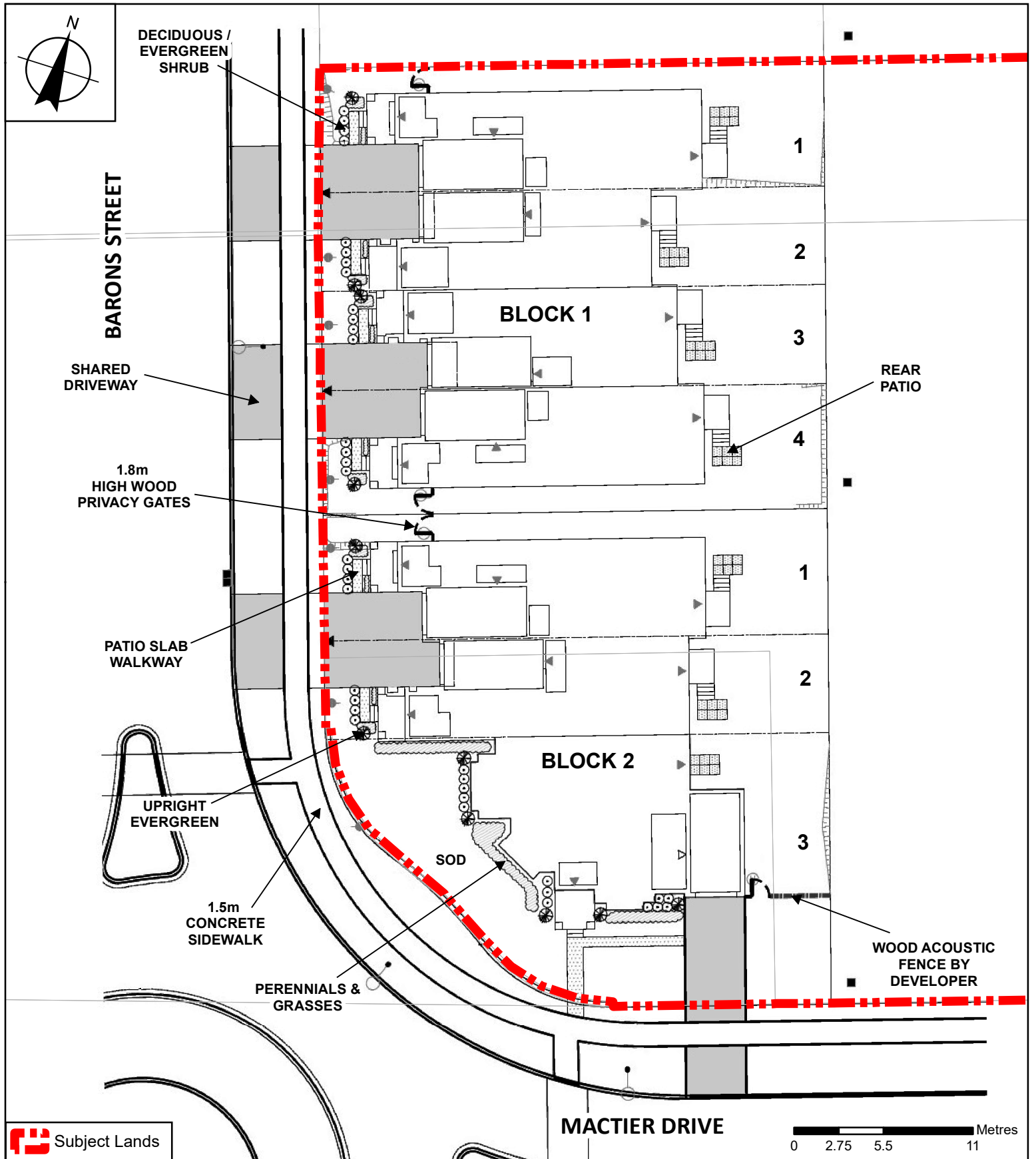
# **Attachment**

**FILE:** Z.22.001  
**RELATED FILE:**  
 DA.21.071

**DATE:**  
 May 30, 2022

**3**





## Landscape Plan - File DA.21.071

**LOCATION:**  
Part of Lot 25, Concession 9

**APPLICANT:**  
Nashville Ten Acres Developments Inc. and  
Nashville Developments (Barons) Inc.



## Attachment

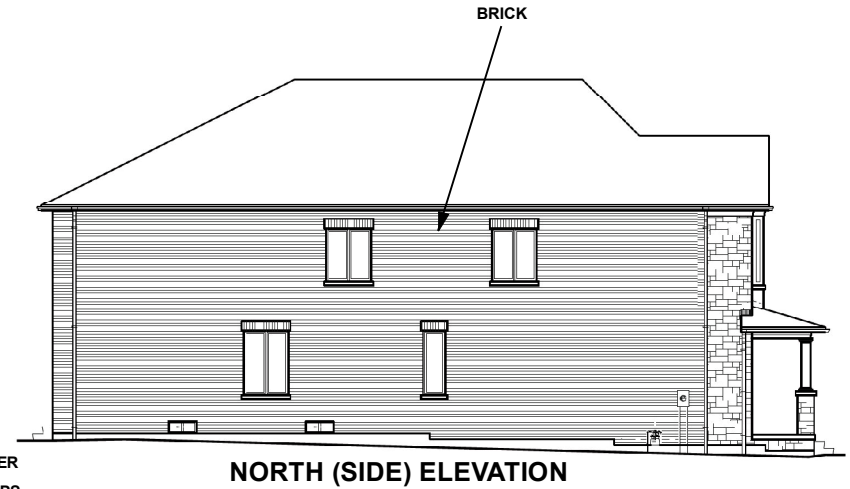
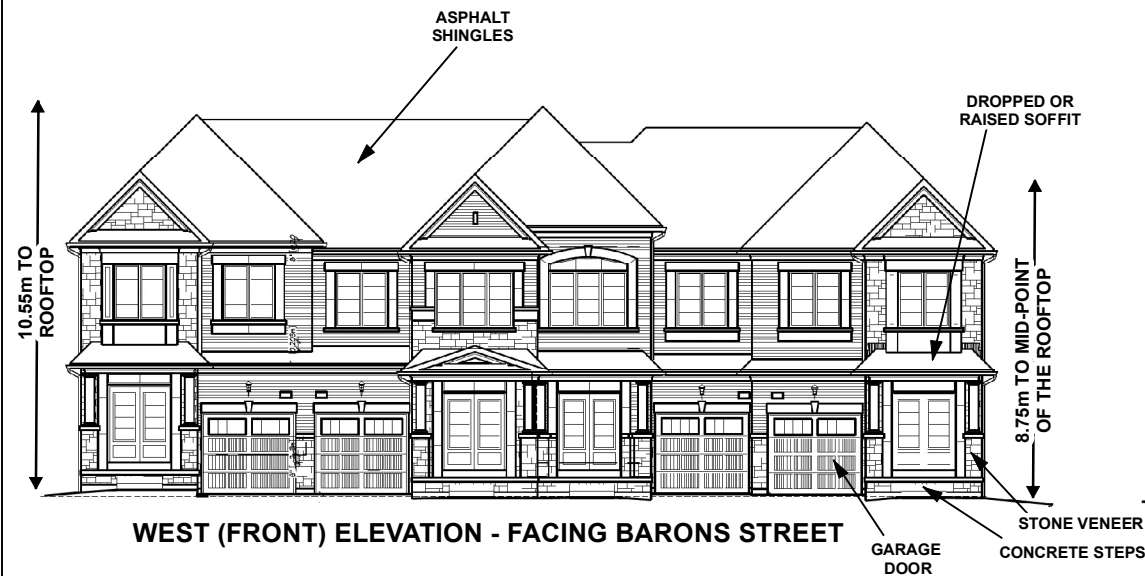
**FILE:** Z.22.001  
**RELATED FILE:**  
DA.21.071

