

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

Tuesday, October 8, 2024

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Territorial Acknowledgement Statement (prior to the commencement of the meeting)

	Pages
1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC MEETING ITEMS	
1. 1042710 ONTARIO LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.010 AND ZONING BY-LAW AMENDMENT FILE Z.19.025 - 3300 HIGHWAY 7 VICINITY OF HIGHWAY 7 AND EDGELEY BOULEVARD Report of the Deputy City Manager, Planning and Growth Management, with respect to the above.	3
2. PRIMONT (SXSW1) INC. AND PRIMONT (SXSW2) INC. OFFICIAL PLAN AMENDMENT FILE OP.24.005 - 6, 7, 10 AND 11 FLAVELLE TRAIL VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST Report of the Deputy City Manager, Planning and Growth Managment, with respect to the above.	35

3. WOODBRIDGE PARK LIMITED OFFICIAL PLAN AMENDMENT FILE
OP.21.012 ZONING BY-LAW AMENDMENT FILE Z.21.019 - 5390
STEELES AVENUE WEST VICINITY OF STEELES AVENUE WEST
AND KIPLING AVENUE
Report of the Deputy City Manager, Planning and Growth Management,
with respect to the above.

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, October 8, 2024

WARD: 4

TITLE: 1042710 ONTARIO LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.19.010 AND ZONING
BY-LAW AMENDMENT FILE Z.19.025
3300 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND EDGELEY 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 on revised Official Plan and Zoning By-law Amendment applications to permit a mixed-use development as shown on Attachments 2 to 8 (the 'Development'). The Development consists of two (2) 59-storey residential towers and one (1) 7-storey office tower atop a 5 to 7-storey podium, a total of 1,349 dwelling units, flex retail/community use space at-grade, a portion of a north-south mews, and yields a floor space index ('FSI') of 9.6 times the area of the lot.

Report Highlights

- The subject applications were previously considered at a statutory Public Meeting on February 4, 2020.
- The Owner has submitted revised plans to permit a mixed-use development consisting of two (2) 59-storey residential towers and one (1) 7-storey office tower atop a 5 to 7-storey podium, a total of 1,349 dwelling units, flex retail/community use space, and a portion of a north-south mews.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program 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.19.010 and Z.19.025 (1042710 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 3300 Highway 7 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 4, 2019

Date applications were deemed complete: November 22, 2019

A new Public Meeting for the subject applications is required in accordance with Vaughan Official Plan 2010 ('VOP 2010').

VOP 2010 policy 10.1.4.1 provides that a new public meeting for planning applications is required when applications have not been considered by Council within two (2) years after the date of the statutory Public Meeting, and when applications have been significantly amended beyond what was proposed at a previous Public Meeting.

The applications were originally considered at a statutory Public Meeting on February 4, 2020, and have also been revised. As such, a new public meeting is required.

The Owner has submitted revised plans since the initial Public Meeting.

Revised plans have been submitted for the Development. As shown on Attachments 2 to 8, the Development consists of:

- Two (2) 59-storey residential towers and one (1) 7-storey office tower atop a shared 5 to 7-storey podium containing residential, office, flex retail/ community space, amenity space, and an integrated parking structure;
- A total of 1,349 residential units;
- A total office gross floor area ('GFA') of 12,863 m²;
- A total flex retail/community space GFA of 1,481 m²;
- A density of 9.6 FSI;
- Two (2) levels of underground parking and four (4) levels of above-grade parking integrated into the podium for a total of 938 parking spaces;
- Common amenity area of 5,936 m² of common amenity area and 4,856 m² of private amenity area (balconies and terraces); and,
- Two (2) vehicular access points. One along the future New Park Place frontage and the second along the proposed north-south mews.

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:

1. Official Plan Amendment File OP.19.010 to amend the VOP 2010, Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') to:
 - a) Identify the Subject Lands as a Site-Specific Policy Area on Schedule K;
 - b) Increase the maximum permitted building height from 30 to 59-storeys;
 - c) Increase the maximum permitted FSI from 5.0 to 9.6 times the area of the lot;
 - d) Permit a maximum podium height of 7-storeys;
 - e) Permit a maximum residential tower floorplate size of 850 m²;
 - f) Require a minimum non-residential GFA of 12%; and,
 - g) Require that the proposed height and density permissions shall be conditional upon full construction of New Park Place and the provision of the proposed mixed-use component.
2. Zoning By-law Amendment File Z.19.025 to amend:
 - a) Zoning By-law 1-88, as amended, to rezone the Subject Lands from "C8 Office Commercial Zone" subject to Exception 9(678) as shown on Attachment 1, to a "C8(H) 9(XXXX) Office Commercial Zone with a Holding "(H)" Symbol" and site-specific zoning exceptions as identified in Attachment 9, in the manner shown on Attachment 2.
 - b) Zoning By-law 001-2021, as amended, to rezone the Subject Lands from "V1 Vaughan Metropolitan Centre Station Zone" subject to Exception 14(413) as shown on Attachment 1, to a "V1 Vaughan Metropolitan Centre Station Zone" with a Holding "(H)" Symbol and site-specific zoning exceptions as identified in Attachment 10, in the manner shown on Attachment 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: September 13, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and two (2) Notice Signs were posted along the Highway 7 and Edgeley Boulevard frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) As of September 24, 2024, one written comment was received by the VMC Program, and is summarized below:
 - VMC West Trustee Inc. advises that there is a Spine Servicing Agreement and the VMC West Cost Sharing Agreement implement VMCSPP requirements for the construction and cost sharing of the VMC West Interchange Sanitary Sewer Improvements. The Trustee requests a condition of development approval for the Owner to become a party in good standing pursuant to the VMC West Cost Sharing Agreement and to obtain a clearance letter from the Trustee.

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 VMC Program 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:

[February 11, 2020, Committee of the Whole Public Meeting \(Item 2, Report No. 6\)](#)

Analysis and Options

The Application conforms with York Region Official Plan 2022 ('YROP 2022').

Official Plan Designation:

- Map 1 – Regional Structure, provides that the Subject Lands are located in an “Urban Area”, and “Regional Centre” which is intended to contain the highest concentration and the greatest mix of uses in the Region.
- Map 1a – Land Use Designations, designates the lands as “Community Area”, which is where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs and most office jobs.
- Appendix 2 – Major Transit Station Areas, provides that the lands are within Protected Major Transit Area ('PMTSA') 67 – VMC Subway Station
- No amendment to the YROP 2022 is required to facilitate the Development.

Amendments to the VMCSPP are required to permit the Development.

Official Plan Designation (VMCSPP):

- Schedule F – Land Use Precincts, designates the Subject Lands “Station Precinct” which permits high and mid-rise buildings, and a broad mix of uses including residential dwellings, retail, office, and service commercial uses.
- Schedule C – Street Network identifies:
 - A new north-south mews along the west portion of the Subject Lands;
 - A new east-west Local Street (20-22 m) (New Park Place extension) to the north of the Subject Lands
 - Edgeley Boulevard to the east and Highway 7 to the south of the Subject Lands.
- Schedule G – Areas for Office Uses, permits Office uses on the Subject Lands;
- Schedule H – Areas for Retail, Service Commercial or Public Uses, sets out the requirement for said uses along the southeast corner of the Subject Lands.
- Schedule I – Height and Density Parameters, identifies height permissions of 5 to 30-storeys, and density permissions of 2.5 to 5.0 FSI.
- Policies 8.1.1 and 8.1.19 provide that developments consisting of 10,000 m² of office GFA may exclude 10,000 m² from the calculation of density, and that the maximum building height may be exceeded by one storey per storey of office (up to 5 storeys)
 - The proposed Development qualifies for this incentive outlined in the VMCSPP.
- Policy 8.7.17 permits a maximum podium height of 6-storeys in the Station Precinct and along Highway 7.
- Policy 8.7.18 permits a maximum residential tower floorplate of 750 m².

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

As the Applications were deemed complete on November 22, 2019, the Applications are transitioned under Zoning By-law 001-2021. However, the Owner has submitted a request to also amend Zoning By-law 001-2021.

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

Zoning:

- The existing “C8 9(678) Office Commercial Exception Zone” does not permit the proposed Development.
- The Owner proposes to delete Exception 9(678) from the Subject Lands and rezone the Subject Lands to a “C8(H) 9(XXXX) Exception Zone with a Holding “(H)” Symbol” together with the site-specific zoning exceptions identified in Attachment 9.

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

Zoning:

- The existing “V1 14(413) Vaughan Metropolitan Centre Station Exception Zone” does not permit the proposed Development.
- The Owner proposes to delete Exception 14(413) from the Subject Lands and rezone the Subject Lands to a “V1(H) 14(XXXX) Exception Zone with a Holding “(H)” Symbol” together with the site-specific zoning exceptions identified in Attachment 10.

Following a preliminary review of the applications, the VMC Program 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">▪ On August 20, 2024, the Ministry of Municipal Affairs (‘MMAH’) issued a new Provincial Planning Statement (‘PPS’) 2024 under the <i>Planning Act</i>, coming into effect on October 20, 2024. The PPS 2024 will replace the Provincial Policy Statement 2020 and revoke the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.▪ The Applications will be reviewed for consistency and conformity with the PPS 2024, the policies of the YROP 2022, VOP 2010 and the VMCSPP.
b.	Appropriateness of Amendments to the VMCSPP and Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none">▪ The appropriateness of the amendments to the VMCSPP will be reviewed in consideration of, but not limited to:<ul style="list-style-type: none">a) achieving the vision and principles to create a downtown that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;b) the proposed built-form, building heights and density in consideration of the surrounding context, microclimate impact and supporting hard and soft services;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> c) objectives of establishing a downtown containing a mix of uses, a variety of housing, a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system, a high quality of urbanity and design, and a generous and remarkable open space system; d) built-form considerations include: scale and massing, transition, site organization, setbacks, tower step backs, facades, building materials, attractive streetscapes and public realm, private amenity areas, podium height, parking, loading service and access locations; e) achieving the intent of the “Station Precinct” land-use designation, with respect to providing a balanced mix of uses and varied unit typologies; f) Whether the proposed heights and densities are appropriate for Development of the Lands. <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.
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.	Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-Wide Art Program, the VMC Culture and Public Art Framework, the VMC Streetscape and Open Space Plan and the VMC Urban Design Guidelines (supplemented by the City of Vaughan City-wide Urban Design Guidelines).
f.	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 October 31, 2019.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Ministry of Transportation Ontario, external public agencies and utilities, and the various School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> The Development will be reviewed and consider the City's policies and Sustainability Metrics Program through a future Site Development Application. Developments in the VMC are expected to meet or exceed the Silver Threshold Score.
i.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to provide payment-in-lieu of parkland in accordance with the Planning Act and the City of Vaughan's Parkland Dedication Policy, should the Applications be approved.
j.	Community Benefits Charges	<ul style="list-style-type: none"> The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits. The Owner is providing an option for the City to consider the Community Space on the ground floor as an in-kind CBC contribution. This is to be assessed by Staff.
k.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policy to ensure an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals are provided.
l.	Site Access	<ul style="list-style-type: none"> Vehicular access is contingent upon the complete construction of New Park Place along the northern boundary of the subject site and the proposed portion of the private north-south mews with a public access easement connecting to New Park Place. Coordination with the adjacent landowner is required to deliver entirety of the north-south mews.
m.	Future Applications	<ul style="list-style-type: none"> The Owner is required to submit future Site Plan and Draft Condominium Applications to facilitate the Development.

