



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

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

**Tuesday, April 16, 2024**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Dr., Vaughan, ON**

**and Online via Electronic Participation**

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

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	<b>Pages</b>
<b>1. DISCLOSURE OF INTEREST</b>	
<b>2. COMMUNICATIONS</b>	
<b>3. CONSIDERATION OF PUBLIC MEETING ITEMS</b>	
1. MOUNT PLEASANT GROUP OF CEMETERIES ZONING BY-LAW AMENDMENT FILE. Z.21.033 7241 JANE STREET VICINITY OF JANE STREET AND HIGHWAY 407 Report of the Deputy City Manager, Planning and Growth Management, with respect to the above.	<b>3</b>
2. 2678463 ONTARIO LTD. (CORTEL GROUP) OFFICIAL PLAN AMENDMENT OP.24.002 ZONING BY-LAW AMENDMENT Z.24.006 1890 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND BOWES ROAD Report of the Deputy City Manager, Planning and Growth Management, with respect to the above.	<b>23</b>

#### 4. ADJOURNMENT

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

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

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, April 16, 2024

**WARD(S):** 4

**TITLE: MOUNT PLEASANT GROUP OF CEMETERIES  
ZONING BY-LAW AMENDMENT FILE. Z.21.033  
7241 JANE STREET  
VICINITY OF JANE STREET AND HIGHWAY 407**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION: FOR INFORMATION**

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### **Purpose**

To receive comments from the public and the Committee of the Whole on a site-specific Zoning By-law Amendment application to permit a 2-storey, 3,224 m<sup>2</sup> Funeral Home Establishment ('Funeral Home' or 'Funeral Services') that will provide visitation, non-denominational chapel, funeral services, accessory retail for cemetery supplies, reception/office facility and 217 surface parking spaces (the 'Development'), as shown on Attachments 2 to 5.

### **Report Highlights**

- The Owner proposes a site-specific amendment to the "PB2 Parkway Belt Complementary Use Zone" of Zoning By-law 1-88 and Zoning By-law 001-2021 to permit a 2-storey, 3,224 m<sup>2</sup> Funeral Establishment ('Funeral Home' or 'Funeral Services')
- 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.21.033 (Mount Pleasant Group of Cemeteries) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report at a future Committee of the Whole meeting.

## **Background**

Location: 7241 Jane Street and located on the east side of Jane Street south of Highway 407 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 16, 2020

Date application was deemed complete: August 26, 2021

### **Original Development Proposal**

Mount Pleasant Group of Cemeteries (the 'Owner') on August 17, 2021, submitted the following (the 'Application') for the Subject Lands to permit a 2-storey Funeral Home that included a visitation area, non-denominational chapel, funeral services, devoted accessory retail space for the sale of cemetery supplies and reception/office facility, with a total gross floor area of 3,224 m<sup>2</sup> and 222 surface parking spaces (the "Original Development Proposal") as shown on Attachment 6 (Original Site Plan).

The Committee of the Whole (1<sup>st</sup> Public Meeting) on November 30, 2021, considered the Application. The Public Meeting did not generate any comments from the public at large or the Committee.

### **Revised Development Proposal and new Public Meeting**

On February 14, 2024, the Owner made a second submission. The second submission was in response to comments received by internal departments and external agencies through the first submission review process. The second submission includes the following revisions to the proposal:

- six (6) bicycle spaces added;
- increase building height from 15.7 m to 16 m;
- sidewalk extension added to improve pedestrian connectivity;
- parking lot moved slightly south; and
- vehicle parking space reduced from 222 to 217.

As per policy 10.1.4.1 of the Vaughan Official Plan (VOP 2010) a new Public Meeting is automatically required if Council has not considered the Application within two years of a previous statutory Public Meeting. The previous Public Meeting for this Application was held on November 30, 2021, and as such policy 10.1.4.1 of VOP 2010 is applicable.

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

The Owner has submitted a Zoning By-law Amendment File Z.21.033 to amend the "PB2 Parkway Belt Complementary Use Zone" of Zoning By-Law 1-88 and 001-2021 to permit site-specific zoning exceptions identified in Tables 1 and 2 of this Report to permit the proposed Development as shown on Attachments 2 to 5.



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

- a) Date the Notice of Public Meeting was circulated: March 15, 2024

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Jane Street 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 anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of *March 26, 2024*, 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 the previous report regarding the Subject Lands:  
[November 30, 2021, Committee of the Whole Public Meeting \(Item 1, Report No. 55\)](#)

**Analysis and Options**

***The proposed Development is Subject to the Funeral, Burial and Cremation Services Act (2002).***

- *The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33*, permits Funeral Establishments (Funeral Home) so long as the operator is licensed.
- The Funeral Home will be located on the existing Beechwood Cemetery lands and will be operated by the Canadian Memorial Services, a licensed Funeral Operator, and the funeral operations division of the Mount Pleasant Group.

**Official Plan Designation:**

- "Parkway Belt West Lands" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure by Vaughan Official plan 2010 ("VOP 2010")
- "Parkway Belt West Lands" and "Natural Areas" overlay on Schedule 13 - Land Use by VOP 2010
- Lands designated "Parkway Belt West" are subject to the Provincial Parkway Belt West Plan (the 'PBWP'), as amended, and are to be used for linear facilities such as transportation, communications and utility infrastructure, as well as a linked system of public and private opens spaces.

The PBWP

- The Subject Lands are in the “General Complementary Use Area” on Northern Link (Woodbridge-Markham) Map 5 of the PBWP with the Beechwood Cemetery identified as an existing establishment.
- Section 5.5.1. of PBWP outlines permitted uses in “General Complementary Use Area” and includes land, buildings, or structures except residential and industrial provided that the following conditions are met to the maximum possible degree:
  - Structure secures opens space character
  - Major natural features are preserved
  - The uses enhance the open-space character by landscaping
  - Location and design of building and structures are such that the open-space character of the area is secured
- The Development is proposed within an existing cemetery. The Development will be subject to the conditions identified under the ‘General Complementary Use Area’ of the PBWP, therefore an amendment to the plan is not required.

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

As the Application was received by the City on August 17, 2021, and deemed complete on August 26, 2021, the Application is transitioned under Zoning By-law 001-2021. 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 Development is not subject to Zoning By-law 001-2021. However, a dual review is being undertaken, optionally to amend By-law 001-2021 concurrently.

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

Zoning

- The Subject Lands are zone “OS1 Open Space Conservation Zone” and “PB2 Parkway Belt Complementary Use Zone” (‘PB2 Zone’) by Zoning By-law 1-88
- These Zones do not permit a ‘Funeral Home’ and the accessory office and retail uses.
- The Owner proposes to amend the PB2 Zone, with the following site-specific zoning exceptions shown in Table 1 below:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>PB2 Parkway Belt Complementary Use Zone Requirement</b>	<b>Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement</b>
a.	Definitions	‘Funeral Homes’: Means a premises with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services.	‘Funeral Homes’: Means premises with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services and may

	Zoning By-law 1-88 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
			include accessory retail and office use.
b.	Permitted Uses	A 'Funeral Home' is not permitted	Permit the following additional use: - Funeral Home
c.	Maximum Building Height	11.0 m	16 m

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

Zoning

- The Subject Lands are zone “Environmental Protection Zone” (‘EP’) and “PB2 Parkway Belt Complementary Use Zone” (‘PB2 Zone’) by Zoning By-law 001-2021
- These Zones do not permit a ‘Funeral Services’ and the accessory office and retail uses.

The Owner proposes to amend the PB2 Zone, with the following site-specific zoning exceptions shown in Table 2 below:

Table 2

	Zoning By-law 001-2021 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
a.	Definitions	‘Funeral Services’: Means a building with facilities for the care and preparation of human remains, the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services but does not include a cemetery or a crematorium.	‘Funeral Services’: Means a building with facilities for the care and preparation of human remains, the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services and may include a cemetery or a crematorium and accessory retail and office use.
b.	Permitted Uses	A ‘Funeral Services’ is not permitted	Permit the following additional use: - Funeral Services

	Zoning By-law 001-2021 Standard	PB2 Parkway Belt Complementary Use Zone Requirement	Proposed Exceptions to the PB2 Parkway Belt Complementary Use Zone Requirement
c.	Maximum Building Height	11.0 m	16 m

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

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

	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"> <li>The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010.</li> </ul>
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> <li>The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Application available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul>
d.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines.</li> </ul>
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Municipal Affairs and Housing, Canadian National Railway, the Ministry of Transportation Ontario and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s parkland Dedication Policy.</li> </ul>
g.	Required Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit a Site Development Application for review.</li> <li>▪ The Site Development Application will be reviewed for pedestrian connectivity, barrier free accessibility, site design, landscaping, building elevations and materials, tree protection, servicing, grading and storm water management and other site plan details.</li> </ul>
h.	Toronto and Region Conservation Authority (‘TRCA’)	<ul style="list-style-type: none"> <li>▪ Portions of the Subject Lands are located within the TRCA’s Regulated Area pursuant to Ontario Regulation 166/06, a TRCA permit will be required.</li> </ul>
i.	Canadian National Railway (‘CNR’)	<ul style="list-style-type: none"> <li>▪ The Subject lands are within 300 m of the CNR owned and operated rail corridor to the south and east.</li> <li>▪ It is recommended by CNR that the owners assess whether railway operational noise could adversely impact the future use being contemplated on the Subject land. It may be desirable to retain a qualified acoustic consultant to undertake an analysis of noise and vibration.</li> </ul>

**Financial Impact**

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

**Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments for review.

**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 OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

## **Attachments**

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations
5. Rendering
6. Original Site Plan (November 30, 2021, Original Public Meeting)

## **Prepared by**

OluwaKemi (Kemi) Apanisile, Senior Planner, ext. 8210  
Mary Caputo, Senior Manager of Development Planning, ext. 8635  
Nancy Tuckett, Director of Development Planning, ext. 8529

