

**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, or contacting Access Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, December 6, 2022

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC MEETING ITEMS	
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2. 2668654 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.20.010 ZONING BY-LAW AMENDMENT FILE Z.20.031 VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.	35

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| 3. | RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT
FILES OP.22.002 & OP.22.005 3555 HIGHWAY 7, 7501, 7575, 7601 &
7621 WESTON ROAD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67
COLOSSUS DRIVE AND 16, 21, 30 & 31 FAMOUS ROAD VICINITY OF
HWY 7 & WESTON ROAD
Information item from the Deputy City Manager, Planning and Growth
Management with respect to the above. | 67 |
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| 4. | DANIELS BAIF THORNHILL INC. ZONING BY-LAW AMENDMENT FILE
Z.22.033 - 7950 BATHURST STREET VICINITY OF BATHURST
STREET AND BEVERLY GLEN BOULEVARD
Information item from the Deputy City Manager, Planning and Growth
Management with respect to the above. | 109 |

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 (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 6, 2022 **WARD(S):** 1

TITLE: NASHVILLE MAJOR DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT Z.22.027
BLOCK 226 AND PART OF BLOCK 227, PLAN 65M-4373
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON
ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.22.027. The Owner proposes to rezone the subject lands to permit an 8,315 m² commercial retail development consisting of five (5) buildings, as shown on Attachments 1 to 9.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 and 001-2021 to permit five (5) commercial retail buildings.
- 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 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.22.027 (Nashville Major Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: Block 226 and Part of Block 227, Plan 65M-4373 (the 'Subject Lands'), located on the north-west corner of Major Mackenzie Drive and Barons Street. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 31, 2022

Date applications were deemed complete: October 25, 2022

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

Nashville Major Developments Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.22.027 (the 'Application') to permit an 8,315 m² commercial retail development consisting of five (5) buildings (the 'Development'), as shown on Attachments 2 to 9, through the following amendments:

- a) amend Zoning By-law 1-88 to rezone the Subject Lands from "A – Agricultural" and "OS1 – Open Space Conservation Zone" to "C5 – Community Commercial" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
- b) amend Zoning By-law 001-2021 to rezone the Subject Lands from "A – Agriculture Zone" and "OS1 – Public Open Space Zone" to "GC – General Commercial Zone" as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

The Subject Lands are located in the approved Block 61 West Plan

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan ('Block Plan'), with subsequent modifications approved on June 28, 2022, as shown on Attachment 10. The Block Plan provides the basis for land uses, housing mix, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 to manage growth.

The Block Plan identifies the Subject Lands as "Commercial/Mixed Use" and "SWM 2". As the Development proposes to encroach 10 m into the adjacent stormwater management pond, the Block Plan will require a minor modification to the lot area and boundaries of the "SWM 2" block and "Commercial/Mixed Use" block, should the Application be approved.

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

- a) Date the Notice of Public Meeting was circulated: November 11, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along each street frontage, being Major Mackenzie Drive, Barons Street and Moody Drive, in

accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Kleinburg & Area Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 22, 2022, by the Development Planning Department.

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 technical report to the Committee of the Whole.

Previous Reports/Authority

[November 15, 2011 Committee of the Whole Report – Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004 \(Nashville Developments Inc.\)](#)

[May 10, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\), Block Plan File BL.61.2009, Malone Given Parsons Ltd. – Agent](#)

[November 15, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\) Block Plan Conditions Report, Block Plan File BL.61.2009](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

Official Plan Designation:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use Area “C”” and “Natural Areas”, within the Major Mackenzie Drive Alignment Special Study Area by VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights, Schedule A
- In accordance with Policy 12.7.18.7, the location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may change without requiring an amendment to VOP 2010
- The final alignment of Tributary ‘A’ and the “Natural Areas” designation of VOP 2010 traverses to the east of the Subject Lands, as shown on the Council approved Block Plan on Attachment 10
- The “Mid-Rise Mixed-Use Area “C”” designation permits residential, mixed-use residential-commercial, and commercial uses to serve the local community, and permits a residential density ranging from a minimum of 35 units per net residential hectare to a maximum of 150 units per net residential hectare
- The range of permitted commercial uses include a supermarket, pharmacy, retail store, eating establishments (convenience, take-out, convenience with drive-through), banks or financial institutions, and business or professional offices

- Policy 9.2.2.4.f identifies that for retail in “Mid-Rise Mixed-Use” areas within 70 metres of an area designated as “Low-Rise Residential”, low-rise buildings are a permitted building type
- Policy 12.7.5.10 identifies development within “Mid-Rise Mixed-Use Area “C”” and “Mid-Rise Mixed-Use Area “C”” within the Major Mackenzie Drive Alignment Special Study Area shall be subject to Architectural Control and in accordance with the Council approved Architectural Design Guidelines
- Policy 12.7.5.7 specifies requirements for a drive-through facility for an eating establishment, convenience with drive-through, including criteria that prohibits a drive-through associated with an eating establishment, convenience with drive-through to be located between a building and a street
- The proposed commercial uses are permitted within the “Mid-Rise Mixed-Use Area “C””

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 Bylaw 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 Zoning By-law 001-2021 and Zoning Bylaw 1-88, as amended.

The Application was received by the City on September 9, 2022, and as such, given Council’s direction on October 20, 2021, the Application is subject to a dual zoning review under Zoning By-law 1-88 and Zoning By-law 001-2021.

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

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88, as shown on Attachment 1
- The proposed commercial uses are not permitted within the Agricultural and Open Space Zones
- The Owner proposes to rezone the Subject Lands to “C5 – Community Commercial Zone”, together with the following site-specific zoning exceptions in the manner shown on Attachment 2 to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	C5 – Community Commercial Zone Requirement	Proposed Exceptions to the C5 – Community Commercial Zone Requirement
a.	Definition of Lot Line, Front	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the central point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines (Major Mackenzie Drive)	The front lot line shall be deemed to be Barons Street
b.	Maximum Lot Area	25,000 m ²	36,300 m ²
c.	Minimum Front Yard (Barons Street)	11 m	3.75 m
d.	Minimum Rear Yard	15 m	10 m
e.	Minimum Exterior Yard	11 m	4.5 m
f.	Minimum Setback to “R” Residential Zone	22.5 m	12 m
g.	Minimum Landscaped Strip Width	<u>Abutting any Street Line:</u> 6 m	<u>Abutting any Street Line:</u> 3 m A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage

	Zoning By-law 1-88 Standard	C5 – Community Commercial Zone Requirement	Proposed Exceptions to the C5 – Community Commercial Zone Requirement
h.	Permitted Yard Encroachments (Canopy)	0.5 m into a required yard	1 m into a required yard
i.	Minimum Parking Requirements	<u>Shopping Centre:</u> 6 spaces/100 m ² of GFA	<u>Shopping Centre:</u> 4 spaces/100 m ² of GFA
j.	Parking Space Dimensions	A parking space is defined as a rectangular area measuring at least 2.7 m by 6 m	A parking space shall measure at least 2.7 m by 5.7 m
k.	Accessible Parking Space Dimension	<p>A Type A Accessible Parking Space measuring a minimum of 3.4 m by 6 m</p> <p>A Type B Accessible Parking Space measuring a minimum of 2.4 m by 6 m</p> <p>An Accessible Access Aisle shall have a minimum width of 1.5 m and shall extend the full length of the parking space</p>	<p>A Type A Accessible Parking Space shall be a minimum of 3.4 m by 5.7 m</p> <p>A Type B Accessible Parking Space shall be a minimum of 2.4 m by 5.7 m</p> <p>An Accessible Parking Aisle shall be a minimum of 1.5 m by 5.7 m</p>
l.	Minimum Load Space Requirements	A loading space is required for Building B	No loading spaces shall be required for Building B
m.	Location of loading spaces	Where a lot is a through lot, loading and unloading shall take place anywhere on the lot except between a building and a Highway or arterial road	Loading and unloading may take place between Building A and Major Mackenzie Drive

Amendments to Zoning By-law 001-2021 are required to permit the Development
Zoning:

- “A – Agriculture Zone” and “OS1 – Public Open Space Zone”, subject to site-specific Exception 14.1006 by Zoning By-law 001-2021, as shown on Attachment 1
- The proposed commercial uses are not permitted within the Agriculture and Public Open Space Zones
- The Owner proposes to rezone the Subject Lands to “GC – General Commercial Zone”, together with the following site-specific zoning exceptions in the manner shown on Attachment 2 to permit the Development:

Table 2:

	Zoning By-law 001-21 Standard	GC – General Commercial Zone Requirement	Proposed Exceptions to the GC – General Commercial Zone Requirement
a.	Definition of Lot Line, Front	In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line (Major Mackenzie Drive)	The front lot line shall be deemed to be Barons Street
b.	Minimum Front Yard (Barons Street)	4.5 m	3.75 m
c.	Minimum Rear Yard	12 m	10 m
d.	Minimum Landscaped Strip Width	<u>Abutting a Residential or Open Space Zone (Interior and Rear Yard):</u> 6 m	<u>Abutting a Residential or Open Space Zone (Interior and Rear Yard):</u> 3 m A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage
e.	Permitted Yard Encroachments (<u>Attached Canopy</u>)	0.6 m into a required yard	1 m into a required yard

	Zoning By-law 001-21 Standard	GC – General Commercial Zone Requirement	Proposed Exceptions to the GC – General Commercial Zone Requirement
f.	Minimum Parking Requirements	<u>Shopping Centre</u> 4.5 spaces/100 m ² of GFA	<u>Shopping Centre</u> 4 spaces/100 m ² of GFA
g.	Minimum Bicycle Parking Requirements	<u>Commercial Use/Retail and Shopping Centre:</u> 0.05 long-term spaces/100 m ² of GFA	No long-term bicycle parking spaces shall be required
h.	Minimum Load Space Requirements	A loading space Type B is required for Building B	No loading spaces shall be required for Building B
i.	Location of Stacking Lane	No part of a stacking lane shall be located in the front yard	A stacking lane may be located in the front yard

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> The 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, Section 12.7 – Block 61 West – Nashville Heights
b.	Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses The Development encroaches 10 m into the adjacent SWM pond lands currently zoned "OS1". Approval from the Development Engineering Department and the Toronto and Region Conservation Authority is required prior to rezoning

	MATTERS TO BE REVIEWED	COMMENT(S)
		the lands to commercial and prior to the conveyance of these lands back to the Owner.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
d.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Block 61 West Nashville Heights Architectural and Urban Design Guidelines prepared by John G. Williams Limited Architect and dated June 2011
e.	Stormwater Management	<ul style="list-style-type: none"> ▪ The subject lands are proposing to encroach 10 meters into the SWM pond block to the west to allow for a greater development area for the proposed site plan. The development will then propose a direct connection from the site to the adjusted SWM Pond ▪ The Owner shall consider removing the direct connection to the pond and utilize the existing storm control manholes provided for the block to meet City of Vaughan Site Plan Design Criteria. The DE Department prefers the minor storm drainage to outlet to the existing storm connections along Baron Street as per the subdivision design to ensure the minor drainage is out letting to the SWM pond through the forebay to ensure the SWM pond can treat for erosion and quantity as it was designed to ▪ The removal of the direct connection will reduce the need for additional infrastructure the City will have to assume and maintain for the SWM pond in the future
f.	Access	<ul style="list-style-type: none"> ▪ The right-in/right-out access to the Subject Lands proposed via Major Mackenzie Drive West shall be reviewed in consultation with York Region and the Ministry of Transportation Ontario
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Transportation Ontario, and external public agencies and utilities

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31
i.	Source Water Protection Area	<ul style="list-style-type: none"> The Subject Lands are located within an area subject to the Source Protection Plan (SPP). The SPP under the <i>Clean Water Act</i>, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region, took effect on December 31, 2015. The proposed works are in a vulnerable area referred to as a Wellhead Protection Area – Q2 (WHPA-Q2) Development of the Subject Lands are subject to the REC-1 part 1 policy of the CTC SPP. In accordance with the REC-1 part 1 policy, new development is required to implement best management practices, such as Low Impact Development (LID), with the goal of maintaining predevelopment recharge
j.	Parkland Dedication	<ul style="list-style-type: none"> 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
k.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.22.055 to be reviewed with the Application in a future technical report

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. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application 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 Michael Torres, Planner, Development Planning Department, ext. 8933.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Elevations – Building A1
5. Elevations – Building A2
6. Elevations – Building B
7. Elevations – Building C
8. Elevations – Building D
9. Elevations – Building E
10. June 28, 2022 Council Approved Block Plan 61 West - Revised

Prepared by

Michael Torres, Planner, ext. 8933

Chris Cosentino, Senior Planner, ext. 8215

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

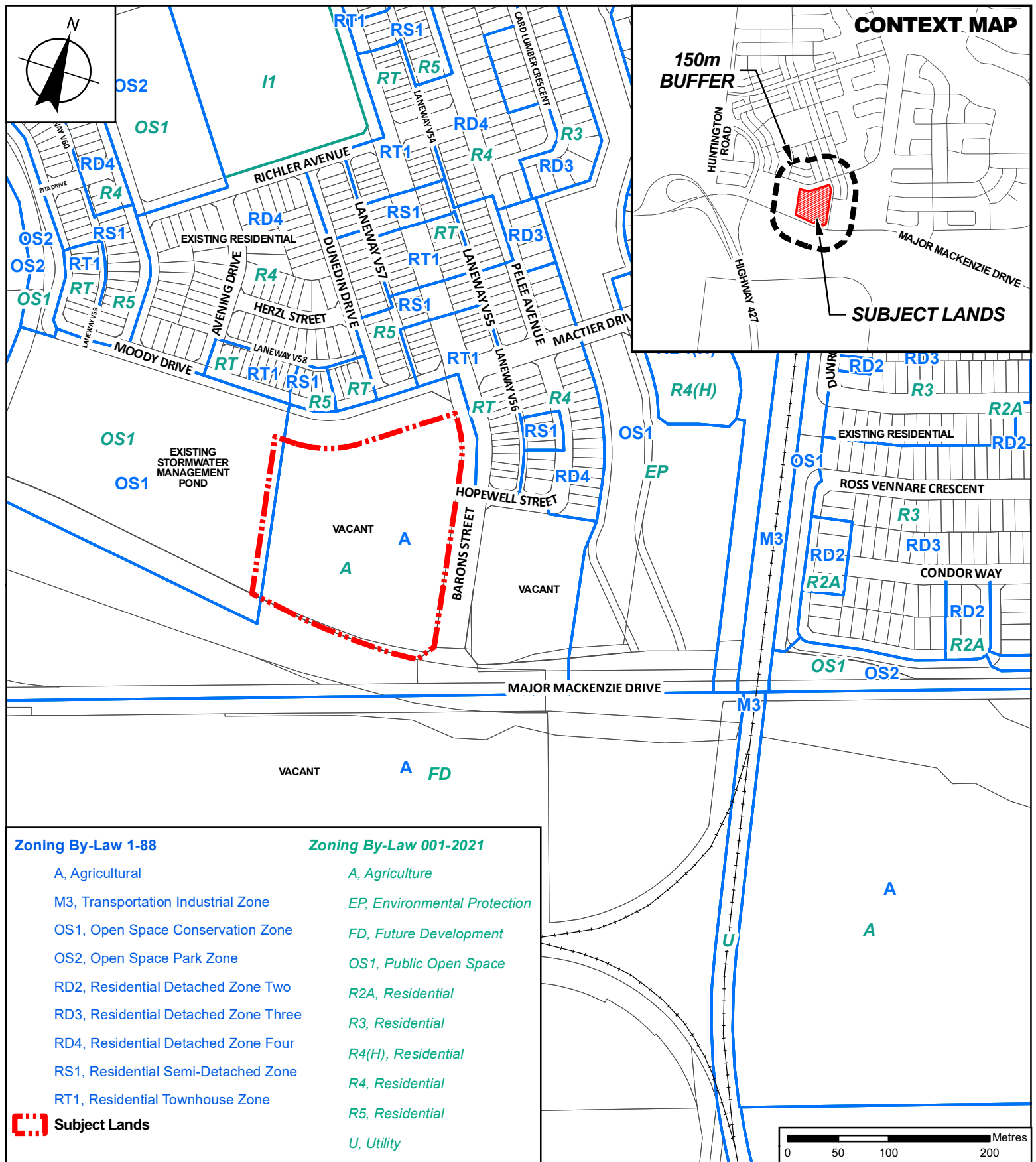


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Context and Location Map

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



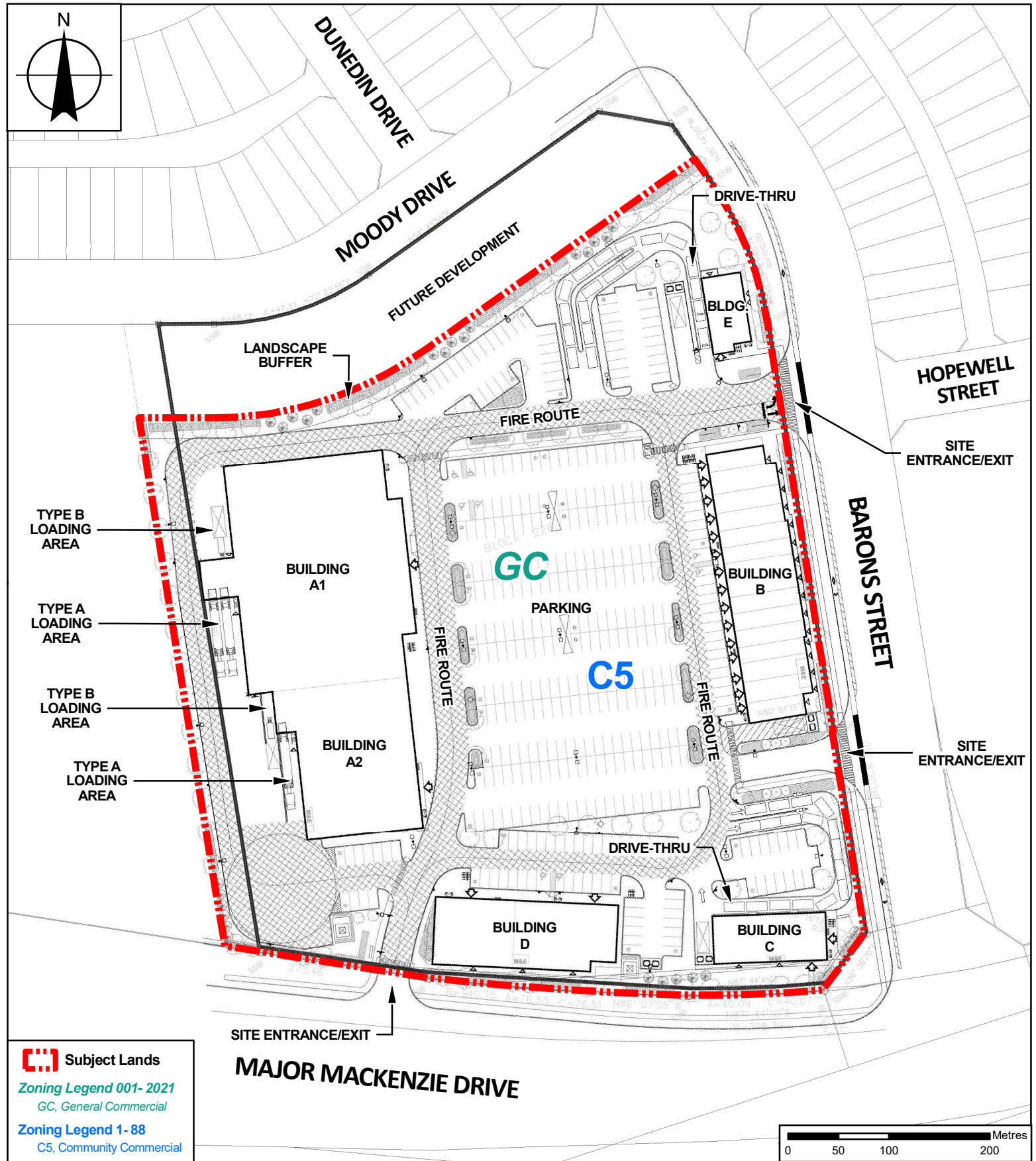
Attachment

FILE:
Z.22.027

RELATED FILE:
DA.22.055

DATE:
December 6, 2022

1

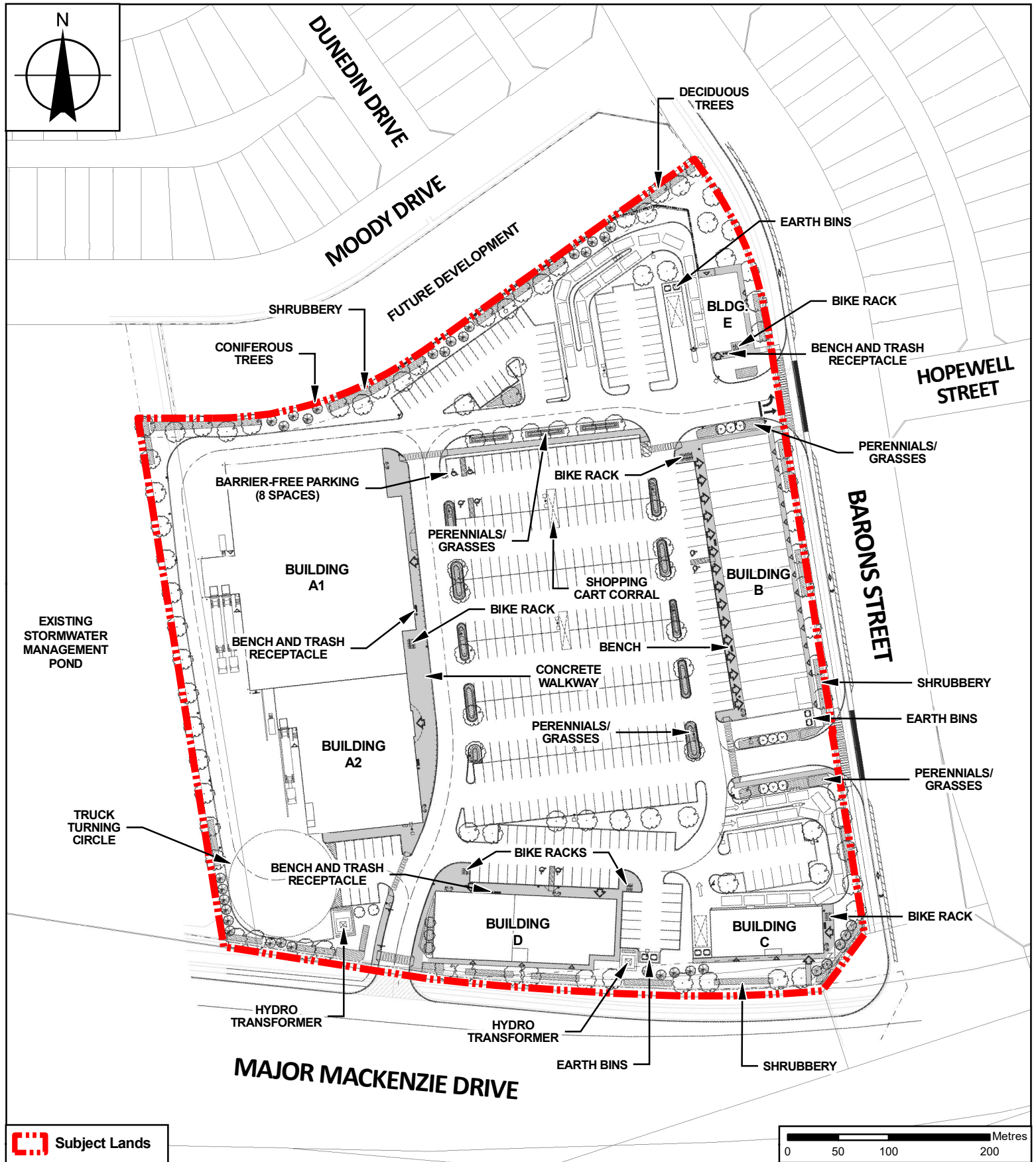


Site Plan and Proposed Zoning

LOCATION:
 Block 226 and Part of Block 227, Plan 65M-4373
 Part of Lot 21, Concession 9

APPLICANT:
 Nashville Major Developments Inc.