Financial Impact

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

Operational Impact

The VMC Program has circulated the Applications to internal City Departments and external Agencies for review and comment.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022,

bringing it into full force and effect. Bill 150 (Planning Statute Law Amendment Act, 2023) and Bill 162 (Get It Done Act, 2024) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) ('Bill 185') received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the Planning Act implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the Planning Act, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment respecting matters of regional interest. Any issues will be addressed when the technical report is brought forward for consideration.

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 Matthew Peverini, Senior Planner – VMC Program, ext. 3636.

Attachments

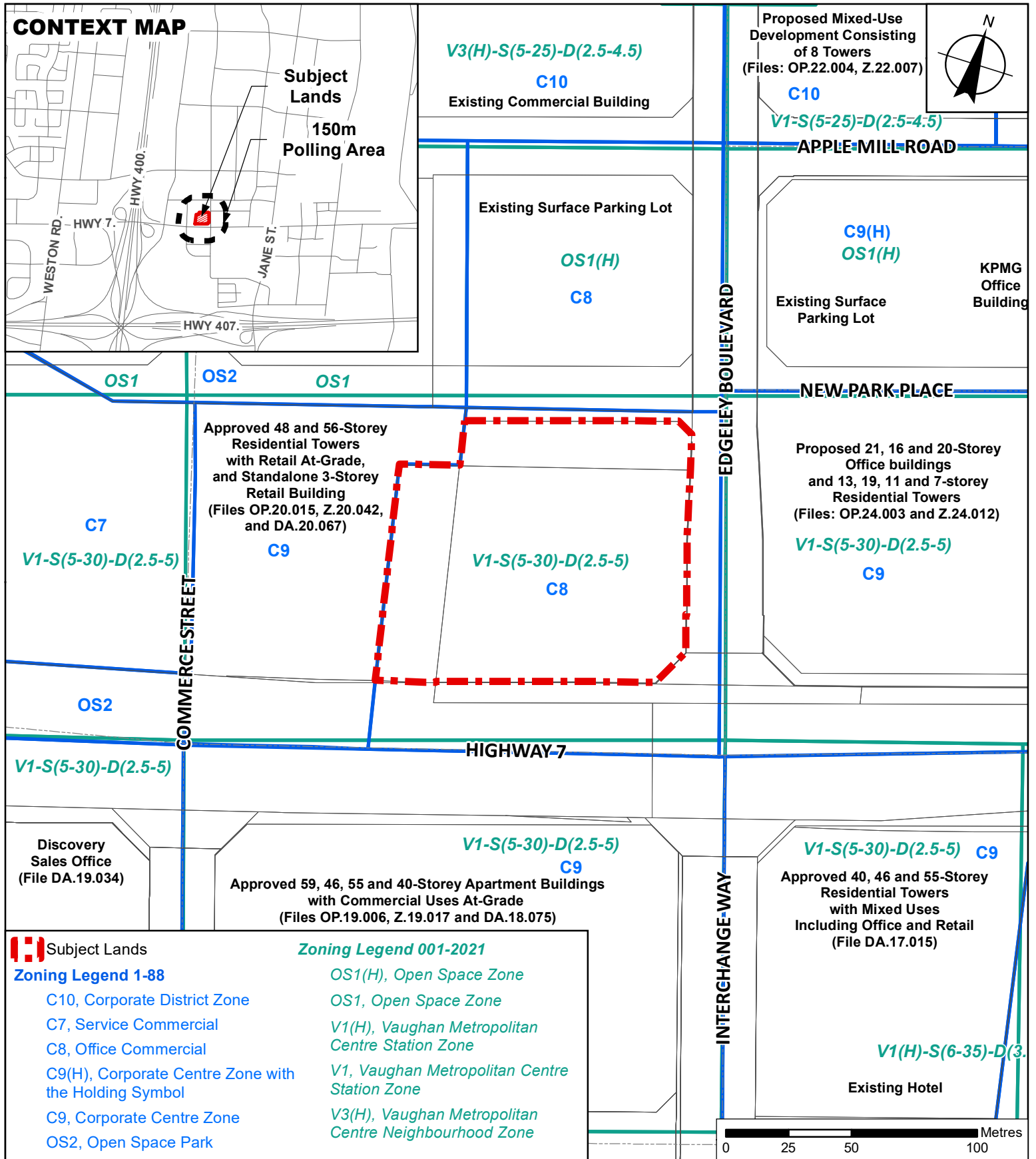
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Ground Floor and Landscape Plan
4. Conceptual Building Elevations (North and South)
5. Conceptual Building Elevations (East and West)
6. Perspective Rendering (Looking North)
7. Perspective Rendering (Looking Northeast)
8. Perspective Rendering (Looking Northwest)
9. Proposed Amendments to Zoning By-law 1-88
10. Proposed Amendments to Zoning By-law 001-2021

Prepared by

Matthew Peverini, Senior Planner – VMC, ext. 3636

Gaston Soucy, Senior Manager of Planning and Urban Design – VMC, ext. 8266

Christina Bruce, Director of Policy Planning and Special Programs Planning, ext. 8231



Context and Location Map

LOCATION:
3300 Highway 7
Part of Lot 6, Concession 5

APPLICANT:
1042710 Ontario Limited



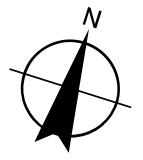
11 Development Planning

Attachment

FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

1



Future Extension of New Park Place

NEW PARK PLACE

EDGELEY BOULEVARD

HIGHWAY 7

CHANGE WAY

 Subject Lands
Zoning By-Law 1-88
C8(H), Office Commercial
with the Holding Symbol

Zoning By-Law 001-2021
V1(H), Vaughan
Metropolitan Centre
Station Zone



Conceptual Site Plan and Proposed Zoning

Attachment

LOCATION:
3300 Highway 7
Part of Lot 6, Concession 5

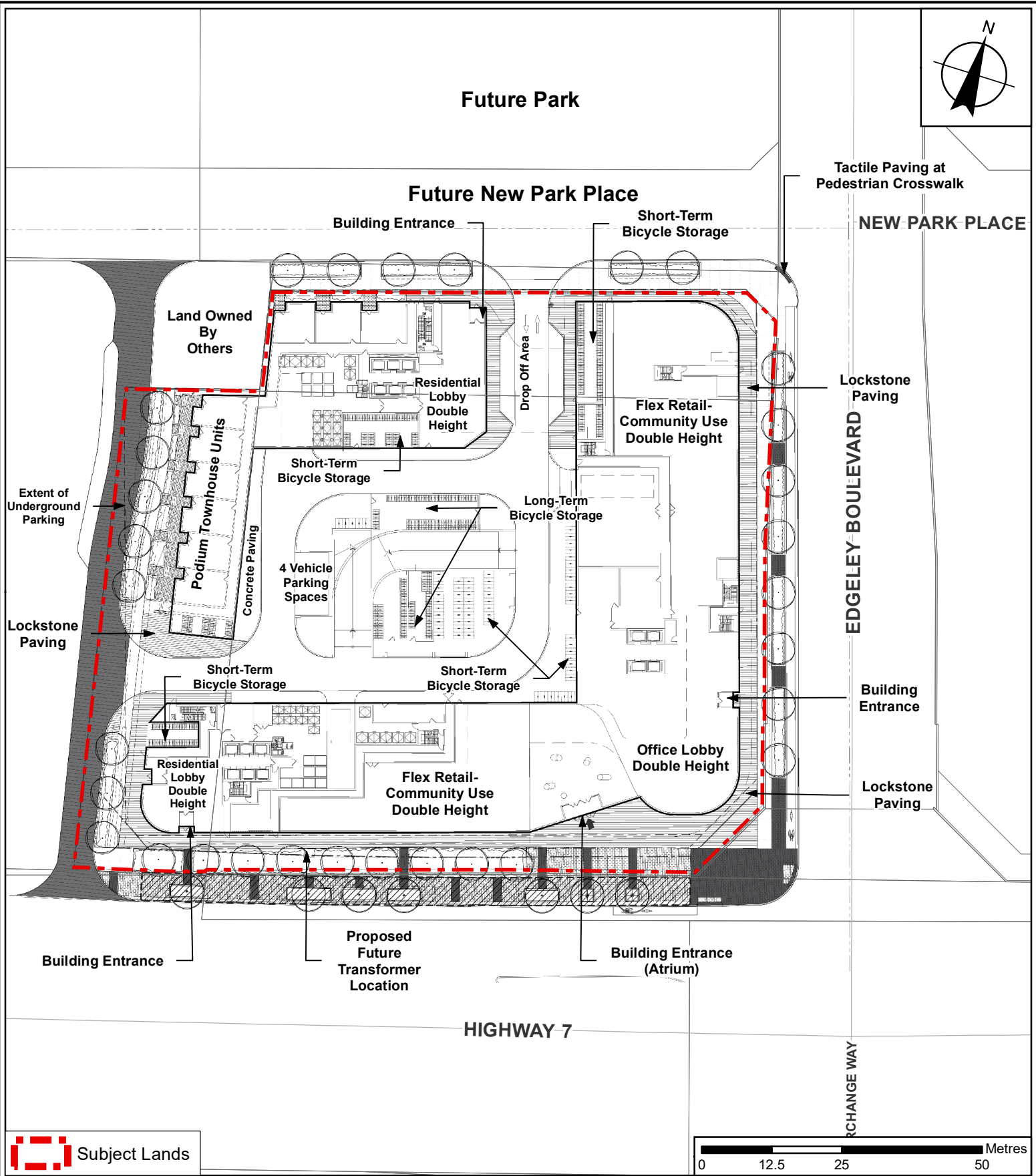
APPLICANT:
1042710 Ontario Limited



FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

2



Conceptual Ground Floor and Landscape Plan

Attachment

LOCATION:
3300 Highway 7
Part of Lot 6, Concession 5

APPLICANT:
1042710 Ontario Limited



15 Development Planning

FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

3

Proposed Property Line

Tower B
59 Storeys

Tower A
Beyond

184.3 m

Tower C
Beyond

Edgeley Blvd.