**DATE:**  
May 30, 2022

**4**







Not to Scale

## Building Elevations - Block 1 (File DA.21.071)

**LOCATION:**  
Part of Lot 25, Concession 9

**APPLICANT:**  
Nashville Ten Acres Developments Inc. and  
Nashville Developments (Barons) Inc.

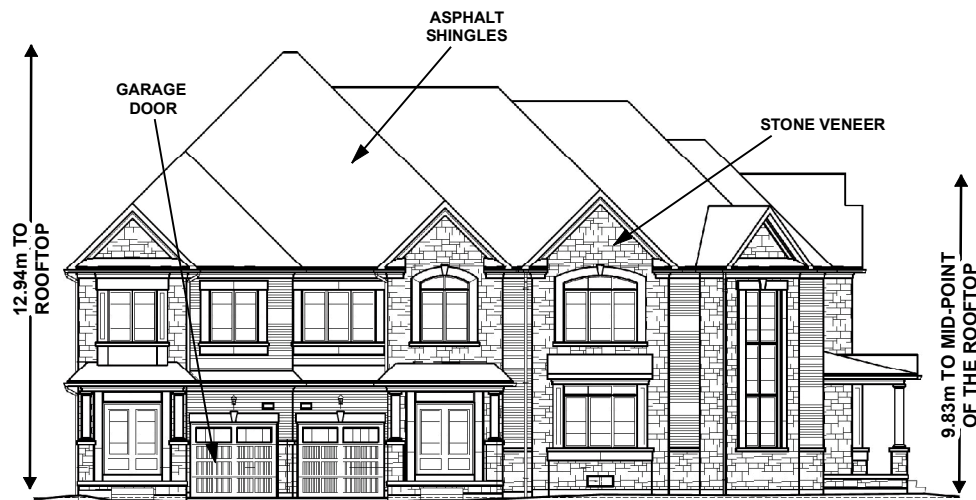


## Attachment

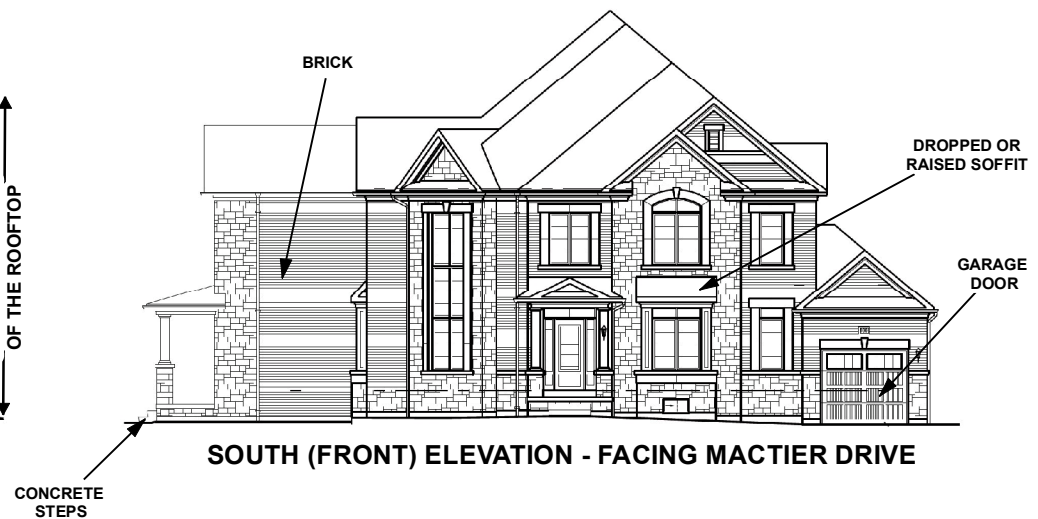
**FILE:** Z.22.001  
**RELATED FILE:**  
DA.21.071  
**DATE:**  
May 30, 2022

**5**

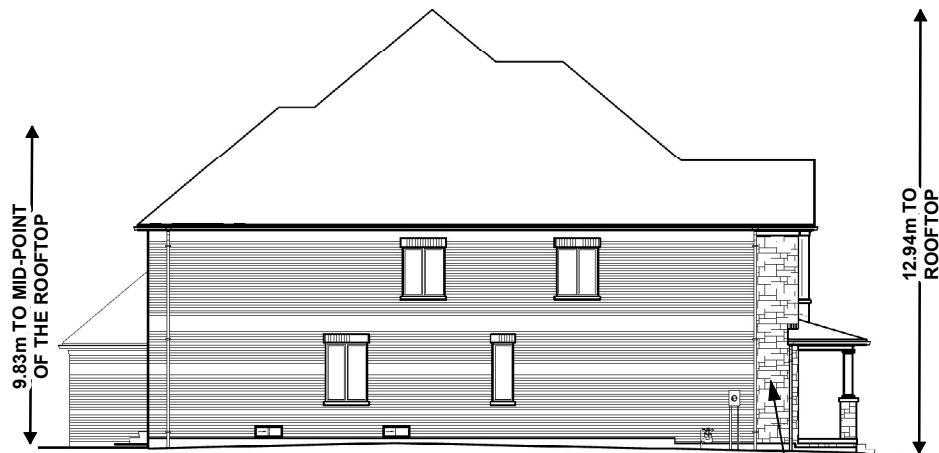




**WEST (FRONT) ELEVATION - FACING BARONS STREET**

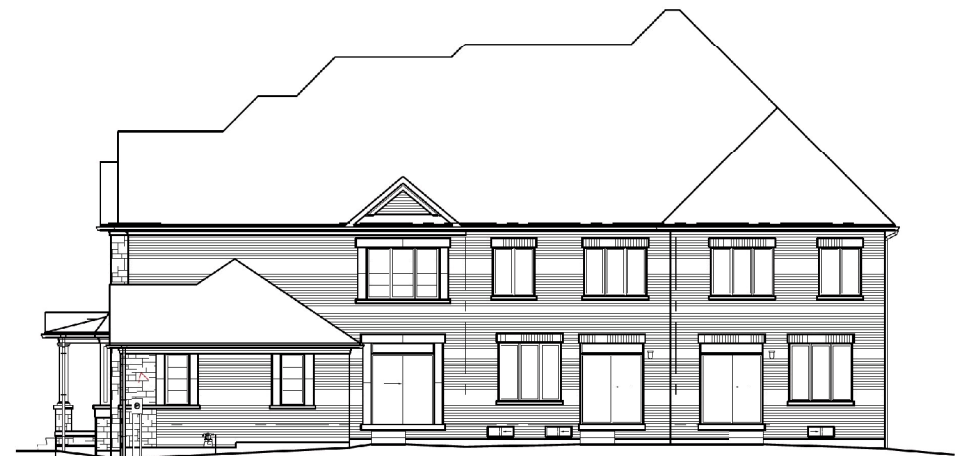


**SOUTH (FRONT) ELEVATION - FACING MACTIER DRIVE**



**NORTH (SIDE) ELEVATION**

STONE VENEER



**EAST (REAR) ELEVATION**

Not to Scale

## Building Elevations - Block 2 (File DA.21.071)

### LOCATION:

Part of Lot 25, Concession 9

### APPLICANT:

Nashville Ten Acres Developments Inc. and  
Nashville Developments (Barons) Inc.



## Attachment

FILE: Z.22.001

RELATED FILE:

DA.21.071

DATE:

May 30, 2022

6



## Committee of the Whole (Public Meeting) Report

---

**DATE:** Monday, May 30, 2022

**WARD(S):** 2

**TITLE:** 8274-8286 ISLINGTON AVENUE INC.  
OFFICIAL PLAN AMENDMENT FILE OP.22.003  
ZONING BY-LAW AMENDMENT FILE Z.22.005  
8270, 8274 AND 8286 ISLINGTON AVENUE  
VICINITY OF ISLINGTON AVENUE AND HARTMAN 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 redesignate and rezone the subject lands to permit a 7-storey residential apartment building containing 168 units with a Floor Space Index ('FSI') of 2.27 times the area of the lot, served by 203 parking spaces within two levels of underground parking, as shown on Attachments 2 to 4.