Landscape Plan

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.

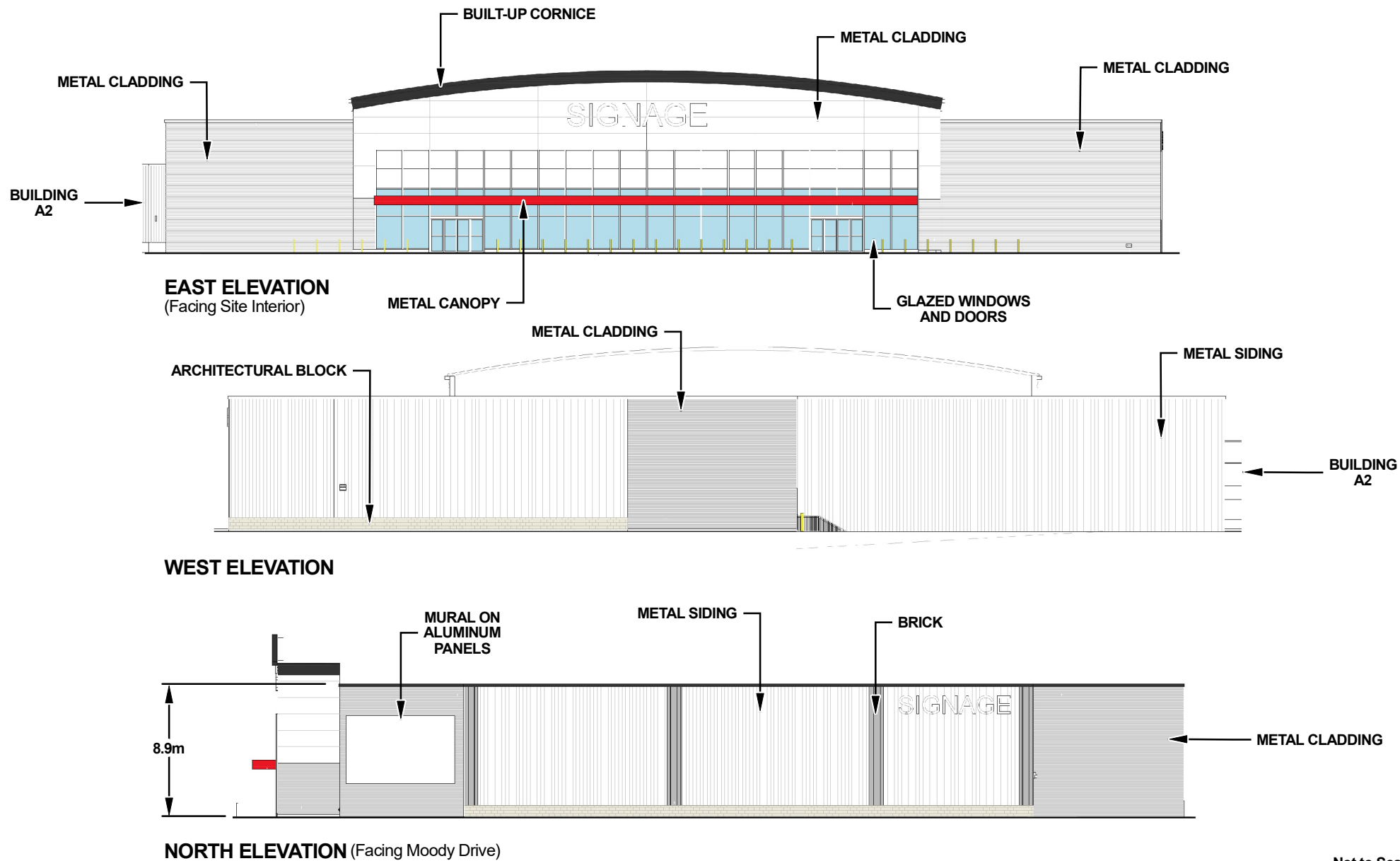


Attachment

FILE: Z.22.027
RELATED FILE: DA.22.055

DATE:
December 6, 2022

3



Elevations - Building A1

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



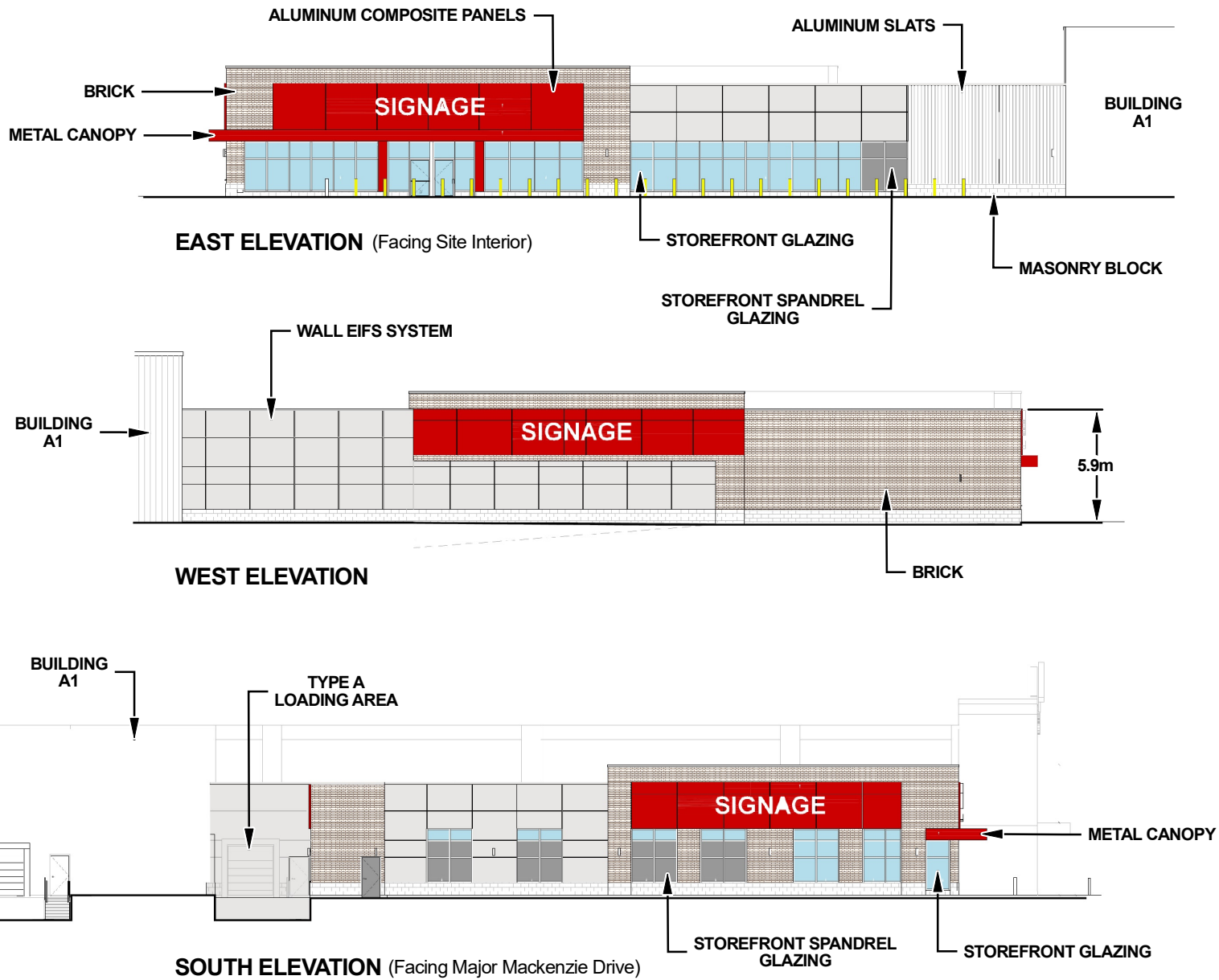
FILE:
Z.22.027

RELATED FILE:
DA.22.055

DATE:
December 6, 2022

Attachment

4



Not to Scale

Elevations - Building A2

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



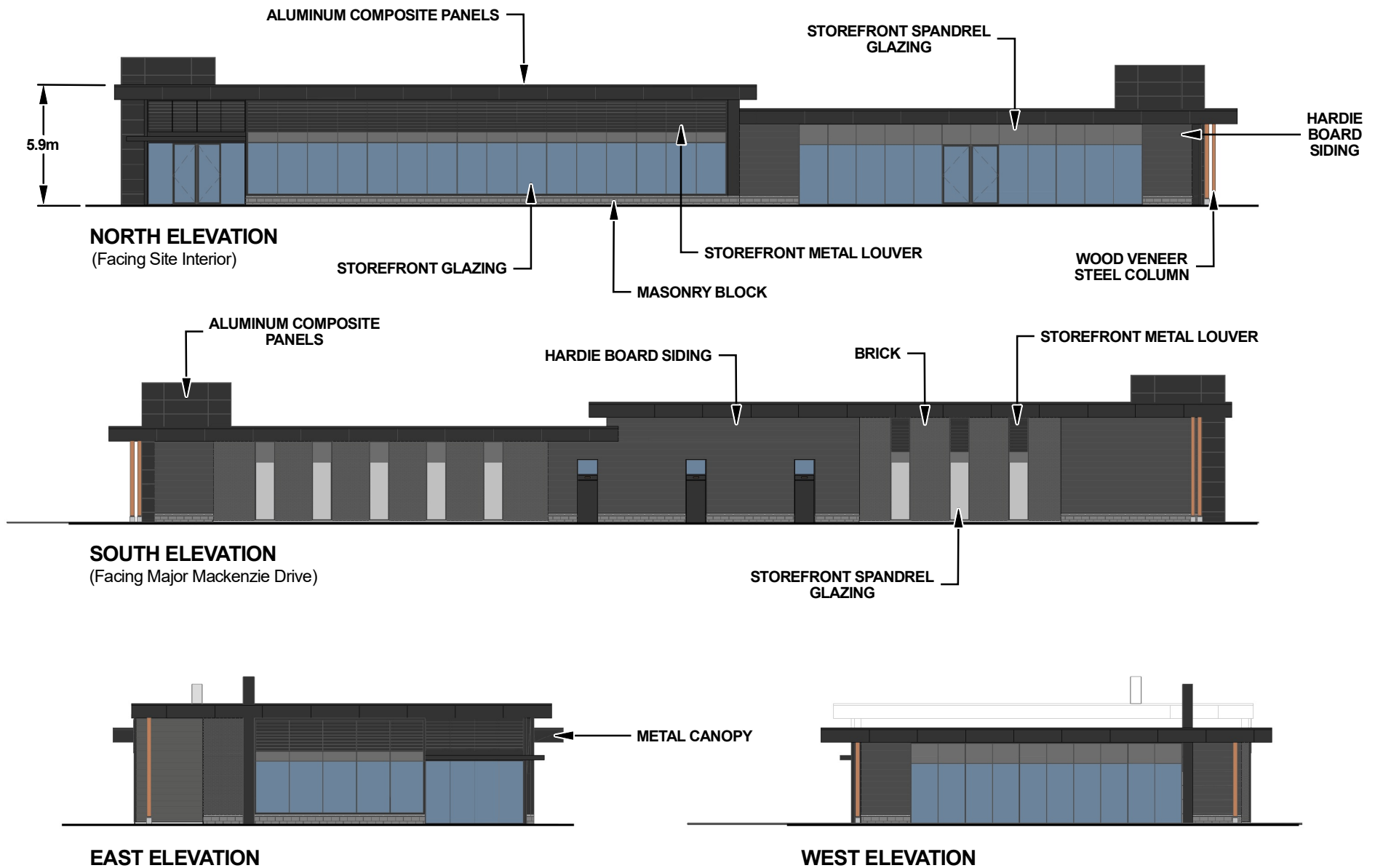
FILE:
Z.22.027

RELATED FILE:
DA.22.055

DATE:
December 6, 2022

Attachment

5



Not to Scale

Elevations - Building B

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



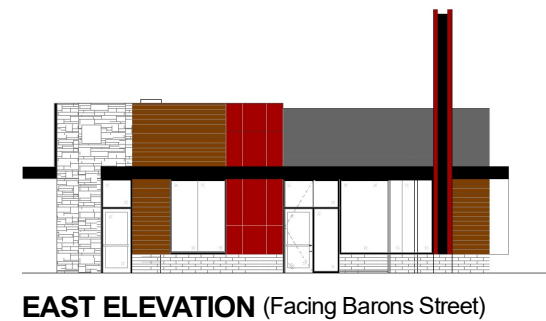
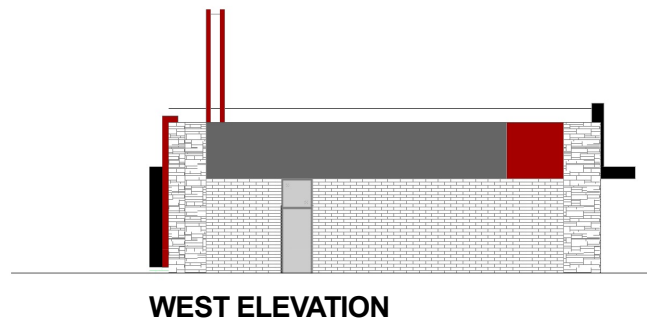
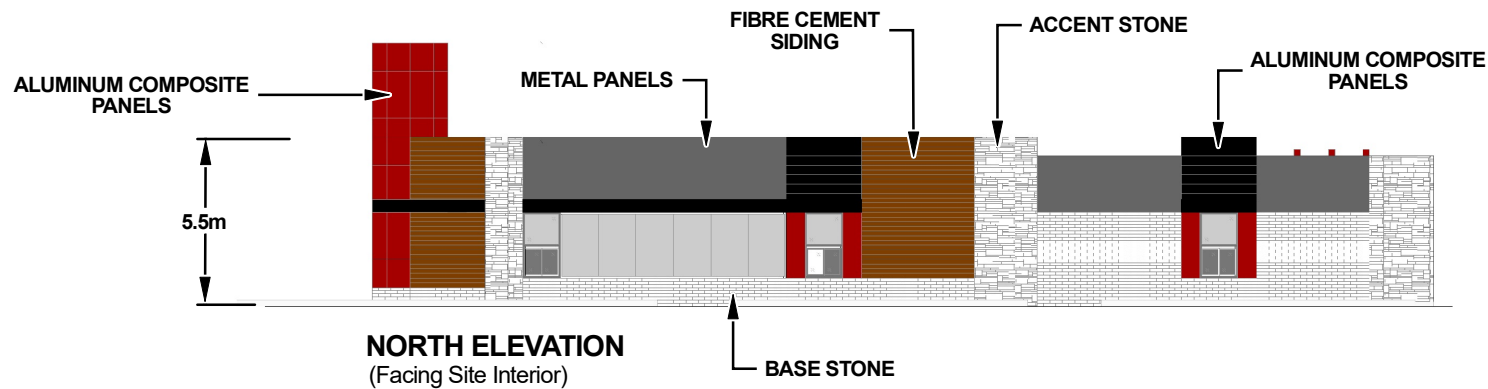
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RELATED FILE:
DA.22.055

DATE:
December 6, 2022

Attachment

6



Not to Scale

Elevations - Building C

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



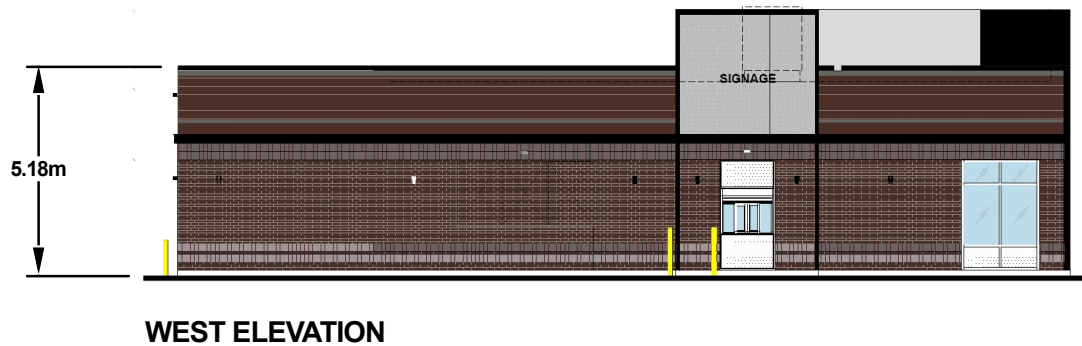
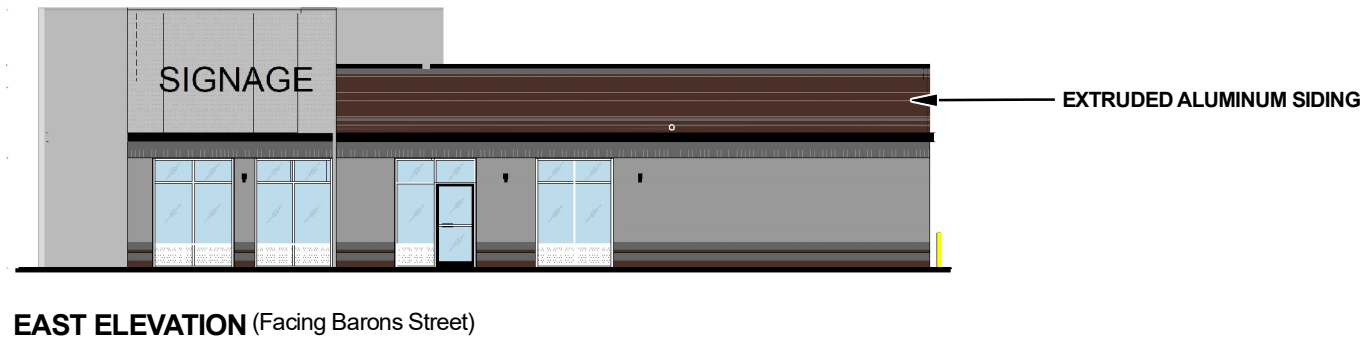
FILE:
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RELATED FILE:
DA.22.055

DATE:
December 6, 2022

Attachment

7



Not to Scale

Elevations - Building E

LOCATION:
Block 226 and Part of Block 227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