North Elevation

Tower A
59 Storeys

Tower B
Beyond

Proposed Property Line

Tower C
7 Storeys

37.1 m

Edgeley Blvd.

Proposed
Mews

South Elevation

Not to Scale

Conceptual Building Elevations (North and South)

LOCATION:
3300 Highway 7
Part of Lot 6, Concession 5

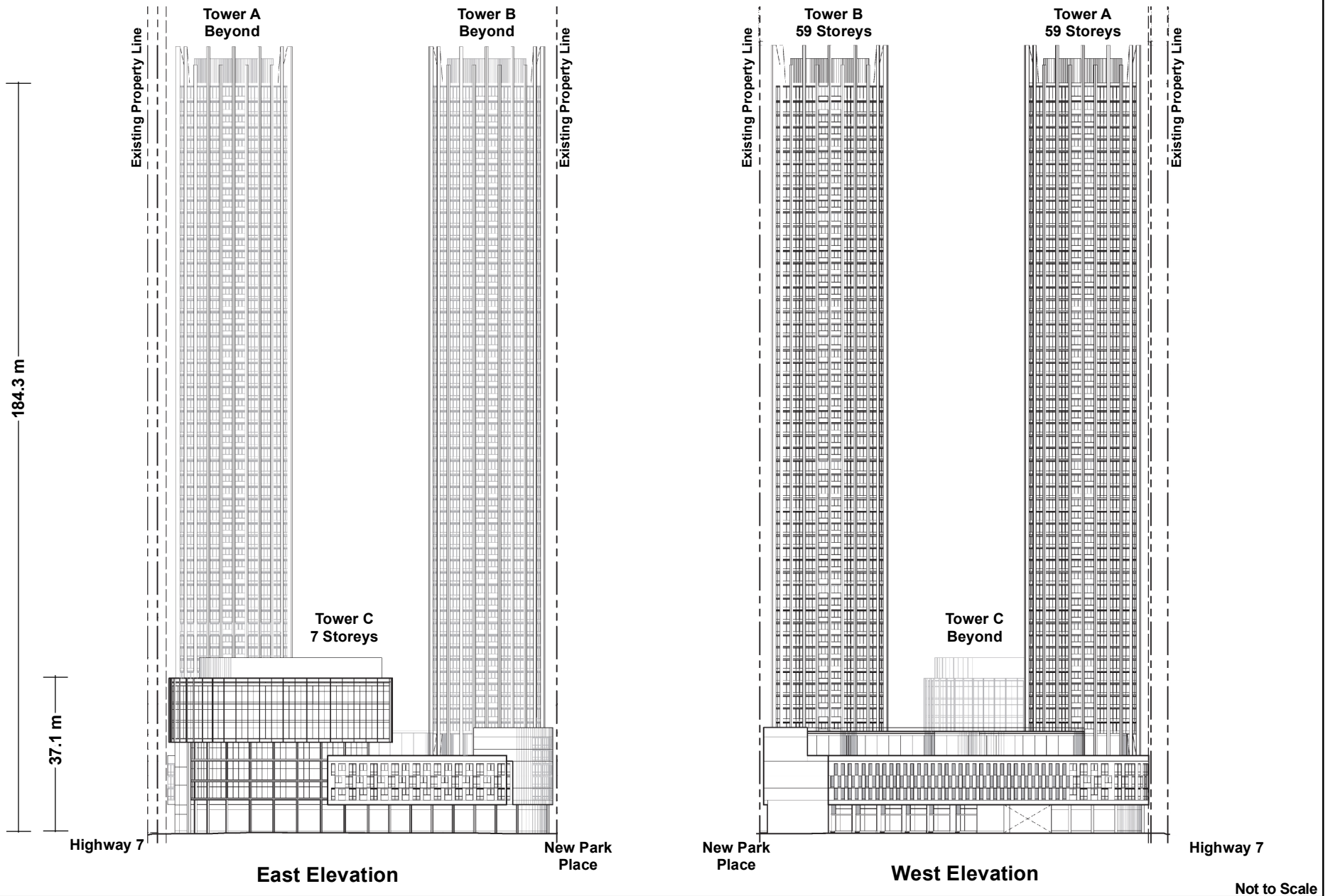
APPLICANT:
1042710 Ontario Limited



Attachment
FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

4



Conceptual Building Elevations (East and West)

LOCATION:
3300 Highway 7
Part of Lot 6, Concession 5

APPLICANT:
1042710 Ontario Limited

Attachment

FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

5



Not to Scale

Perspective Rendering (Looking North)

LOCATION:
3300 Highway 7
Part of Lot 6, Concession 5

APPLICANT:
1042710 Ontario Limited



Attachment

FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

6



Not to Scale

Perspective Rendering (Looking Northeast)

LOCATION: 3300 Highway 7
Part of Lot 6, Concession 5

APPLICANT: 1042710 Ontario Limited



23

Attachment

FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

7



Not to Scale

Perspective Rendering (Looking Northwest)

LOCATION: 3300 Highway 7
Part of Lot 6, Concession 5

APPLICANT: 1042710 Ontario Limited



25

Attachment

FILES:
OP.19.010 and Z.19.025

DATE:
October 8, 2024

8

Attachment 9 – Proposed Amendments to Zoning By-law 1-88

Table 1: Zoning By-law 1-88

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8(H) Office Commercial Zone
a.	Permitted Uses	The C8 Zone does not permit an apartment building or any residential uses.	<p>Permit the following uses:</p> <ul style="list-style-type: none"> • Apartment Dwelling • Financial Institution • Eating Establishment (includes Convenience and Take-out) • Health Centre • Outdoor Patio • Personal Service Shop • Pharmacy • Retail Store • Pet Grooming Establishment • School, Technical or Commercial • Studio • Supermarket • Business and Professional Office • Institutional, Recreational and Commercial Uses as permitted by Section 5.1.4 a), b) and c) <p>A bank, eating establishment, health centre, personal service shop, pharmacy, retail store and variety store is permitted on the ground floor of an Office building to a maximum of 15% of the GFA of the building.</p>
b.	Definition – Gross Floor Area ('GFA')	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade	For the purposes of calculating parking only, the definition of GFA shall not include any area devoted to a rooftop mechanical penthouse. Outdoor patio space shall be excluded for the purpose of

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8(H) Office Commercial Zone
		within the building or within a separate structure	calculating GFA of retail space or any eating establishment.
c.	Minimum Front Yard Setback (Highway 7)	9 m	<ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 2.3 m to the tower
d.	Minimum Rear Yard Setback (New Park Place)	22 m	<ul style="list-style-type: none"> • 2 m at-grade • 1 m to the podium • 2 m to the tower
e.	Minimum Interior Side Yard Setback (Mews)	6 m	<ul style="list-style-type: none"> • 0 m at-grade • 0 m to the podium • 5 m to the tower
f.	Minimum Exterior Side Yard Setback (Edgeley Blvd.)	9 m	<ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 1 m to the tower
g.	Portions of Building Below Grade	1.8 m	0 m to any lot line
h.	Maximum Building Height	11 m	<ul style="list-style-type: none"> • Towers A and B: 59-storeys (184.3 m) • Tower C: 7-storeys (37.1 m)
i.	Maximum FSI	0.6 FSI	9.6 FSI
j.	Minimum Landscape Strip Width	6 m	<ul style="list-style-type: none"> • 1 m (Edgeley Boulevard) • 1 m (Highway 7) • Not required abutting New Park Place, and mews
k.	Minimum Drive Width (Access)	7.5 m	Minimum Driveway Width shall be 6 m and the maximum Driveway Width shall be 9 m for an Access Driveway

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8(H) Office Commercial Zone
I.	Minimum Commercial Long-Term Bicycle Parking	0.1 bicycle spaces per 100m ² of Commercial GFA is required	<ul style="list-style-type: none"> • Commercial (short-term): 0.2 spaces per 100m² • Commercial (long-term): 0.1 spaces per 100m² • Office (short-term): 0.2 spaces per 100m² • Office (long-term): 0.2 spaces per 100m² • Residential (short-term): 0.2 spaces per unit • Residential (long-term): 0.8 spaces per unit

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.