## **Approved by**



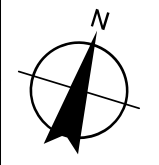
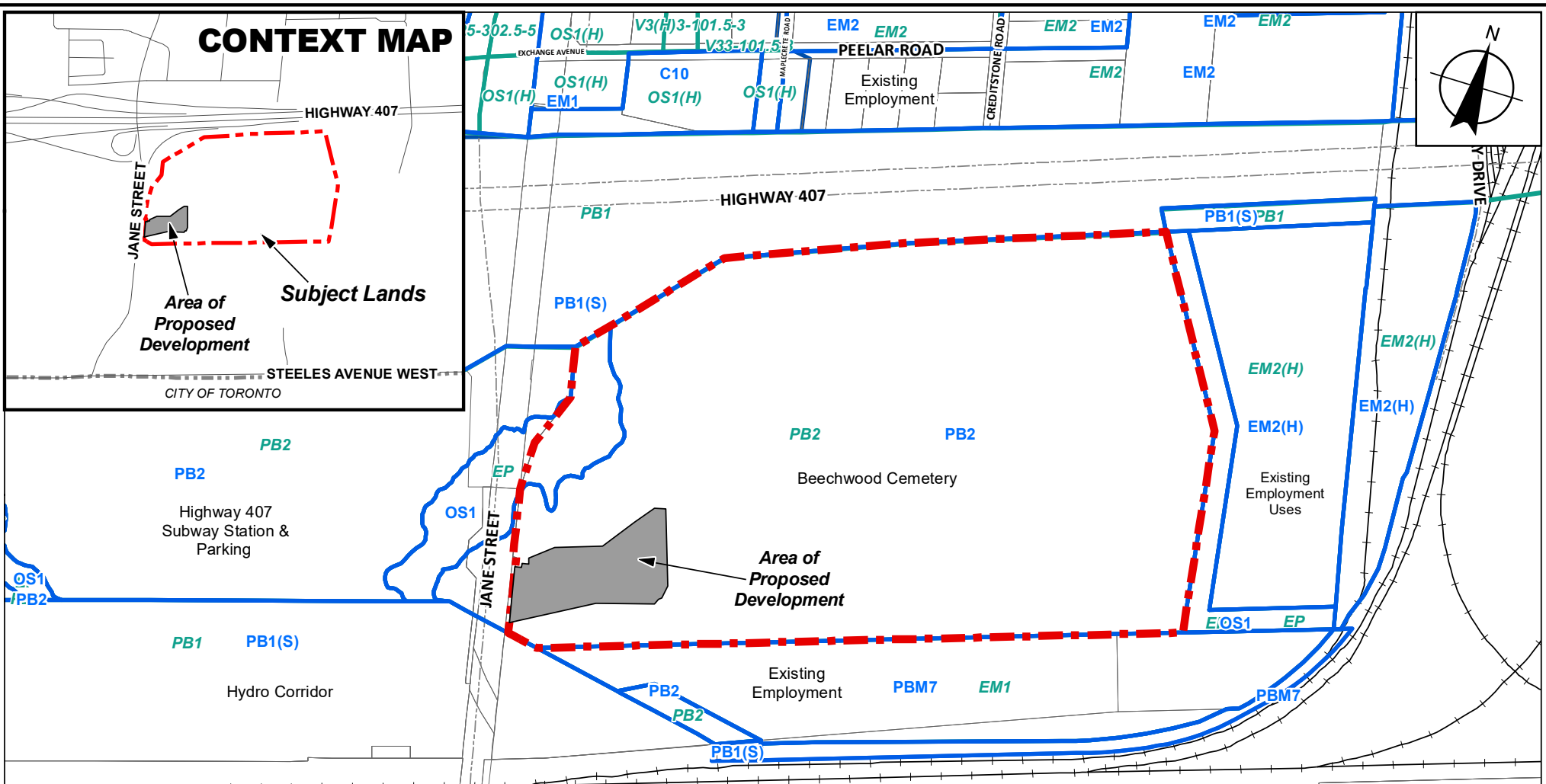
Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**

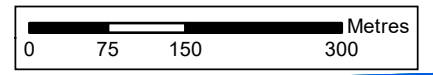


Nick Spensieri, City Manager

# CONTEXT MAP



Subject Lands	EM2, General Employment Area	<b>Zoning By-Law 001-2021</b>	PB1, Parkway Belt Public Use Zone
<b>Zoning By-Law 1-88</b>	OS1, Open Space Conservation	EM1, Prestige Employment Zone	PB2, Parkway Belt Complementary Use Zone
C10, Corporate District Zone	PB1(S), Parkway Belt Linear Facilities	EM2(H), General Employment Zone	V3(H), Vaughan Metropolitan Centre Neighbourhood Zone
EM1, Prestige Employment Area	PB2, Parkway Belt Complementary Use	EM2, General Employment Zone	V3, Vaughan Metropolitan Centre Neighbourhood Zone
EM2(H), General Employment Area with the Holding Symbol	PBM7, Parkway Belt Industrial	EP, Environmental Protection Zone	
		OS1(H), Open Space Zone	



## Context and Location Map

**LOCATION:**  
7241 Jane Street  
Part of Lots 2 and 3, Concession 4

**APPLICANT:**  
Mount Pleasant Group of Cemeteries



## Attachment

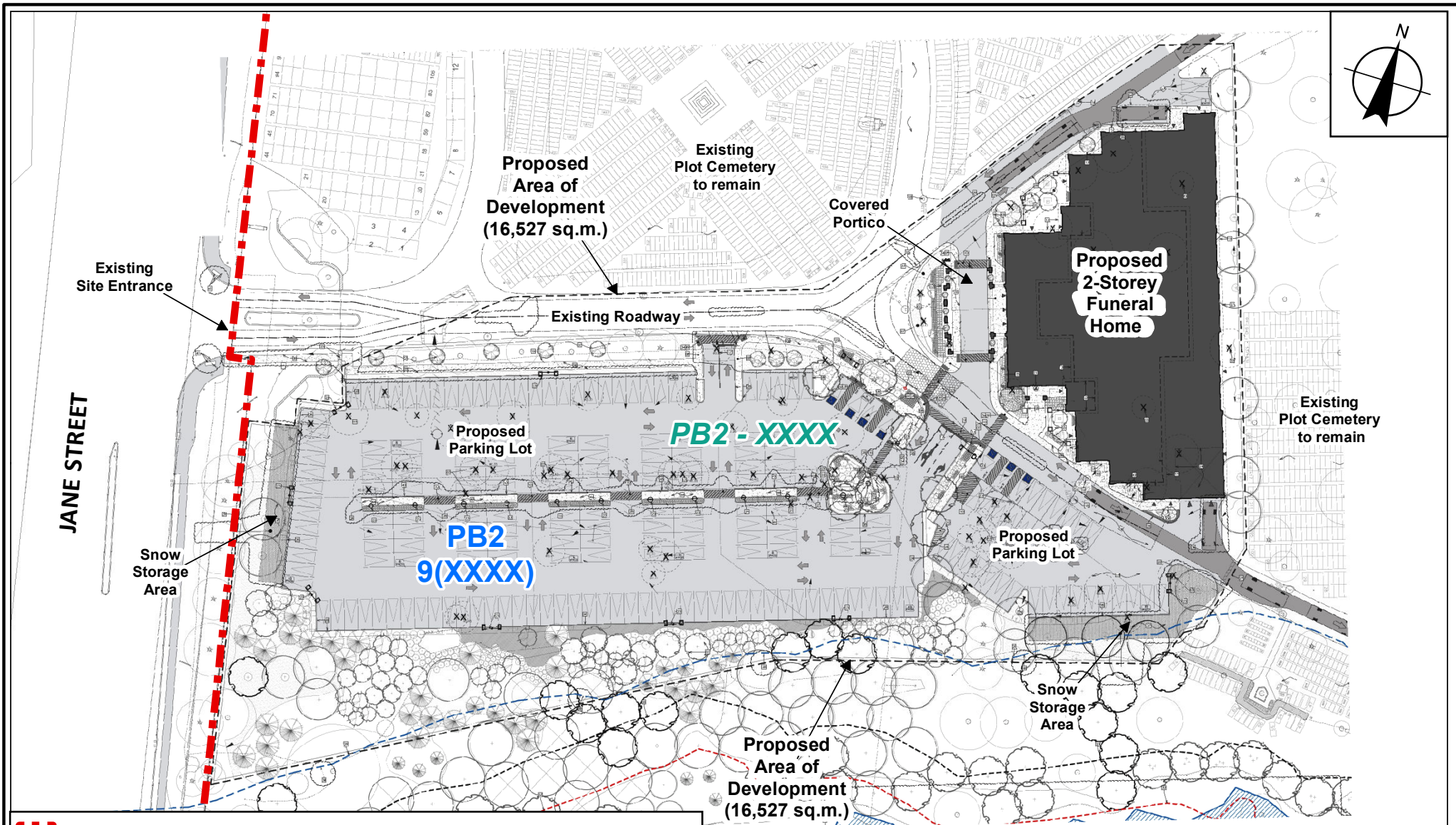
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Z.21.033


**DATE:**  
April 16, 2024

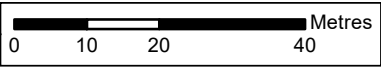
# 1







 Subject Lands  
**Zoning By-Law 001-2021**  
**Zoning By-Law 1-88** *PB2, Parkway Belt Complementary Use Zone*  
 PB2, Parkway Belt Complementary Use