**Report Highlights**

- To receive comments from the public and the Committee of the Whole on proposed amendments to the Official Plan and Zoning By-law to facilitate the development of a 7-storey residential apartment building containing 168 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.22.003 and Z.22.005 (8274-8286 Islington Avenue Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

## **Background**

Location: 8270, 8274 and 8286 Islington Avenue (the 'Subject Lands'). The Subject Lands are currently developed with a place of worship, and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *August 25, 2021*

Date applications were deemed complete: *April 20, 2022*

### ***Official Plan 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 to permit a 7-storey residential apartment building containing 168 units with a Floor Space Index ('FSI') of 2.27 times the area of the lot, served by 203 parking spaces within two levels of underground parking (the 'Development') as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.22.003 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan ('WCSP') to:
  - a) Redesignate the Subject Lands from "Low-Rise Residential (2)" (permits building heights ranging from 2 to 3.5 storeys and an FSI of 0.5 times the area of the lot) to "Low-Rise Residential (3)";
  - b) Increase the maximum permitted building height and FSI under the "Low-Rise Residential (3)" designation from 5 to 7-storeys and from 0.5 to 2.27 times the area of the lot respectively; and
  - c) Permit a setback of 7 m to the port cochere from the Islington Avenue right-of-way ('ROW'), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.
2. Zoning By-law Amendment File Z.22.005 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') to "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" ('RA3(H) Zone') and "OS2 Open Space Park 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) Second Density Residential Zone (Established Neighbourhood)" ('R2A(EN)') subject to site-specific Exception 14.852 and "I1 General Institutional Zone" ('I1 Zone') to "RM2(H) Multiple Residential Zone" with the Holding Symbol "(H)" and "OS2 Private Open Space 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: May 6, 2022

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Islington Avenue 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, Greater Woodbridge and Village of Woodbridge Ratepayers; Associations, 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 May 24, 2022. The comments are organized by theme as follows:

**Traffic**

- the Development will increase traffic congestion in the area

**Building Height and Massing**

- the proposed height of 7-storeys contravenes the 3-storey permissions and is too tall for the Subject Lands
- the proposed building setbacks are too close to the interior side yard of the adjacent 5-storey residential apartment building to the north

**Location of Garbage Loading Area**

- the proposed garbage loading area is too close to the adjacent 5-storey residential apartment building to the north and will cause a nuisance to the existing residents

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**

No previous reports

## **Analysis and Options**

### ***Amendments to VOP 2010 are required to permit the Development***

#### **Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- Within the “Built-Up Valleylands” as identified on Schedule 2 – Natural Heritage Network of VOP 2010 and contain a Significant Woodlot Core Feature towards the sloped portion at the rear yard
- “Low-Rise Residential (2)” on Schedule 5 – Distinct Character Areas by the WCSP
- This designation permits townhouses, stacked townhouses, low-rise buildings, and public/institutional buildings at a maximum building height of 3.5-storeys and FSI of 0.5 times the area of the lot
- An amendment to VOP 2010, specifically the WCSP, is required to:
  - redesignate the Subject Lands to “Low-Rise Residential (3)”
  - increase the maximum permitted building height and FSI under the “Low-Rise Residential (3)” designation from 5 to 7-storeys and FSI from 0.5 to 2.27 times the area of the lot respectively
  - permit a setback of 7 m to the port cochere from the Islington Avenue right-of-way (‘ROW’), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP

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

#### **Zoning (By-law 1-88):**

- R2 Zone by Zoning By-law 1-88
- This Zone does not permit an apartment building
- The Owner proposes to rezone the Subject Lands to RA3(H) Zone and OS2 Zone as shown on Attachment 2, together with the following site-specific zoning exceptions:

**Table 1:**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
a.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	39 m <sup>2</sup>
b.	Minimum Interior Side Yard Setback	12.45 m	North = 7.55 m South = 7.45 m
c.	Minimum Front Yard Setback to Underground Parking Garage	1.8 m	0.66 m



	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Zone Requirement</b>
d.	Maximum Yard Encroachments	Interior Side Yard (balconies) = 0.3 m	Interior Side Yard (balconies) = 2.44 m
e.	Minimum Amenity Area	88 One Bedroom Unit x 20 m <sup>2</sup> /unit = 1,760 m <sup>2</sup>  64 Two Bedroom Unit x 55 m <sup>2</sup> /unit = 3,520 m <sup>2</sup>  16 Three Bedroom Unit x 90 m <sup>2</sup> /unit = 1,440 m <sup>2</sup>  Total = 6,720 m <sup>2</sup>	A combined rate for all unit types of 5,993.1 m <sup>2</sup>
f.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 168 units = 252 spaces  Visitor 0.25 spaces/unit x 168 units = 42 spaces  Total Parking Required = 294 spaces	Residential 1 spaces/unit x 168 units = 168 spaces  Visitor 0.20 spaces/unit x 168 units = 34 spaces (36 spaces are proposed)  Total Parking Proposed = 204 spaces
g.	Minimum Width of a Joint Access Driveway	7.5 m	South Access = 6 m
h.	Minimum Landscape Strip Abutting a Street Line (Islington Avenue)	6 m	1.7 m
i.	Definition of Long Term Bicycle Parking Space	Must be located within a locked room inside the building	To be located at grade on the exterior of the building

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.

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law ('Zoning By-law 001-2021'). A notice of its passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

***Amendments to Zoning By-law 001-2021 are required to permit the Development Zoning (By-law 001-2021)***

- R2A(EN) Zone and I1 Zone by Zoning By-law 001-2021
- These Zones do not permit an apartment building
- The Owner proposes to rezone the Subject Lands to RM2(H) and OS2 Open Space Park Zone as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM2 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM2 Residential Zone Requirement</b>
a.	Minimum Lot Area Per Unit	80 m <sup>2</sup>	39 m <sup>2</sup>
b.	Minimum Interior Side Yard	7.5 m	South = 7.45 m
c.	45 Degree Angular Plane	The building must comply with a 45-degree angular plane from the rear property line	To permit the building to not comply with the 45-degree angular plane
d.	Minimum Front Yard Setback	To Underground Parking Garage = 1.8 m  To Hard Landscaping = 0.6 m  To Short Term Bicycle Parking Spaces = 0.6 m	To Underground Parking Garage = 0.66 m  To Hard Landscaping = 0 m  To Short Term Bicycle Parking Spaces = 0 m

	<b>Zoning By-law 001-2021 Standard</b>	<b>RM2 Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM2 Residential Zone Requirement</b>
e.	Maximum Yard Encroachments	Interior Side Yard = 1.5 m	Interior Side yard (Hard Landscaping) = 0 m  Interior Side Yard (Building) = 2.44 m
f.	Maximum Rooftop Amenity Area	11 m <sup>2</sup>	108 m <sup>2</sup>
g.	Minimum Parking Requirements	Residential 1 spaces/unit x 168 units = 168 spaces  Visitor 0.20 spaces/unit x 168 units = 34 spaces  Total Parking Required = 202 spaces	Residential 1 spaces/unit x 168 units = 168 spaces  Visitor 0.20 spaces/unit x 168 units = 34 spaces (36 spaces are proposed)  Total Parking Proposed = 204 spaces
h.	Maximum Height of a Mechanical Penthouse	5 m	5.4 m
i.	Definition of Long Term Bicycle Parking Space	Must be located within a locked room inside the building	To be located at grade on the exterior of the building
j.	Minimum Landscape Strip Abutting an R2A Zone	3 m	0 m (south property line)
k.	Minimum Landscape Strip Abutting a Street Line (Islington Avenue)	3 m	1.7 m