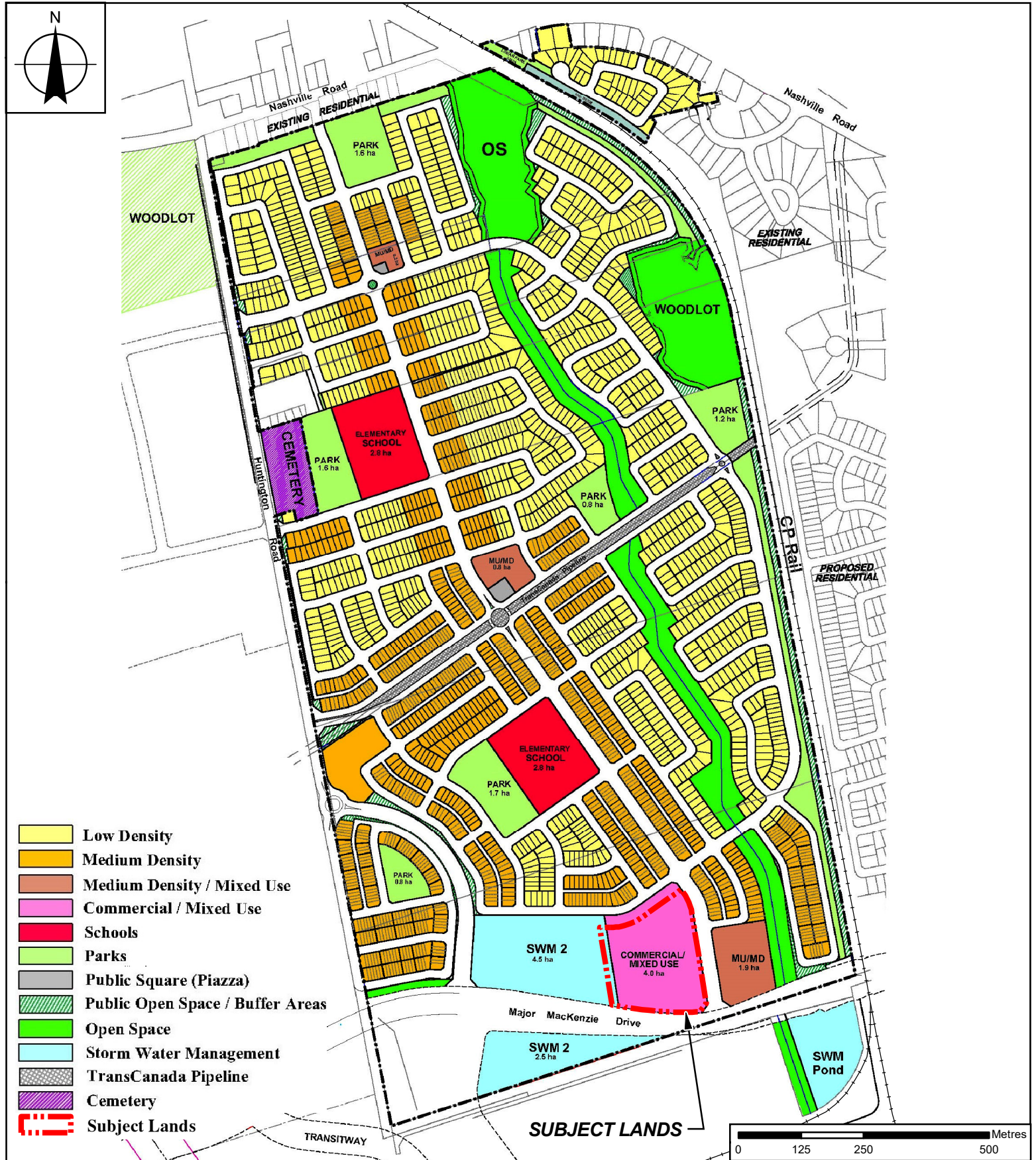
FILE:
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RELATED FILE:
DA.22.055

DATE:
December 6, 2022

Attachment

9



June 28 2022 Council Approved Block Plan 61 West - Revised

LOCATION:
Block 226 and Part of Block
227, Plan 65M-4373
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



Attachment

FILE: Z.22.027
RELATED FILE:
DA.22.055
DATE:
December 6, 2022

10

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 6, 2022 **WARD(S):** 2

TITLE: 2668654 ONTARIO INC.
OFFICIAL PLAN AMENDMENT FILE OP.20.010
ZONING BY-LAW AMENDMENT FILE Z.20.031
VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law for the subject lands shown on Attachment 1. The Owner proposes to permit a 7-storey residential rental apartment building (Building 1) and a 5-storey residential rental apartment building (Building 2) with a total of 219 rental units and a Floor Space Index ('FSI') of 2.16 times the area of the lot, accessed by a private driveway off of Woodbridge Avenue with connection to Kipling Avenue through an existing private condominium driveway located at 8026 Kipling Avenue, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes two residential rental apartment buildings with a total of 219 rental units and FSI of 2.16
- Applications for Official Plan and Zoning By-law Amendments are 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 Official Plan and Zoning By-law Amendment Files OP.20.010 and Z.20.031 (2668654 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to a future Committee of the Whole meeting.

Background

Location: The 0.8 ha subject lands (the 'Subject Lands') do not have a municipal address and are legally described as: Part of Lots 7 and 8, Concession 8, Vaughan, designated as Parts 3, 4 and 5, Plan 65R-32167. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *January 12, 2020*

Date applications were deemed complete: File: OP.20.010 – *October 30, 2020*
File: Z.20.031 – *November 13, 2020*

Previous applications were submitted for the Subject Lands

On July 24, 2007, the Development Planning Department received Official Plan and Zoning By-law Amendment applications (Files OP.07.005 & Z.07.036) (Canadian Pacific Railway Company), to redesignate the Subject Lands from "Industrial" to "Medium Residential" in OPA 695 to permit 54 stacked townhouse units. The Development Planning Department advised that the proposed amendment did not conform to the policies of the Provincial Policy Statement ('PPS'), as it constituted the conversion of lands within an employment area to a non-employment use which requires a municipal comprehensive review. As a result, Canadian Pacific Railway Company did not pursue the amendment and these applications were closed.

Official Plan Amendment File OP.20.010 and Zoning By-law Amendment File Z.20.031 have undergone significant revisions

2232394 Ontario Inc. ('the previous owner') submitted Official Plan and Zoning By-law Amendment Files OP.20.010 Z.20.031 ('the Applications') to amend Vaughan Official Plan 2010 ('VOP 2010') and rezone the Subject Lands from "M2 General Industrial Zone" ('M2 Zone') and "M3 Transportation Industrial Zone" ('M3 Zone') to "RM2 Multiple Residential Zone" ('RM2 Zone') with site-specific exceptions to permit the original development as shown on Attachment 9, consisting of:

- a 4-storey mixed-use apartment building comprised of 14 residential units and 245.2 m² of retail space (Block 1);
- 3 blocks of 4-storey stacked townhouses, comprised of 30 units (Blocks 2 to 4);
- 2 blocks of 3-storey townhouses, comprised of 9 units (Blocks 5 and 6);
- 2, 3-storey semi-detached residential units (Block 7); and
- a private condominium road to provide access via Woodbridge Avenue connecting to a shared private road (existing development at 8026 Kipling Avenue).

On March 2, 2021, the Committee of the Whole received a Public Meeting report on the Applications which considered the original development. The following comments concerning the original development were received:

- A. Chira, email dated November 11, 2020;
- Rosemarie Humphries of Humphries Planning Group Inc., on behalf of Canuck Properties Ltd, Owner of 8214 Kipling Avenue, letter dated February 11, 2021;
- Nick Pinto, West Woodbridge Homeowner's Association, letter dated March 1, 2021;
- Aaron Gillard, Larkin Land-Use Planners Inc., deputation on behalf of the Owner, email dated February 16, 2021;
- Aaron Gillard, Larkin Land-Use Planners Inc., deputation on behalf of the Owner, March 2, 2021;
- Daniel Ceron, Larkin Land-Use Planners Inc., deputation on behalf of the Owner, March 2, 2021;

The following is a summary of the comments received for the original development and have been organized into themes as follows:

Compatibility

- The proposed development is irresponsible and has consequences for the personal privacy as well as the peaceful enjoyment of future residents;
- It doesn't make sense to support a rezoning to permit residential development in a general industrial zone
- The application's amendments are not sustainable and are not likely to result in a well-planned, harmonious neighbourhood; and
- What is the strategy for buffering given the existing employment uses abutting the Subject Lands to the west?

Parking and Access

- The proposed on-street parking spaces along Woodbridge Avenue will diminish the westbound view and pose a safety risk for pedestrians and vehicular traffic;
- The proposed private driveway from Woodbridge Avenue will be within close proximity to three additional access points – one driveway is located immediately to the east of the Subject lands, accessing existing commercial uses and two driveways are located immediately to the west of the Subject Lands, accessing existing employment uses;
- The access proposed from Woodbridge Avenue will be located off a sharp bend in Woodbridge Avenue which would cause safety issues;
- The Owner of the abutting lands to the northwest, 8214 Kipling Avenue, owned by Canuck Properties Ltd, is concerned about the lack of connectivity between the proposed development and their property;
- Canuck Properties Ltd. has requested that the development incorporate a future access/easement at the north-west corner of the Subject Lands to ensure a potential connecting access westerly from the Subject Lands, should the Canuck Properties Ltd property redevelop; and

- Canuck Properties Ltd. suggests that a t-intersection be considered rather than a curve in the private laneway adjacent to their property to allow for future access west of the Subject Lands.

Heritage

- The development is located adjacent to the former Toronto Grey and Bruce Railroad station which should be preserved and restored as a historical landmark

Other

- Concerned that the buildings will be of 'stick construction' which is a noise and fire issue.

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

2668654 Ontario Inc. (the 'Owner') acquired the Subject Lands from the previous owner and has submitted the following Applications to permit a 7-storey residential rental apartment building with a total of 126 rental units and a 5-storey rental apartment building with a total of 93 units for a total of 219 rental units, with a total FSI of 2.16 times the area of the lot, accessed by a private laneway via Woodbridge Avenue, with connection to Kipling Avenue through an existing condominium development at 8026 Kipling Avenue ('the Development'), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.20.010 to amend VOP 2010, specifically Volume 2, Section 11.5 - Kipling Avenue Corridor Secondary Plan ('KACSP') to:
 - a) Redesignate the Subject Lands from "Low-Rise Residential B" and "Mid-Rise Mixed-Use" to "Mid-Rise Residential";
 - b) Increase the maximum permitted building height under the "Mid-Rise Residential" designation from 6-storeys (19 m) with a 4-storey podium (13 m), to a maximum building height of 7-storeys (24.5 m) with no podium;
 - c) Permit a setback of 2.6 m whereas a 3 m setback is required from Woodbridge Avenue in the "Mid-Rise Residential" designation, and;
 - d) To amend Section 11.5.2.6 to permit the Development;
2. Zoning By-law Amendment File Z.20.031 to rezone the Subject Lands from M2 Zone and M3 Zone to RA2 Zone in Zoning By-law 1-88, as shown on Attachment 2, together with the site-specific exceptions as identified in Table 1 of this report.

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

- a) Date the Notice of Public Meeting was circulated: November 11, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign were installed along Woodbridge Avenue and Burton's Lane on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within an expanded notification area of 300 m of the Subject Lands and to the West Woodbridge Homeowners Association, the Village of Woodbridge Ratepayers Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received on the revised Applications as of November 15, 2022, by the Development Planning Department.

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 technical report to the Committee of the Whole.

Previous Reports/Authority

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

[March 2, 2021, Committee of the Whole Public Meeting \(Item 1, Report No. 9\)](#)

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- Located partially within a "Community Area" and "Intensification Area," specifically the Historic Village of Woodbridge" on Schedule 1 – Urban Structure of VOP 2010
- "Mid-Rise Mixed-Use" and "Low-Rise Residential B", by VOP 2010, Volume 2, Section 11.5 – the Kipling Avenue Corridor Secondary Plan ('KACSP'), as shown on Attachment 7
- The "Mid-Rise Mixed-Use" designation permits residential units and small-scale retail uses within a mixed-use building with a maximum height of 6-storeys and a maximum FSI of 3.0 times the area of the lot
- The "Low-Rise Residential B" designation permits semi-detached, townhouses and stacked townhouses with a maximum height of 2 storeys and maximum FSI of 0.7
- The Owner proposes to redesignate the Subject Lands from "Mid-Rise Mixed-Use" and "Low-Rise Residential B" to "Mid-Rise Residential" to permit the Development
- The KACSP also includes a number of schedules related to block pattern, street network, open space framework, proposed parks, parkettes and public spaces, pedestrian and bicycle trail network, landmark sites and gateways, building frontages, orientation and corner and terminus sites, minimum front-yard building setbacks, heritage resources, projected new unit counts and density
- Additional amendments to VOP 2010, including any required amendments to KACSP Schedules, may be identified through a detailed review of the Applications

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 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.

The Applications were received by the City on October 30, 2020 and November 13, 2020. According to the transition provisions of Section 1.6.3 of Zoning By-law 001-2021, as complete applications were received prior to the enactment of Zoning By-law 001-2021, the Applications will not be subject to Zoning By-law 001-2021.

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

Zoning:

- M2 Zone and M3 Zone by Zoning By-law 1-88, which permits industrial and outside storage uses
- These zones do not permit the Development
- The Owner proposes to rezone the Subject Lands to RA2 Zone as shown on Attachment 2, together with the following site-specific zoning exceptions, to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	RA2 Apartment Residential Zone Requirement	Proposed Exceptions to the RA2 Apartment Residential Zone Requirement
a.	Definition of a "Driveway"	Means a vehicular accessway providing access from a public highway to a building or property, a loading space, a parking area or garage	Means a vehicular accessway providing access from a public highway or a private street
b.	Minimum Lot Area	80 m ² /unit	36.8 m ² /unit
c.	Minimum Front Yard (Woodbridge Avenue)	7.5 m	2.95 m
d.	Minimum Rear Yard	2 m	0.85 m to stairwell

	Zoning By-law 1-88 Standard	RA2 Apartment Residential Zone Requirement	Proposed Exceptions to the RA2 Apartment Residential Zone Requirement
e.	Minimum Interior Side Yard	<ul style="list-style-type: none"> • Building 1 – 14.34 m • Building 2 – 11.19 m 	<ul style="list-style-type: none"> • Building 1 - 1.5 m • Building 2 – 2.8 m
f.	Minimum Setback to Structures Below Grade	1.8 m	0.89 m
g.	Parking for Multiple Family Dwellings	<p>A strip of land not less than 3 m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p> <p>An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 m. This shall not prevent the provision of access driveways through the said screening</p>	<p>A strip of land not less than 0.99 m in width around the periphery of an outdoor parking area shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip.</p> <p>Screening shall consist of trees and/or ornamental shrubs or grasses and a minimum height of such landscaping shall not be required</p>
h.	Minimum Width of Drive Aisle	6 m	5.53 m
i.	Minimum width of joint ingress and egress driveway (Woodbridge Avenue)	7.5 m	6 m
j.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 219 units = 329 spaces	Residential 0.689 spaces/unit x 219 units = 151 spaces

	Zoning By-law 1-88 Standard	RA2 Apartment Residential Zone Requirement	Proposed Exceptions to the RA2 Apartment Residential Zone Requirement
		<p>Visitor 0.25 spaces/unit x 219 units = 55 spaces</p> <p>Total Parking Required = 384 spaces</p>	<p>Visitor 0.2 spaces/unit x 219 units = 44 spaces</p> <p>Provide a total of 195 spaces</p>
k.	Minimum Amenity Area	<p>175 One Bedroom Unit x 20 m²/unit = 3,500 m²</p> <p>44 Two Bedroom Unit x 55 m²/unit = 2,420 m²</p> <p>0 Three Bedroom Unit x 90 m²/unit = 0 m²</p> <p>Total required amenity area = 5,920 m²</p>	<p>175 One Bedroom Unit x 10 m²/unit = 1,750 m²</p> <p>44 Two Bedroom Unit x 18.888 m²/unit = 827.2 m²</p> <p>0 Three Bedroom Unit x 90 m²/unit = 0 m²</p> <p>Provide a total amenity area of 2,577.2 m²</p>
l.	Loading	Where a lot has a frontage of less than 45m and is not a through lot, all loading shall take place between the building and the rear lot line	Loading shall be permitted between the building and the side lot line
m.	Minimum Landscape Strip abutting a street line	A strip of land not less than 6 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	A strip of land not less than 0.89 m in width shall be used abutting Burton's Lane and 2.6 m abutting Woodbridge Avenue, and shall be used for no other purpose than landscaping

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010, specifically, Volume 2, Section 11.5, KACSP, including all applicable schedules and the Rainbow Creek South concept plan ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height, built form, density, the proposed stand-alone residential use, and compatibility with existing employment, residential and planned surrounding land uses.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ Additional matters that will be reviewed during the zoning by-law amendment and site plan stage include, but are not limited to: parking, loading, maneuvering, access, landscaping, massing, lot coverage, setbacks, amenity areas and pedestrian and bicycle connectivity.
c.	Woodbridge Heritage Conservation District Plan ('WHCDP')	<ul style="list-style-type: none"> ▪ The Subject Lands abut the WHCDP and properties that contribute to the district such as 3 Burton's Lane ▪ The Development must have regard for the adjacency policies of the WHCDP and be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division
d.	Related Site Development Application	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner will be required to submit a Site Plan Application to be reviewed by City staff
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>approved to the satisfaction of the City or respective approval authority.</p> <ul style="list-style-type: none"> The requirement for additional studies and/or reports may be identified through the review of the Applications, including but not limited to: a Heritage Impact Assessment, Noise and Vibration Study, Phase Two Environmental Site Assessment (ESA) and Hydrogeological Report
f.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing 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
g.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the Woodbridge Centre Urban Design Guidelines
h.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> As the Subject Lands are partially located within an “Intensification Area”, the Applications may be subject to DRP, which must be undertaken prior to proceeding to the Committee of the Whole
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and external public agencies including the Canadian Pacific Railway and utilities, municipalities and the Public, Separate, and the School Boards
j.	Sustainable Development	<ul style="list-style-type: none"> At the Site Development Application stage of the Applications, the Development shall be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31.
k.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
l.	The CBC By-law will be applicable	<p>The development meets the criteria for Community Benefits Charges ('CBC'). The City passed the CBC By-law on September 14, 2022 which is therefore the applicable mechanism used to collect community benefits.</p>

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
n.	Amenity Areas	<ul style="list-style-type: none"> ▪ The minimum required amenity area under Zoning By-law 1-88 is 5,920 m², whereas the Owner is proposing a minimum amenity area of 2,577.2 m². ▪ Although the Applications are not subject to Zoning By-law 001-2021, the Owner should meet the minimum required amenity area as calculated under Zoning By-law 001-2021. ▪ The amenity area calculation under Zoning By-law 001-2021 would require the Owner to provide 1,159 m² of amenity space, whereas based on the definition of amenity area in Zoning By-law 001-2021, the Owner proposes a total amenity area of 1,130.1 m². ▪ The Owner does not meet the required minimum amenity area in Zoning By-law 001-2021. As the City intends to apply these rates in the future, the development proposal should provide more amenity space to comply with the minimum rates established by Zoning By-law 001-2021
o.	Access and Parking	<ul style="list-style-type: none"> ▪ The Owner is proposing access to the Development via Woodbridge Avenue and connecting to an existing private condominium road on the abutting lands municipally known as 8026 Kipling Avenue ▪ Shared access must be coordinated with the landowner of 8026 Kipling Avenue. Consent from the abutting landowner, easements and/or agreements will be required to provide mutual access between the Subject Lands and the existing development ▪ The Transportation Engineering Division of the Development Engineering Department has advised that they cannot support the proposed parking reduction (195 total spaces), as it does not fulfill the updated parking standards under By-law 001-2021 or the IBI study

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The Parks Infrastructure Planning and Development Department ('PIPD') have identified a public park abutting the Subject Lands along the western boundary, as shown on Attachment 8. As such, the PPID has requested that the proposed driveway be designed as a public lane to provide future public access to this park
p.	Multi-use Path	<ul style="list-style-type: none"> Map 11.5.E – Open Space Framework of the KACSP identifies an "Open Space Trail" traversing the Subject Lands with connection to the lands north of the Subject Lands, as shown on Attachment 8 The Parks Infrastructure Planning and Development Planning Department has identified that the Owner shall accommodate a multi-use path on the Subject Lands
q.	Tree Protection	<ul style="list-style-type: none"> Should the Applications be approved, the Owner may be required to enter into a Tree Protection Agreement with the City of Vaughan in accordance with By-law 052-2018 to protect any existing trees on the Subject Lands that are in good condition
r.	Other Agreements May be Required	<ul style="list-style-type: none"> Should the Applications be approved, the Owner may be required to enter into a development agreement with the City of Vaughan Development Engineering department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure should it be determined that upgrades are required to the infrastructure to support the Development Additionally, agreements with the City of Vaughan regarding discharging groundwater, excavation, shoring, encroachment, and payment of associated fees may also be required

Additional matters to be reviewed shall be identified through a detailed review of the Applications and will be considered as part of a comprehensive report to a future Committee of the Whole meeting.

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. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.20.010. York Region has determined 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 November 19, 2020, exempted the Official Plan Amendment Application from approval, and confirmed via email on July 5, 2022, that regional exemption by the Regional Committee of the Whole and Council continues to apply.