# Site Plan and Proposed Zoning

**LOCATION:**  
 7241 Jane Street  
 Part of Lots 2 and 3, Concession 4

**APPLICANT:**  
 Mount Pleasant Group of Cemeteries



# Attachment

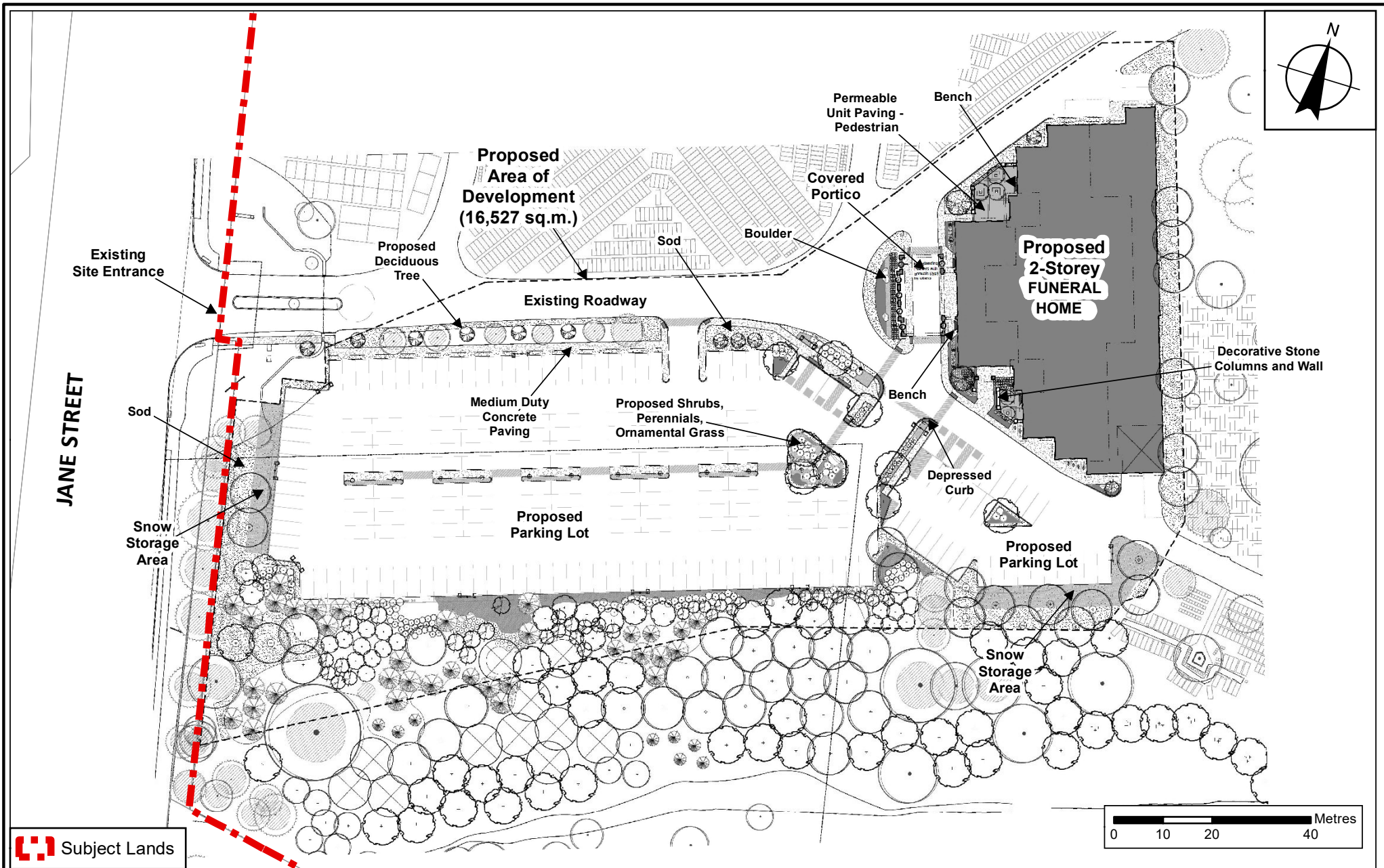
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 Z.21.033


**DATE:**  
 April 16, 2024

# 2







 Subject Lands

# Landscape Plan

**LOCATION:**  
7241 Jane Street  
Part of Lots 2 and 3, Concession 4

**APPLICANT:**  
Mount Pleasant Group of Cemeteries



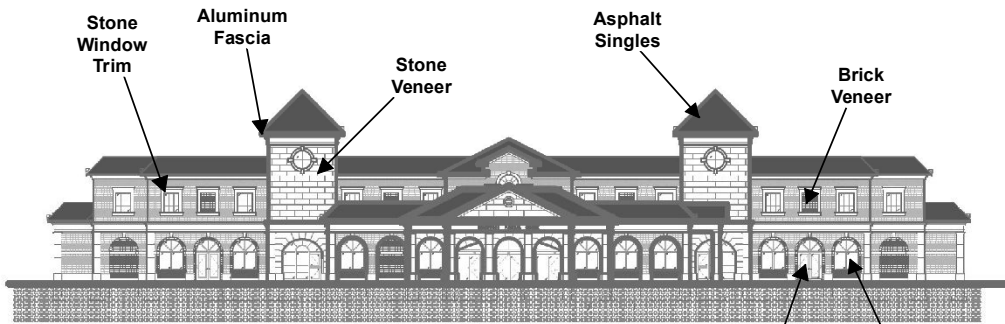
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**DATE:**  
April 16, 2024