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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and policies of the WCSP. Should the Applications be approved, the appropriate designation to be applied should be "Mid-Rise Residential" and specific design criteria should be developed as the Islington Avenue Corridor does not contain the "Mid-Rise Residential" designation</li> <li>▪ The appropriateness of the rezoning and site-specific zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, and appropriate development standards</li> <li>▪ The proposed parking supply will be reviewed by the Transportation Division of the Development Engineering Department.</li> <li>▪ The proposed exception for the building not to comply with the 45 degree angular plan will be reviewed by Urban Design and Cultural Heritage Division of the Development Planning Department</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (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</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>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</li> </ul>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the Islington Avenue Land Use Study, Urban Design Guidelines</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, utilities, and the Public, Separate, and French School Boards</li> </ul>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>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</li> </ul>
h.	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"> <li>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</li> <li>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</li> <li>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</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
i.	Affordable Housing	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 to meet the City's affordable housing goals
j.	Required Applications	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit Site Development and Draft Plan of Condominium Applications should the Official Plan and Zoning By-law Amendments be approved</li> </ul>
k.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ The TRCA must review and provide comments on the Applications as the Subject Lands are located within the TRCA's Regulated Area</li> <li>▪ The establishment of development limits and appropriateness of the proposed grade change towards the rear (west) of the Subject Lands shall be reviewed by the TRCA</li> <li>▪ The Subject Lands are within the Built-Up Valleylands and contain a Significant Woodlot Core Feature towards the sloped portion at the rear yard, as identified on Schedule 2 – Natural Heritage Network of VOP 2010</li> </ul>

### **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.22.003. 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 Chris Cosentino, Senior Planner, Development Planning Department, ext. 8215.

**Attachments**

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

**Prepared by**

Chris Cosentino, Senior Planner, ext. 8215.

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



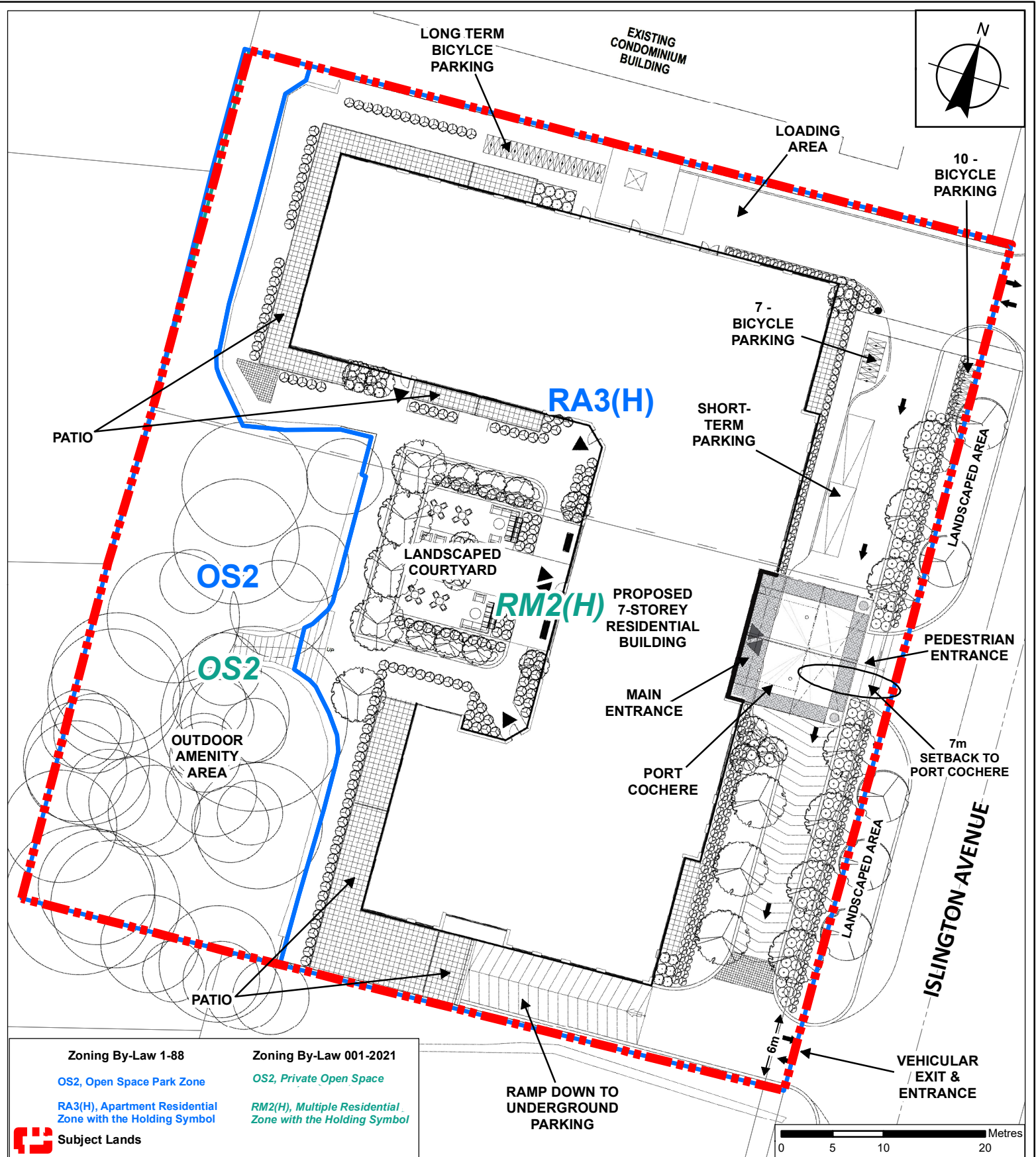
Nick Spensieri, City Manager











# Proposed Zoning and Site Plan

**LOCATION:** 8274 - 8286 Islington Avenue;  
Part of Lot 9, Concession 7

**APPLICANT:** 8274-8286 Islington Avenue Inc.



## Attachment

**FILES:**  
OP.22.003 and Z.22.005

**DATE:**  
May 30, 2022

2







# Landscape Plan

**LOCATION:** 8274 - 8286 Islington Avenue;  
Part of Lot 9, Concession 7

**APPLICANT:**  
8274-8286 Islington Avenue Inc.



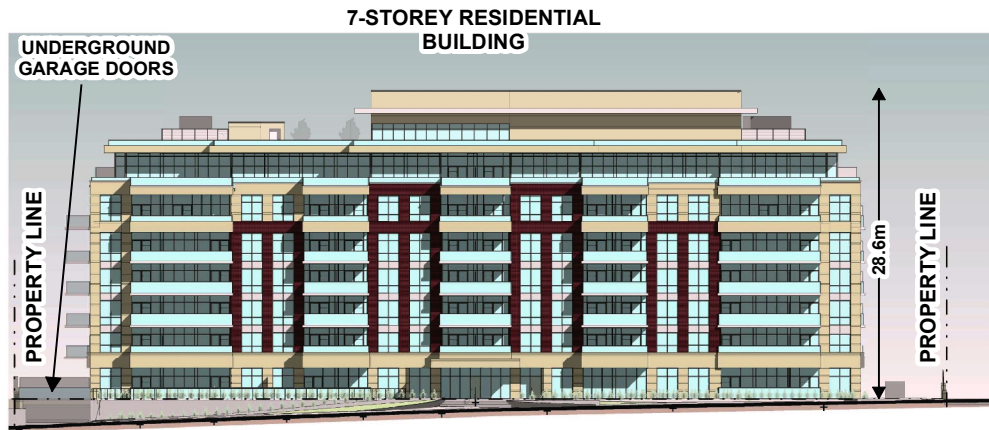
## Attachment

**FILES:**  
OP.22.003 and Z.22.005

**DATE:**  
May 30, 2022

3





**EAST (FRONT) ELEVATION - FACING ISLINGTON AVENUE**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST (REAR) ELEVATION**

Not to Scale

## Building Elevations

**LOCATION:** 8274 - 8286 Islington Avenue;  
Part of Lot 9, Concession 7

**APPLICANT:**  
8274-8286 Islington Avenue Inc.



**Attachment**

**FILES:**  
OP.22.003 and Z.22.005

**DATE:**  
May 30, 2022

**4**





## Committee of the Whole (Public Meeting) Report

---

**DATE:** Monday, May 30, 2022

**WARD(S):** 5

**TITLE:** 1494096 ONTARIO INC.

**OFFICIAL PLAN AMENDMENT FILE OP.21.030**

**ZONING BY-LAW AMENDMENT FILE Z.21.058**

**80 GLEN SHIELDS AVENUE**

**VICINITY OF GLEN SHIELDS AVENUE AND DUFFERIN STREET**

**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 proposes a development consisting of a 7 and 9-storey mixed-use residential building connected by a 4-storey podium with a Floor Space Index of 2.5 times the lot area, containing 155 residential dwelling units, 43 independent living units, with 1661.09 m<sup>2</sup> of ground floor commercial uses, 467.48 m<sup>2</sup> of day nursery space at grade and 225 parking space at grade and within 2 levels of underground parking as shown on Attachments 2 to 6.