Conclusion

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

For more information, please contact Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Landscape Master Plan
4. West and East Building Elevations
5. North and South Building Elevations
6. Rendering
7. KACSP Land Uses
8. Open Space Framework KACSP
9. Previous Development Proposal

Prepared by

Rebecca Roach, Planner, ext. 8626

Christopher Cosentino, Senior Planner, ext. 8215

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

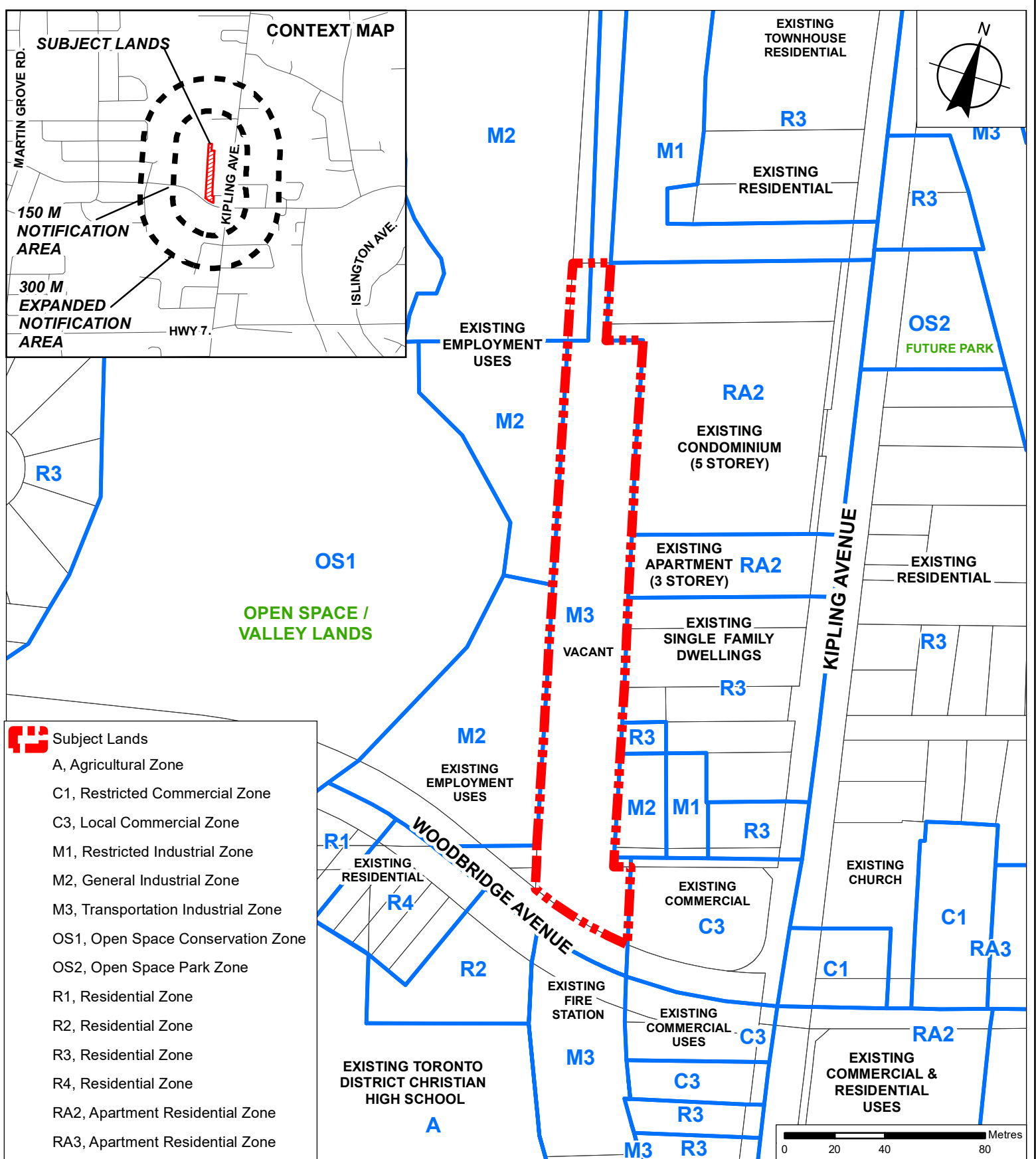
A handwritten signature in cursive script, appearing to read 'Haiqing'.

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 Lots 7 and 8, Concession 8

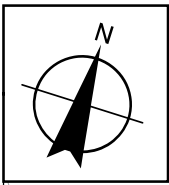
APPLICANT:
2668654 Ontario Inc.



FILES: OP.20.010, Z.20.031

DATE:
December 6, 2022

1



PROPOSED
AMENITY
AREA

PROPOSED SHARED ACCESS

DOUBLE BOARD
FENCE

PARKING
SPACES

RA2

5 STOREY RESIDENTIAL
APARTMENT
(BUILDING 2)

PROPOSED
LOADING
AREA

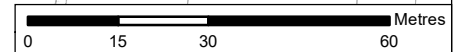
7 STOREY RESIDENTIAL
APARTMENT
(BUILDING 1)

PROPOSED ACCESS

WOODBIDGE AVENUE

KIPLING AVE

RA2 - Apartment Residential Zone



Conceptual Site Plan and Proposed Zoning

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.

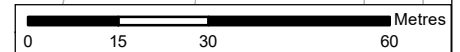
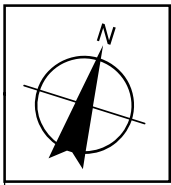


Attachment

FILES: OP.20.010, Z.20.031

DATE:
December 6, 2022

2



Landscape Master Plan

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.



FILES: OP.20.010, Z.20.031

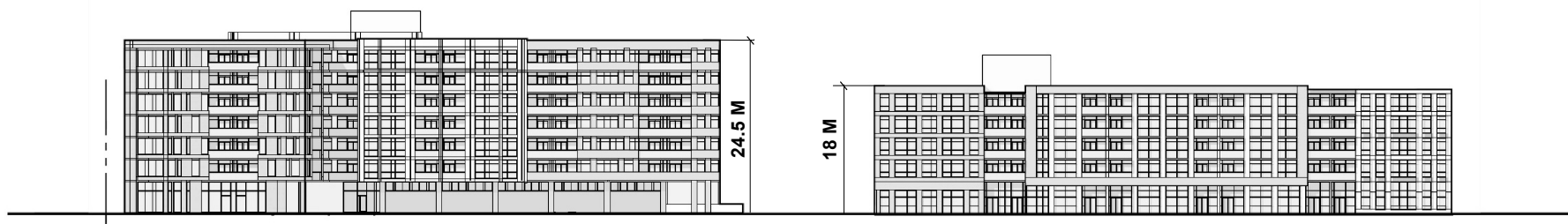
DATE:
December 6, 2022

3



BUILDING 2 – 5 STOREY BUILDING - WEST ELEVATION

BUILDING 1 – 7-STOREY BUILDING - WEST ELEVATION



BUILDING 1 – 7 STOREY BUILDING - EAST ELEVATION

BUILDING 2 – 5-STOREY BUILDING - EAST ELEVATION

West and East Building Elevations

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.



Attachment

FILES:
OP.20.010 and Z.20.031

DATE:
December 6, 2022

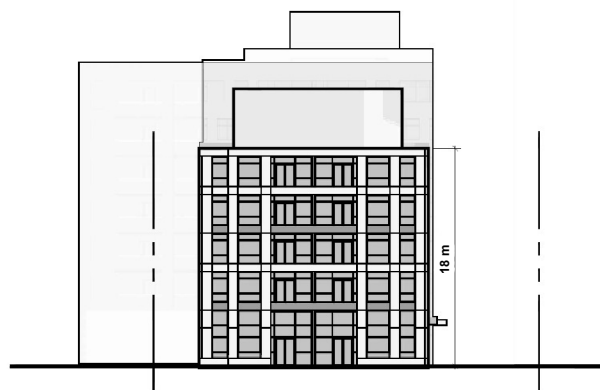
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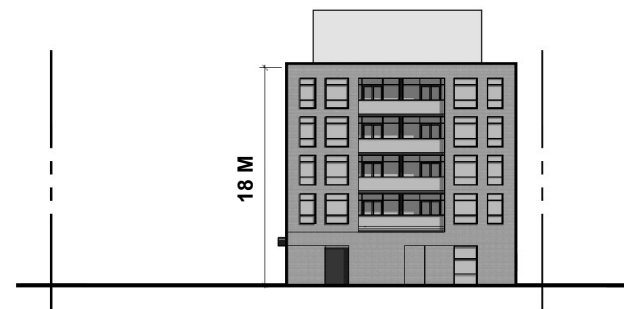
BUILDING 01 - SOUTH ELEVATION



BUILDING 01 - NORTH ELEVATION



BUILDING 02 - NORTH ELEVATION



BUILDING 02 - SOUTH ELEVATION

North and South Building Elevations

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.



Attachment

FILES: OP.20.010, Z.20.031

DATE:
December 6, 2022

5



VIEW FROM WOODBRIDGE AVENUE

Rendering

LOCATION:
Part of Lots 7 and 8, Concession 8

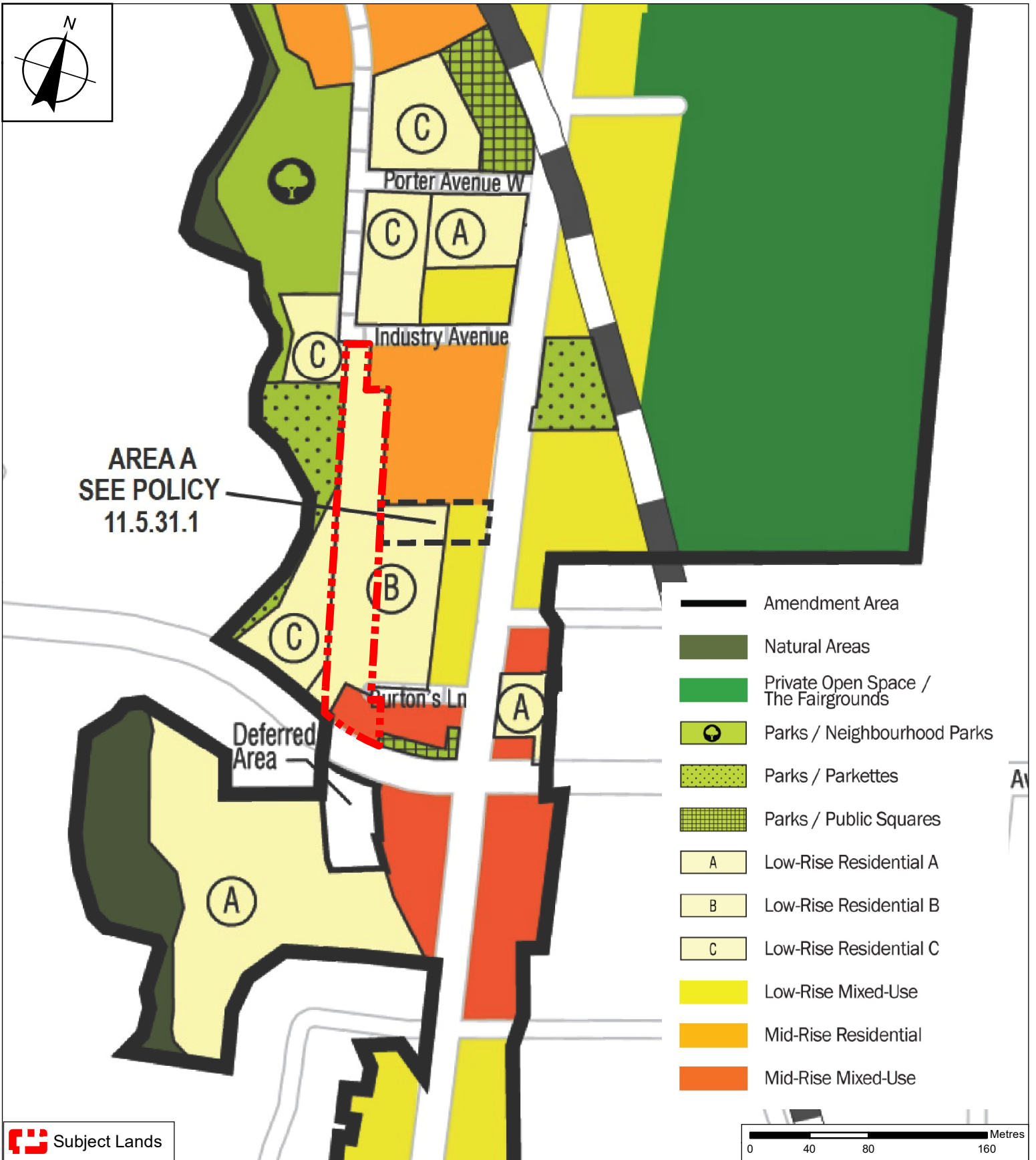
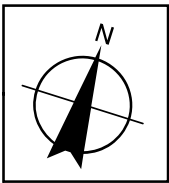
APPLICANT:
2668654 Ontario Inc.



Attachment

FILES: OP.20.010
Z.20.031

DATE:
December 6, 2022



KACSP Land Uses

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.

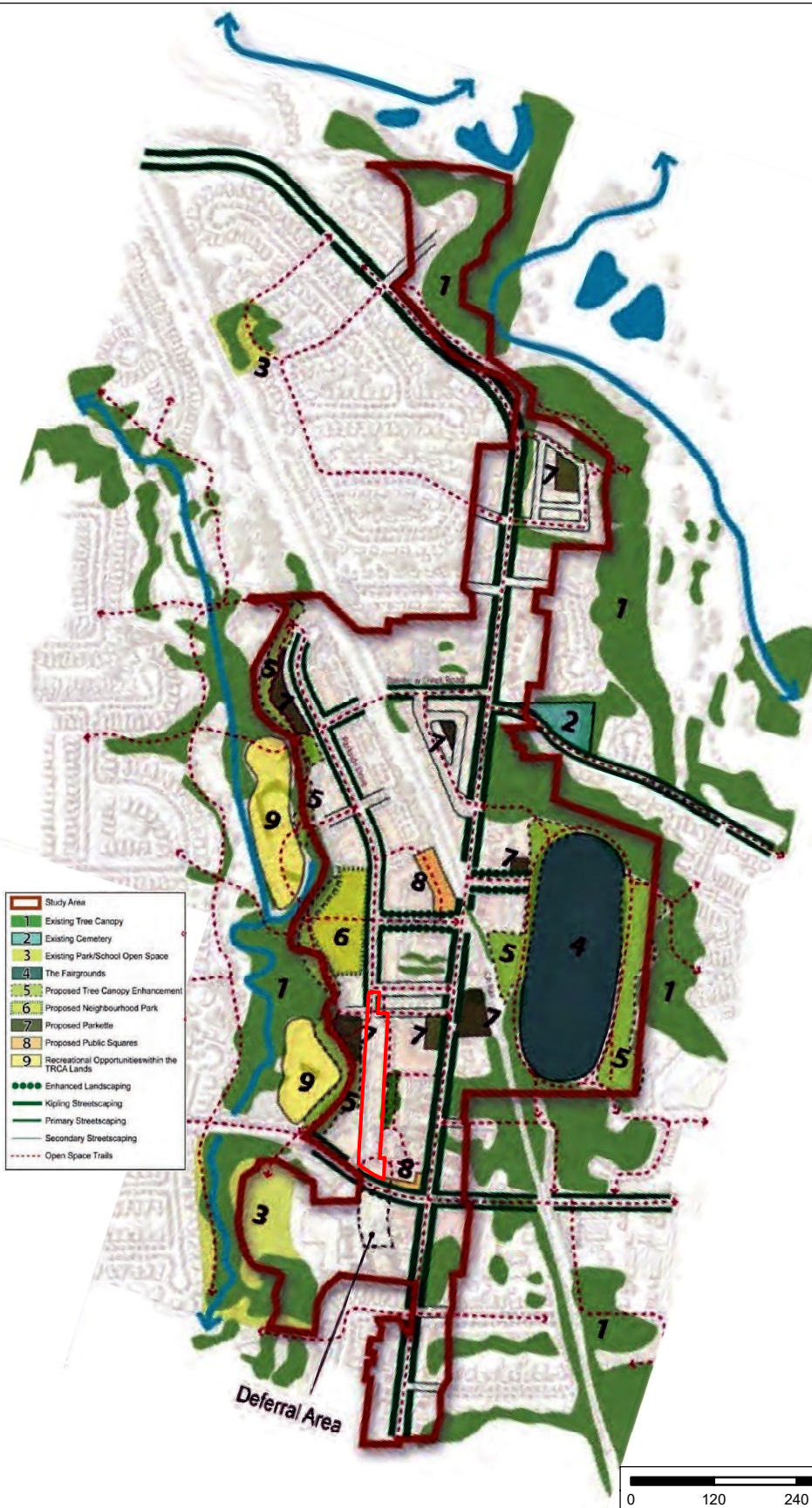
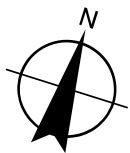


Attachment

FILES: OP.20.010, Z.20.031

DATE:
December 6, 2022

7



 Subject Lands

Open Space Framework KACSP

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.

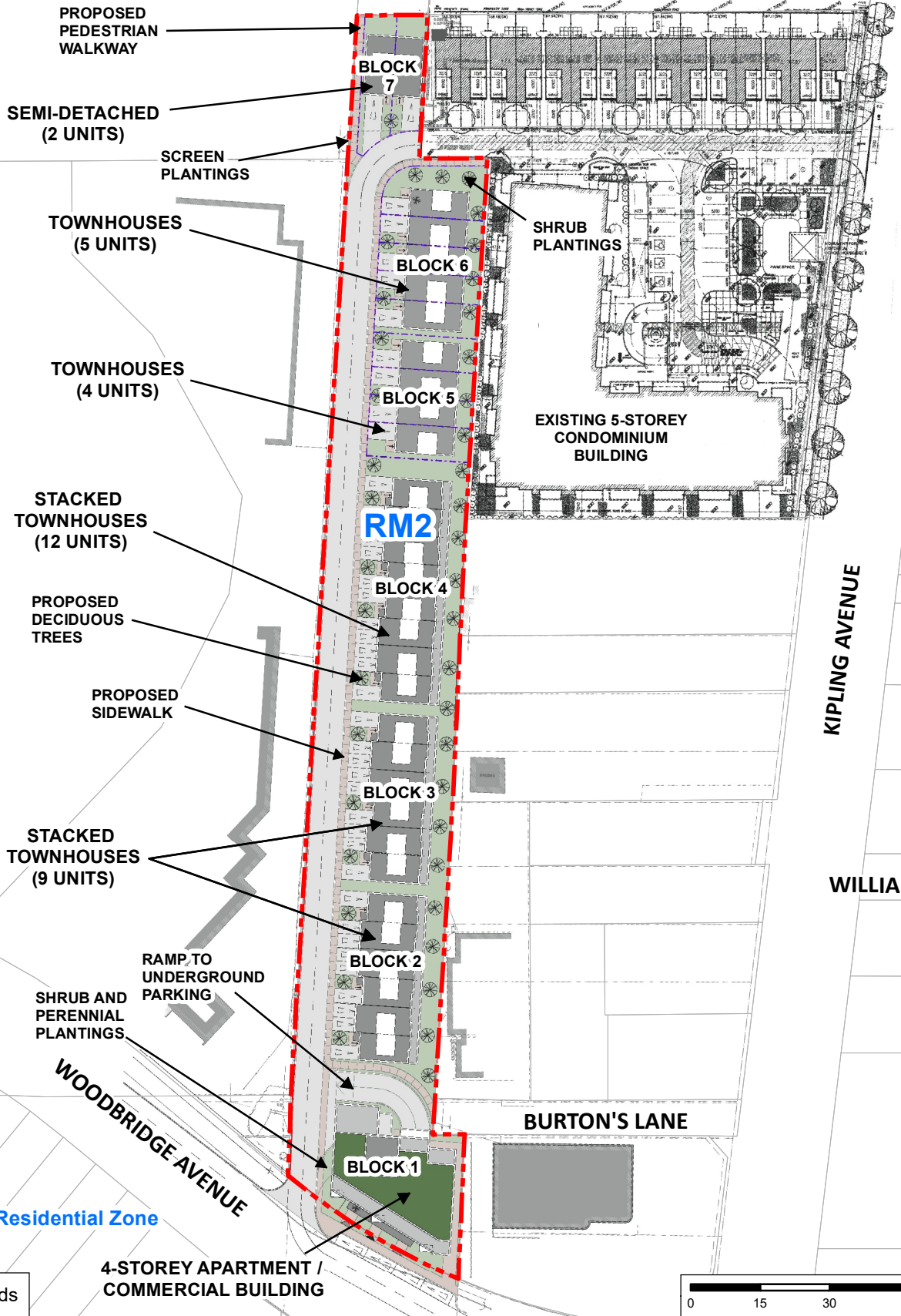
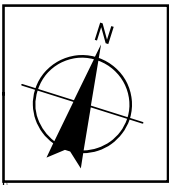


Attachment

FILES: OP.20.010 and Z.20.031

DATE:
December 6, 2022

8



RM2 - Multiple Residential Zone

Previous Development Proposal

LOCATION:
Part of Lots 7 and 8, Concession 8

APPLICANT:
2668654 Ontario Inc.