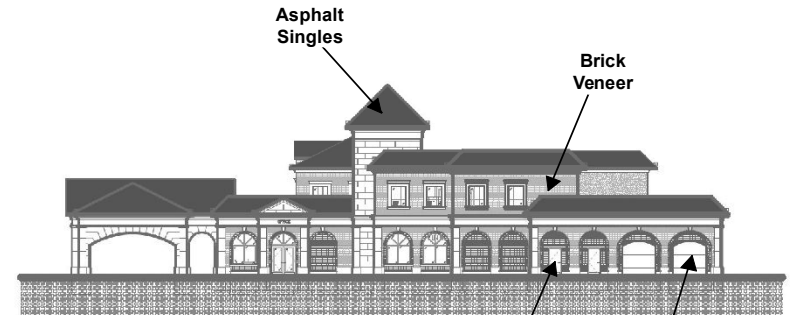
# 3





**West (Front) Elevations - Facing Jane Street**

Exterior Glazed Doors  
Exterior Glazed Windows



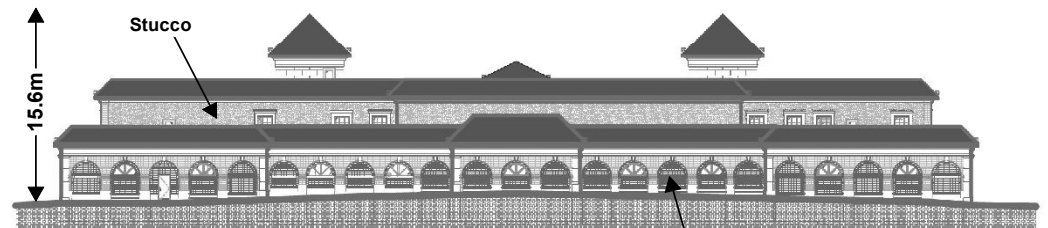
**South Elevations**

Painted Steel Doors  
Overhead Doors



**North Elevations**

Stone Column Facade



**East (Rear) Elevations**

Brick Veneer

# Building Elevations

**LOCATION:**  
7241 Jane Street  
Part of Lots 2 and 3, Concession 4

**APPLICANT:**  
Mount Pleasant Group of Cemeteries



# Attachment

**FILE:**  
Z.21.033

**DATE:**  
April 16, 2024

**4**







**Front Entrance Facing Jane Street**

## Rendering

**LOCATION:**  
7241 Jane Street  
Part of Lots 2 and 3, Concession 4

**APPLICANT:**  
Mount Pleasant Group of Cemeteries



## Attachment

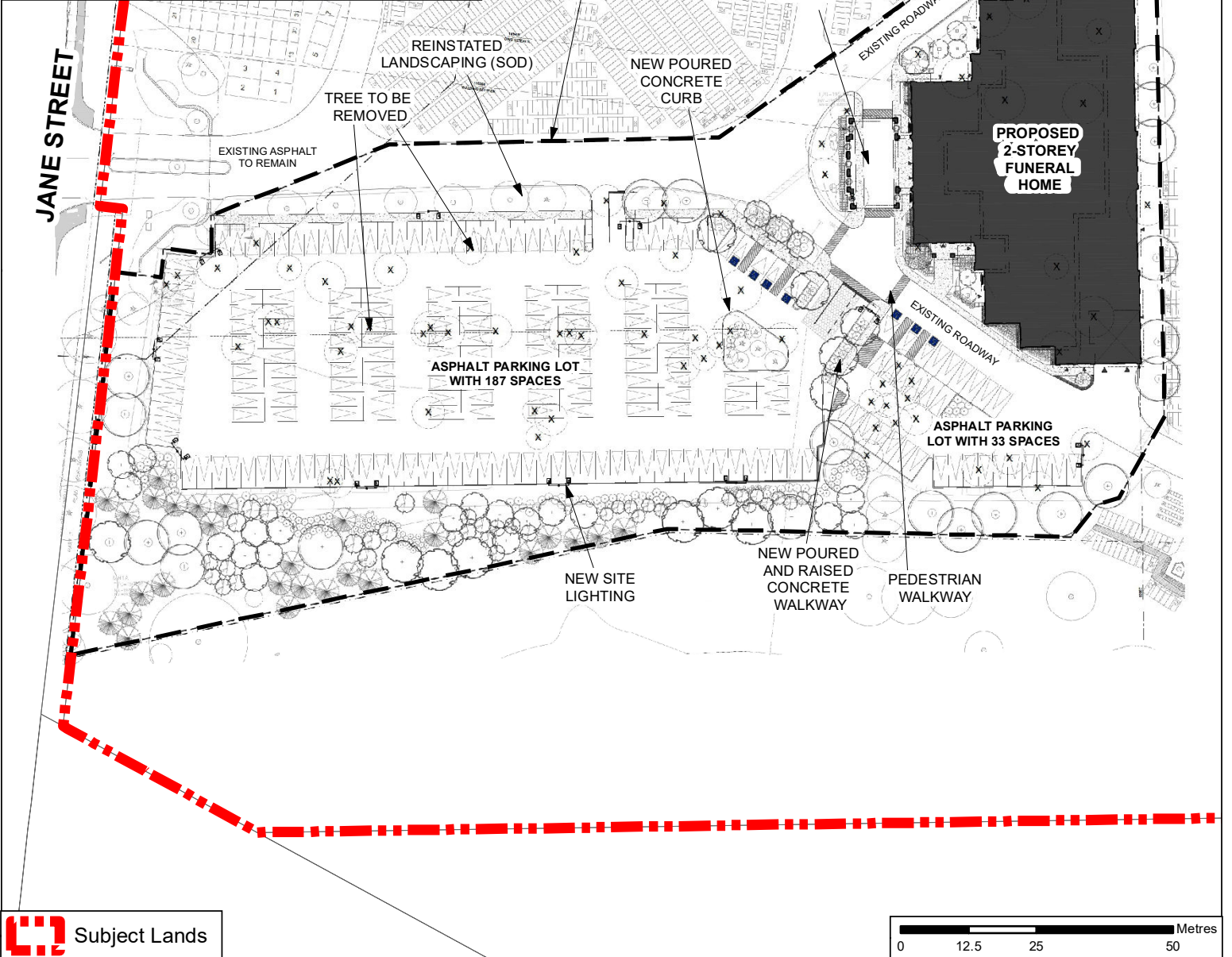
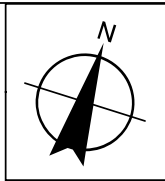
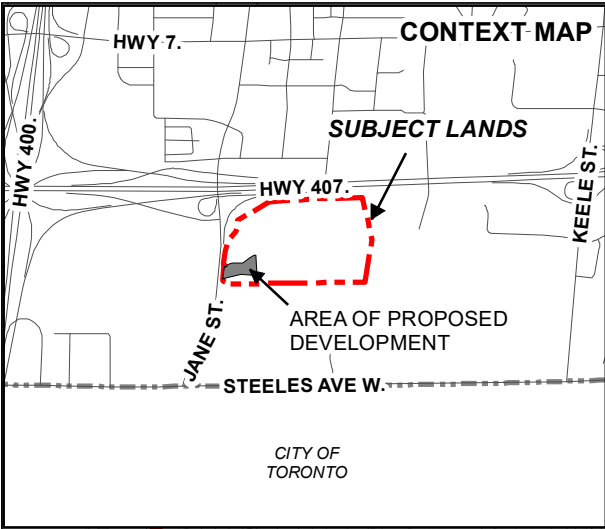
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Z.21.033

**DATE:**  
April 16, 2024

**5**







**Original Site Plan (November 30, 2021  
Original Public Meeting)**

**LOCATION:** 7241 Jane Street  
Part of Lot 2 and 3, Concession 4

**APPLICANT:** Mount Pleasant Group of Cemeteries



**Attachment**

**FILE:**  
Z.21.033

**DATE:**  
April 16, 2024

**6**



## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, April 16, 2024

**WARD:** 4

**TITLE: 2678463 ONTARIO LTD. (CORTEL GROUP)  
OFFICIAL PLAN AMENDMENT OP.24.002  
ZONING BY-LAW AMENDMENT Z.24.006  
1890 HIGHWAY 7  
VICINITY OF HIGHWAY 7 AND BOWES ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole to permit an increase in the maximum building height from 27-storeys to 37-storeys for the three previously approved mixed-use towers and an additional 372 residential units, as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes an amendment to the approved the building height from 27-storeys to 37-storeys and increase to the number of residential units from 950 units to 1,322 units.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

**Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.002, and Z.24.006 (2678463 Ontario Ltd. (Cortel Group)) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 1890 Highway 7, Block 2 within Phase 1 on Draft Plan of Subdivision File 19T-16V009 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 5.

Date of Pre-Application Consultation Meeting: January 26, 2024

Date applications were deemed complete: *the applications have not been deemed complete.*

### ***Related Applications, Draft Plan of Subdivision File 19T-16V009, Zoning By-law Amendment File Z.16.049, and Site Development File DA.19.016 were approved.***

On January 18, 2019, the Ontario Land Tribunal ('OLT') (formerly the Local Planning Appeal Tribunal) approved Case No. PL171117, Draft Plan of Subdivision File 19T-16V009 and Z.16.049 to permit the approval of a mixed-use development consisting of a maximum of 950 residential dwelling units (representing Phase 1, Block 2 of the Draft Plan of Subdivision), including three 22-storey buildings, as well as 1,860 m<sup>2</sup> of retail space. The approval rezoned the Subject Lands (excluding Block 1) from A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone, and OS1 Open Space Conservation Zone, to RA3(H1) Apartment Residential Zone with a Holding Symbol "(H1)", and RA3(H2) Apartment Residential Zone with a Holding Symbol "(H2)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS5 Open Space Environmental Protection Zone.

The OLT Decision also approved Draft Plan of Subdivision File 19T-16V009 to permit a phased mixed-use draft plan of subdivision, as shown on Attachment 5.

On October 23, 2019, Council approved Site Development File DA.19.016 to permit the development of three 22-storey residential apartment buildings containing a total of 932 units, 362.7 m<sup>2</sup> of at grade commercial Gross Floor Area ('GFA') and 1,017 parking spaces distributed over four levels of underground parking.

On February 27, 2020, Vaughan Committee of Adjustment approved File A004/20 to permit a building height of 27-storeys (87 m), elevator overruns, mechanical equipment, and stair enclosures to project a maximum of 6.5 m above the applicable height limit, to permit a 0 m landscape strip width along the northerly limit of the OS5 Zone, a minimum building setback of 0 m from the most northerly limit of the OS5 Zone and a cantilevered portion of Building B to extend a maximum of 0.5 m, bicycle racks, exterior stairways, entrances and balconies in the OS5 Zone. A section 45(9) Agreement is registered on title which provides for Community Benefits in return for the increase in building height.

On September 9, 2021, Vaughan Committee of Adjustment approved File A153/21 to permit a minimum of 0.70 parking spaces per unit for residential parking, a minimum of 2.0 parking spaces per 100 m<sup>2</sup> of GFA for retail or other commercial uses not specially noted in Exception 9(1497), and an accessible parking space length of 5.7 m.

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

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the proposed development as shown on Attachments 2 to 4:

- 1. Official Plan Amendment File OP.24.002 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.10 Concord GO Centre Secondary Plan, respecting the maximum permitted building height from 27-storeys to 37-storeys, and the maximum permitted number of residential units for Area 1 from 950 to 1,322 units.
- 2. Zoning By-law Amendment File Z.24.006 to amend the site-specific exceptions in By-law 080-2020 as amended by By-law 099-2021, to permit an increase in the maximum permitted building height from 27-storeys to 37-storeys, an increase in the maximum permitted number of residential units from 950 to 1,322 units, and an amendment to the Phase 2 Holding Conditions to permit a temporary public park within the Phase 2 lands, as identified in Attachments 2 and 5.

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

- a) Date the Notice of Public Meeting was circulated: March 22, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Highway 7 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 Concord West 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 April 2, 2024 by the Development Planning Department.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

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

Zoning By-law Amendment and Draft Plan of Subdivision Files 19T-16V009 and Z.16.049:

[May 2, 2017, Committee of the Whole \(Public Meeting\) \(Item 1, Report 18\)](#)

[September 17, 2018, Committee of the Whole \(Item 33, Report 27\)](#)

Site Development Application File DA.19.016:  
[October 7, 2019, Committee of the Whole \(Item 5, Report 29\)](#)

## **Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the development.***

**Official Plan Designation:**

- “Local Centres” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “High-Rise Mixed-Use” Schedule B - Land Use of VOP 2010 Volume 2, Concord GO Centre Secondary Plan, Section 11.10
- This designation permits high-rise mixed-use buildings with a maximum building height of 22-storeys (with an additional 5-storeys permitted through a Section 37 Agreement, a maximum of 950 units, and 1890 m<sup>2</sup> of commercial Gross Floor Area.
- An amendment to the Concord GO Centre Secondary Plan is required to permit a maximum building height of 37-storeys and 1,322 residential units.

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

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

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

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

- RA3 Apartment Residential Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1497).
- These Zones do not permit the building height or unit count.
- The Owner proposes to amend the Zoning By-law together with the-site-specific zoning exceptions to permit the Development, as shown in Attachment 6.

**Zoning By-law 001-2021:**

- RM2 Multiple Unit Residential Zone and EP Environmental Protection Zone by By-law 001-2021, subject to site-specific exception 14.1114
- These Zones do not permit the building height or unit count.
- The Owner proposes to amend the Zoning By-law together with the site-specific zoning exceptions to permit the Development, as shown in Attachment 7.