### **Report Highlights**

- To receive comments from the public and the Committee of the Whole on proposed amendments to the Official Plan and Zoning By-law to facilitate the development of a 7 and 9-storey mixed-use residential building, with a connected podium containing a total of 155 residential dwelling units, 43 independent living units, ground floor commercial and day nursery uses having an FSI of 2.5 times the lot area, combined with a total of 225 parking spaces located at-grade and within a 2-level underground parking garage as shown on Attachments 2 to 6
- 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.21.030 and Z.21.058 (1494096 Ontario Inc.) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 80 Glen Shields Avenue (the 'Subject Lands'). The Subject Lands are located on the north side of Glen Shields Avenue, west of Dufferin Street. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 10, 2020

Date applications were deemed complete: March 23, 2022

### ***Official Plan and Zoning By-Law Amendment applications have been submitted to permit the proposed development***

1494096 Ontario Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit the development of a 9 and 7-storey mixed-use building connected by a 4-storey podium containing a total of 155 residential dwelling units, 43 independent living units, 1,661.09 m<sup>2</sup> of ground floor commercial uses and 467.48 m<sup>2</sup> of day nursery space having an FS1 of 2.5 times the area of the lot, combined with a total of 225 parking spaces located at-grade and within a 2 level underground parking garage (the 'Development'), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.030 to amend Vaughan Official Plan 2010 ('VOP 2010') to redesignate the Subject Lands from "Low-Rise Mixed-Use" to "Mid-Rise Mixed-Use" to permit a maximum building height of 9 and 7-storeys and a maximum FSI of 2.5 times the lot area.
2. Zoning By-law Amendment File Z.21.058 to rezone the Subject Lands as follows:
  - a) to amend Zoning By-law 1-88 to rezone the Subject Lands from "C3 Local Commercial Zone", subject to site-specific Exception 9(465) as shown on Attachment 1, to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and,
  - b) to amend Zoning By-law 001-2021 to rezone the Subject Lands from "NC Neighbourhood Commercial Zone", subject to site-specific exception 14.266 as shown on Attachment 1, to "MMU Mid-Rise Mixed Use" in the manner shown on Attachment 2, together with the site-specific 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: May 6, 2022.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Glen Shields Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 250 m of the Subject Lands (Attachment 1) and to anyone on file with the Office of the City Clerk having requested notice.

The Development Planning Department has received written comments from the following individuals:

- Sandy Nicolaou, April 1, 2022
- Christopher Seepe, April 2, 2022
- Gino Muia, Quaker Ridge, April 5, 2022
- Vlad Skorokhod, April 14, 2022
- Marija Opadjko, April 22, 2022
- Mr. Kotsalis email dated, April 28<sup>th</sup>, 2022
- Rosa Iaboni, May 10, 2022
- Joseph Pallotta, Quaker Ridge Road, May 10, 2022
- Anna Hollinger, May 10, 2022
- Lorraine Postles, Riviera Drive, May 11, 2022

The following is a summary of written comments received as of May 17, 2022. The comments are organized by theme as follows:

**Location**

- Rental buildings should be located next to major arterial roads and not in a low rise established neighbourhood.

**Privacy, Shadow and View**

- the building height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties including the park

**Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

**Density, Built Form and Building Design**

- the Development will be the tallest building in the area and is not compatible with the surrounding urban context

The following comments are in support of the development:

- The Development will improve housing affordability
- The Development will increase and diversify the housing inventory

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 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**

#### ***Amendments to VOP 2010 are required to permit the Development***

##### **Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- “Low-Rise Mixed-Use” on Schedule 13 – Land Use by VOP 2010
- The site-specific designation permits a maximum height of 4-storeys and an FSI of 1.5 times the lot area
- The designation permits townhouses, stacked townhouse, low-rise buildings and retail space with a maximum gross floor area of 500 square meters
- An amendment to VOP 2010 is required to redesignate the Subject Lands to “Mid-Rise Mixed-Use” and permit a maximum building height of 7 and 9-storeys and maximum FSI of 2.5 times the area of the lot

#### ***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (‘OLT’) in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on January 11, 2022, and as such, given Council’s direction on October 20, 2021, the Applications are subject to dual review under both Zoning By-law 001-2021 and 1-88, as amended.

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

##### **Zoning By-law 1-88:**

- “C3 Local Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(465)
- This Zone does not permit the Development

- The Owner proposes to rezone the Subject Lands to “RA3 Residential Apartment Three Zone” as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirement</b>
a.	Bicycle Parking Space, Long Term	Means a locked room within a building or part of a building used for exclusive parking of bicycles	Shall not apply
b.	Minimum Front Yard (Glen Shields Avenue)	7.5 m	4.58 m
c.	Minimum Rear Yard	7.5 m	5.08 m
d.	Minimum Interior Side Yard	East tower: 16.2 m West tower: 12.7 m	East tower: 11.5 m West tower: 4.6 m
e.	Minimum Lot Area Per Unit	67 m <sup>2</sup>	40.8 m <sup>2</sup>
f.	Permitted Uses	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	Permit the following additional uses: <ul style="list-style-type: none"> <li>- Independent Living Facility</li> <li>- Retail Use</li> <li>- Supermarket</li> </ul>
g.	Definition “Independent Living Facility”	Means a building or part of a building containing four (4) or more dwelling units with no more than two (2) bedrooms per dwelling unit used for independent living accommodation of senior citizens	Means a building or part of a building containing four (4) or more dwelling units with no more than three (3) bedrooms per dwelling unit used for independent living accommodation of senior citizens
h.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 155 units = 233 spaces  <u>Independent Living Facility</u> 1 space/unit x 43 units = 43 spaces	<u>Residential</u> 141 spaces  <u>Independent Living Facility</u> 26 spaces

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Residential Apartment Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirement</b>
		<u>Visitor</u> 0.25 spaces/unit x 155 units = 39 spaces  <u>Commercial Use</u> 6 spaces/100 m <sup>2</sup> x 1661.09 m <sup>2</sup> = 100 spaces  <u>Day Nursery</u> 1.5/employee x 5 employees = 8 spaces  Total Parking Required = 423 spaces	<u>Visitor and Commercial</u> 51 spaces   <u>Day Nursery</u> 7 spaces  Total Parking Provided = 225 spaces
i.	Minimum Amenity Area	130 One Bedroom Unit x 20 m <sup>2</sup> /unit = 2600 m <sup>2</sup>  44 Two Bedroom Unit x 55 m <sup>2</sup> /unit = 2420 m <sup>2</sup>  24 Three Bedroom Unit x 90 m <sup>2</sup> /unit = 2160 m <sup>2</sup>  Total required amenity area = 7180 m <sup>2</sup>	Provide a total amenity area of 6,401 m <sup>2</sup>
j.	Minimum Landscape Area (Glen Shields Avenue)	6 meters in width	4.58 m in width

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

Zoning By-law 001-2021:

- “NC Neighbourhood Commercial Zone” subject to site-specific Exception 14.266 by Zoning By-law 001-2021
- This zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to “MMU Mid-Rise Mixed-Use” in the manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 2:

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement</b>
a.	Bicycle Parking Space, Long-term	Means a bicycle parking space located in a locked room within a building or part of a building for the exclusive use of parking bicycles	Shall not apply (Will not be in an enclosed room)
b.	Minimum Front Yard (Glen Shields Avenue)	5 m	4.5 m
c.	Minimum Rear Yard	7.5 m	5.0 m
d.	Podium and Tower Requirements	Maximum tower floor plate: 850 m <sup>2</sup>  Minimum required tower setback from the rear and interior side lot line 12.5 m	East Tower: 1,085 m <sup>2</sup> West Tower: 1,013 m <sup>2</sup>  Rear Yard - 5.0 m East Side - 4.6 m (at 6 Storey Terrace)
e.	Permitted Encroachments into Required Yards	Ornamental building feature: maximum of 0.6 m into the front yard  Hard landscape: encroach up to 0.6 m to a lot line	Ornamental building feature: maximum of 2.66 m into the front yard  shall not apply
f.	Definition "Independent Living Facility"	Means a building or part of a building containing four (4) or more sleeping units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents	Means a building or part of a building containing four (4) or more dwelling units with no more than three (3) bedrooms per dwelling unit used for independent living accommodation of senior citizens
g.	Minimum Parking Requirements	<u>Residential</u> Minimum: 155 units x 0.8spaces/unit = 124 spaces  Maximum: 155 units x 2 spaces/unit = 310 spaces	<u>Residential</u> 141 spaces

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement
		<p><u>Independent Living Facility:</u> Minimum: 1 space/4 bedrooms= <math>67/4=16.75 \times 1</math> = 16.75 spaces</p> <p>Maximum: 2 spaces/4 bedrooms = <math>67/4 = 16.75 \times 2</math> = 33.5 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit x155 units = 31 spaces</p> <p><u>Commercial Use</u> (retail and supermarket) Commercial use @ 1,661.09 m<sup>2</sup> Min: <math>2/100 = 35</math> spaces Max: <math>4.5/100 = 76</math> spaces</p> <p><u>Day Nursery</u> 0.6/employee x 5 employees = 3 spaces</p> <p>Total Parking Required Minimum = 210 spaces Maximum = 454 spaces</p>	<p><u>Independent Living Facility:</u> 26 spaces</p> <p><u>Visitor and Commercial Use</u> 51 shared parking spaces</p> <p><u>Day Nursery</u> 7 spaces</p> <p>Total Parking Provided = 225 spaces</p>
h.	Minimum Long-Term Bicycle Parking Space	159	149
i.	General Provisions for Long-term Bicycle Parking Spaces	Long-term bicycle parking space shall be located on the ground floor	The proposed Long-term bicycle parking spaces are located below grade (P1 and P2)
j.	General Provisions for Short-term Bicycle Parking Spaces	A short-term bicycle parking space shall have a minimum setback of 0.6 metres from the nearest lot line	Shall not apply



	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement</b>
		A short-term bicycle parking space shall have a minimum setback of 3.0 metres from a parking area	
k.	Maximum Outdoor Amenity Area Requirement (20% of the minimum required outdoor amenity area)	11 m <sup>2</sup> outdoor amenity area on rooftop or terrace	718.92 m <sup>2</sup>
l.	Minimum Required Landscaping Strip	5 m	4.5 m
m.	Loading Spaces	<u>Residential</u> 1 Type D @ 4 m(w) x 13.0 m(l) x 6.1 m(h)  Supermarket - 1-1999 m <sup>2</sup> : 1 Type A @ 3.5m (w) x 17 m (l) X 4.4 m (h)	2 spaces @ 3.5 m (w) x 9 m (l) x 4.2 m (h)

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>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</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88 and 001-2021	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height, density, massing, retail uses at grade</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses as well as traffic and on-site parking capacity</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines</li> </ul>
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA) and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards</li> <li>▪ The Subject Lands is within a TRCA regulated area due to its proximity to a valley corridor system (Natural System) associated with the Don River tributary. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for the Development on the Subject Lands.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>The Natural System and any associated buffer areas will need to be appropriately designated and zoned 'Open Space' or 'Environmental Protection' to prohibit development in these areas</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a silver score of 50</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>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</li> </ul>
j.	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"> <li>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</li> <li>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, 2020</i>; 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, 2020</i> 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</li> <li>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)</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
k.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ 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 to meet the City's affordable housing goals</li> </ul>
l.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.21.072, it will be reviewed concurrently with the Applications, and in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>- access to the site</li> <li>- appropriate location of the outdoor play area for the day nursery</li> <li>- the height of the building over the driveway access and whether it is sufficient for delivery and waste management trucks to enter into the site</li> <li>- appropriate location of bike storage area</li> <li>- exterior building façade and building materials</li> </ul> </li> </ul>
m.	Draft Plan of Condominium	<ul style="list-style-type: none"> <li>▪ Draft Plan of Condominium Application(s) will be required, if the Applications are approved, to establish the future ownership tenure(s) for the buildings</li> </ul>

### **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. Confirmation from the City of adequate water and wastewater services will be required prior to York Region providing any potential clearance on the Applications. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.030. At the time of the preparation of this report, exemption from York Region approval was not confirmed. Any issues will be addressed when the comprehensive 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 OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

### **Attachments**

1. Context and Location Map
2. Proposed Official Plan Designation, Zoning and Site Plan
3. Landscape Plan
4. Building Elevations - North and South
5. Building Elevations - East and West
6. Perspective Renderings