Attachment

FILES: OP.20.010, Z.20.031

DATE:
December 6, 2022

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 6, 2022 **WARD(S):** 3

TITLE: RIOCAN REAL ESTATE INV TRUST
OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005
3555 HIGHWAY 7, 7501, 7575, 7601 & 7621 WESTON ROAD, 10,
11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DRIVE AND 16,
21, 30 & 31 FAMOUS ROAD
VICINITY OF HIGHWAY 7 AND WESTON R

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate the subject lands (Attachment 1) from “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” with no identified heights or density to “High-Rise Mixed-Use” with an overall maximum density of 4.0 times the area of the lot across the entirety of the subject lands with building heights ranging from 22 to 55-storeys and one, 68-storey (Attachment 3) building with site-specific policies identified on Attachment 7. The Owner seeks approval of their master plan to permit the Official Plan Amendment Applications in advance of the completion of the Weston Road and Highway 7 Secondary Plan Study, as shown on Attachments 3 to 6.

Report Highlights

- To receive comments from the public and the Committee of the Whole on the proposed amendments to facilitate an overall master plan (Northern and Southwestern Precinct, as shown on Attachment 1) by redesignating the subject lands to “High-Rise Mixed-Use” with an overall maximum density of 4.0 times the area of the lot with building heights ranging from 22 to 55-storeys and one, 68-storey building with site-specific policies identified on Attachment 7.
- Official Plan Amendment Applications have been submitted to facilitate the proposed master plan.
- The development is located within the Weston Road and Highway 7 Secondary Plan Area. The Applications shall not be brought forward for Council consideration prior to the adoption of the Weston Road and Highway 7 Secondary Plan.
- 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 to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, June 22, 2021 and May 17, 2022, the Applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;
2. THAT Staff be directed to continue to process Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) and receive technical comments; and
3. THAT the Public Meeting report for Official Plan Amendment Files OP.22.002 and OP.22.005 (RioCan Real Estate INV Trust) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.

Background

Location: 3555 Highway 7; 7501, 7575, 7601 and 7621 Weston Road; 10, 11, 20, 21, 30, 31, 40, 41, 55 and 67 Colossus Drive; 16, 21, 30 and 31 Famous Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Both Official Plan Amendment Files are under the same ownership however, the Subject Lands are divided by a public street, Colossus Drive and require separate file numbers.

File OP.22.002: The lands north of Colossus Drive being 3555 Highway 7; 7601 and 7621 Weston Road; 16, 21, 30 and 31 Famous Road; 10, 20, 30 and 40 Colossus Drive are identified as the Northern Precinct (Attachment 1).

File OP.22.005: The lands south of Colossus Drive being 7501 and 7575 Weston Road; 11, 21, 31, 41, 55 and 67 Colossus Drive are identified as the Southwestern Precinct (Attachment 1).

The lands subject to Official Plan Amendment Files OP.22.022 and OP.22.005 (the 'Applications') are entirely within the Weston and 7 Secondary Plan Area. The process to develop the Secondary Plan is currently underway.

Date of Pre-Application Consultation Meeting: March 23, 2021

The Subject Lands are located entirely within the Weston Road and Highway 7 Secondary Plan Area. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Secondary Plan

Vaughan Official Plan 2010 ('VOP 2010'), Schedule 14A - Areas Subject to Secondary Plans, identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area ('Weston 7 Secondary Plan'). The Weston 7 Secondary Plan is comprised of a 129 ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Chrislea Road/Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west, as shown on Attachment 2. The study area is located west of the Vaughan Metropolitan Centre ('VMC'), the City's planned downtown, primary growth node and Urban Growth Centre as identified in A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan').

Vaughan Council on June 12, 2019, received the Weston 7 Secondary Plan Phase 1 final report and directed Staff to proceed with the request for proposal for Phases 2 and 3 based on the findings of the Phase 1 Report. The objective of Phase 1 of the Weston 7 Secondary Plan Study included the development of a long-term vision, a draft of three conceptual emerging land use scenarios showing how the character and function of the area can develop in the future and a set of guiding principles including the following:

- policies in the Weston 7 Secondary Plan will consider the plan area's relationship with the VMC, and with other Primary Centres within the City to ensure the City's urban hierarchy, as shown on Schedule 1 - Urban Structure of VOP 2010, is maintained
- a clearly defined role for the Weston 7 Secondary Plan within the City of Vaughan in order to ensure it complements other Primary Centres and the VMC, rather than competing with them
- while most of the Weston 7 Secondary Plan area will be planned as a mixed-use community, policies should build on the current strengths of the area, as a commercial, cultural and entertainment destination

The City in May 2020, initiated Phases 2 and 3 of the Weston 7 Secondary Plan

Through Phase 2, the preferred land use plan, including heights and densities, and the supporting multi-modal transportation network, parks and open spaces, and servicing will be established to support the anticipated growth and create a complete community. Concurrent with the Secondary Plan, the City is undertaking a supporting Transportation Master Plan ('TMP') study that will identify a recommended multi-modal transportation network. Projects and improvements for all forms of transportation in support of the future growth and transformation envisioned by the Secondary Plan.

Through Phase 3, a draft of the Weston 7 Secondary Plan will proceed to Council for adoption. The Policy Planning and Special Programs Department ('PPSP') has retained a consultant team led by The Planning Partnership for the Weston 7 Secondary Plan Study. The Infrastructure Planning and Corporate Asset Management ('IPCAM') has retained WSP to lead the TMP. The timing of the Weston 7 Secondary Plan is currently being revised.

Council has directed that no development applications proceed in advance of the completion of the Weston 7 Secondary Plan

Council previously considered Public Meeting reports for the following applications within the Weston 7 Secondary Plan:

- Wedgewood Columbus Limited Files OP.19.015 and Z.19.039 located at 7887 Weston Road – September 29, 2020. On August 4, 2022, these files were appealed to the Ontario Land Tribunal for Council's refusal or neglect to make a decision within 120 days
- Calloway REIT (400 and 7) Inc. Files OP.19.012 and Z.19.036 located at 137 Chrislea Road, 57 and 101 Northview Boulevard – September 29, 2020
- 2371933 Ontario Inc. Files OP.21.006 and Z.21.009 located at 7520, 7540 and 7560 Weston Road – June 22, 2021
- Kingsmoor Developments Inc. Files OP.21.026 and Z.21.055 located at 177 Whitmore Road – May 17, 2022

Council adopted the following resolution regarding these applications:

"That Council does not approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council."

RioCan Real Estate INV Trust (the 'Owner') was made aware of the above previous Council recommendation prior to the submission of the Applications.

The Owner is requesting that the Applications proceed in advance of the Weston 7 Secondary Plan

The Owner previously filed an appeal for York Region's failure to approve the VOP 2010 within the statutory timeline. In September 2016, the City of Vaughan and the Owner resolved the Owner's outstanding VOP 2010 appeal and entered into Minutes of Settlement ('MOS').

Policy 10.1.1.6 of VOP 2010 states “That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”

The Owner is of the opinion that “given the comprehensive and quadrant-wide analysis of the study that informed the proposed Official Plan Amendments, the ability of this portion of the Weston 7 Primary Centre to develop independently of other areas within the Weston 7 Primary Centre, and the MOS agreed upon by RioCan and the City of Vaughan, the enactment of the proposed Amendment in advance of the Weston 7 Secondary Plan is appropriate.”

The Development Planning (‘DP’) Department did not prohibit the Applications from being submitted and processed them in the usual course. The Development Planning Department has held meetings with the Owner prior to their pre-application consultation (‘PAC’) meeting, held a PAC meeting where submission materials were identified, accepted the Applications, circulated the Applications and has provided comments to the Owner. In addition, DP held two Design Review Panel (‘DRP’) meetings (May 27, 2021 and on March 31, 2022) and have had continuous dialogue with the Owners. Furthermore, the landowner has been participating in the Secondary Plan and TMP process through the public engagement cycles.

DP staff are of the opinion that the process for Official Plan Amendment Files OP.22.002 and OP.22.005 be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area. It is staff’s opinion that OP.22.002 and OP.22.005 not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council, as identified in the Recommendation.

Official Plan Amendment Applications have been submitted to facilitate the proposed master plan

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands to permit an overall master plan (Northern and Southwestern Precinct, as shown on Attachment 1) by redesignating the subject lands to “High-Rise Mixed-Use” with an overall maximum density of 4.0 times the area of the lot with building heights ranging from 22 to 55-storeys and one, 68-storey building with site-specific policies as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.22.002 to amend the policies of Vaughan Official Plan 2010, to redesignate the Northern Precinct from “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” with no identified heights or density to “High-Rise Mixed-Use”. The proposed Official Plan Amendment containing the policies and schedules submitted by the Owner is shown on Attachment 7.
2. Official Plan Amendment File OP.22.005 to amend the policies of Vaughan Official Plan 2010, to redesignate the Southwestern Precinct from “Mid-Rise

Mixed-Use” and “Community Commercial Mixed-Use” with no identified heights or density to “High-Rise Mixed-Use”. The proposed Official Plan Amendment containing the policies and schedules submitted by the Owner is shown on Attachment 7.

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

- a) Date the Notice of Public Meeting was circulated: November 11, 2022.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along each street frontage being Highway 7, Weston Road, Colossus Drive and Famous Avenue (5 signs in total) in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification areas within 2000 m of the Subject Lands, as shown on Attachment 2, to the Weston Downs Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 22, 2022 by the Development Planning Department.

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 technical report to the Committee of the Whole.

Previous Reports/Authority

The following is the link to the Weston 7 Secondary Plan Study (Phase 1) report: [June 19, 2019, Council - Weston 7 Secondary Plan Study - Phase 1 Status Update \(Item 1, Report No. 23\)](#)

Analysis and Options

Amendments to VOP 2010 are required to permit the Master Plan

Official Plan Designation:

- “Primary Centres” by Schedule 1 – Urban Structure in VOP 2010
- “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” with no prescribed maximum building height or density (which are to be established through the Weston 7 Secondary Plan Study) by Schedule 13 – Land Use in VOP 2010, also subject to Volume 2, Site-Specific Policy 13.36 Colossus Centre, as approved by the Ontario Municipal Board (now known as the Ontario Land Tribunal) on March 20, 2018
- These designations permit a range of uses including residential units, high-rise, mid-rise, community facilities, cultural and entertainment uses, public and private institutional, retail uses, office uses, parking garage, hotel, gas station, townhouses, stacked townhouses, low-rise buildings

- VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:

Policy 10.1.1.6 states: “That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”;

Policy 10.1.1.13 states: “That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the Owner attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.”; and

Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application by stating (in part) “That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies...as determined through the Pre-Consultation Meeting.”

- Volume 2, Site-Specific Policy 13.36 Colossus Centre, Policy 13.36.1.3 states that “notwithstanding Policy 10.1.1.6 (above), prior to the final approval of the Weston 7 Secondary Plan, the following may be permitted on the lands identified on Map 13.36.A:
 - a. expansions or extensions of existing uses; and
 - b. the development of additional commercial buildings with a maximum height of two storeys only on the lands not occupied by a building as of the time of adoption of this Plan.”

Policy 13.36.1.4 states that “development permitted by 13.36.1.3 shall be in accordance with the following:

- a. Notwithstanding Policies 9.2.2.4.d and 9.2.2.6.d, retail uses may exceed 50% of the total gross floor area of all uses on the lot.
- b. Notwithstanding Policies 9.2.2.4e and 9.2.2.6.f, low-rise buildings are permitted on the lands identified on Map 13.36.A.”

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region

	MATTERS TO BE REVIEWED	COMMENT(S)
	Official Plan Policies	Official Plan, 2010 ('YROP'), and if required, the new Regional Official adopted by Regional Council on June 30, 2022 ('ROP-2022') and approved with modifications by Municipal Affairs and Housing on November 4, 2022
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Weston 7 Secondary Plan Area, which is not approved at this time ▪ Should Council approve the Recommendations in this report, staff will continue to process the Applications and receive comments ▪ The Applications will be reviewed in consideration of the required deliverables of the Weston 7 Secondary Plan, including, but not limited to, the draft Land Use Plan in relation to the Vaughan's City-Wide Urban Design Guidelines, analysis of parkland and affordable housing requirements in intensification areas, and the TMP ▪ The Applications will be reviewed in consideration of any emerging policies from the Secondary Plan Study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> - High-Rise Mixed-Use designation policies - High-Rise Buildings - Intensification Areas - Primary Centres - Regional Intensification Corridors - Major Retail Uses - Entertainments Uses - Secondary Plan Policies - Appropriateness of the proposed building heights and density, road and pedestrian network, and land use - Calculation of an overall floor space index for the entire master plan - Transportation network assessment - Affordable Housing Policies - Park and Open Space Policies - Recreation and Community Services Policies ▪ The appropriateness of the proposed Official Plan Amendment of the Subject Lands and the site-specific policies identified on Attachment 7 required to implement the Master Plan will be reviewed in consideration of the existing and planned surrounding land uses

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	The proposed Master Plan Demonstrates Competing Building Heights and Densities with the VMC	<ul style="list-style-type: none"> ▪ The VMC is intended to contain the tallest buildings and greatest densities as planned through VOP 2010 (Section 2.2.5 Intensification Areas) and is the only Regional Centre in the City of Vaughan. The VMC is also designated in the Growth Plan as an Urban Growth Centre ('UGC'). The UGCs are intended to become: focal areas for commercial, recreational, cultural and entertainment uses; accommodate and support the transit network at the regional scale; and accommodate significant population and employment growth ▪ When the VMC Secondary Plan was approved, the lands west of Highway 400, within the former Vaughan Corporate Centre, identified the Weston 7 Secondary Plan as separate and distinct from the VMC ▪ The proposed building heights and density of the Development exceeds some of the approved and in-progress applications in the VMC, the City's downtown. The Subject Lands are separated from the VMC by Highway 400 and are within a Primary Centre as identified in Schedule 1 - Urban Structure of VOP 2010. In consideration of the fundamental principle outlined in Phase 1 of the Weston 7 Secondary Plan vision statement and the Urban Structure established in VOP 2010, the Weston 7 Secondary Plan Area should not compete with the planned function of the VMC, but should become a complete community supportive of transit and mixed-use development appropriate for a Primary Centre ▪ The urban structure of the VMC Secondary Plan includes an intentional transition in heights, densities and land uses towards the boundaries of the downtown, including the frontage along Highway 400 which is designated with an east-west employment precinct and neighbourhood precinct permitting a maximum range of building heights from 10 to 25-storeys, and a maximum FSI range from 3.5 to 4 north of Highway 7. Analysis of the contextual relationship, transition and scale should be considered carefully through the review of the Applications

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The VMC Secondary Plan Update has been initiated and will include collaboration between the VMC and Weston 7 Secondary Plan consultant teams
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
e.	Comprehensive Review	<ul style="list-style-type: none"> ▪ The Applications will be considered comprehensively with the existing and proposed development in the south-east quadrant and within the entirety of the Weston 7 Secondary Plan ▪ Transportation studies must investigate both site-specific and wider area transportation impacts while ensuring that potential improvements satisfy any future concerns and/or upgrades needed to the Weston 7 Secondary Plan area. The Development may need to be modified to protect for and not preclude the transportation network(s) including protection for the Colossus Drive Extension across Highway 400 and infrastructure improvements implemented through the completed Weston 7 Secondary Plan and TMP ▪ The studies submitted in support of the Applications will be reviewed to ensure they comprehensively address matters related to land use, protection of sensitive land uses by incorporating adequate separation distances, built form, transportation, phasing, servicing, open space, and community uses ▪ The studies must satisfy all requirements of the Ministry of Transportation Ontario, York Region, and the City
f.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned road right-of-way width for Weston Road. In addition, driveway access locations, design, and road improvements, if required
g.	Urban Design Guidelines and Public Art	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Public Art Program, the City-Wide Streetscape Implement Manual and City-Wide Urban Design Guidelines

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the comments provided by the DRP on March 31, 2022, and previously on May 27, 2021
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, MTO and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
j.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bio swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
k.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
l.	The CBC By-law will be applicable	<ul style="list-style-type: none"> The Master Plan meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed a CBC By-law and therefore the applicable mechanism used to collect community benefits (and not the City's previous Section 37 policies and guidelines)
m.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
n.	Required Applications	<ul style="list-style-type: none"> Should the Applications be approved, the Owner will be required to submit future related Zoning By-law Amendment, Draft Plan of Subdivision and Site Development as per City of Vaughan policies
o.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier

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 have advised that a decision on these Applications should await further direction from the Secondary Plan, as it will provide guidance on the appropriate height, density, urban design, transportation and water and wastewater requirements in a comprehensive and coordinately manner. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications and shall not proceed until such time as the Weston 7 Secondary Plan is complete. 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 Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

Attachments

1. Context and Location Map
2. Polling Location Map
3. Proposed Master Plan
4. Conceptual Height Map
5. Landscape Master Plan
6. Aerial Rendering View
7. Draft Official Plan Amendment

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

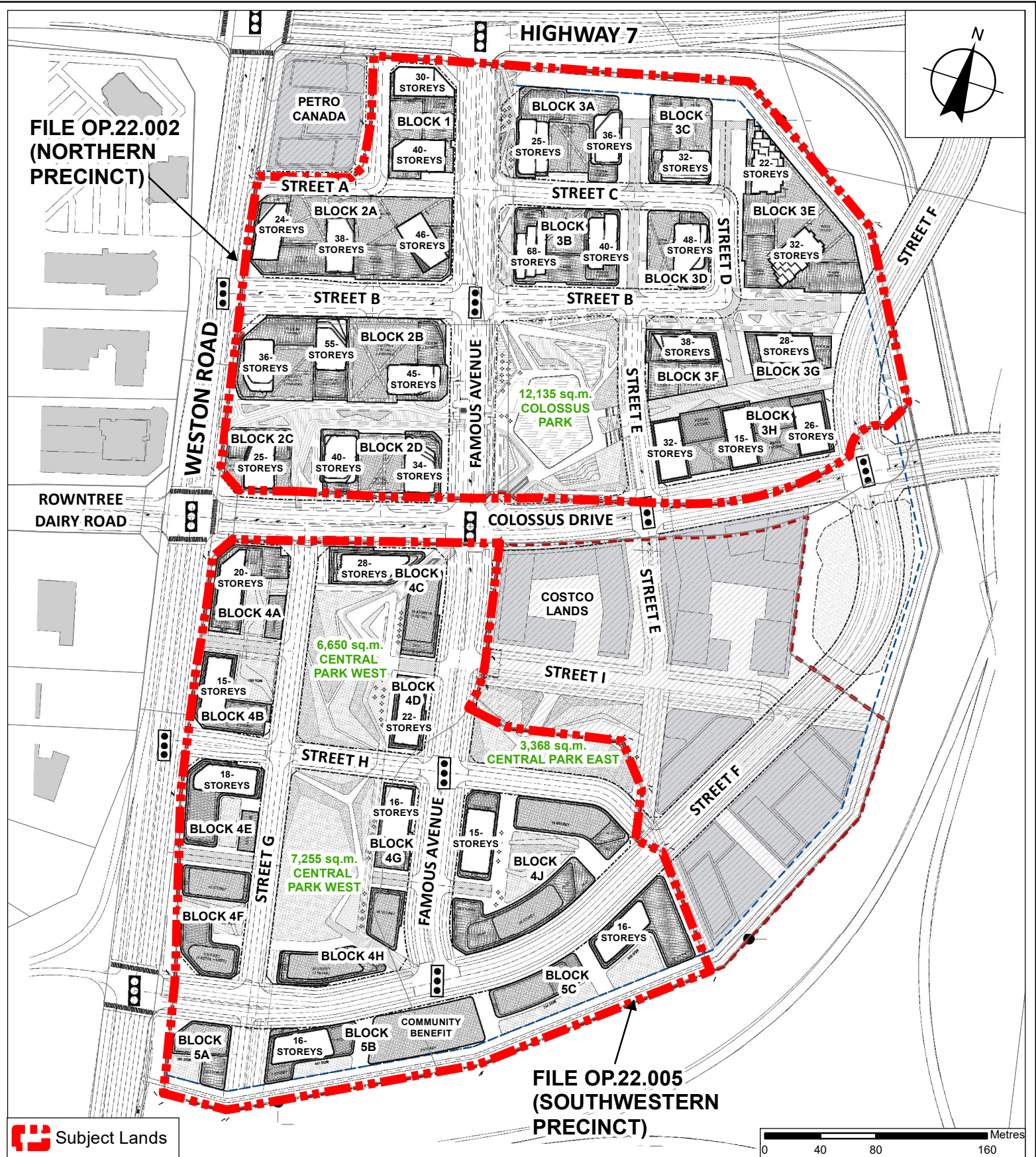


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Proposed Master Plan

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust



Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

3



- Maximum Height 25 ST
- Maximum Height 40 ST
- Maximum Height 55 ST
- Maximum Height 68 ST
- Proposed Development