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



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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010 including Volume 2 Section 11.10 – Concord GO Centre Secondary Plan.</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height, unit count, and density.</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> <li>▪ The appropriateness of amending the existing site-specific zoning by-law and holding conditions on Phase 2 lands with regards to the temporary park will be reviewed with respect to the proposed amendments to related Draft Plan of Subdivision File 19T-16V009 and Site Development File DA.19.016.</li> </ul>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ An amendment to draft approved Plan of Subdivision File 19T-16V009 has been submitted. Should the Applications be approved, the required conditions will be updated to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the Applications review process.</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		servicing capacity is identified and allocated to the lands by Vaughan Council.
d.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the Liberty Rose Garden City Urban Design Guidelines.</li> </ul>
e.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>The DRP must review the Applications prior to proceeding to the Committee of the Whole.</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> <li>The Applications are located in proximity to a Metrolinx rail line and will be reviewed by Metrolinx.</li> </ul>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>
h.	Community Benefits Charges	<ul style="list-style-type: none"> <li>The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.</li> </ul>
i.	Affordable Housing	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.</li> </ul>
j.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.</li> </ul>
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions along Highway 7.</li> <li>▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Highway 7, an arterial road under the jurisdiction of York Region.</li> <li>▪ York Region will identify any required land conveyances.</li> </ul>
l.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted an amendment to related Site Development File DA.19.016 to be reviewed with the Applications in a future technical report.</li> </ul>
m.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> <li>○ Aviation Report</li> <li>○ Comprehensive Phasing Plan</li> <li>○ Development Concept Report</li> <li>○ Draft Plan of Subdivision</li> <li>○ Executed PAC Understanding</li> <li>○ Geodetic Elevations</li> <li>○ Geo Referenced AutoCAD Site Plan</li> <li>○ GIS Layered PDF's</li> <li>○ GIS Conformity Letter</li> <li>○ Housing Options Statement</li> <li>○ Legal Survey</li> <li>○ Parking Level Plans</li> <li>○ PAS Clearance Letter</li> <li>○ Planning Justification Report</li> <li>○ Site Plan Accessibility Impacts Checklist</li> <li>○ Site Plan Drawings</li> <li>○ Sustainability Performance Metrics Scoring Tool</li> <li>○ Waste Collection Design Standards</li> <li>○ Arborist Report</li> <li>○ Computer Generated Building Mass Model</li> <li>○ Context Map</li> <li>○ Demarcation of physical and stable top of bank areas regulated by TRCA</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>○ Update on Changes to the Natural Heritage Network</li> <li>○ Green Roof/Cool Roof Plans</li> <li>○ Landscape Cost Estimate</li> <li>○ Landscape Master Plan</li> <li>○ Landscape Plans and Details</li> <li>○ Pedestrian and Bicycle Circulation Plan</li> <li>○ Pedestrian Level Wind Study</li> <li>○ Site and Building Cross Sections</li> <li>○ Sun/Shadow Study</li> <li>○ Urban Design and Sustainability Brief (Addendum)</li> <li>○ Urban Design and Sustainability Guidelines</li> <li>○ Public Art Plan</li> <li>○ Concept Plan</li> <li>○ Bird Safe Design Standards</li> <li>○ Heritage Commemoration Plan</li> <li>○ Land Use Compatibility Study</li> <li>○ Flood Plan Mapping Study</li> <li>○ Environmental Site Assessment Report Phase 1 and 2</li> <li>○ Erosion and Sediment Control Plan</li> <li>○ Functional Servicing Report</li> <li>○ Stormwater Management Report</li> <li>○ Geotechnical/Soils Report</li> <li>○ Hydrogeological Report</li> <li>○ Metadata Table</li> <li>○ Noise and Vibration Report</li> <li>○ Parking Study</li> <li>○ Site Plan Engineering Fee</li> <li>○ Site Servicing and Grading Plan</li> <li>○ Site Screening Questionnaire and Environmental Certification</li> <li>○ Stormwater Management Report</li> <li>○ Transportation Demand Management Plan</li> <li>○ Transportation Impact Study</li> <li>○ Transportation Maneuverability Plan</li> <li>○ Pavement Marking and Signage Plan</li> <li>○ Water Balance Assessment Report</li> <li>○ Rail Safety Brief</li> <li>○ York Region Site Plan Processing Fees</li> </ul>
n.	Temporary Park Requirement	<ul style="list-style-type: none"> <li>▪ In accordance with the Conditions of Draft Approval for File 19T-16V009, the Owner is required to provide a temporary public park for Phase 1. The Owner will be required to</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>demonstrate how conditions of subdivision approval will be met.</p> <ul style="list-style-type: none"> <li>▪ The Owner is required to work with Parks Planning staff to provide a comprehensive parks and open space network in accordance with the Concord GO Centre Secondary Plan, VOP 2010 and the current parkland dedication By-law 168-2022.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development Planning staff have circulated the Applications to internal City Departments and external agencies for review.

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.24.002. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

### **Conclusion**

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

**For more information**, please contact Carol Birch, Planner, Development Planning Department, ext. 8485.

### **Attachments**

1. Context and Location Map
2. Conceptual Site Plan
3. Building Elevations South and West
4. Building Elevations North and East
5. Approved Subdivision File 19T-16V009
6. Draft Zoning By-law 1-88
7. Draft Zoning By-law 001-2021