### **Prepared by**

OluwaKemi (Kemi) Apanisile, Planner, ext. 8210

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



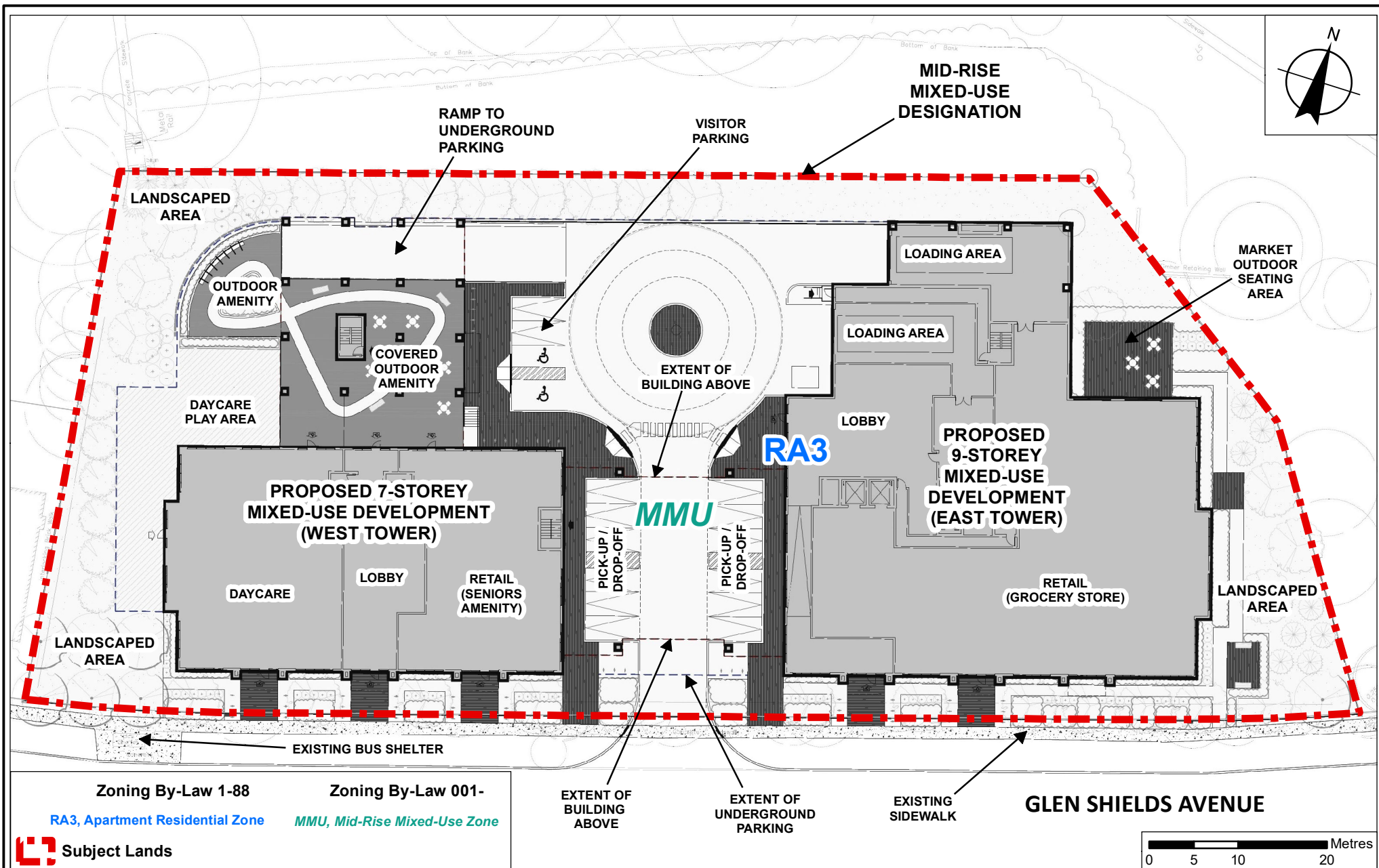
Nick Spensieri, City Manager











# Proposed Official Plan Designation, Zoning and Site Plan

**LOCATION:** Part of Lot 2, Concession 3;  
80 Glen Shields Avenue

**APPLICANT:** 1494096 Ontario Inc.



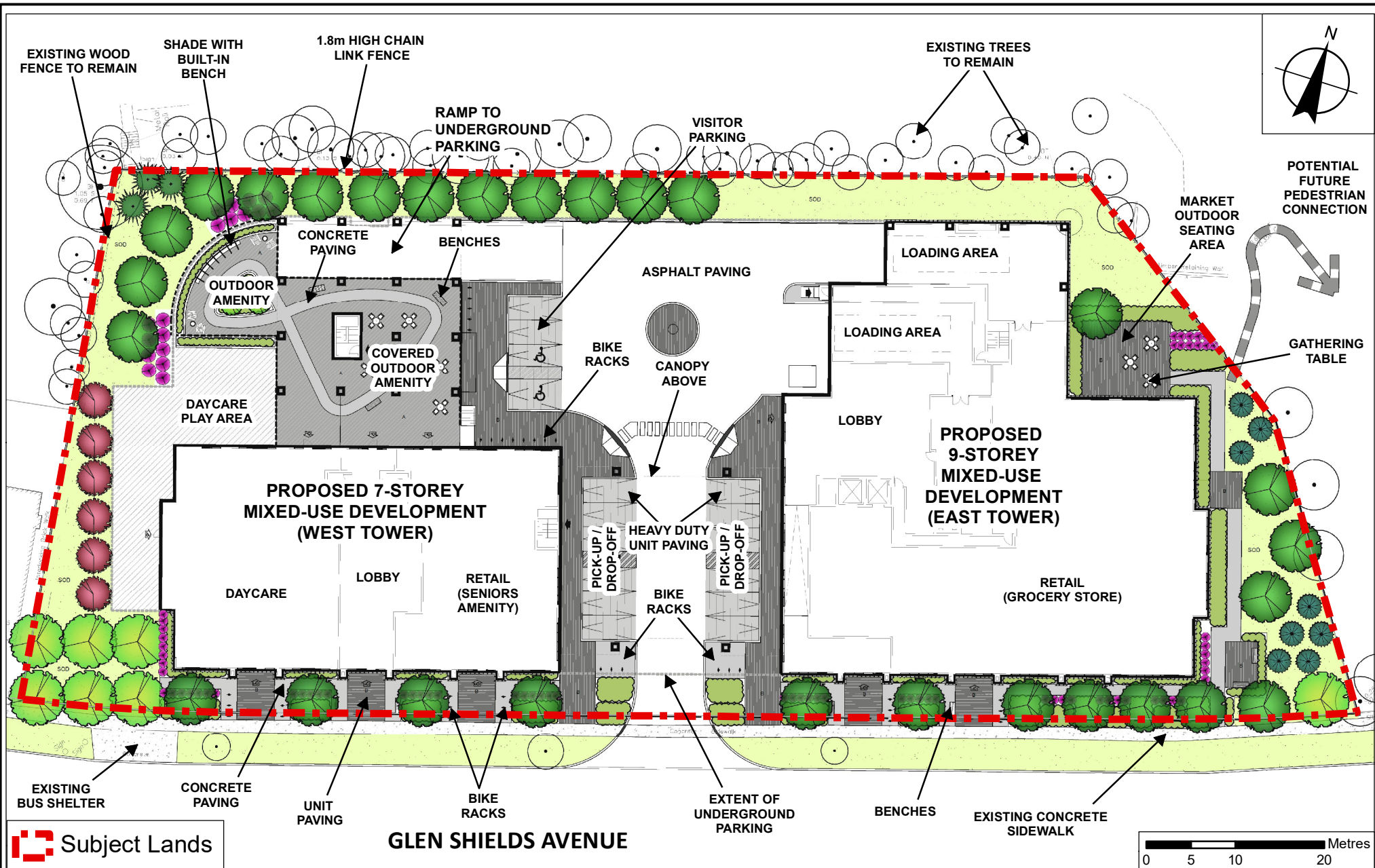
## Attachment

**FILES:**  
OP.21.030, Z.21.058  
**RELATED FILE:** DA.21.072

**DATE:**  
May 30, 2022

2





# Landscape Plan

**LOCATION:** Part of Lot 2, Concession 3;  
80 Glen Shields Avenue

**APPLICANT:**  
1494096 Ontario Inc.



# Attachment

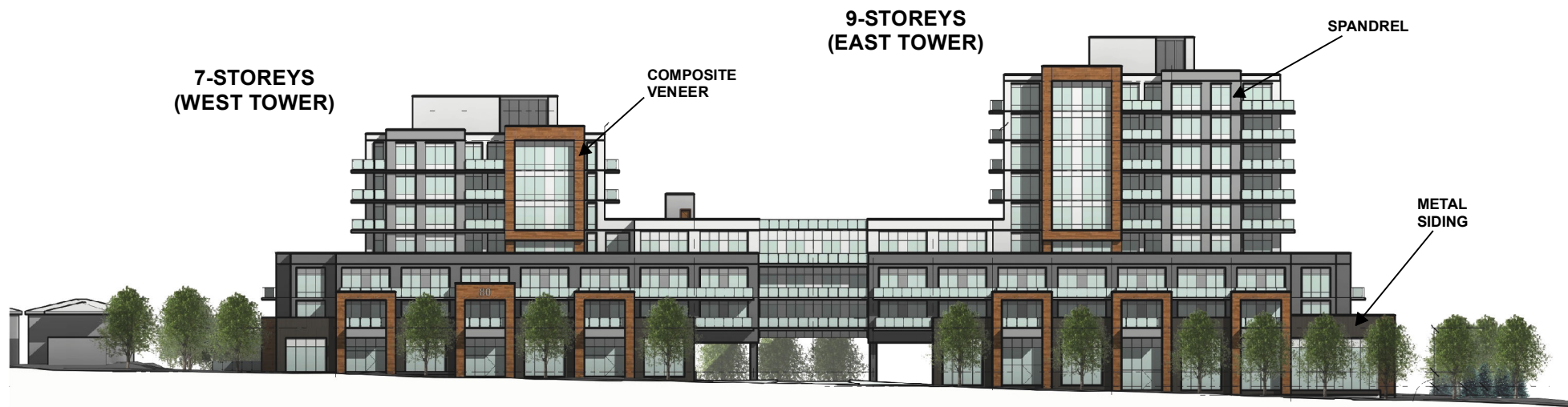
**FILES:**  
OP.21.030, Z.21.058  
**RELATED FILE:** DA.21.072

**DATE:**  
May 30, 2022

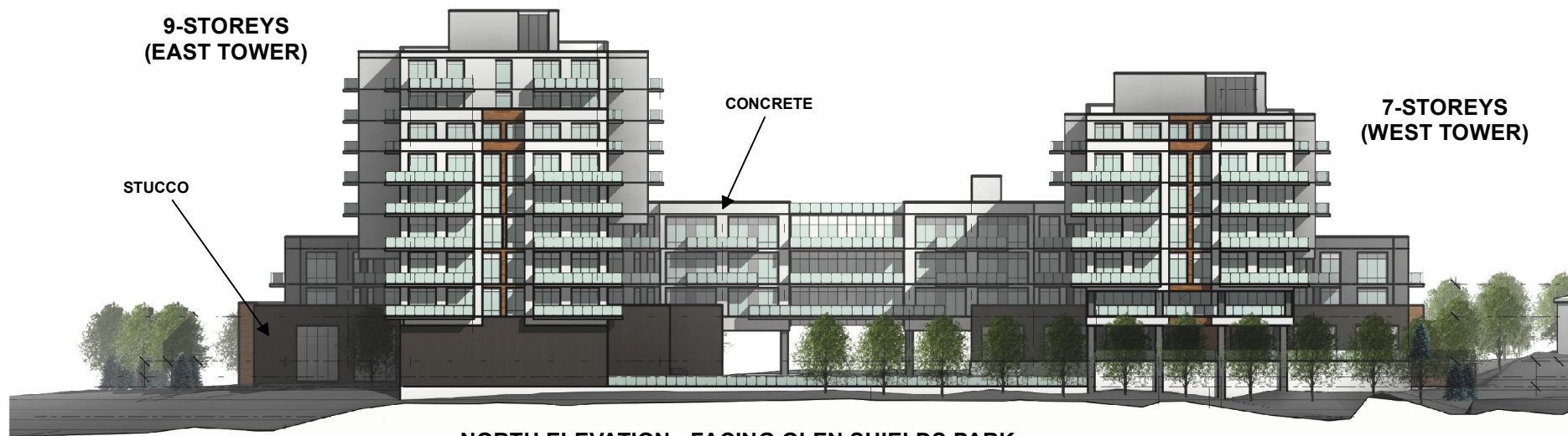
**3**







**SOUTH ELEVATION - FACING GLEN SHIELDS AVENUE**



**NORTH ELEVATION - FACING GLEN SHIELDS PARK**

Not to Scale

## Building Elevations - North and South

**LOCATION:** Part of Lot 2, Concession 3;  
80 Glen Shields Avenue

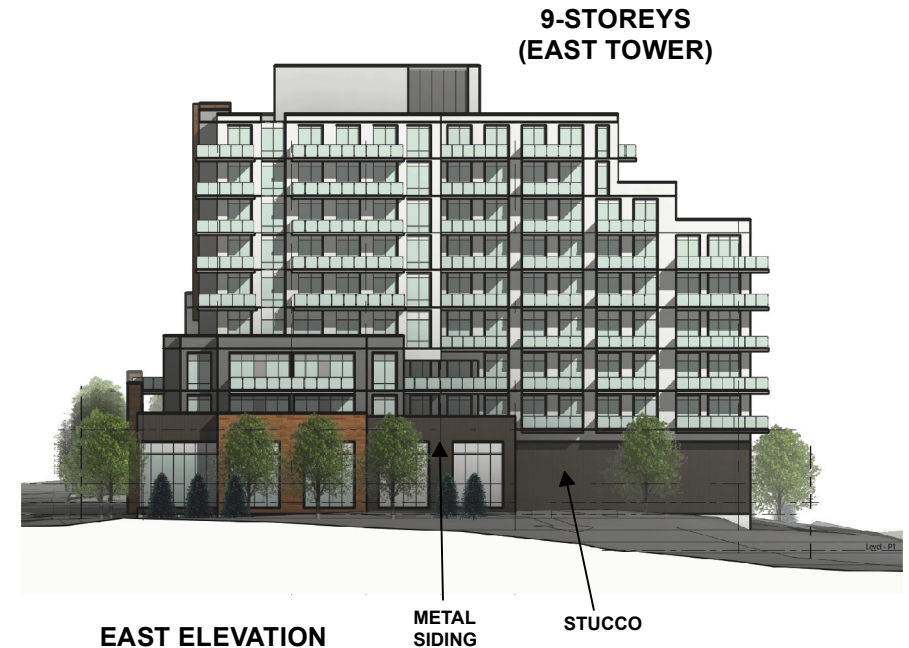
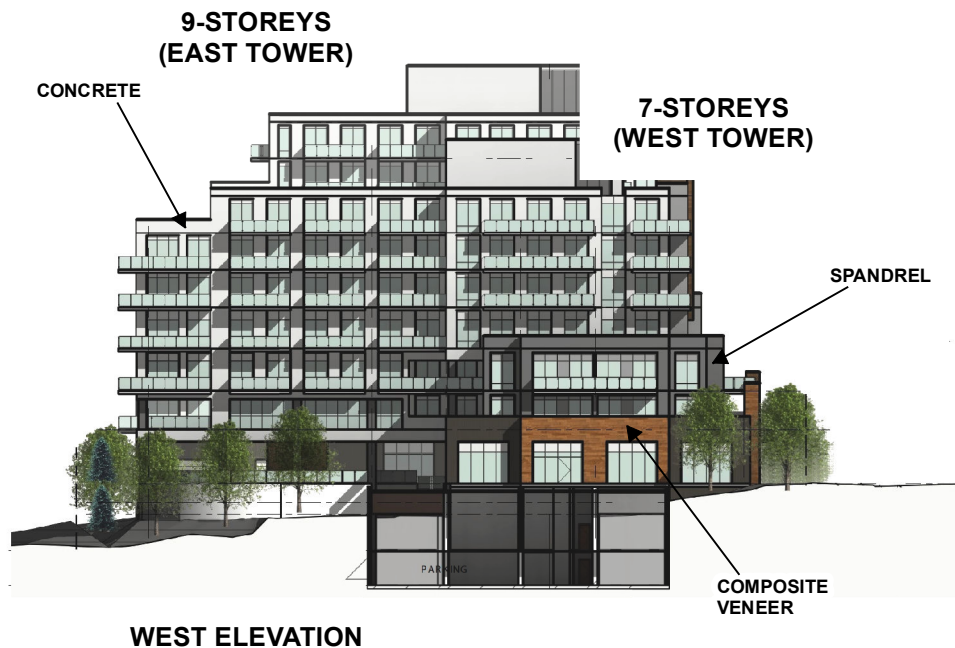
**APPLICANT:**  
1494096 Ontario Inc.



## Attachment

**FILES:**  
OP.21.030, Z.21.058  
**RELATED FILE:** DA.21.072  
**DATE:**  
May 30, 2022





Not to Scale

## Building Elevations - East and West

**LOCATION:** Part of Lot 2, Concession 3;  
80 Glen Shields Avenue

**APPLICANT:**  
1494096 Ontario Inc.



## Attachment

**FILES:**  
OP.21.030, Z.21.058  
**RELATED FILE:** DA.21.072  
**DATE:**  
May 30, 2022

5







**VIEW LOOKING EAST**



**VIEW LOOKING WEST**



**VIEW LOOKING EAST - REAR**

Not to Scale

## Perspective Renderings

**LOCATION:** Part of Lot 2, Concession 3;  
80 Glen Shields Avenue

**APPLICANT:**  
1494096 Ontario Inc.



## Attachment

**FILES:**  
OP.21.030, Z.21.058  
**RELATED FILE:** DA.21.072  
**DATE:**  
May 30, 2022

6