Not to Scale

Conceptual Height Map

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust

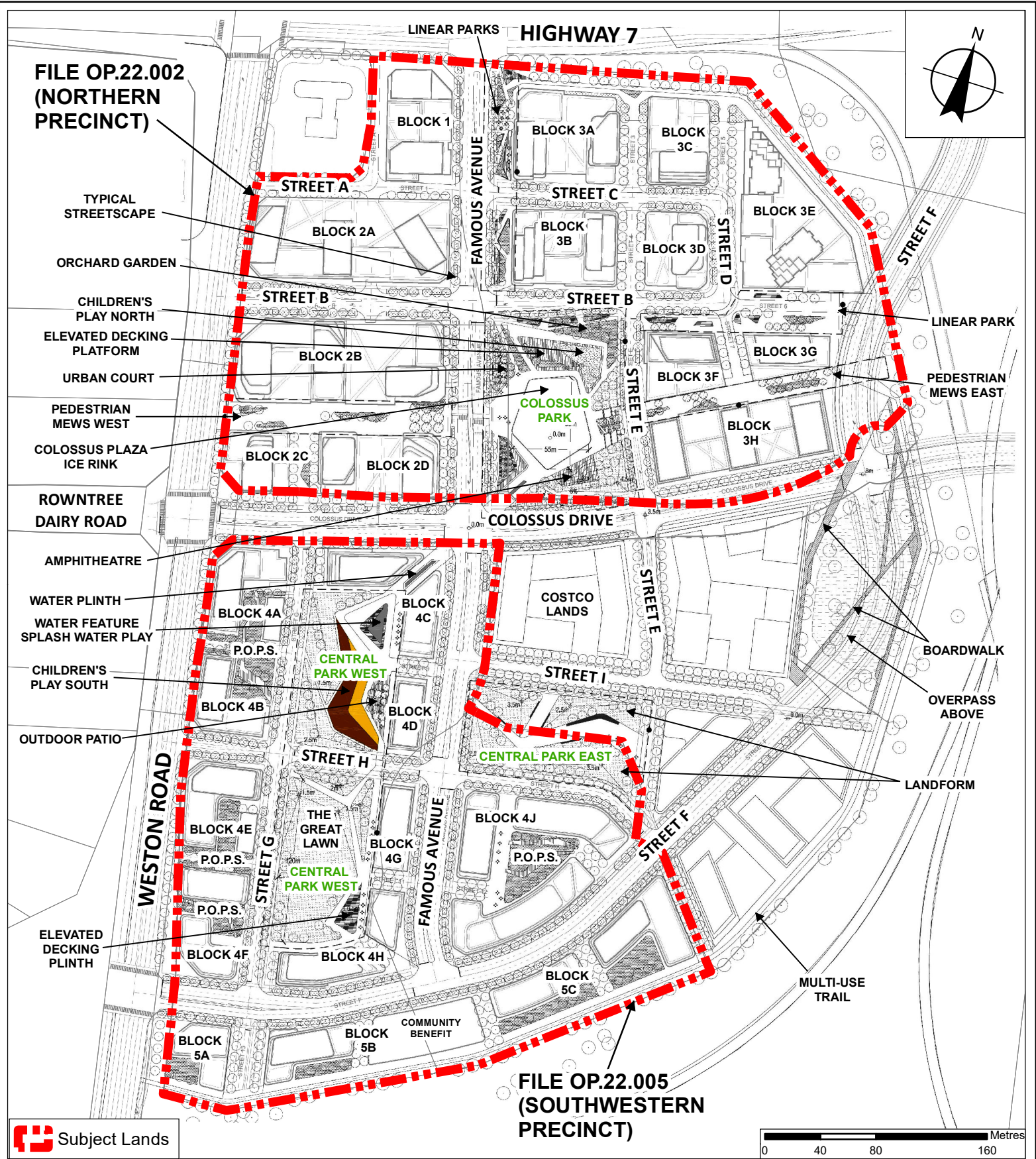


Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

4



Landscape Master Plan

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust



Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

5



Not to Scale

Aerial Rendering View

LOCATION:
Part of Lots 4 and 5, Concession 5

APPLICANT:
RioCan Real Estate INV Trust



Attachment

FILES: OP.22.002 and
OP.22.005

DATE:
December 6, 2022

6

THE CITY OF VAUGHAN

By-law

BY-LAW No. ~ -2022

A By-law to adopt Amendment Number ~ to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- 1. THAT the attached Amendment Number ~ to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) 1-7” is hereby adopted.
- 2. AND THAT this By-law shall come into force and take effect on the day after the last day for filing a notice of appeal.

Enacted by the City of Vaughan Council this ~ day of Month, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

AMENDMENT NUMBER ~
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2”, “3”, “4”, “5”, “6”, and “7” constitute Amendment Number ~~ to the Official Plan of the Vaughan Planning Area.

I PURPOSE

To amend the Vaughan Official Plan (VOP 2010) to facilitate a mixed- use development.

II LOCATION

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “1” attached hereto as “Area Subject to Amendment No. ~”. The Subject Lands are located on the east side of Weston Road south of Regional Road (Highway) 7 and are municipally known as 7501-7621 Weston Road.

III BASIS

The decision to amend the City of Vaughan Official Plan 2010 is based on the following considerations:

1. The Amendment provides appropriate intensification on a site well-served by existing and planned transportation infrastructure. The Subject Lands are currently underutilized, and the Amendment will facilitate comprehensive intensification and transformation of the lands in accordance with the vision for Vaughan’s Primary Centres, including new compact, mixed-use development and new public streets, parks and open spaces.
2. The Provincial Policy Statement 2020 (“PPS”) provides direction for matters of provincial interest regarding land use planning and growth. The PPS promotes:

Efficient development and land use patterns;

Appropriate and efficient use of infrastructure and public service facilities that are planned or available; and

Land use patterns that support active transportation and transit-supportive density.

The proposed Amendment is consistent with the PPS and promotes its goals and objectives.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“Growth Plan”) is intended to guide decisions on provincial issues including economic development, transportation, housing, and land use planning. The Growth Plan supports intensification within built-up areas, with a focus on areas designated for growth, including lands around existing and planned transit investment. The Subject Lands are located within a ‘Major Transit Station Area’ identified in the Growth Plan for mixed-use growth with the aim of creating complete communities with a range of housing types. The proposed Amendment conforms with the policy framework of the Growth Plan by optimizing the existing investment in rapid transit present along Highway 7 and supporting the achievement of a complete community that is compact and mixed-use in its form, making efficient use of the Subject Lands. The proposed Amendment also reinforces the Growth Plan direction to plan and design Major Transit Station areas to be transit supportive. The proposed Amendment establishes a new public street network and active transportation infrastructure that will contribute to achieving multi-modal access to transit services within the Major Transit Station Area.
4. The York Region Official Plan (“YROP”) identifies the Subject Lands as being within an Urban Area, along a Regional Corridor. Regional Corridors are identified as urban main streets that have a compact, mixed-use form that is transit-oriented. The proposed Amendment conforms with the York Region Official Plan by introducing a site specific policy framework that will introduce a fine-grained street grid that supports active transportation and connections to transit, encourages an urban form and mix of uses that can meet the needs of the future Weston 7 community and locates the greatest proposed density in walking distance of rapid transit.
5. The Vaughan Official Plan (“VOP 2010”) is intended to guide planning for intensification, transit-supportive development, urban growth and complete communities in the City of Vaughan. The Subject Lands are located in the Weston 7 Primary Centre along a Regional Intensification Corridor. The Official Plan directs that Primary Centres will be locations for intensification in the form of mixed-use

development. Regional Intensification Corridors are expected to be a major focus for intensification, with transit-supportive densities and built form.

The Weston 7 Primary Centre is identified on Schedule 14A of the Official Plan as an area subject to a Secondary Plan. Since the time of the adoption of the VOP 2010, a Secondary Plan for this Primary Centre has not been completed. Policy 10.1.1.13 enables Council to proceed with the processing of a development application in advance of a Secondary Plan, subject to meeting the requirements for various studies established by staff, to the satisfaction of the City. The scope and scale of the studies that have informed the content of the proposed Amendment were established in consultation with City staff and represent a quadrant-wide analysis of the proposal and its impacts and contributions to the Primary Centre as a whole. Given the comprehensive nature of the study that informed the proposed Amendment, and the ability of this portion of the Weston 7 Primary Centre to develop independently of other areas within the Weston 7 Primary Centre, the enactment of proposed Amendment in advance of the Weston 7 Secondary Plan is appropriate.

IV DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedule “1” to this Amendment, attached hereto as “Subject Lands”.
2. Amending Volume 2, Section 13.36 Colossus Centre by removing the Subject Lands from Map 13.36.A
3. Amending Volume 2, Section 13.1 – “Areas subject to Site-Specific Policies” by adding the following policy to be renumbered in sequential order:

“OPA # ~ 13.~ The lands municipally known as 7501-7621 Weston Road and identified on Schedule 14-C (as item #~) are subject to the policies set out in Section 13.~ of this Plan”

4. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies”, and renumbered in sequential order including a location map of the subject lands as per Schedule “1”:

OPA #~ 13.~ 7501-7621 Weston

Road 13.~.1 General

13.~.1.1 Notwithstanding the policies within Volume 1 of VOP 2010, the following policies and development criteria shall apply to the lands identified on Map 13.~.A:

13.~.1.2 VISION AND MAJOR OBJECTIVES

- a) The Subject Lands are the current site of the Colossus Centre shopping centre, with an overall size of 24.1 hectares. The Subject Lands are generally bound by Regional Road (Highway) 7 to the north, Highway 400 to the east, Highway 407 to the south and Weston Road to the west and are depicted in the heavy black line on Schedule 1.
- b) The Subject Lands are envisioned to become a vibrant and animated mix-use community that will be transit-oriented and supported by new streets, parks and open space. Current auto-dominated retail and entertainment uses will be transformed into a modern, urban-format retail and entertainment destination that will become a local social and commercial hub in the Weston 7 area. Development will be framed by high quality parks and open spaces that connect future residents to active and passive recreational opportunities and places to play, rest, and connect with nature and their community. The evolution of the Subject Site will be a model for the transformation of underutilized suburban sites into mixed-use, complete communities.

The following major objectives will guide the short and long-term vision for the Subject Lands:

c) Create Distinct Precincts

The Northern Precinct and the Southwestern Precinct will be realized as the basic premise for site organization within the development quadrant bounded by Weston Road to the west, Highway 7 to the north, Highway 400 to the east and Highway 407 to the south. The Northern Precinct will feature the highest density of development closest to transit infrastructure and will include a strong residential and commercial character—becoming the focus of a future retail and entertainment destination. The Southwestern Precinct will evolve into a high and medium density community that has a strong neighbourhood character, supported by community-servicing retail and commercial uses and a network of parks and open spaces.

d) Reinforce a Sense of Arrival

A strong sense of arrival and place within the new community will contribute to its distinct identity. Key points of arrival will be defined through development at key entrances from Regional Road (Highway) 7, Weston Road and the future Colossus Drive Overpass.

e) Create Place-Defining Open Spaces

A connected network of open spaces framed by animated uses and mixed-use development will be a central element of the Subject Site's transformation. The Northern Precinct and Southwestern Precinct will accommodate significant community-servicing parks and open spaces that have the ability for a diversity of recreational programming to meet the needs of various users, providing opportunities for informal play, recreation and social interaction.

f) Plan for Multi-modal movement

A connected street network that allows for balanced pedestrian, vehicular, and cycling movement will encourage transit use and safe, convenient movement for all modes. The street network will provide well-designed and comfortable streets that can support a variety of movement choices, which will encourage alternative transportation modes, reducing the need for personal automobiles for all trips.

g) Develop a Range of Destinations

A range of destinations, including commercial and entertainment uses as well as community-based uses and facilities will be provided. Varied destinations will promote vibrancy and activity in the community at different times of day for a diversity of users.

13.~.1.3 LAND USE and DENSITY

a) The Subject Lands are designated as a High-Rise Mixed-Use area, as shown on Schedule 2.

b) The following building types are permitted within the Subject Lands:

- a. High-rise buildings
- b. Mid-rise buildings
- c. The following building types may be permitted on streets that are not Major Streets
 - i. Low-rise buildings
 - ii. Stacked townhouses
 - iii. Townhouses

c) Notwithstanding policy 9.2.2.6.c, in areas designated as High-Rise Mixed-Use the ground floor frontage of buildings facing Famous Avenue and buildings fronting Connector Roads will predominantly consist of retail uses or other active uses that animate the street.

d) Proposed residential and other sensitive land uses close to existing industrial uses shall demonstrate compatibility in general accordance with all Provincial and municipal guidelines.

e) Development will consider the implementation of district energy systems

and explore partnerships with locally-serving energy utility companies to facilitate the design and implementation of district energy systems.

- f) Development should achieve a long-term overall maximum density of 4.0 FSI blended across the entirety of the Subject Lands.
- g) It is anticipated that on a development block basis, individual sites may include a site density greater than or less than blended density.
- h) Maximum building heights, as depicted on Schedule 7, will work in conjunction with the blended maximum density to direct and shape the intensity of development on the Subject Lands.
- i) While the ultimate redevelopment of the entirety of the Subject Lands is anticipated to realize the vision and major objectives set out in Section 13.~.1.2, existing land uses throughout the Subject Lands and on adjacent lands within the quadrant are expected to continue to exist in the near term, and some may remain for the foreseeable future.
- j) Uses and Buildings legally existing on the Subject Lands as of the date of the adoption of this Amendment and their associated existing gross density are permitted.
- k) Expansions of previously approved uses that are not consistent with this amendment shall be permitted without amendment to the plan, provided that the intent of the plan, as it applies to adjacent properties within the quadrant, is not compromised.
- l) Notwithstanding 9.2.2.6.d, where expansions of previously approved uses may take place, retail uses may exceed 50% of the total gross floor area of all uses on the lot.

13.~.1.4 CHARACTER AREAS

1.4.1 The Northern Precinct

The Northern Precinct identified on Schedule 3 is located north of Colossus Drive. With prominent frontage on Weston Road and Regional Road (Highway) 7, this Character Area will be a high density, mixed-use, transit-oriented environment characterized by destination retail and entertainment uses and landmark open spaces that are activated throughout the day and evening by a diverse mix of horizontal and vertical uses. A pedestrian mews will be a focal point for the Northern Precinct as a feature of the public realm that will provide east to west connectivity, encourage walking as a preferred mode of movement and frame future urbanized retail and entertainment uses.

Development in the Northern Precinct should reflect:

- a) Where appropriate, the vision for a compact, mixed-use, urban-form, retail and entertainment destination within the Precinct.
- b) Famous Avenue as the central spine of the Precinct and a priority area for enhanced landscaping and active uses.
- c) The realization of the east-west pedestrian mews to maximize its benefit to the public realm and contribution to the planned character of the Northern Precinct, including framing the mews, where appropriate, with active, animating uses.

1.4.1 The Southwestern Precinct

The Southwestern Precinct is located south of Colossus Drive and generally west of the realigned Famous Avenue and is intended to evolve with a predominantly neighbourhood character including moderate and high-density development. Identified on Schedule 3, the Southwestern Precinct will include residential uses, neighborhood serving retail and commercial uses and community facilities.

Development in the Southwestern Precinct should reflect:

- a) A moderate and high-density area predominantly comprised of residential uses with retail, commercial and community uses that support the needs of the population.
- b) Famous Avenue as the central spine of the Precinct and a priority area for enhanced landscaping and active uses.
- c) Coordination with existing and interim uses on the Subject Lands and adjacent lands within the quadrant to preserve their existing function and future development potential.

13.~1.5 MOBILITY

Streets

- a) The street network in the Northern and Southwestern Precincts should include a fine-grained network of public and private streets that are designed to support all modes of transportation including walking, cycling and public transit, identified on Schedule 4.
- b) Local and Private Local Streets are envisioned as streets that:
 - a. Enhance connectivity within the Subject Lands.
 - b. Accommodate one travel lane in both directions within a right-of-way of generally 17-20 metres.
 - c. Where Private Local streets are realized, they will be designed to meet public street standards.
- c) Connector Streets are envisioned as streets that:
 - a. Provide additional connection into the Subject Lands.
 - b. Have a dedicated right-of-way of approximately 20 metres, with variable width to accommodate turn lanes and medians, as needed.
- d) Major Streets are envisioned as streets that:
 - a. Serve as significant components of the street network to support local and regional travel through the Subject Lands, and accommodate higher traffic volumes.
 - b. Have a variable right-of-way width of between 28 and 33 metres with variable width to accommodate turn lanes and medians, as needed.

Active Transportation

- e) An active transportation network which considers the movement of pedestrians, cyclists and other non-auto modes is shown on Schedule 5.
- f) The active transportation network should be comprised of sidewalks, a multi-use trail, off-street cycle tracks, and pedestrian connections.
- g) Streets should provide pedestrian infrastructure appropriate for the planned intensity of development including appropriately scaled sidewalks.
- h) A multi-use trail, conceptually illustrated on Schedule 5, is envisioned to accommodate cycling, pedestrian and other non-auto movement as well as provide outdoor amenity and facilitate connections north to south within the Subject Lands.
- i) Collaboration with the Ministry of Transportation, the City of Vaughan and landowners within the Subject Lands is encouraged to realize the multi-use trail and maximize its benefit to the public realm and active transportation network.
- j) Development is encouraged to contribute to realizing convenient pedestrian connections to various destinations, including to transit infrastructure, through the provision of mid-block connections, where appropriate.

Colossus Drive Overpass

- k) A conceptual alignment of the Colossus Drive Overpass is illustrated on Schedule 4. The ultimate alignment of the Colossus Drive Overpass will be determined through an Environmental Assessment process.
- l) The future alignment of the Colossus Drive Overpass should:
 - a. Accommodate access to future redevelopment blocks or existing and interim uses within the Subject Lands through controlled intersections into the Northern Precinct and the Southwestern Precinct, east of Famous Avenue.
 - b. Not unduly impact the economic viability of existing and interim uses or preclude the redevelopment of the Subject Lands or adjacent lands within the quadrant in accordance with the vision and objectives of this Plan.

- c. Facilitate a fine-grained connected street network.
- d. Accommodate pedestrian and cyclist movement and enable an at-grade intersection with Famous Avenue.
- m) The Colossus Drive Overpass Conceptual Area is illustrated on Schedule 4. The private local, local and connector streets and associated development blocks within this area are conceptual in nature and changes to these streets and associated blocks may be required to respond to the future orientation of the Colossus Drive Overpass. Should changes in the street network and associated block structure be required in response to the ultimate alignment of the Colossus Drive Overpass, such changes will not require an Official Plan Amendment.

Parking

- n) Parking will meet the needs of future residents and businesses and support the vision and objectives of this Amendment.
- o) Development is encouraged to provide parking underground wherever possible.
- p) Parking under a new local street, private local street, collector street, pedestrian mews or pedestrian connection shall be permitted provided the intended purpose, function and character of the street/mews are not materially or qualitatively compromised.
- q) Parking shall be permitted under public parks and private open spaces provided the intended purpose, function and character of the public park or private open space are not materially or qualitatively compromised.
- r) Structured, above-grade parking is permitted. To minimize the impact of parking structures on the public realm the following design strategies should be considered:
 - a. Integrate structured parking within the base of new buildings.
 - b. Wrap portions of the lower levels of parking structures with commercial, retail, residential or community uses to integrate the structure into the public realm.
 - c. Design structured parking to incorporate fenestration and well-articulated openings and high-quality materials.
 - d. Enable conversion of parking structures through adaptive re-use to other uses in the future.
- s) Surface parking is discouraged, however, surface parking is permitted to support existing and interim uses.

13.~.1.6 PUBLIC REALM, PARKLAND AND OPEN SPACE

- a) Development should contribute to a network of parks and open spaces, shown on Schedule 6. The exact location and size of each park will be determined through future planning processes. Should changes to the locations of parks shown on Schedule 6 be required, such changes will not require an Official Plan Amendment.
- b) Where conceptual park locations on Schedule 6 abut land under separate ownership, coordination between affected landowners will be required to enable the development of the park.
- c) As part of any phasing strategy, the conceptual park locations on the Subject Lands that are dependent on redevelopment of adjacent lands within the quadrant, interim private open space uses are permitted.
- d) Development should contribute to achieving a minimum of 10% of developable area as new public parks, net of any conveyances for public roads. Public parks may include unencumbered parkland or strata parkland.
- e) In addition to parks, development should contribute to achieving a minimum of 5% of the developable area, net of any conveyances for public roads, as additional private open space, which may be delivered through privately owned, publicly accessible open spaces (POPS), the multi-use trail, or other private open spaces.
- f) Parking and utilities will be permitted under a public park where it has been demonstrated that the proposed underground parking will not

materially or qualitatively compromise the intended purpose, function and character of the park or square.

13.~.1.7 BUILT FORM

- a) Development is encouraged to include a diverse range of building typologies that contribute to the long term vision and objectives for the lands.
- b) Development should contribute to a diverse range of heights and configurations that will contribute to an interesting skyline and diverse urban character.
- c) Development should seek to achieve a comfortable, well scaled pedestrian experience by including streetwall heights of generally 7-9 storeys in the Northern Precinct and 2-6 storeys in the Southwestern Precinct.
- d) Streetwall heights may be distinguished through the use of variations in materiality, projections or recessions in the façade or setbacks.
- e) The tallest building heights are expected in the Northern Precinct and along the Highway 400 edge of the Subject Lands, generally transitioning down in height in the Southwestern Precinct, as illustrated in Schedule 7.
- f) Consideration for additional height above the maximum height provided shall be given for a landmark development in the Northern Precinct located generally north of Colossus Park and east of Famous Avenue, as generally indicated on Schedule 7, provided that the landmark development:
 - i. Includes distinct architectural features and massing characteristics that help to distinguish the Subject Lands as a landmark within the surrounding context;
 - ii. Incorporates site plan elements that support a more comfortable pedestrian environment, such as wider sidewalks, street furniture, landscaping and opportunities for public art;
 - iii. Generally responds to the other built form policies of this Plan and the Colossus Urban Design and Sustainability Guidelines; and
 - iv. The prescribed overall maximum density for the Subject Lands is maintained.
- g) At the time of future Zoning By-law amendment applications, standards shall be developed to address built form matters such as the size of tower floorplates, setbacks and setbacks.