**Prepared by**

Carol Birch, Planner, ext. 8485

Margaret Holyday, Senior Planner, ext. 8216

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

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**

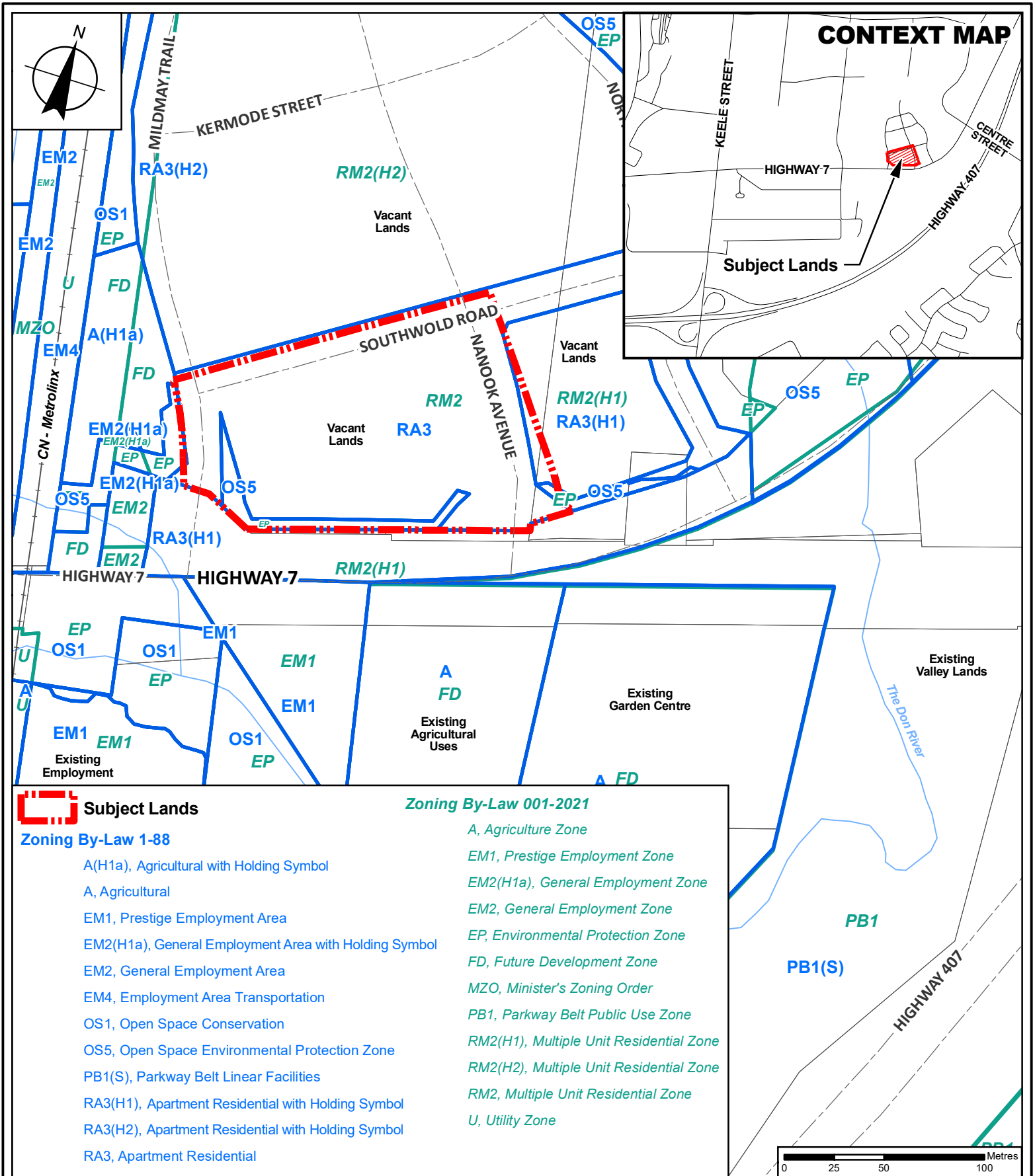


Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager



# Context and Location Map

**Location:**  
1890 Highway 7  
Part of Lot 6, Concession 3

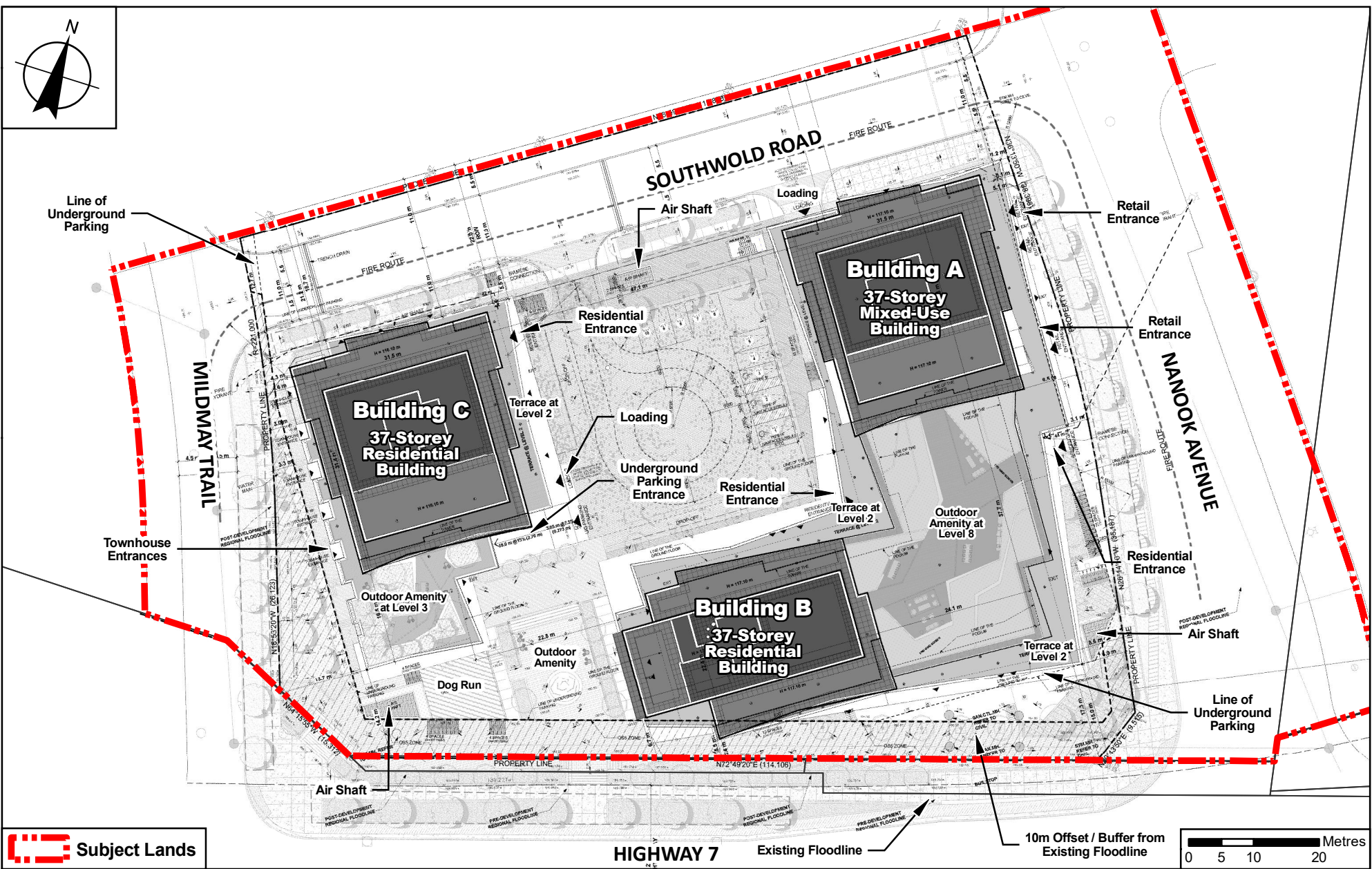
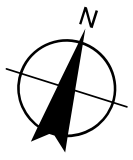
**Applicant:**  
2678463 Ontario Ltd. (Cortel Group)



# Attachment

**Files:** OP.24.002 and Z.24.006  
**Related Files:**  
Z.16.049, 19T-16V009, DA.19.016  
**Date:**  
April 16, 2024





 Subject Lands

# Conceptual Site Plan

**Location:**  
1890 Highway 7  
Part of Lot 6, Concession 3

**Applicant:**  
2678463 Ontario Ltd. (Cortel Group)

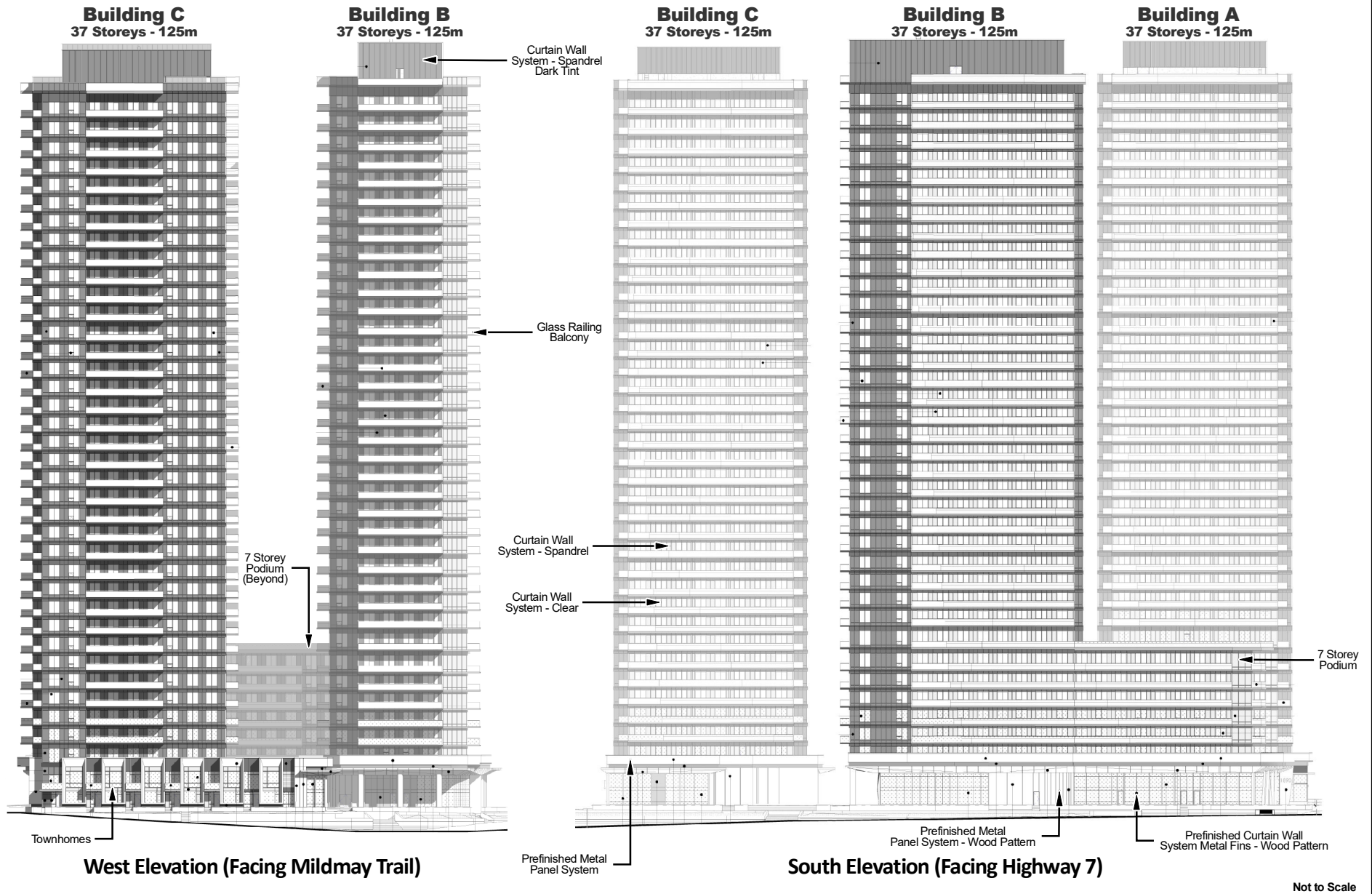


**Attachment**  
Files: OP.24.002 and Z.24.006  
Related Files:  
Z.16.049, 19T-16V009, DA.19.016  
Date:  
April 16, 2024