Attachment 10 – Proposed Amendments to Zoning By-law 001-2021

Table 2: Zoning By-law 001-2021

	Zoning By-law 001-2021 Standards	V1 Vaughan Metropolitan Centre Station Zone Requirements	Proposed Exceptions to the V1(H) Vaughan Metropolitan Centre Station Zone
a.	Permitted Uses	All permitted uses in Section 10.2.1 and Table 10.2.	<p>Permit the following uses:</p> <ul style="list-style-type: none"> • Apartment Dwelling • Financial Institution • Eating Establishment • Outdoor Patio • Health Centre • Personal Service Shop • Pharmacy • Retail Store • Pet Grooming Establishment • School, Technical or Commercial • Studio • Supermarket • Office • Community Commercial <p>Uses outlined in Table 10-2</p> <p>A bank, eating establishment, health centre, personal service shop, pharmacy, retail store and variety store is permitted on the ground floor of an Office building to a maximum of 15% of the GFA of the building.</p>
b.	Definition – Gross Floor Area ('GFA')	<p>Aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls.</p> <p>Excludes basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.</p>	<p>The calculation for GFA shall not exclude mechanical and electrical rooms, elevator shafts, and refuse chutes.</p> <p>Outdoor patio space shall be excluded for the purpose of calculating GFA of retail space or any eating establishment</p>

	Zoning By-law 001-2021 Standards	V1 Vaughan Metropolitan Centre Station Zone Requirements	Proposed Exceptions to the V1(H) Vaughan Metropolitan Centre Station Zone
c.	Minimum Front Yard Setback (Highway 7)	3 m	<ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 2.3 m to the tower
d.	Minimum Rear Yard Setback (New Park Place)	1 m	<ul style="list-style-type: none"> • 2 m at-grade • 1 m to the podium • 2 m to the tower
e.	Minimum Interior Side Yard Setback (Mews)	1 m	<ul style="list-style-type: none"> • 0 m at-grade • 0 m to the podium • 5 m to the tower
f.	Minimum Exterior Side Yard Setback (Edgeley Blvd.)	3 m	<ul style="list-style-type: none"> • 3 m at-grade • 1 m to the podium • 1 m to the tower
g.	Portions of Building Below Grade	1.8 m	0 m to any lot line
h.	Maximum Building Height	30-storeys	<ul style="list-style-type: none"> • Towers A and B: 59-storeys (184.3 m) • Tower C: 7-storeys (37.1 m)
i.	Maximum FSI	5.0 FSI	9.6 FSI
j.	Minimum Landscape Strip Width	3 m	<ul style="list-style-type: none"> • 1 m (Edgeley Boulevard) • 1 m (Highway 7) • Not required abutting New Park Place, and mews
k.	Minimum Drive Width (Access)	7.5 m	Minimum of 6 m and maximum of 9 m for an Access Driveway
l.	Minimum Amenity Area	8.0 m ² per dwelling unit for the first 8 dwelling units, and an additional 5.0 m ² of amenity area per dwelling unit for each additional unit.	The total Amenity Area space including indoor and outdoor amenity shall be provided at a rate of 8.0 m ² per unit.
		Minimum of 90% of amenity area shall be provided as a common space	A minimum of 55% shall be provided as common space.

	Zoning By-law 001-2021 Standards	V1 Vaughan Metropolitan Centre Station Zone Requirements	Proposed Exceptions to the V1(H) Vaughan Metropolitan Centre Station Zone
		For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m ² located at grade.	Shall not apply
		A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace.	Shall not apply
m.	Permitted Encroachments into Required Yards	1.5m, but in no case shall a balcony project greater than 3m beyond a main wall.	The permitted encroachments and/or projections shall be 1.8 m into any yard, but in no case shall a balcony project greater than 3m beyond a main wall.

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.

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 8, 2024

WARD(S): 2

TITLE: PRIMONT (SXSW1) INC. AND PRIMONT (SXSW2) INC.
OFFICIAL PLAN AMENDMENT FILE OP.24.005
6, 7, 10 AND 11 FLAVELLE TRAIL
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE
WEST

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 Official Plan Amendment File OP.24.005 to increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2). The application would facilitate an additional forty-one (41) units across two (2) residential apartment buildings and one (1) additional storey on all four (4) towers ranging in height from 23 to 33-storeys, having a total of 1,038 residential units and a Floor Space Index (FSI) of 4.5 times the area of the Subject Lands designated “High-Rise Residential”, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes an amendment to Vaughan Official Plan 2010 to increase the maximum permitted building height from 32 to 33 storeys (Tower 2) to facilitate an additional forty-one (41) units across two (2) residential apartment buildings and one (1) additional storey on all four (4) towers of the 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 OP.24.005, (Primont (SXS1) Inc. and Primont (SXS2) 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: 6, 7, 10, and 11 Flavelle Trail, formerly known as 7082 Islington Avenue ('Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 10, 2023

Date application was deemed complete: July 24, 2024

An Official Plan Amendment application has been submitted to permit the proposed development.

Primont (SXS1) Inc. and Primont (SXS2) Inc. (the 'Owner') has submitted the following application for the Subject Lands (the 'Application') to permit the development shown on Attachments 2 to 4 (the 'Development'):

1. Official Plan Amendment File OP.24.005 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically Volume 2, Section 13.41 - 7082 Islington Avenue, Official Plan Amendment 27 ('OPA 27') as amended by Official Plan Amendment 70 ('OPA 70') to:
 - a. Increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2) for the "High-Rise Residential" designation, as shown on Attachments 2 and 3.
 - b. Correct the reference to the private amenity space area under policy 13.41.1.7 of OPA 27 as amended by OPA 70 from 1,180 m² to 3,620 m².

The Application provides an additional 41 units, for a total of 1,038 residential units for the Development, maintaining the permitted FSI of 4.5 times the area of the lot.

Vaughan Council previously approved Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the Subject Lands.

i) Original Approval

Vaughan Council, on June 19, 2018, approved Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.15.007, Z.15.030, and 19T-17V006 respectively, to permit a residential development containing a total of 895 dwelling units and an FSI of 4.7 for the portion of the Subject Lands being designated "High-Rise Residential" within two (2) phases ('Original Approval'), as follows:

Phase 1, consisting of Fourteen (14) residential townhouse blocks containing a total of 135 back-to-back and street townhouse units, with a height of four (4) storeys, on a private common element road.

Phase 2, consisting of:

- Four (4) residential apartment buildings (Towers “1”, “2”, “3” and “4”) containing a total of 760 units, ranging in height from 19 to 22 storeys, facing Islington Avenue and accessed by a private common element road.
- A 1,180 m² private common element area.
- Four (4) levels of underground parking.

The Original Approval was enacted by Vaughan Council through OPA 27 (By-law 142-2018) and Zoning By-law Amendment (By-law 143-2018) on June 19, 2018.

ii) Revised Applications

Vaughan Council, on February 17, 2021, approved Official Plan and Zoning By-law Amendment Files OP.19.013 and Z.19.035 for the Subject Lands, to permit revisions to the Original Approval including a new total of 1,100 dwelling units and an FSI 4.5 times the area of the portion of the Subject Lands designated "High-Rise Residential" (2.1 ha) within three (3) phases ('Subsequent Approval'), as follows:

Phase 1:

- Two (2) residential apartment buildings (Towers 1 and 2) with a maximum building height of 22 storeys and 32 storeys respectively, containing a total of 547 units with a GFA of 46,730 m².
- Five (5) levels of underground parking containing 493 residential parking spaces and 110 visitor parking spaces.
- A 3,620 m² private outdoor amenity area.

Phase 2:

- Eleven (11) residential townhouse blocks containing a total of 103, 4-storey back-to-back and street townhouse units on a private common element road. This Phase has a density of 43 units per ha.

Phase 3:

- Two (2) residential apartment buildings (Towers 3 and 4) with a maximum building height of 22 storeys and 30 storeys respectively, containing a total of 450 units with a GFA of 46,260 m².
- Phases 1 and 3 had a combined total FSI of 4.5 times the area of the (2.1 ha) Subject Lands designated "High-Rise Residential".
- Four (4) levels of underground parking containing 405 residential parking spaces and 90 visitor parking spaces.

The Subsequent Approval was enacted by Vaughan Council through OPA 70 (By-law 097-2021) and Zoning By-law Amendment (By-law 096-2021) on June 22, 2021. Draft Plan of Subdivision File 19T-17V006 was also revised by the Owner to permit the addition of phasing blocks to the overall development. Vaughan Council approved

revised Conditions of Draft Approval for File 19T-17V006 on November 16, 2021. The Draft Plan of Subdivision was registered on February 2, 2023, as Registered Plan 65M-4768.

Vaughan Council approved Site Development File DA.20.007 for Phase 1 of the Development.

Vaughan Council, on June 28, 2022, also ratified the recommendation of the June 21, 2022, Committee of the Whole report and approved Site Development File DA.20.007 for Phase 1 (Towers 1 and 2) of the Development, as follows:

- Two (2) residential apartment buildings (Towers 1 and 2) with a maximum building height of 22 storeys and 32 storeys respectively, containing a total of 547 units with a GFA of 44,437 m².
- Five (5) levels of underground parking containing 493 residential parking spaces and 110 visitor parking spaces.
- A 3,620 m² private outdoor amenity area.

On August 14, 2024, a Site Plan Agreement was registered for Phase 1 of the Development.

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

- a) Date the Notice of Public Meeting was circulated: September 18, 2024.

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

- b) Circulation Area: to all property owners within a 150 m radius of the Subject Lands, to the West Woodbridge Homeowners Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of September 19, 2024. The comments are organized by theme as follows:

Traffic Congestion

- the Development will increase traffic congestion in the area and create longer commute times and potential safety hazards.

Built Form and Neighbourhood Character Changes

- the size and scale of the Development will drastically alter the character of the community.

Environmental Impacts

- the construction and increased density will have adverse effects on local wildlife and green spaces.

Infrastructure Strain

- the Development will increase the demand on existing infrastructure, including utilities and public services.

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:

Primont (Islington) Inc., Committee of the Whole (Files OP.19.013 and Z.19.035):
[February 9, 2021, Committee of the Whole \(Item 4, Report 6\)](#)

Primont (Islington) Inc., Committee of the Whole (File 19T-17V006):
[November 2, 2021, Committee of the Whole \(Item 2, Report 49\)](#)

Primont (Islington) Inc., Committee of the Whole (Files DA.20.007 and DA.18.015):
[June 21, 2022, Committee of the Whole \(Item 18, Report 30\)](#)

Analysis and Options

The Development is being reviewed for conformity to the York Region Official Plan 2022 ('YROP 2022').

Official Plan Designation

- "Urban Area" on Map 1 – Regional Structure, by YROP 2022.
- "Community Area" on Map 1A – Land Use Designations by YROP 2022.
- The Applications are being reviewed for conformity to YROP 2022.

An amendment to Vaughan Official Plan 2010 ('VOP 2010') is required to permit the Development.