13.~.1.8 COMMUNITY FACILITIES AND SCHOOLS

- a) Community facilities should be accessible from streets as well as pedestrian and cycling routes and be highly visible within the community.
- b) The location and design of community facilities is encouraged to be accommodated in an urban form, including co-location of facilities where possible.
- c) Priority locations for community facilities that are important destinations, which may include schools, libraries and/or community centers, are indicated on Schedule 7. In addition, development should consider in-kind contribution towards community facilities elsewhere within the Subject Lands.
- d) The appropriate number of schools required will be determined in consultation with the school boards and will be dependent on the pace and composition of development.
- e) Future schools are encouraged to be built to an urban standard that optimizes the use of land including through strategies such as the utilization of urban-sized school sites and/or shared use of public parks for school use.
- f) The site size, site layout and built form of schools shall be compatible with the planned vision and objectives of this Amendment.

13.~1.9 HOUSING

- a) Development should enhance housing choice and affordability in the City of Vaughan by providing a diverse range of housing types and tenures that can meet a range of housing needs including family housing and accommodating people at all stages of life.
- b) At the time of rezoning processes, proponents will work with the City of Vaughan, the Region of York and other levels of government to explore opportunities to realize a range of housing affordability within the Subject Lands.

13.~1.10 IMPLEMENTATION and PHASING

- a) Development should be guided by the Colossus Urban Design and Sustainability Guidelines, as may be amended from time to time.
- b) Development is expected to unfold through a number of phases over time. Development phases should be coordinated with the delivery of municipal services and community amenities to serve development such as streets, servicing and storm water infrastructure, community amenities and parks and open space.
- c) Development on the Subject Lands should be compatible with existing land uses within the Subject Lands and on adjacent lands within the quadrant. Development should demonstrate, through future rezoning, site plan and/or plan of subdivision applications that ongoing operational needs of existing uses are adequately considered and that future development potential is not negatively impacted.

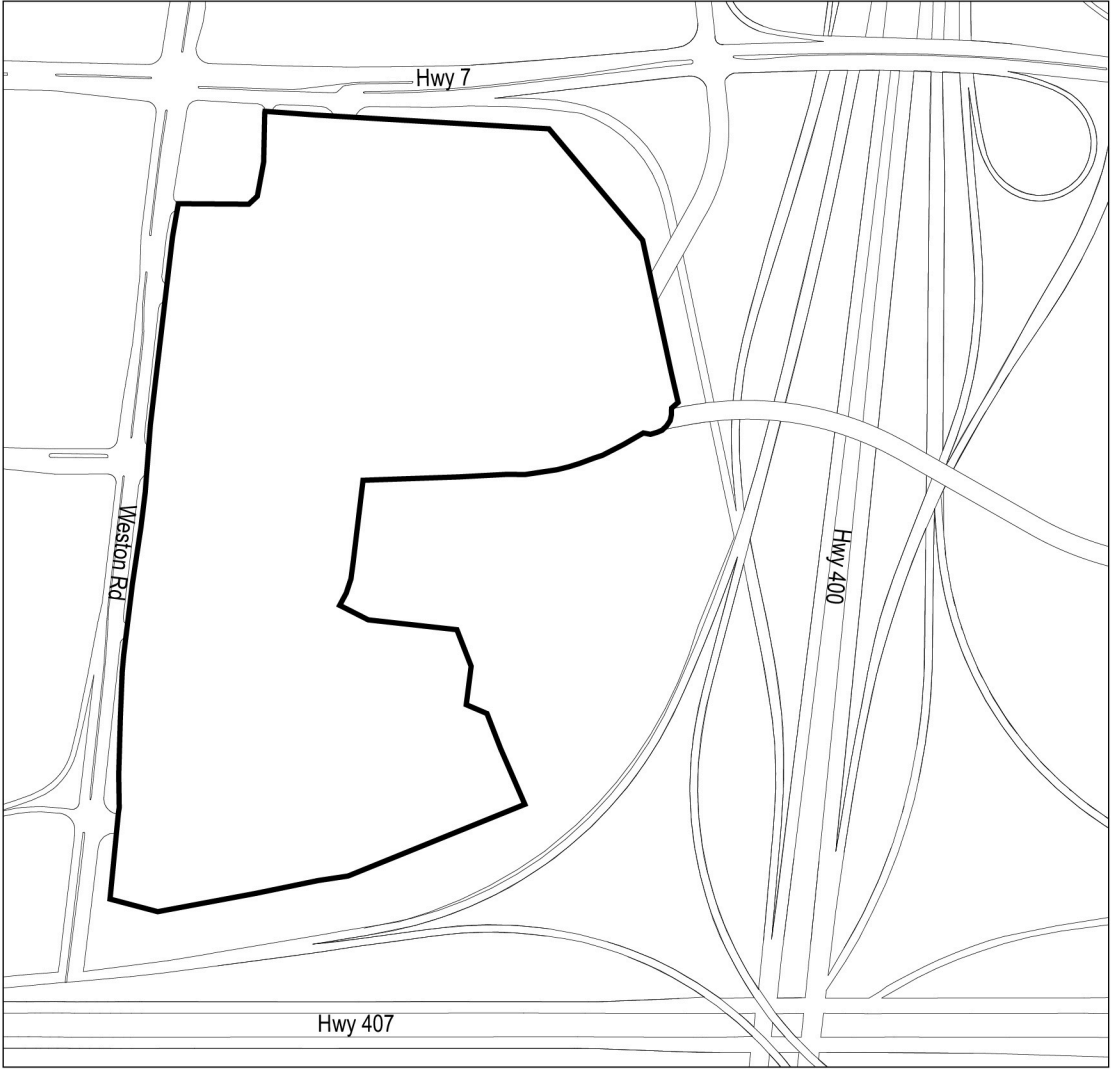
V Implementation

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Official Plan pursuant to the *Planning Act*, R.S.O. 1990, c. P.13.

VI Interpretation

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

Schedule 1

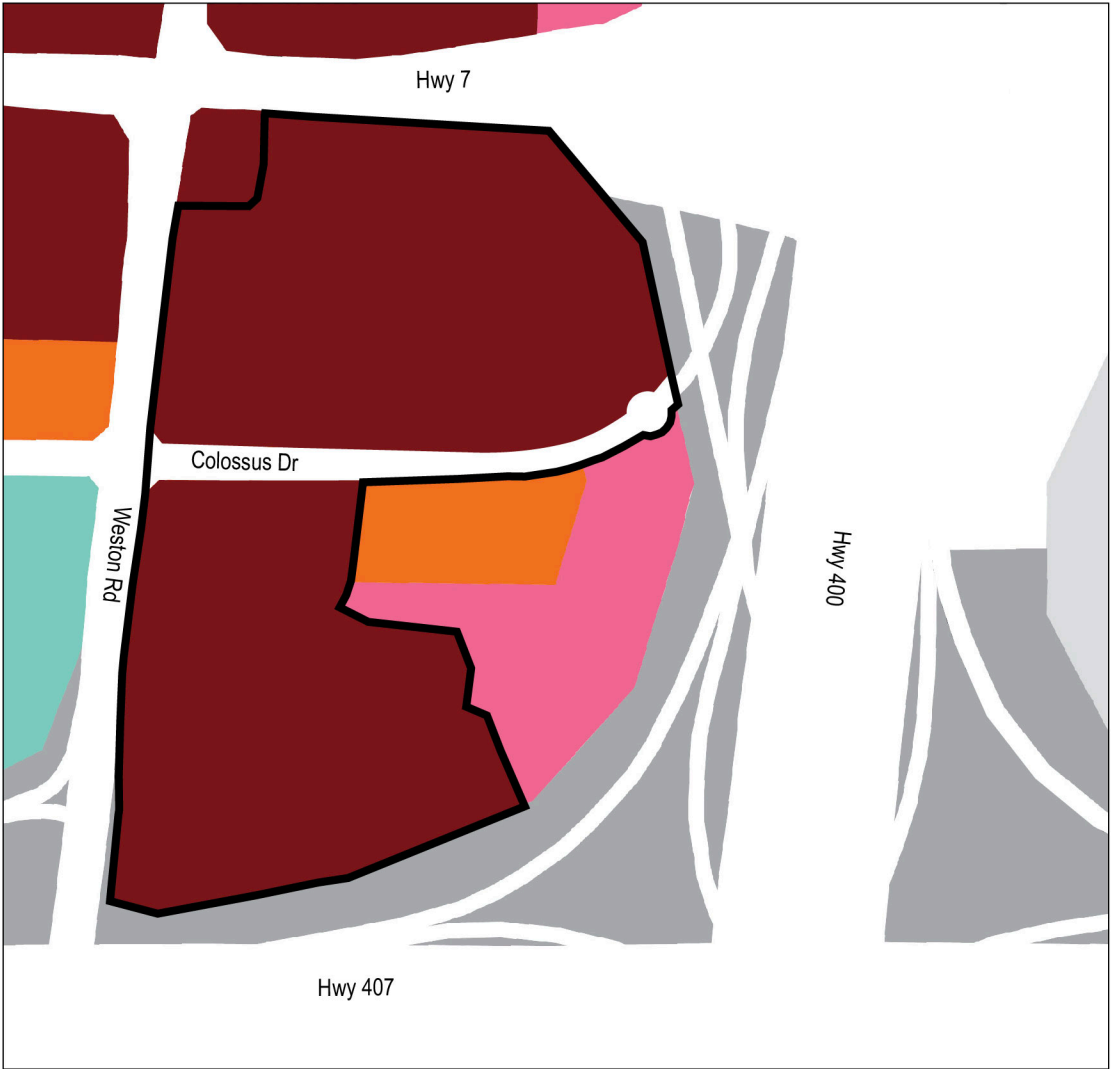


7501 - 7621 Weston Road

 Subject Lands
Area Subject to Amendment No.~


Not to Scale

Schedule 2



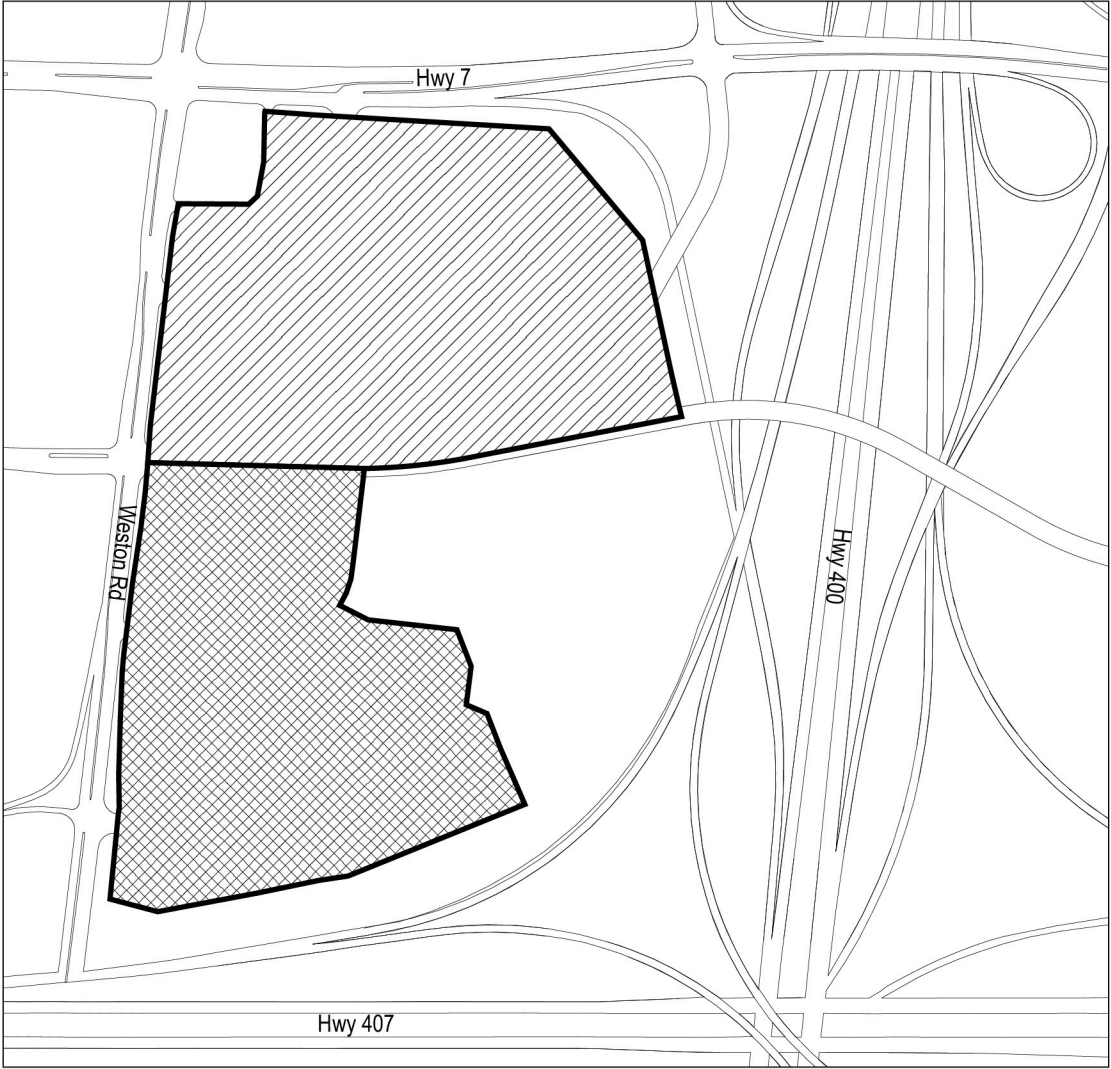
7501 - 7621 Weston Road

Land Use

-  Subject Lands
-  High-Rise Mixed-Use





Schedule 3



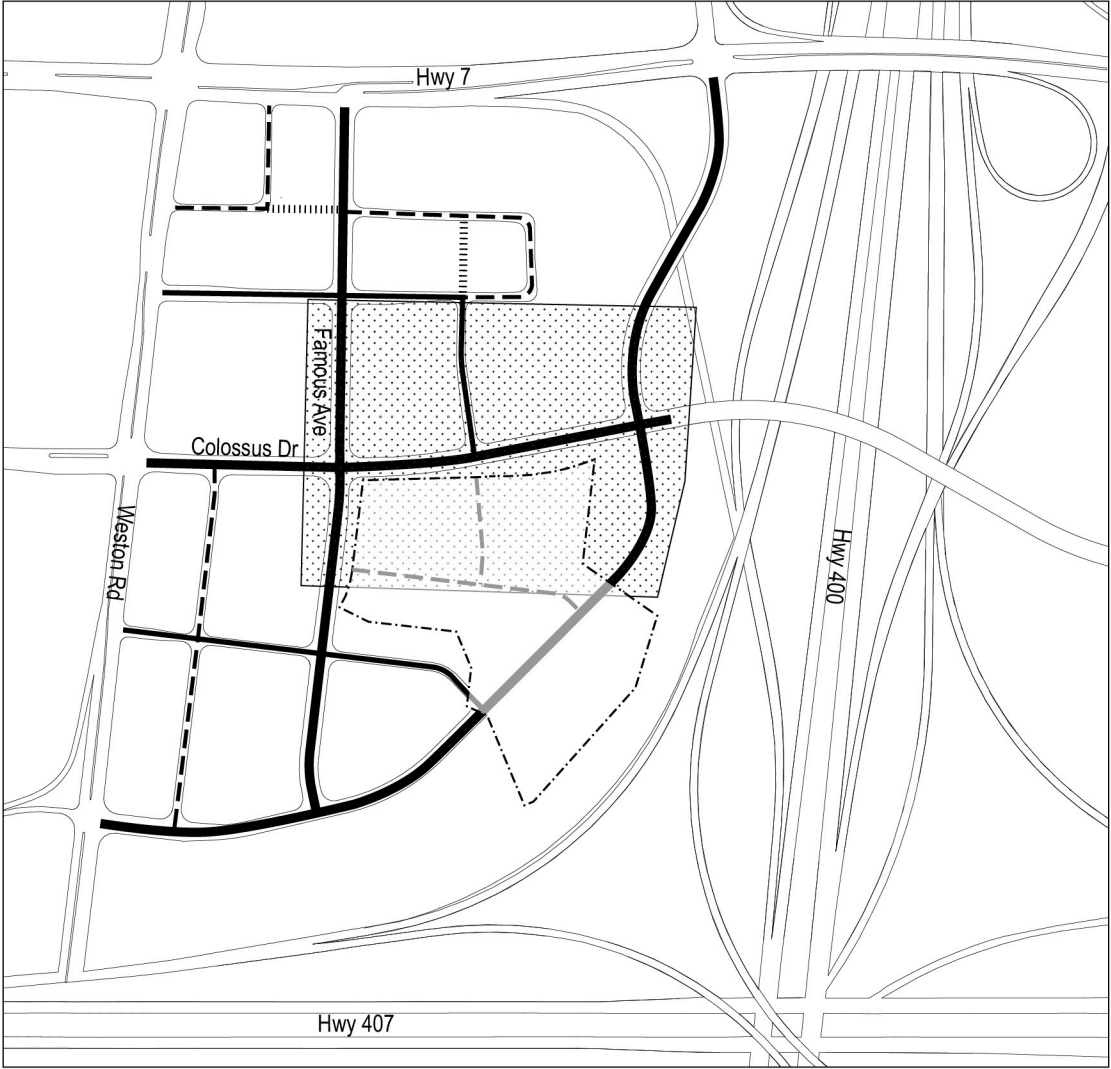
7501 - 7621 Weston Road

Precincts

-  Northern Precinct
-  Southwestern Precinct



Schedule 4



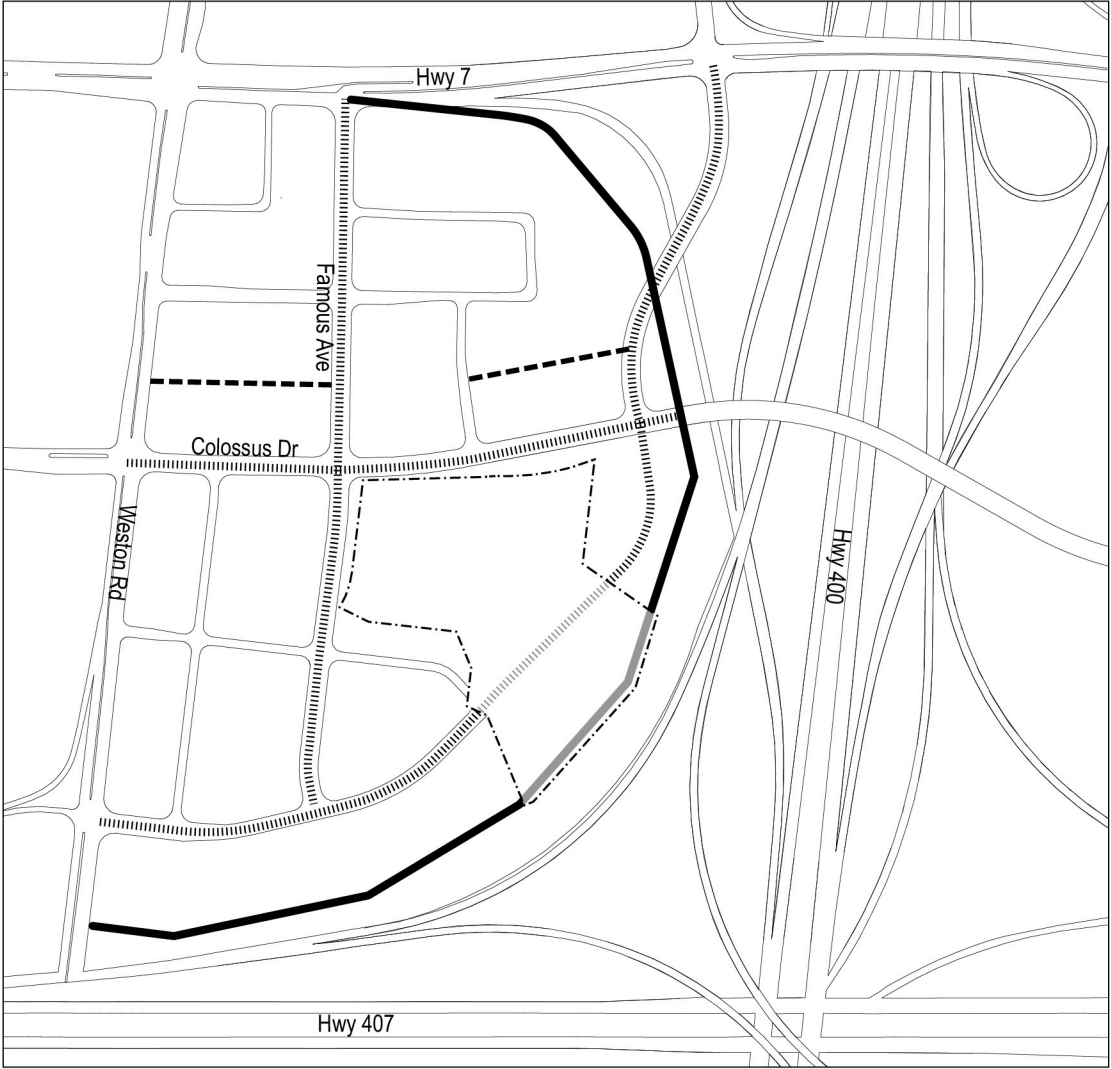
7501 - 7621 Weston Road

Street Network

- Major Road
- Connector Road
- Local Road
- Private Local Road
- Colossus Overpass Conceptual Area
- Area identified for conceptual purposes only. Does not form part of this amendment



Schedule 5



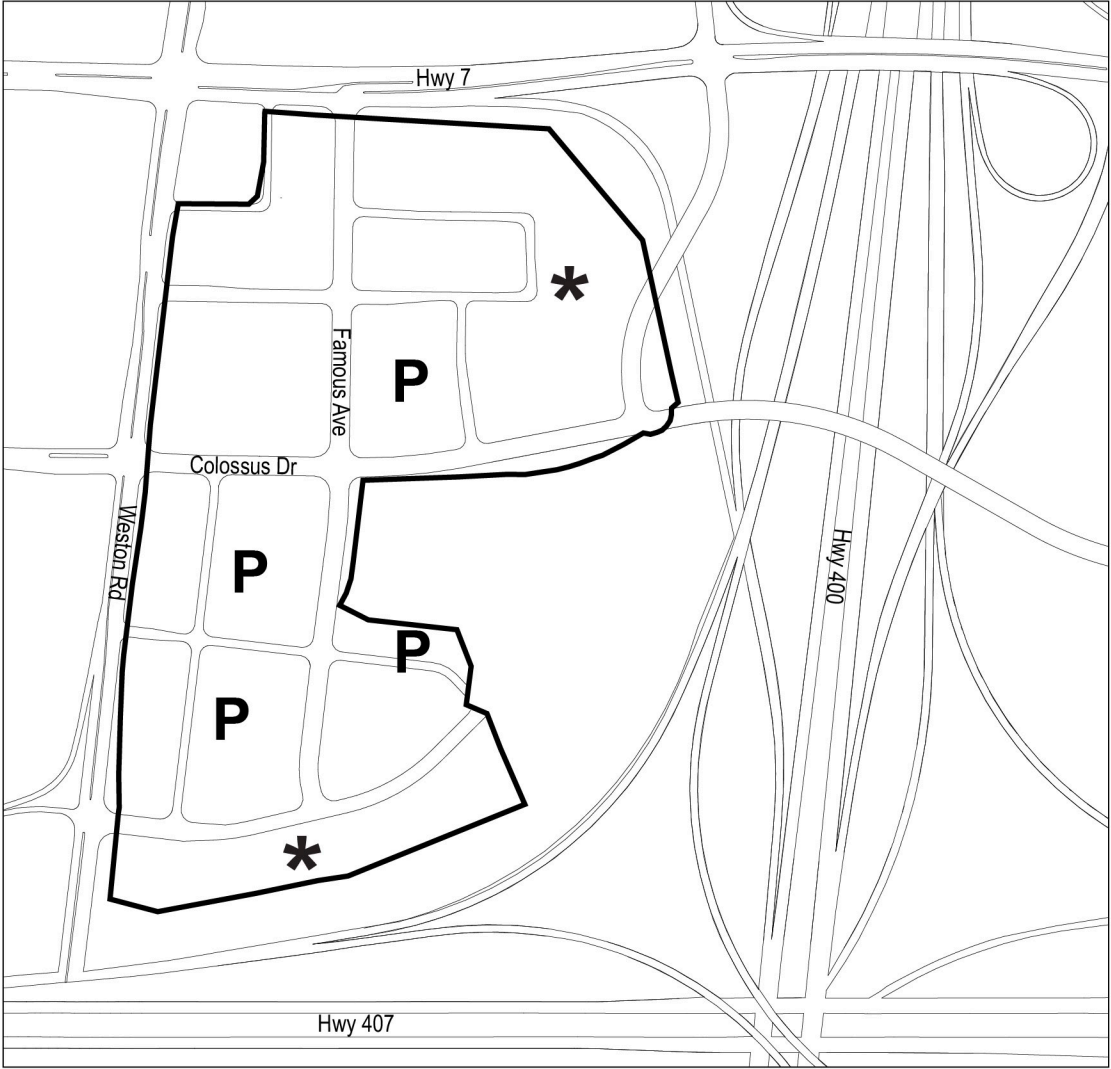
7501 - 7621 Weston Road

Active Transportation Network

- Multi Use Trail
- - - Cycling Network
- - - Pedestrian Mews
- - - Area identified for conceptual purposes only. Does not form part of this amendment





Schedule 6



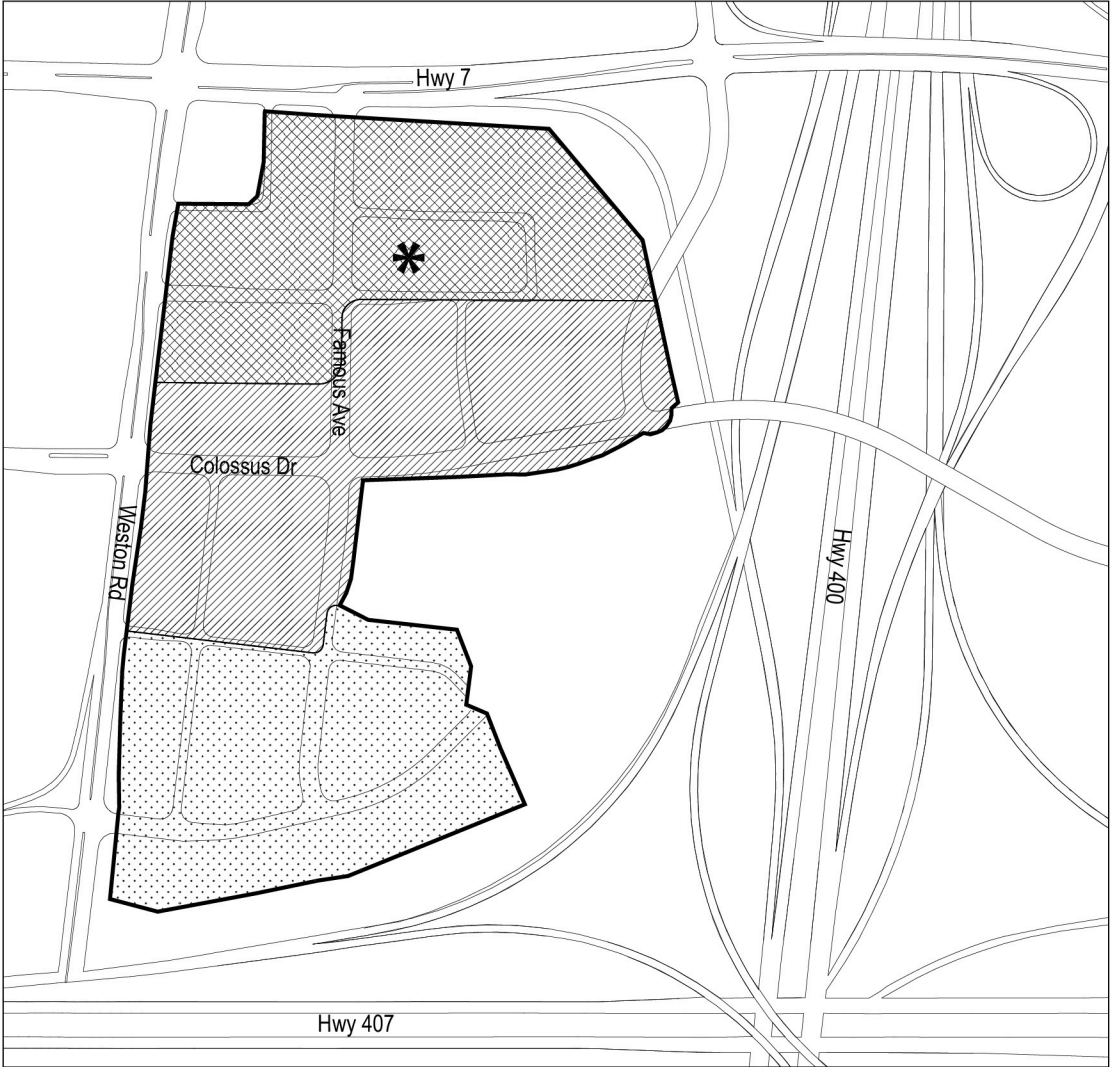
7501 - 7621 Weston Road

Parks and Community Facilities

-  Subject Lands
-  Public Parks
-  Priority Locations for Community Facilities



Schedule 7



7501 - 7621 Weston Road

Building Heights

-  Subject Lands
-  Maximum Height 25 ST
-  Maximum Height 40 ST
-  Maximum Height 55 ST
-  Landmark Development over 55 ST

107
Conceptual heights, not representative of the development



Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 6, 2022 **WARD:** 5

TITLE: DANIELS BAIF THORNHILL INC.
ZONING BY-LAW AMENDMENT FILE Z.22.033
7950 BATHURST STREET
VICINITY OF BATHURST STREET AND BEVERLY GLEN
BOULEVARD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole to permit the additional ground floor commercial uses of an Eating Establishment - Take Out, Eating Establishment – Convenience, Regulated Health Professional Office or Clinic, Personal Service Shop, Pet Grooming Establishment, Pharmacy, and a Bank or Financial Institution, within the approved high-rise mixed-use residential apartment buildings on the Subject Lands as shown on Attachments 1 and 2.

Report Highlights

- The Owner proposes to permit additional ground floor commercial uses in the site-specific zoning by-law for the Subject Lands.
- No increase to the permitted commercial GFA is proposed
- No proposed change to the location of the at grade commercial GFA
- No revisions to the approved site plan are proposed.
- 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.22.033 (Daniels Baif Thornhill 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: 7950 Bathurst Street (the 'Subject Lands') is located on the northwest corner of Bathurst Street and Beverley Glen Boulevard, north of Centre Street. The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands are currently under construction for two mixed-use apartment buildings containing 519 units and 585.64 m² of commercial gross floor area (GFA).

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

Date application was deemed complete: October 26, 2022

Previous applications for an Official Plan Amendment, Zoning by-law Amendment, Lifting of the Holding Symbol (H) By-law and Site Development were approved

Council, on January 20, 2015, approved Official Plan and Zoning By-law Amendment Files OP.12.019 and Z.12.047 to permit four high-rise mixed-use residential apartment buildings with maximum building heights of 15-storeys, 25-storeys, 12-storeys and 6-storeys for Buildings "A", "B", "C" and "D" respectively as shown on Attachment 2, with a floor space index ('FSI') of 4.35, a maximum of 797 dwelling units, and 586 m² GFA of at grade retail and convenience retail uses. OPA #748 (By-law 179-2015) and By-law 180-2015 were enacted by Vaughan Council on November 17, 2015.

By-law 174-2019, to lift the Holding Symbol "(H)" (File Z.19.014), was enacted by Vaughan Council on November 19, 2019.

A Zoning By-law Application has been submitted to permit the additional uses

The Owner has submitted Zoning By-law Amendment File Z.22.033 (the 'Application') to amend Zoning By-law 1-88 and 001-2021 to permit additional commercial uses (the 'additional commercial uses') on the Subject Lands as shown on Attachments 1 and 2.

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

- a) Date the Notice of Public Meeting was circulated: November 11, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Bathurst Street and Beverley Glen Boulevard in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within the extended Polling Area as shown on Attachment 1, and to the Beverley Glen Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of November 21, 2022, by the Development Planning Department.

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:

[January 13, 2015, Committee of the Whole Files OP.12.019 and Z.12.047](#)

[October 7, 2019, Committee of the Whole File DA.19.011](#)

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “High-Rise Mixed-Use” by VOP 2010 Schedule 13 -Land Use with a maximum building height of 25-storeys, and an FSI of 4.35
- This designation permits ground floor commercial uses

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 compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Application was received by the City on October 7, 2022, and as such, given Council’s direction on October 20, 2021, the Application is subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88.

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

- RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1429)

- This Zone only permits a convenience retail store and a retail store up to a combined maximum of 585.64 m² but does not permit the additional commercial uses proposed
- The Owner proposes to permit the additional commercial uses:
 - an Eating Establishment - Take Out,
 - Eating Establishment – Convenience,
 - Regulated Health Professional Office or Clinic,
 - Personal Service Shop,
 - Pet Grooming Establishment,
 - Pharmacy; and,
 - Bank or Financial Institution
- Zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The 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
b.	Appropriateness of Amendments to the Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the additional commercial uses will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
d.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region and external public agencies and utilities
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Gold score of 62

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. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the 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 Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Context and Location Map
2. Approved Site Plan and Zoning

Prepared by

Carol Birch, Planner, ext. 8485

Christina Ciccone, Senior Planner, ext. 8773

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

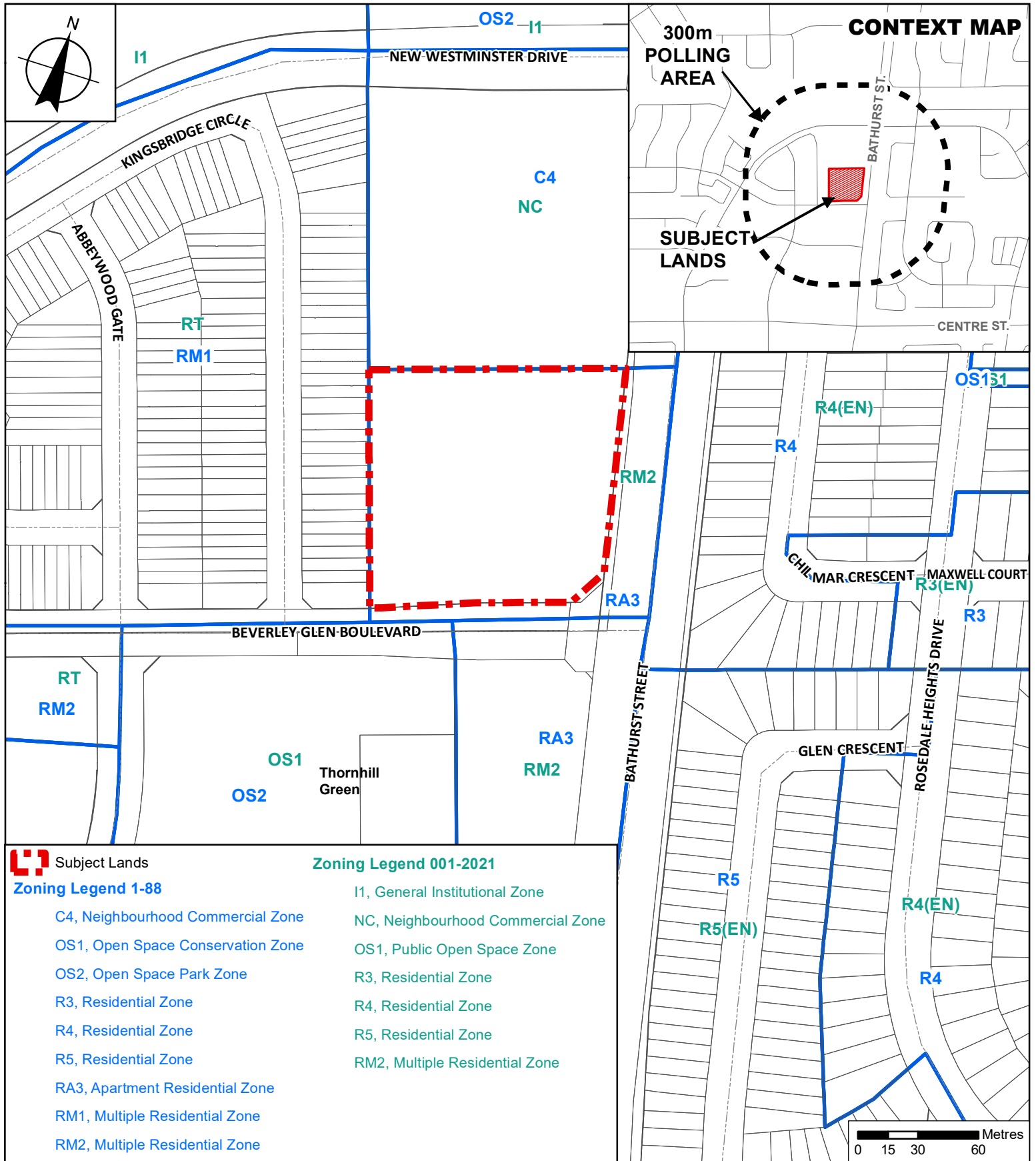


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Context and Location Map

LOCATION:
7950 Bathurst Street & 8 Beverley Glen Blvd.
Part of Lot 7, Concession 2

APPLICANT:
Daniels Baif Thornhill Inc.

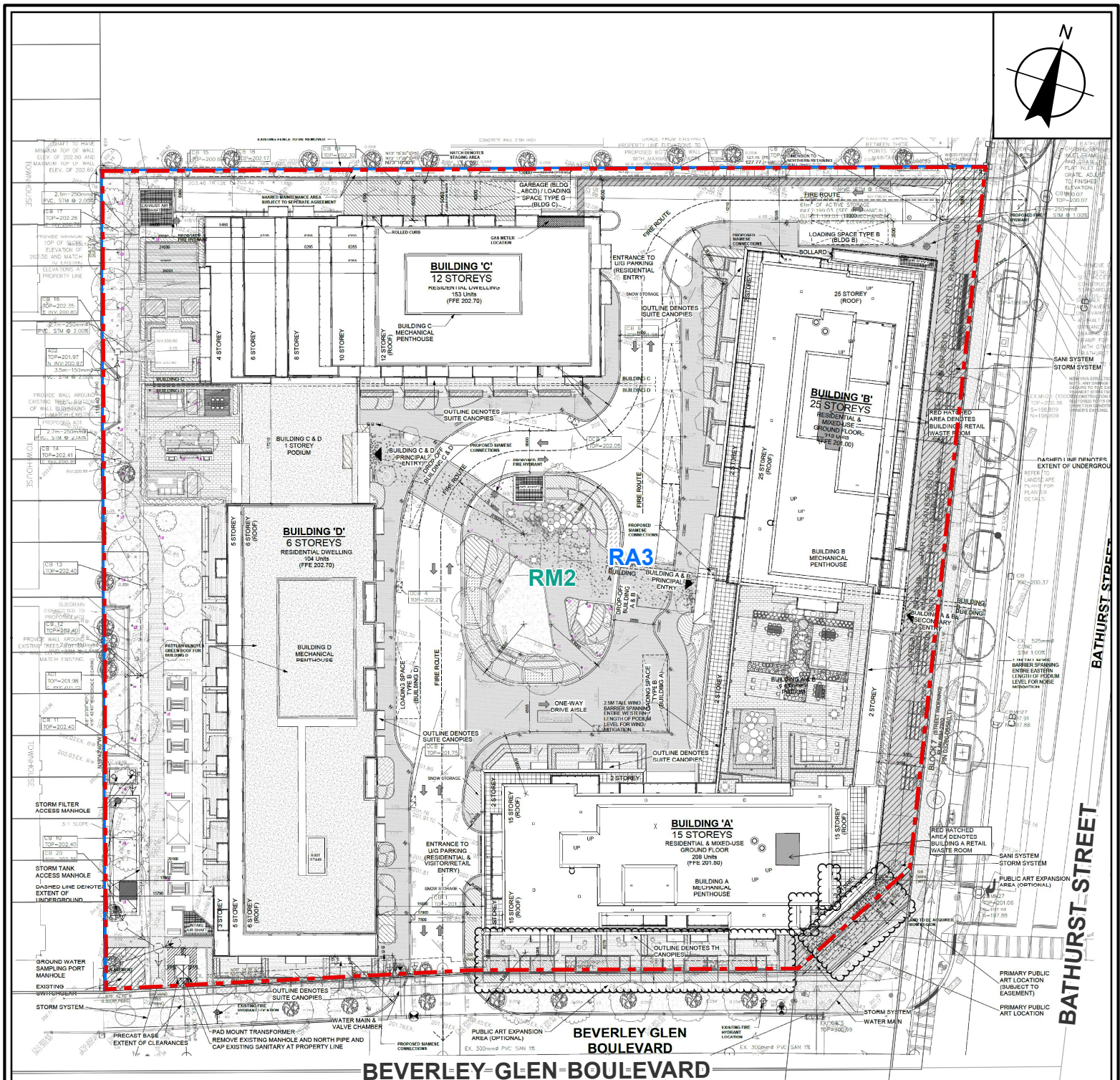


Attachment

FILE:
Z.22.033

DATE:
December 6, 2022

1



Subject Lands

Zoning Legend 1-88

RA3, Apartment Residential Zone

Zoning Legend 001-2021

RM2, Multiple Residential Zone

Approved Site Plan and Zoning

LOCATION:

7950 Bathurst Street & 8 Beverley Glen Blvd.
Part of Lot 7, Concession 2

APPLICANT:

Daniels Baif Thornhill Inc.



Attachment

FILE:
Z.22.033

DATE:

December 6, 2022

2