**2**







# Building Elevations South and West

**Location:**  
1890 Highway 7  
Part of Lot 6, Concession 3

**Applicant:**  
2678463 Ontario Ltd.  
(Cortel Group)

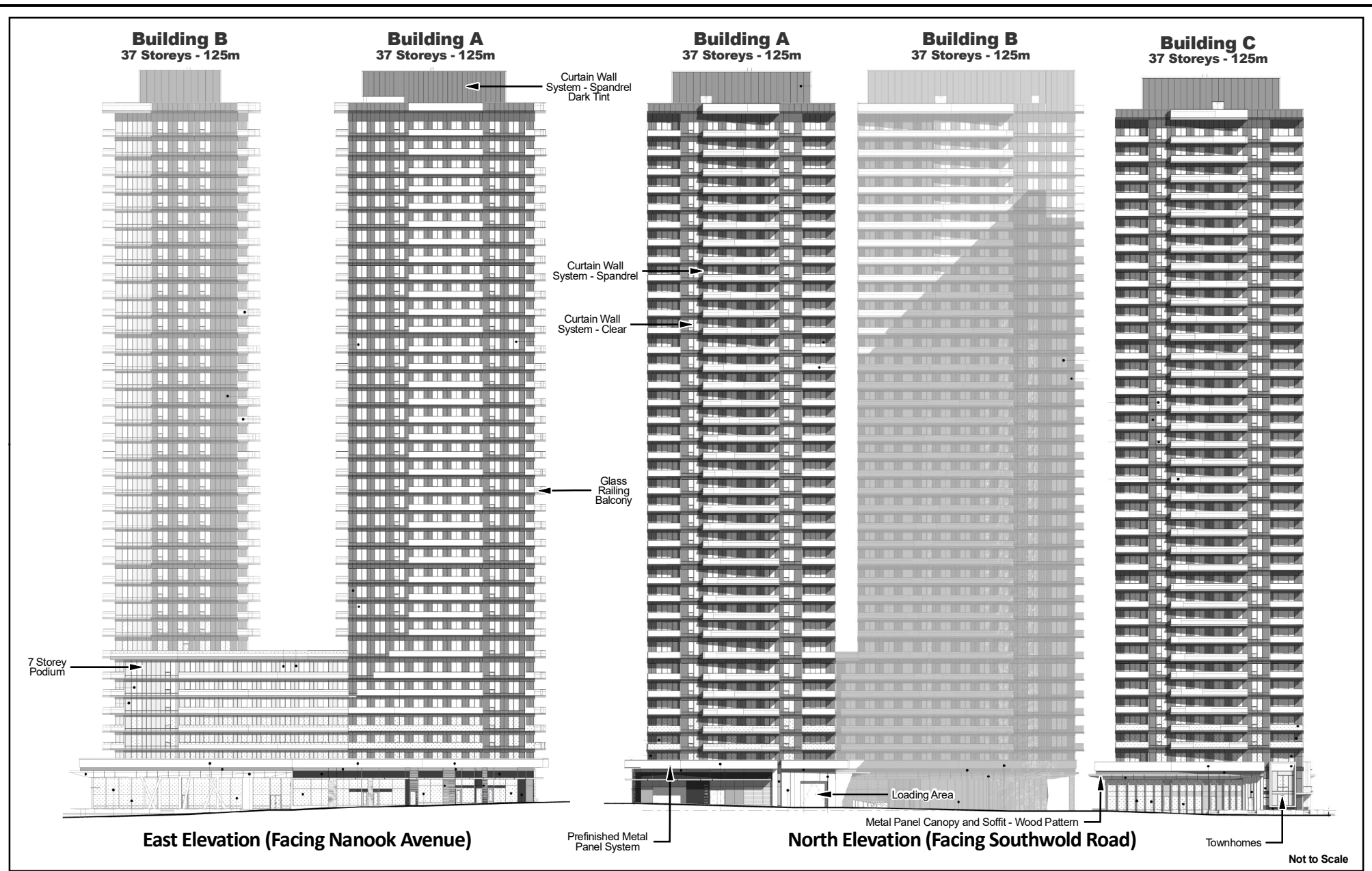


# Attachment

**Files:** OP.24.002 and Z.24.006  
**Related Files:**  
Z.16.049, 19T-16V009, DA.19.016  
**Date:**  
April 16, 2024

# 3





# Building Elevations North and East

**Location:**  
1890 Highway 7  
Part of Lot 6, Concession 3

**Applicant:**  
2678463 Ontario Ltd.  
(Cortel Group)



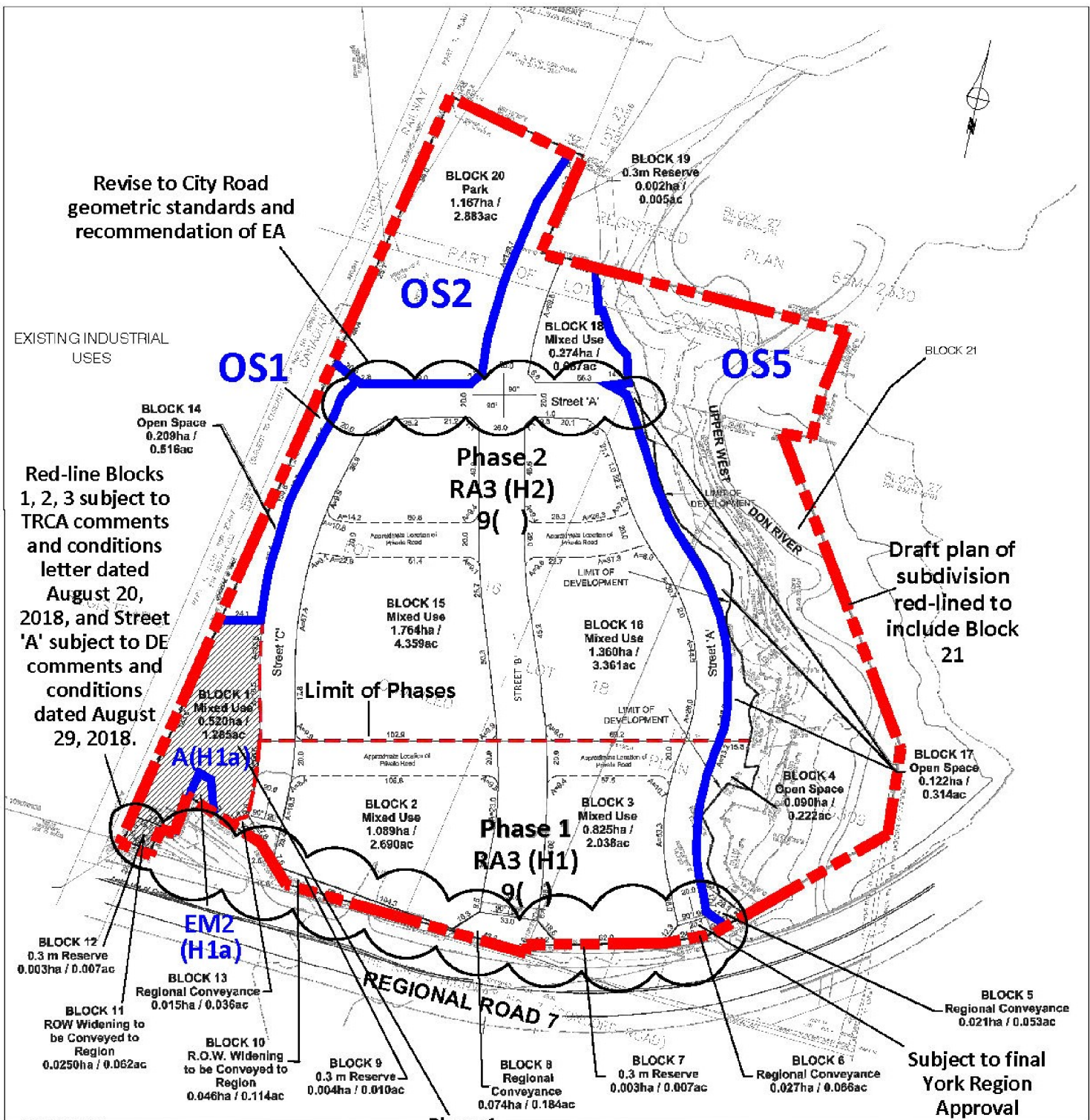
# Attachment

**Files:** OP.24.002 and Z.24.006  
**Related Files:**  
Z.16.049, 19T-16V009, DA.19.016  
**Date:**  
April 16, 2024

# 4







Not to Scale

# Approved Subdivision File 19T-16V009

**Location:**  
1890 Highway 7  
Part of Lot 6, Concession 3

**Applicant:**  
2678463 Ontario Ltd.  
(Cortel Group)



# Attachment

**Files:** OP.24.002 and Z.24.006  
**Related Files:**  
Z.16.049, 19T-16V009, DA.19.016  
**Date:**  
April 16, 2024

# 5



**THE CITY OF VAUGHAN**

**BY-LAW**

**BY-LAW NUMBER ~ -2024**

**A By-law to amend City of Vaughan By-law No. 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time.

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council and not approved at this time, with which the matters herein set out are in conformity;

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

- 1. That the City of Vaughan By-Law Number 1-88, as amended, is hereby further amended as follows for the lands shown on Schedule “1” to this Bylaw:
  - a) Amend the Maximum Building Height in the third column of exception 1497 E(hi) to add the words “with the exception of Block 2, which shall have a maximum building height of 37 storeys / 124m (excluding mechanical penthouse)”.
  - b) delete exception 1497 E(hii) of Section 9.0 “EXCEPTIONS” and replace with the following:
    - “hii) The maximum number of residential units permitted in Phase 1 shall be capped at 1,322 units and the maximum amount of retail GFA shall be 1,860 m2;
  - c) Amend exception 1497 E(bi) by deleting the Residential Visitor Parking rate of 0.2 spaces per dwelling unit and replacing it with 0.15 spaces per dwelling unit.
  - d) Schedules “1” shall hereby form part of this By-law.

Enacted by City of Vaughan Council on this \_\_ day of \_\_, 2024.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk



## **SUMMARY TO BY-LAW ~ -2024**

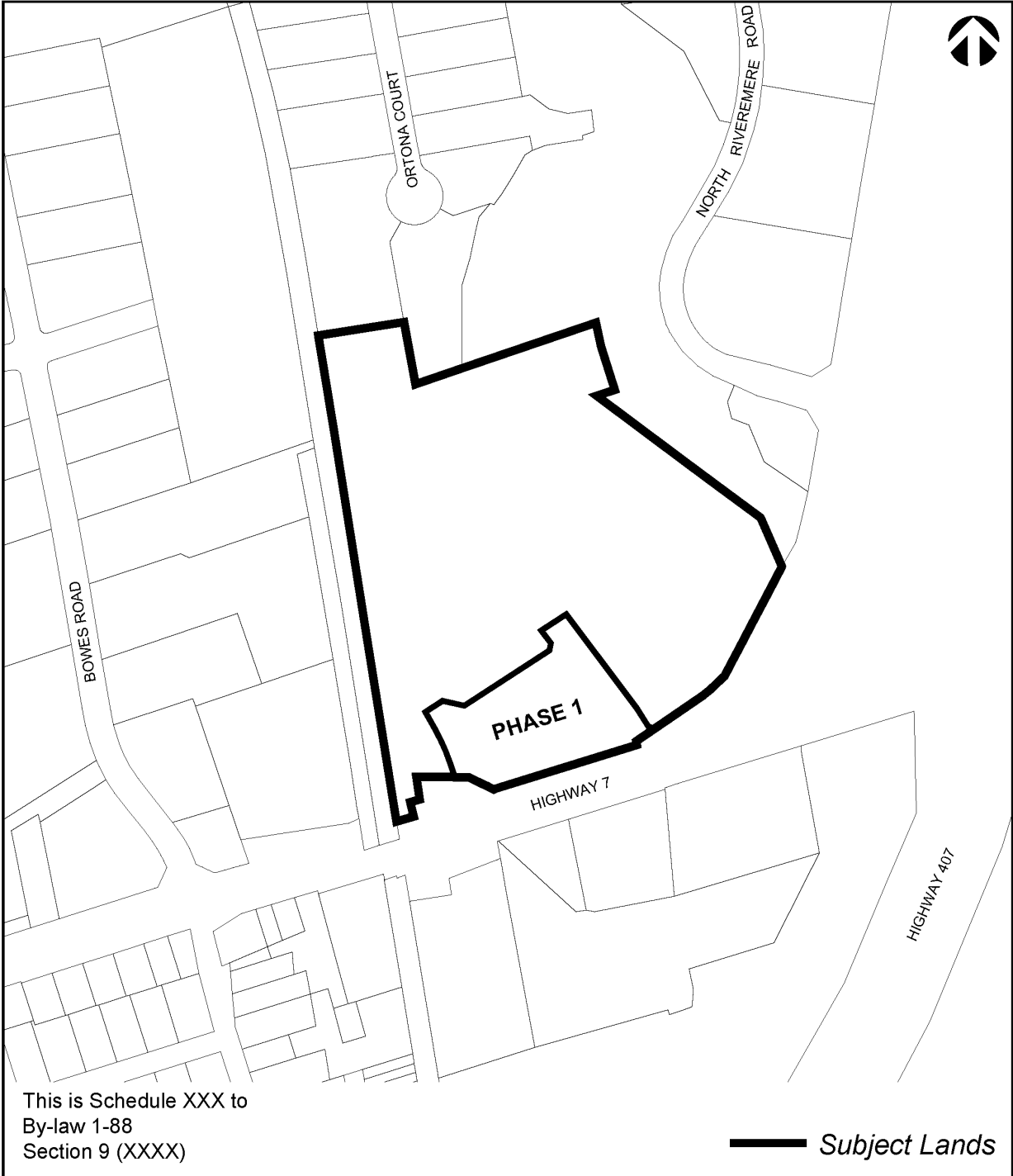
The lands subject to this bylaw are located on the north side of Highway 7, east of the Metrolinx rail tracks, municipally known as 1890 Highway 7 as shown on Schedule "1".