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure, by VOP 2010.
- "High-Rise Residential" with a maximum permitted height and FSI of 32 storeys and 4.5 times the area of the Subject Lands designated "High-Rise Residential" by Site-Specific Policy 13.41 of VOP 2010, Volume 2 (7082 Islington Avenue OPA 27 as amended by OPA 70).
- This designation permits a total of four (4) residential apartment buildings with a maximum building height of 32 storeys, with site-specific development standards for each building being established in the implementing by-law.
- An amendment to VOP 2010 is required to increase the permitted maximum building height to 33 storeys (Tower 2) for the "High-Rise Residential" designation, as shown on Attachments 2 and 3.
- A correction to policy 13.41.1.7 of OPA 27 as amended by OPA 70 is required to update the private outdoor amenity area from 1,180 m² to 3,620 m² to match the private outdoor amenity area identified in the implementing Zoning By-Law.

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

This Application has been determined to be transitioned in accordance with Subsection 1.6.3.3.1 and 1.6.3.3.2, and therefore is subject to Zoning By-law 1-88, as amended, only.

Zoning:

- “RA3 Apartment Residential Zone” subject to site-specific Exception 9(1323), “RA3(H) Apartment Residential Zone” with a Holding Symbol “(H)” subject to site-specific Exception 9(1323), “OS1 Open Space Conservation Zone” subject to site-specific Exception 9(1323), “OS2 Open Space Park Zone” subject to site-specific Exception 9(1323) by Zoning By-law 1-88.
- Site-specific Exception 9(1323) permits the following maximum building heights:
 - Tower 1 - 79 m (22 storeys)
 - Tower 2 - 105 m (32 storeys)
 - Tower 3 - 97 m (30 storeys)
 - Tower 4 - 79 m (22 storeys)

Following a preliminary review of the Application, 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, York Region and City Official Plan Policies	<ul style="list-style-type: none">▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’), the Provincial Planning Statement 2024 (‘PPS 2024’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010.
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none">▪ The Owner is proposing to increase the maximum permitted building height from 32 storeys to 33 storeys (Tower 2).▪ The reference to the private amenity space area under policy 13.41.1.7 of OPA 27 as amended by OPA 70 is required to be corrected from 1,180 m² to 3,620 m².▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the existing land use designation, building height and density, and the built form compatibility with the existing and planned surrounding land uses and appropriate development standards.

	MATTERS TO BE REVIEWED	COMMENT(S)
.	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.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.
d.	Allocation and Servicing	<ul style="list-style-type: none"> Water and servicing capacity was identified for Phase 1 (547 units) of the Development via By-Law 218-2022. Water and servicing capacity will need to be identified for the additional 21 units proposed in the one-storey additions to Towers 1 and 2 of the Development. The portion of the Subject Lands identified as Phase 3 (470 units) of the Development currently has a Holding Symbol "(H)" detailed in site-specific Exception 9(1323) of Zoning By-law 1-88. This will be removed once servicing capacity is identified and allocated for that portion of the Subject Lands by Vaughan Council.
e.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by external public agencies, utilities, and the Toronto and Region Conservation Authority ('TRCA'). The Application must also be reviewed by York Region regarding matters of Regional interest.
g.	Community Benefits Charges	<ul style="list-style-type: none"> The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
h.	Affordable Housing	<ul style="list-style-type: none"> The Application 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Traffic Impacts, and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Brief will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Islington Avenue, a major arterial road under the jurisdiction of York Region.
j.	Related Applications	<ul style="list-style-type: none"> ▪ The Owner has submitted related Zoning By-law Amendment File Z.23.007 to remove the Holding Symbol "(H)" on Phase 3 (Building B - Tower 3 and 4) of the development (Block 2 of Plan 65M-4768) to be reviewed with the Application. ▪ The Owner has submitted related Site Development Application DA.22.066 for Phase 3 (Building B - Towers 3 and 4). In accordance with Bill 109, the approval of Site Development Applications submitted after July 1, 2022, has been delegated to the City of Vaughan Deputy City Manager of Planning and Growth Management or designate.
k.	Required Applications	<ul style="list-style-type: none"> ▪ A new Site Development Application will be required to amend the Site Development approval for Phase 1 to facilitate the additional storey on Towers 1 and 2, should the Application be approved. ▪ The Owner is required to submit a Minor Variance application, should the Application be approved, to permit a height increase of one (1) additional storey per tower as follows: <ul style="list-style-type: none"> • Tower 1 - from 22 to 23 storeys • Tower 2 - from 32 to 33 storeys • Tower 3 - from 30 to 31 storeys • Tower 4 - from 22 to 23 storeys

Financial Impact

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

Operational Impact

The Development Planning Department has circulated the Application to internal City Developments for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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 Kevin Ayala Diaz, Planner, Development Planning Department, ext. 8882.

Attachments

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

Prepared by

Kevin Ayala Diaz, Planner, ext. 8882

Letizia D'Addario, Senior Planner, ext. 8213

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

Nancy Tuckett, Director of Development Planning, ext. 8529

CONTEXT MAP

KIPLING AVE.

SLINGTON AVE.

HWY 7.

PINE VALLEY DR.

150m
Polling Area

HWY 407.

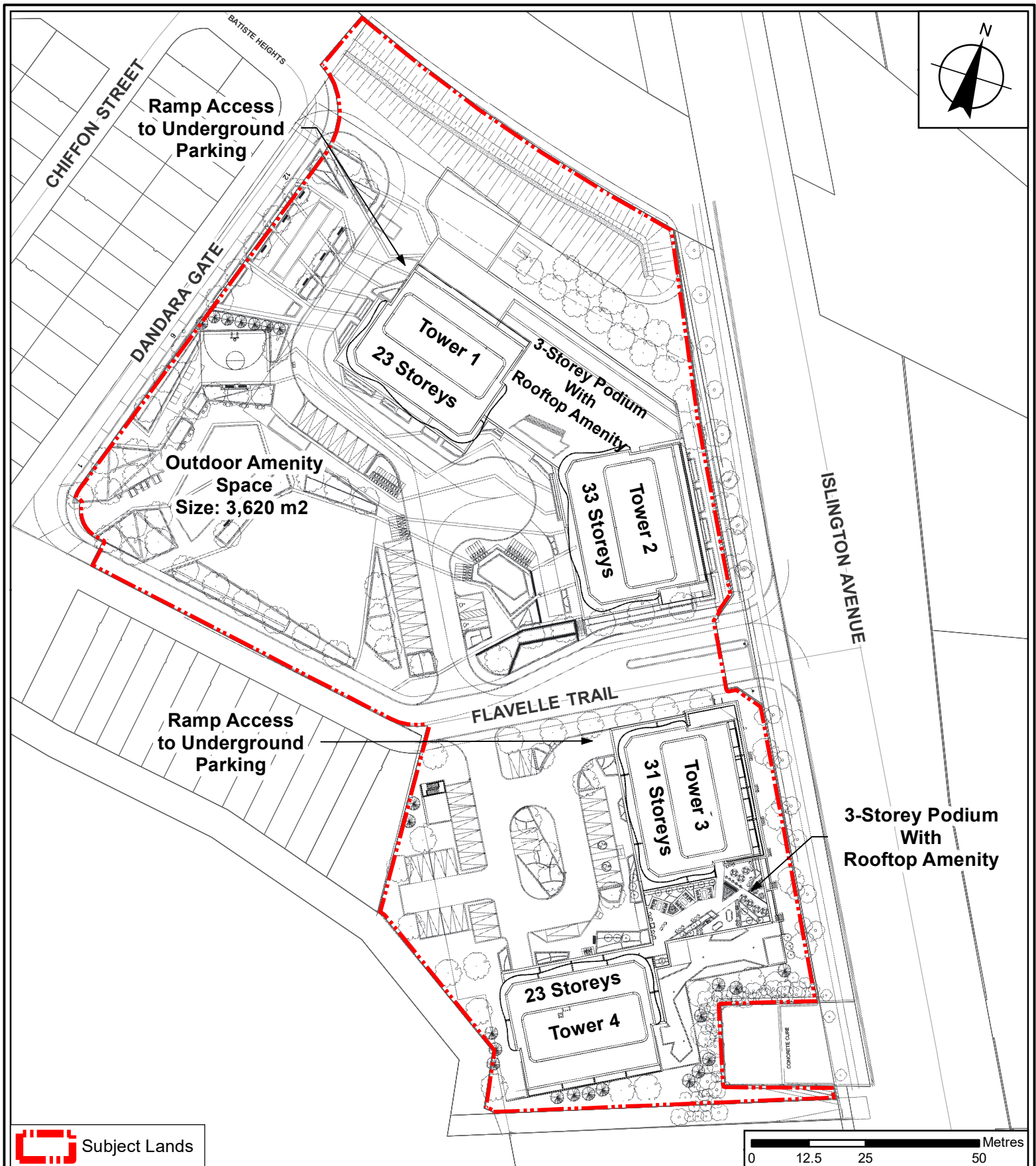
Subject
Lands


STEELES
AVE W.

CITY OF
TORONTO

[illegible]

1



 Subject Lands

Proposed Site Plan

LOCATION:
6, 7, 10, and 11 Flavelle Trail
Part of Lot 1, Concession 7

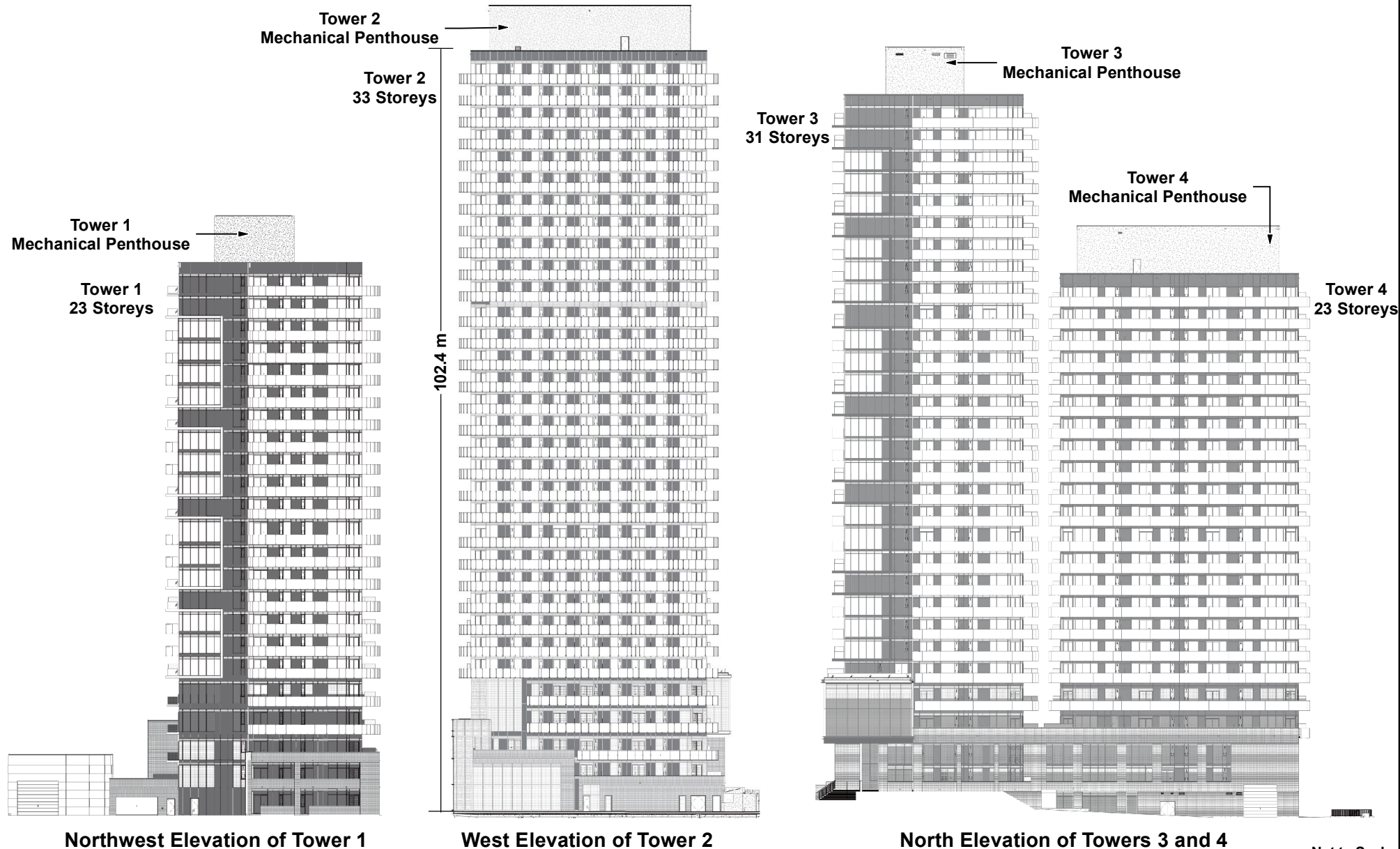
APPLICANT:
Primont (SXSU1) Inc. and Primont (SXSU2) Inc.



Attachment

FILE:
OP.24.005
RELATED FILES:
DA.22.066 and Z.23.007
DATE:
October 8, 2024

2



Not to Scale

Elevations

LOCATION:
7082 Islington Avenue
Part of Lot 1, Concession 7

APPLICANT:
Primont (SXSU1) Inc. and Primont (SXSU2) Inc.



Attachment

FILE:
OP.24.005
RELATED FILES:
DA.22.066 and Z.23.007
DATE:
October 8, 2024

3



Landscape Plan

LOCATION:
6, 7, 10, and 11 Flavelle Trail
Part of Lot 1, Concession 7

APPLICANT:
Primont (SXSX1) Inc. and Primont (SXSX2) Inc.



51 Development Planning

Attachment

FILE:
OP.24.005
RELATED FILES:
DA.22.066 and Z.23.007
DATE:
October 8, 2024

4

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 8, 2024

WARD: 2

**TITLE: WOODBRIDGE PARK LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.21.012
ZONING BY-LAW AMENDMENT FILE Z.21.019
5390 STEELES AVENUE WEST
VICINITY OF STEELES AVENUE WEST AND KIPLING 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 redesignate and rezone to permit 19 street townhouse units, 11 stacked townhouse units and 2 semi-detached units, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes 19 street townhouse units, 11 stacked townhouse units and 2 semi-detached units
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.012 and Z.21.019 (Woodbridge Park Limited) 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: 5390 Steeles Avenue West (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 1, 2020

Date applications were deemed complete: June 8, 2021

Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications were previously approved for the Subject Lands.

On December 15, 2015, Council approved Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024 (Woodbridge Park Limited) to amend the 'Community Commercial Mixed-Use' designation in Vaughan Official Plan 2010 ('VOP 2010'), and to rezone the Subject Lands from "PB1 Parkway Belt Open Space Zone" to "RM2(H) Multiple Residential Zone" with the Holding Symbol "(H)" (the 'Original Applications').

The Original Applications were approved to permit the development of 249, 3-storey townhouse units and two 3-storey mixed-use buildings with 26 rental apartment units and at-grade commercial uses.

On December 13, 2016, Council approved Draft Plan of Subdivision and Site Development Files 19T-16V005 and DA.16.044 to subdivide the lands and facilitate the above noted development. The development consisted of one residential block containing the Subject Lands, the adjacent townhouse development to the east and one open space block for a public park. Draft Plan of Subdivision File 19T-16V005 was registered as Plan 65M-4640 on May 24, 2019.

The previously approved two 3-storey mixed-use buildings on the Subject Lands are no longer being pursued by the Owner.

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 6:

1. Official Plan Amendment File OP.21.012 to amend the policies of Vaughan Official Plan 2010, Volume 2 Area Specific Policy 13.16 (13.16.1.2), Northwest Corner of Steeles Avenue and Kipling Avenue, by adding stacked townhouses and semi-detached as permitted Low-Rise Residential uses.
2. Zoning By-law Amendment File Z.21.019 to permit:
 - a) site-specific zoning exceptions to the RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone under By-law 1-88, identified in Attachment 7 (Table 1).
 - b) site-specific zoning exceptions to the RM1 Multiple Unit Residential Zone and Environmental Protection under By-law 001-2021, identified in Attachment 7 (Table 2).

The Committee of the Whole (Public Meeting) considered the Applications on September 14, 2021.

On September 14, 2021, a public meeting was held to develop the Subject Lands for a 25-storey apartment building and stand-alone parking garage with at-grade commercial uses.

A second public meeting is required as it has been over two years since the September 14, 2021, Public Meeting and a decision from Council had not occurred, in accordance with Policy 10.1.4.1. of VOP 2010 which states that a new public meeting for planning applications is automatically required when any application that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.

The Owner has revised the proposal since the first public meeting and is currently proposing a development consisting of 11, 4-storey stacked townhouses, 19, 3-storey street townhouse units, and 2 semi-detached units (the 'Development').

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

- a) Date the Notice of Public Meeting was circulated: September 13, 2024.

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

- b) Circulation Area: To all property owners within 150 m and the townhouse development to the east of the Subject Lands and to the West Woodbridge Homeowners' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of September 24, 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 the link to a previous report regarding the Subject Lands:
[September 14, 2021, Committee of the Whole Public Meeting \(Item 3, Report 41\)](#)

Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024:
[December 1, 2024, Committee of the Whole \(Item 6, Report 44\)](#)

Draft Plan of Subdivision and Site Development Files 19T-16V005 and DA.16.044:
[December 6, 2024, Committee of the Whole \(Item 17, Report 43\)](#)

Analysis and Options

The Development is being reviewed for conformity with York Region Official Plan 2022.

Official Plan Designation

- “Urban Area” and “Regional Greenlands System” on Map 1 – Regional Structure by York Region Official Plan 2022 (‘YROP 2022’)
- “Community Area” on Map 1A – Land Use Designations by YROP 2022
- The Applications are being reviewed for conformity with YROP 2022

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

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Community Commercial Mixed Use” on Schedule 13 – Land Use by VOP 2010, Volume 2, Area Specific Policy 13.16, Northwest Corner of Steeles Avenue and Kipling Avenue
- This designation permits Low-Rise buildings, townhouses, and back-to-back townhouses
- An amendment to VOP 2010 is required to address the stacked townhouse and semi-detached uses and permit up to 7 attached townhouse units

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

As the Applications were received by the City on May 5, 2021, and deemed complete on June 9, 2021, the Applications are transitioned under Zoning By-law 001-2021.

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

Zoning:

- RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1432).
- The RM2 Zone where the Development is proposed does not permit all uses.
- The Owner proposes site-specific zoning exceptions to permit the Development, as shown in Table 1 on 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.

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

Zoning:

- RM1 Multiple Unit Residential Zone and Environmental Protection Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.1057.
- The RM1 Zone where Development is proposed does not permit all uses.
- The Owner proposes to add the following site-specific zoning exceptions to permit the Development, as shown in Table 2 on 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:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), the Provincial Planning Statement 2024 ('PPS 2024') and the policies of the York Region Official Plan, 2022 ('YROP') and VOP 2010.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed uses, building height and density. ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities, City of Toronto and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	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.
g.	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.
h.	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.
i.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ 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.
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the development will be reviewed in consideration of existing traffic conditions. ▪ Matters including the driveway entrance, parking, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Steeles Avenue West, an arterial road under the jurisdiction of York Region and City of Toronto. ▪ York Region will identify any required land conveyances.
k.	Required Applications	<ul style="list-style-type: none"> ▪ Should the Applications be approved, a Draft Plan of Condominium and Site Plan Applications will be required.

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

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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 David Harding, Senior Planner, Development Planning Department, ext. 8409.

Attachments

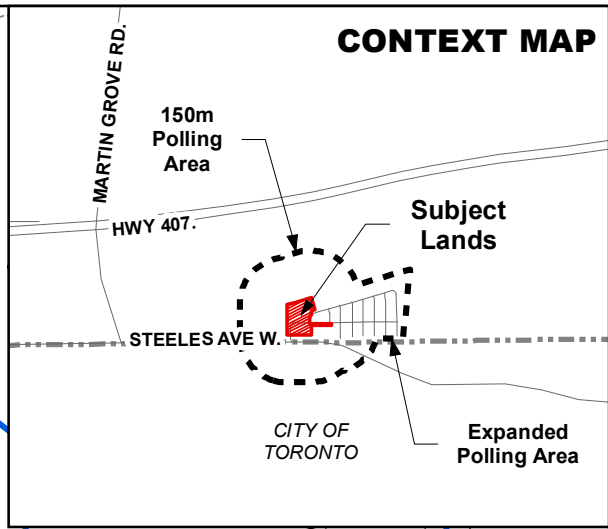
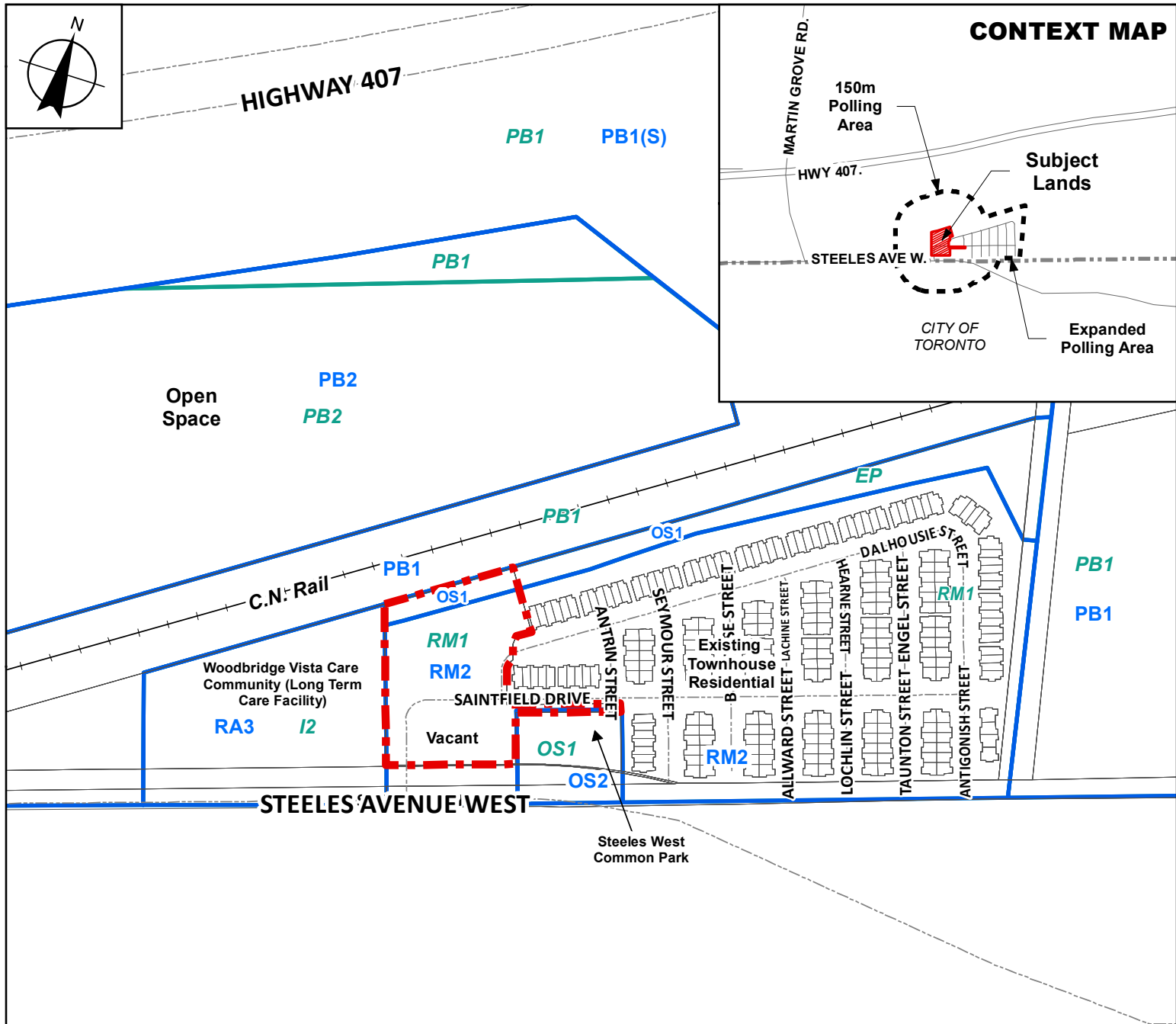
1. Context and Location Map
2. Proposed Site Plan and Existing Zoning
3. Conceptual Landscape Plan
4. Conceptual Street Townhouse Elevations
5. Conceptual Semi-Detached Elevations
6. Conceptual Stacked Townhouse Elevations
7. Zoning By-laws 1-88 and 001-2021 Exceptions – Table 1 and Table 2

Prepared by

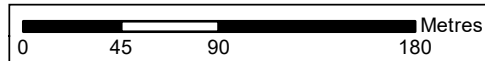
David Harding, Senior Planner, ext. 8409

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

Nancy Tuckett, Director of Development Planning, ext. 8529



	Subject Lands	Zoning Legend 001-2021
	Zoning Legend 1-88	<i>EP, Environmental Protection Zone</i>
	OS1, Open Space Conservation	<i>I2, Major Institutional Zone</i>
	OS2, Open Space Park	<i>OS1, Open Space Zone</i>
	PB1(S), Parkway Belt Linear Facilities	<i>PB1, Parkway Belt Public Use Zone</i>
	PB1, Parkway Belt Open Space	<i>PB2, Parkway Belt Complementary Use Zone</i>
	PB2, Parkway Belt Complementary Use	<i>RM1, Multiple Unit Residential Zone</i>
	RA3, Apartment Residential	
	RM2, Multiple Residential	



Context and Location Map

LOCATION:
5390 Steeles Avenue West
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Ltd.

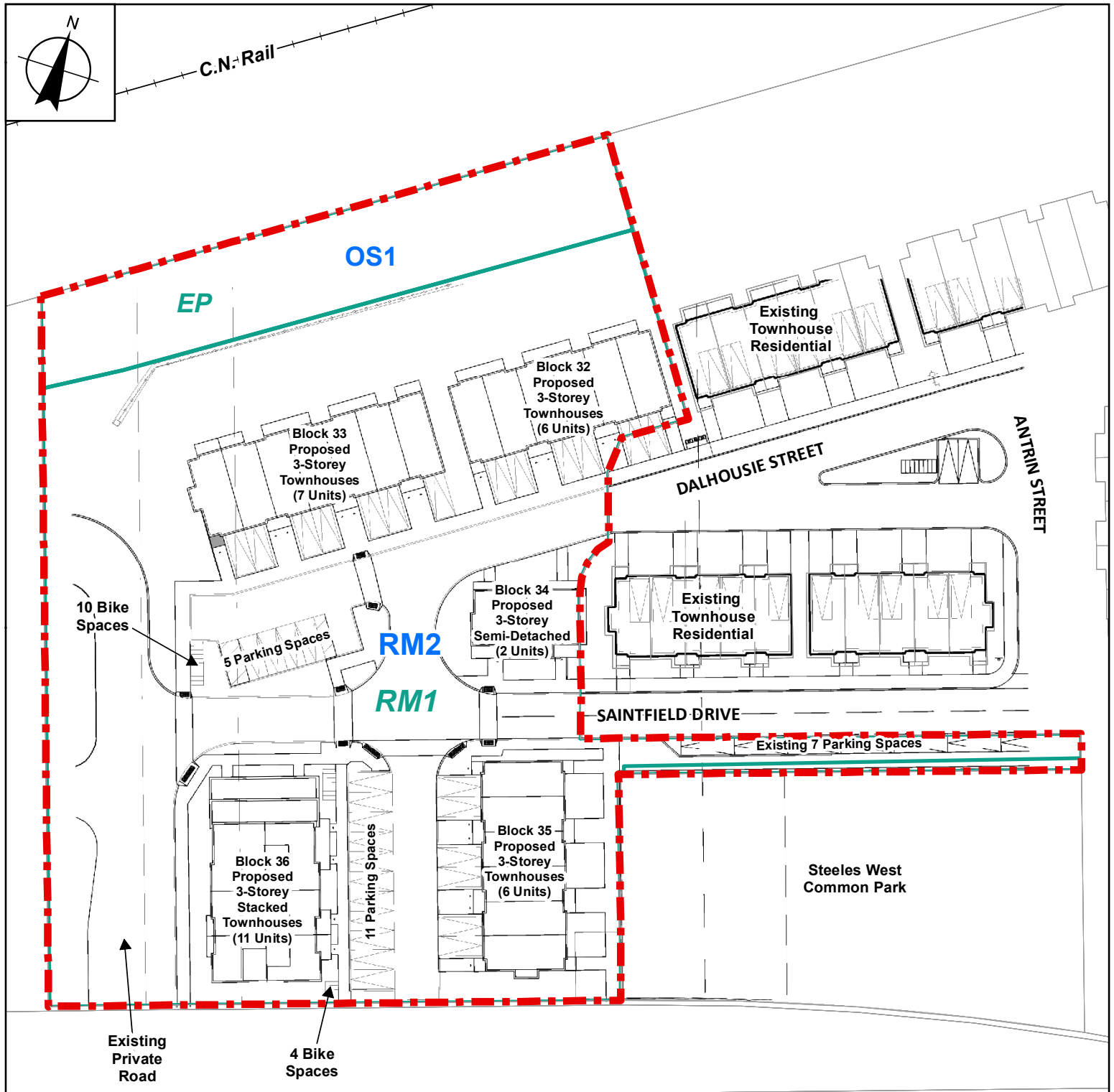


Attachment

FILES:
OP.21.012, Z.21.019

DATE:
October 8, 2024

1



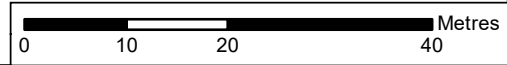
Subject Lands

Zoning Legend 1-88
 OS1, Open Space Conservation
 RM2, Multiple Residential

Zoning Legend 001-2021
 EP, Environmental Protection Zone
 RM1, Multiple Unit Residential Zone

STEELES AVENUE WEST

CITY OF TORONTO



Proposed Site Plan and Existing Zoning

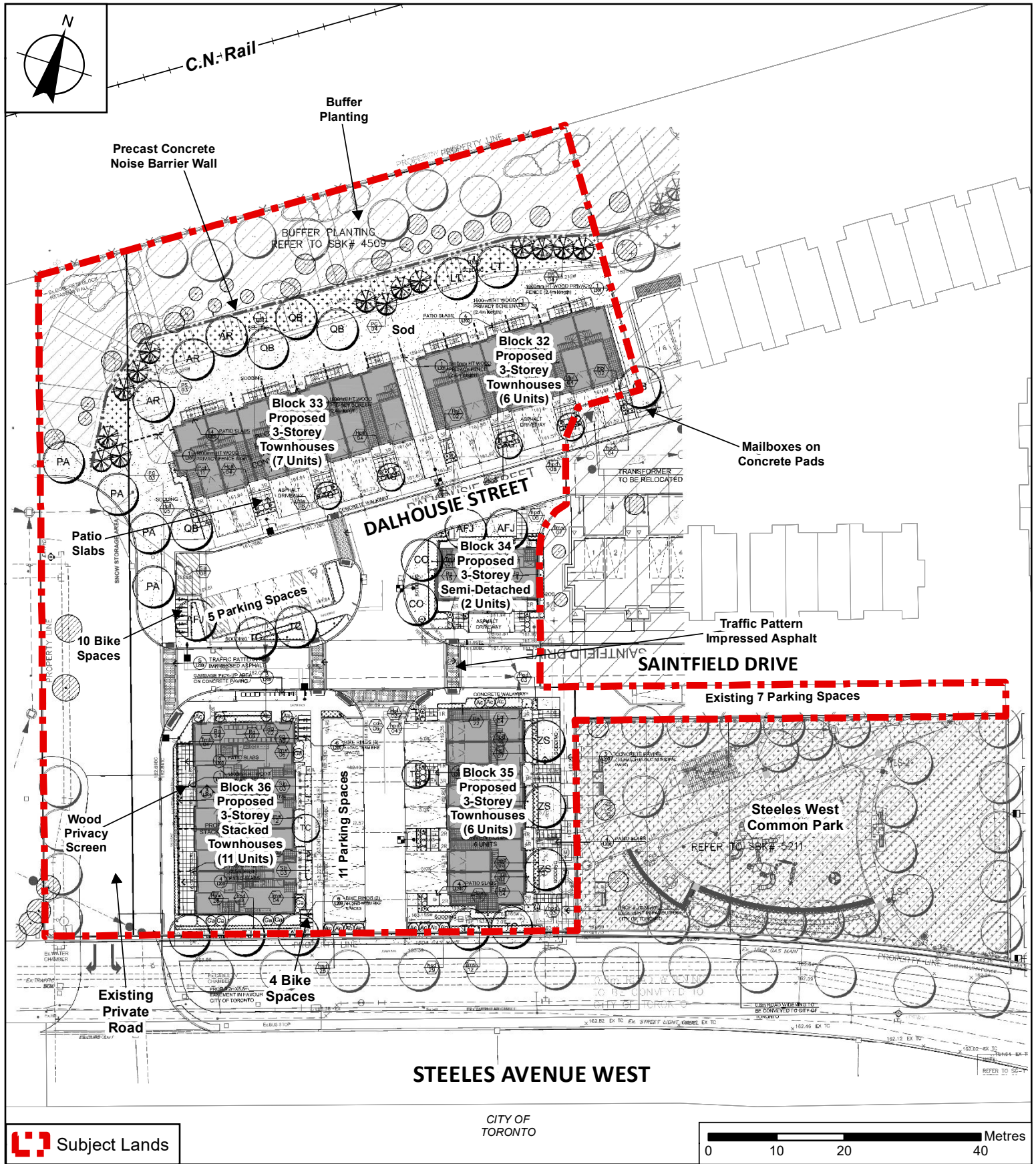
LOCATION:
 5390 Steeles Avenue West
 Part of Lot 1, Concession 8
APPLICANT: Woodbridge Park Ltd.



Attachment

FILES:
 OP.21.012, Z.21.019
DATE:
 October 8, 2024

2



Conceptual Landscape Plan

LOCATION:
5390 Steeles Avenue West
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Ltd.

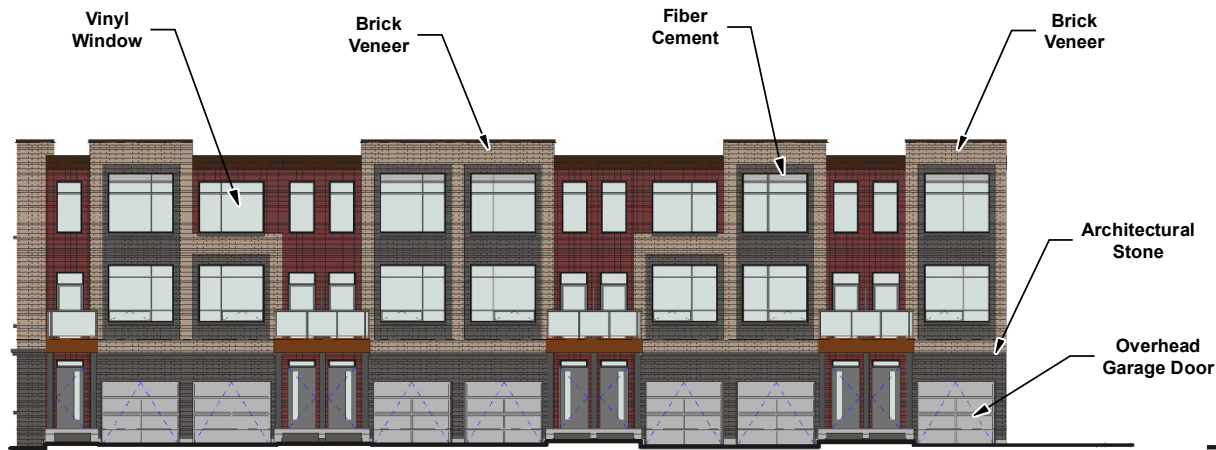


Attachment

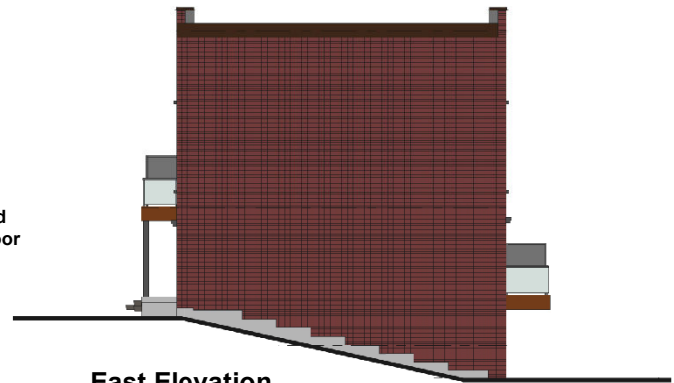
FILES:
OP.21.012, Z.21.019

DATE:
October 8, 2024

3



South (Front) Elevation - Facing Dalhousie Street



East Elevation



West Elevation



North (Rear) Elevation

Not to Scale

Conceptual Street Townhouse Elevations

LOCATION:
5390 Steeles Avenue West
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Ltd.



Attachment

FILES:
OP.21.012, Z.21.019

DATE:
October 8, 2024

4



North (Front) Elevation - Facing Dalhousie Street



West Elevation



South (Rear) Elevation - Facing Saintfield Drive



East Elevation

Not to Scale

Conceptual Semi-Detached Elevations

LOCATION:
5390 Steeles Avenue West
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Ltd.



Attachment

FILES:
OP.21.012, Z.21.019

DATE:
October 8, 2024

5



West Elevation - Facing Existing Driveway



South Elevation - Facing Steeles Avenue West



East Elevation



North Elevation - Facing Saintfield Drive

Not to Scale

Conceptual Stacked Townhouse Elevations

LOCATION:
5390 Steeles Avenue West
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Ltd.



Attachment

FILES:
OP.21.012, Z.21.019

DATE:
October 8, 2024

6

Attachment 7 – Zoning By-laws 1-88 and 001-2021 Exceptions – Table 1 and Table 2

Table 1 – Zoning By-law 1-88

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
a.	Permitted Uses	Semi Detached and Stacked Townhouses are not permitted	Permit Semi-Detached and Stacked Townhouse uses
b.	Minimum Front Yard	4.5 m	2.3 m
c.	Townhouse Units in a Row	A maximum of 6 attached townhouse units in a row are permitted	Permit a maximum of 7 attached townhouse units in a row
d.	Maximum Building Height	11.0 m	12.0 m. Rooftop enclosure to be excluded from calculation.
e.	Minimum Parking Requirements	Accessible Parking Spaces: 1 for residents and 1 for visitors = 2 spaces	Provide a minimum of 1 Accessible Parking Space
f.	Minimum Amenity Area	6,850 m ²	1150 m ²
g.	Minimum Landscape Strip Width	6.0 m	3.0 m

Table 2 – Zoning By-law 001-2021

	Zoning By-law 001-2021 Standard	RM1 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
a.	Permitted Uses	Semi Detached and Stacked Townhouses are not permitted	Permit Semi-Detached and Stacked Townhouse uses
b.	Minimum Front Yard	4.5 m	2.3 m
c.	Townhouse Units in a Row	A maximum of 6 attached townhouse units in a row are permitted	Permit a maximum of 7 attached townhouse units in a row
d.	Maximum Building Height	11.0 m	12.0 m
e.	Minimum Parking Requirements	Accessible Parking Spaces: 1 for residents and 1 for visitors = 2 spaces	Provide a minimum of 1 Accessible Parking Space
f.	Minimum Long Term Bicycle Parking Spaces	0.5 spaces x 11 stacked townhouse units = 6 spaces	0 spaces

	Zoning By-law 001-2021 Standard	RM1 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM2 Multiple Residential Zone Requirement
g.	Minimum Amenity Area	6,850 m ²	1150 m ²
h.	Minimum Landscape Strip Width	3.0 m	0.6 m
i.	Waste Storage	Shall be located no closer than 30.0 m from any lot line abutting a residential zone	Shall be located 9.0 m from the west lot line