The purpose of this by-law is to amend Site Specific Exception 9(1497) applying to the subject lands.

The subject lands permit the following exceptions:

- Maximum number of dwelling units in Phase 1 is 1,322 units
- The maximum building heights are 37 storeys / 124 metres (excluding mechanical penthouse)
- The minimum Residential Visitor Parking rate is 0.15 spaces per dwelling unit

DRAFT



**THIS IS SCHEDULE '1'  
TO BY-LAW \_\_\_\_\_-2024  
PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024**

FILE NO. Z. \_\_\_\_\_  
 RELATED FILE No. \_\_\_\_\_  
 APPLICANT:  
 LOCATION:  
 CITY OF VAUGHAN

\_\_\_\_\_  
MAYOR  
 \_\_\_\_\_  
CLERK



**THE CITY OF VAUGHAN**

**BY-LAW**

**BY-LAW NUMBER ~ -2024**

**A By-law to amend City of Vaughan By-law No. 001-2021.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time.

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council and not approved at this time, with which the matters herein set out are in conformity;

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

1. That the City of Vaughan By-Law Number 001-2021, as amended, is hereby further amended as follows for the lands shown on Schedule "1" to this Bylaw:
  - a) Amend the Maximum Building Height in the third column of exception 1114.14.2(1) to add the words "with the exception of Block 2, which shall have a maximum building height of 37 storeys / 124m (excluding mechanical penthouse)".
  - b) delete exception 1114.14.2(2) and replace with the following:
 

"2. The maximum number of residential units permitted in Phase 1 shall be capped at 1,322 units and the maximum amount of retail GFA shall be 1,860 m<sup>2</sup>;
  - c) Amend exception 1114.14.2(9) by replacing the minimum setback from the most northerly limit of the OS5 zone of 4.5m with 0m;
  - d) Amend exception 1114.14.2(10)(a) by replacing the permitted elevator overrun of 6.0m with 6.5m;
  - e) Amend exception 1114.14.3(6) by deleting the Residential Visitor Parking rate of 0.2 spaces per dwelling unit and replacing it with 0.15 spaces per dwelling unit.
  - f) Amend exception 1114.14.3(7) by deleting the Retail or Other Commercial Parking rate of 3 parking spaces per 100 square metres of gross floor area and replacing it with a minimum of 2 parking spaces per 100 square metres of gross floor area.
  - g) Amend exception 1114.14.3(16) by deleting the Residential Parking rates and replacing them with a rate of 0.7 spaces per dwelling unit.
  - h) Amend exception 1114.14.3(29) by adding the words "with the exception of accessible parking space length, which shall be a minimum of 5.7 metres."
  - i) Amend exception 1114.14.3(38) by replacing the minimum landscape strip along the most northerly portion of the OS5 zone from 4.5m with 0m;
  - j) Add exception 1114.14.3(41) as follows:

“41. A cantilevered portion of Building B (to extend to a maximum of 0.5 metres), bicycle racks, exterior stairways, terraces and balconies are permitted in the OS5 zone.”

k) Schedules “1” shall hereby form part of this By-law.

Enacted by City of Vaughan Council on this \_\_ day of \_\_, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

DRAFT

## **SUMMARY TO BY-LAW ~ -2024**

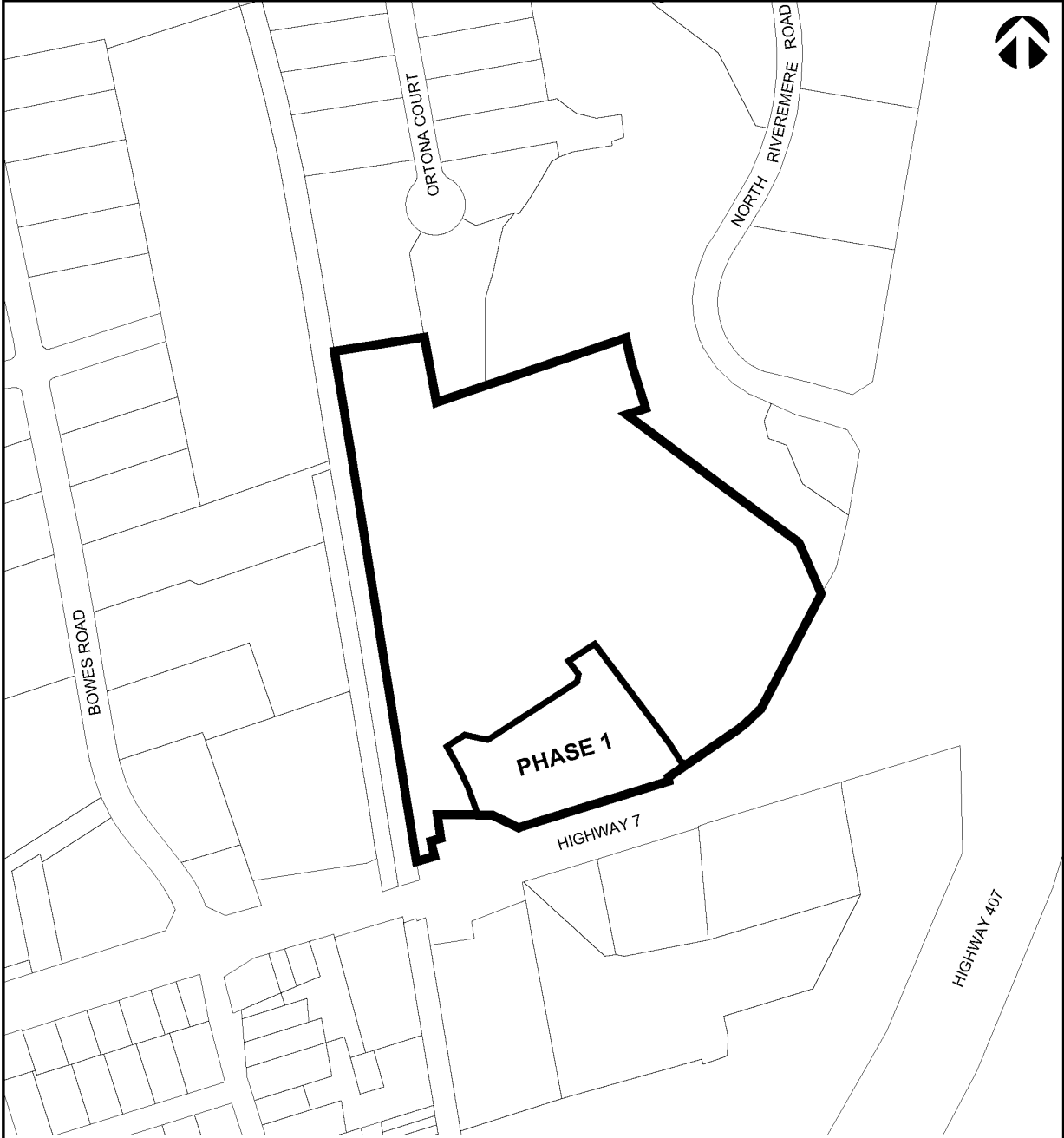
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The purpose of this by-law is to amend Site Specific Exception 9(1497) applying to the subject lands.

The subject lands permit the following exceptions:

- Maximum number of dwelling units in Phase 1 is 1,322 units
- The maximum building heights are 37 storeys / 124 metres (excluding mechanical penthouse)
- The minimum Residential Visitor Parking rate is 0.15 spaces per dwelling unit

DRAFT



This is Schedule XXX to  
By-law 001-2021  
Section 14 (XXXX)

**—** Subject Lands

**THIS IS SCHEDULE '1'  
TO BY-LAW \_\_\_\_\_-2024**

PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

FILE NO. Z. \_\_\_\_\_  
RELATED FILE No. \_\_\_\_\_  
APPLICANT:  
LOCATION:  
CITY OF VAUGHAN

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK