



**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.

Wednesday, November 6, 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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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: Wednesday, November 6, 2024

WARD(S): 4

**TITLE: TOROMONT INDUSTRIES LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.24.012 AND
ZONING BY-LAW AMENDMENT FILE Z.24.027
3131 HIGHWAY 7
VICINITY OF JANE STREET AND HIGHWAY NO. 7**

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.24.012 and Zoning By-law Amendment File Z.24.027 to permit the development of four (4) mixed-use blocks consisting of 17 residential towers ranging in heights from 43 to 74-storesys, a total of 10,231 residential units, integrated office, retail, hotel, daycare uses, a pedestrian mews, and 15.79 ha of parkland, as shown on Attachments 4 to 12.

Report Highlights

- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') and Zoning By-laws 1-88 and 001-2021 to permit a mixed-use development comprised of 17 residential towers ranging in heights from 43 to 74-storesys, 10,231 residential units, 30,092 m² of non-residential GFA, 15.79 ha of parkland (Millway Avenue Linear Park and South Urban Park), an overall FSI of approximately 9.7 (up to 10.0) times the area of the lot.
- A related Draft Plan of Subdivision application has been submitted to facilitate the development described above through the creation of four (4) mixed-use blocks, four (4) parkland blocks, and four (4) new public roads.
- 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 Amendment and Zoning By-law Amendment Files OP.24.012 and Z.24.027 (Toromont Industries Ltd.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

Background

Location: 3131 Highway 7 (the ‘Subject Lands’) are located southwest of the intersection of Highway 7 and Jane Street. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Date of Pre-Application Consultation Meeting: July 7, 2023

Date applications were deemed complete: September 13, 2024

As shown on Attachments 4 to 12, the Owner is proposing a mixed-use development (the ‘Development’), which will be divided into four (4) phased blocks (Blocks A-D), as summarized below.

Key Development statistics are summarized in Table 1, below:

Table 1: Development Statistics

	Phase 1: Block A (NW)	Phase 2: Block B (NE)	Phase 3: Block C (SE)	Phase 4: Block D (SW)
Gross Lot Area (excludes parks)	30,922 m ²	19,551 m ²	22, 981 m ²	16,613 m ²
Residential GFA	270,553 m ²	271,714 m ²	167,779 m ²	150,428 m ²
Non-Residential GFA	Office: 7,372 m ² Retail: 2,023 m ² Hotel: 9,437 m ²	Retail: 7,426 m ²	Retail: 1,559 m ²	Retail: 1,355 m ² Daycare: 920 m ²
FSI	8.75	13.77	7.37	9.19
# of Towers	5	5	4	3
Tower Heights	A1: 69-storeys A2: 54-storeys A3: 63-storeys A4: 59-storeys A5: 55-storeys	B1: 74-storeys B2: 56-storeys B3: 59-storeys B4: 63-storeys B5: 53-storeys	C1: 43-storeys C2: 51-storeys C3: 45-storeys C4: 54-storeys	D1: 61-storeys D2: 53-storeys D3: 58-storeys
# of Dwelling Units	Total: 3,062 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)	Total: 3,304 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)	Total: 2,037 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)	Total: 1,828 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)

Amenity Area (Indoor/Outdoor)	2.0 m ² per unit			
# of Vehicular Parking Spaces	1,377	1,524	868	780
# of Bicycle Parking Spaces	3,012	3,328	2,038	1,844

In addition to the above, the Development includes 15,790 m² of parkland (Millway Avenue Linear Park and South Urban Park), and a direct, below-grade pedestrian connection to the VMC Subway Station. The Development is proposed to be built-out in four (4) phases, in the manner shown on Attachment 6.

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

Toromont Industries Ltd. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the Development as shown on Attachments 4 to 12:

1. Official Plan Amendment File OP.24.012 to amend the Vaughan Official Plan (‘VOP 2010’), Volume 2, specifically the VMCSPP, as follows:
 - a. Modify Schedule K of the VMCSPP to add a site-specific policy area for the Subject Lands.
 - b. Increase the maximum permitted building heights ranging from 43 to 74-storeys.
 - c. Increase the maximum permitted floor space index (‘FSI’) from 2.5 to 9.7 (up to 10.0) times the area of the lot.
 - d. Increase the maximum permitted podium height from six (6) storeys to eight (8) storeys.
 - e. Increase the maximum residential floorplate size to 850 m² for towers below 65-storeys in height, and 940 m² for towers over 65-storeys in height.
 - f. Reduce the minimum required office space area from 15% of the total GFA for Blocks A and B (124,324 m²) to 1.27% (7,000 m²).

2. Zoning By-law Amendment File Z.24.027 to amend:
 - a. Zoning By-law 001-2021 to rezone the Subject Lands from “V1 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol V1(H)-S(6-35)-D(3.5-6)-66 and V1(H)-S(5-30) - D(2.5-5)-66”, subject to Exception 14.66, and “OS1 Open Space Zone with a Holding “(H)” Symbol OS1(H)-66 and OS1(H)635”, subject to Exceptions 14.66 and 14.635, to “V1

Vaughan Metropolitan Centre Station Zone V1(H) - S(6-74) - D(3.5-10.0) with a Holding “(H)” Symbol” and “OS1 Open Space Zone” in the manner shown on Attachment 4, together with site-specific exceptions identified in Table 2 on Attachment 14.

- b. Zoning By-law 1-88 to rezone the Subject Lands from “C9(H) Corporate Centre Zone with a Holding “(H)” Symbol”, subject to Exception 9(144), to “C9 Corporate Centre Zone with a Holding “(H)” Symbol” and “OS2 Open Space Park Zone with a Holding “(H)” Symbol” in the manner shown on Attachment 4, together with site-specific exceptions identified in Table 1 on Attachment 13.

A related Draft Plan of Subdivision has been submitted.

Draft Plan of Subdivision File 19T-24V008 has been submitted concurrently with the Applications to facilitate the Development through the creation of four (4) mixed-use development blocks, four (4) parkland blocks, four (4) new public roads (Celebration Avenue, Doughton Road, and Millway Avenue extensions, and new North-South Local Road), and road widening and future development blocks, as follows (also see Attachment 3):

Blocks	Proposed Uses	Area (ha)	Units
1	Mixed-Use	1.729	3,062
2	Mixed-Use	1.586	3,304
3	Mixed-Use	1.321	2,037
4	Mixed-Use	1.203	1,828
5	Millway Linear Park	0.252	
6	Millway Linear Park	0.284	
7	Urban Park	0.609	
8	Urban Park	0.434	
9	Future Development	0.004	
10 - 12	Road Widening	0.084	
	Public Roads	3.064	
Total:		10.586	10,231

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

- a) Date the Notice of Public Meeting was circulated: October 11, 2024.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along Highway 7 and 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 October 22, 2024, by the VMC Program, Policy Planning and Special Programs Department.

Previous Reports/Authority

None.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the VM CSP, are required to permit the Development.

Official Plan Designation:

- Schedule F – Land Use Precincts designates Blocks A, C and D of the Subject Lands as “Station Precinct” and “Major Parks and Open Space”, and Block D of the Subject Lands as “Station Precinct”.
- Schedule C – Street Network identifies a new east-west Local Street (20-22 m) bisecting the Subject Lands, a future east-west Minor Collector Road (23-26 m) along the south property line, a future north-south Special Collector Road bisecting the Subject Lands, a future north-south Local Road (20-22 m) along the west property line, arterial roads along the east and north property lines, and a north-south Mews (15-17 m) or Local Street bisecting Blocks B and C.
- Schedule D – Major Parks and Open Space identifies the Millway Avenue Linear Park on the eastern portions of Blocks A and D, located on the west side of Millway Avenue, and an Urban Park along the southern portions of Blocks C and D (directly south of the future east-west Minor Collector Road).
- Schedule G – Areas for Office Uses identifies “Office uses required” on Blocks A and B of the Subject Lands and “Office uses permitted” on Blocks C and D.
 - Policy 8.2.3: Office uses shall be required within the “Office uses required” areas identified on Schedule G. Office uses shall occupy a minimum of 15% of the planned total gross floor area of all uses on all development blocks for the “office uses required” areas south of Highway 7.
- Schedule I – Height and Density Parameters, permits a maximum height of 35-storeys and maximum density of six (6) times the area of the lot for Blocks A to D, with the easterly portion of Blocks B and C having a maximum permitted building height of 30-storeys and maximum density of five (5) times the area of the lot.
- The maximum height of high-rise building podiums shall generally be six (6) storeys in the Station Precinct per VM CSP Policy 8.7.17.
- A maximum residential tower floorplate of 750 m² is permitted by Policy 8.7.18 of the VM CSP. The maximum residential tower floorplates of 940 m² as currently proposed requires an amendment to the VM CSP.

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

Zoning By-law 1-88:

- Under By-law 1-88, the Subject Lands are zoned “C9 Corporate Centre Zone with a Holding “(H)” Symbol”, subject to site-specific Exceptions 9(144).
 - Exception 9(144) provides for site-specific provisions respecting permitted uses, and a Holding “(H)” Symbol provision for servicing allocation.
- The Owner proposes to delete Exception 9(144) and rezone the Subject Lands to “C9 Corporate Centre Zone with a Holding “(H)” Symbol” and “OS2 Open Space Park Zone with a Holding “(H)” Symbol”, together with the exceptions identified in Table 1 in Attachment 13 to facilitate the Development.

Zoning By-law 001-2021:

- Under By-law 001-2021, the Subject Lands are zoned “V1 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol”, “OS1 Open Space Zone with a Holding “(H)” Symbol”, subject to site-specific Exceptions 14.66 and 14.635.
 - Exception 14.66 includes the same site-specific provisions as identified in Exception 9(144) from By-law 1-88.
 - Exception 14.635 provides for site-specific provisions respecting permitted uses, lot and building requirements, and parking.
- The Owner proposes to remove the Exception 14.66 and 14.635 to include the site-specific exceptions to By-law 001-2021 identified in Table 2 of Attachment 14 to facilitate the Development.
- A Holding “(H)” Symbol is required until servicing allocation is granted.

Additional zone categories/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. The proposed amendments are outlined in Attachments 6 and 7, which are Tables 1 and 2 respectively.

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	COMMENTS
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, 2024 (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 and VOP 2010, including Volume 2, Section 11.7 VMCSF.
b.	Appropriateness of Amendments to	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and Zoning By-laws will be reviewed in consideration of the

	MATTERS TO BE REVIEWED	COMMENTS
	VOP 2010 and Zoning By-law	<p>proposed land use designation, building height and density, and retail uses at grade.</p> <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.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V008. ▪ Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
d.	Vaughan Metropolitan Centre Secondary Plan (VMCSP)	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including but not limited to: <ul style="list-style-type: none"> a) The identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; b) The objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road network; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design; c) The vision of buildings in all areas of the VMC, including ensuring the built form frames the streets and supports an engaging, comfortable and active public realm to bring vitality to the streets, and contribute positively to the image of Vaughan’s downtown; d) The appropriateness of the proposed building heights in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighbouring planned uses or the public realm;

	MATTERS TO BE REVIEWED	COMMENTS
		<p>e) The existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; and,</p> <p>f) Policies 8.7.1 to 8.7.25 regarding built form, including location, massing and design of buildings, building facades, quality of materials fronting streets and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation.</p>
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.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
f.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
g.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Vaughan Metropolitan Centre Urban Design Guidelines and the City of Vaughan City-wide Urban Design Guidelines.
h.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the comments provided by the DRP on July 27, 2023.
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Ministry of Transportation, Greater Toronto Airport Authority (‘GTAA’), NavCanada, the Toronto Transit Commission (‘TTC’), external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENTS
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Silver score of 44.
k.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
l.	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.
m.	Affordable Housing	<ul style="list-style-type: none"> ▪ 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.
n.	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.
o.	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 at the requested density will be reviewed in consideration of existing traffic conditions at Highway 7 and Jane Street. ▪ 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 ▪ The Subject Lands are located on Highway 7, and Jane Street, arterial roads under the jurisdiction of York Region ▪ York Region will identify any required land conveyances

Financial Impact

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

Operational Impact

VMC Program 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 Application(s) is/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 Michelle Perrone, Planner, VMC Program, ext. 8384 or Monica Wu, Senior Planner, VMC Program, ext. 8161.

Attachments

1. Context and Polling Map
2. Location Map and Zoning
3. Draft Plan of Subdivision File 19T-24V008
4. Site Plan and Proposed Zoning
5. Landscape Plan
6. Phasing Plan
7. North Elevation (Blocks A and B) – Facing South from Highway 7
8. East Elevation (Blocks B and C) – Facing West from Jane Street
9. South Elevation (Blocks C and D) – Facing North from Future Doughton Road Extension
10. West Elevation (Blocks A and D) – Facing East from the Future Local Road
11. Perspective Rendering – Facing North from Future South Urban Park
12. Perspective Rendering – Facing South from Highway 7
13. Zoning By-law 1-88 Exception Table 1
14. Zoning By-law 001-2021 Exception Table 2

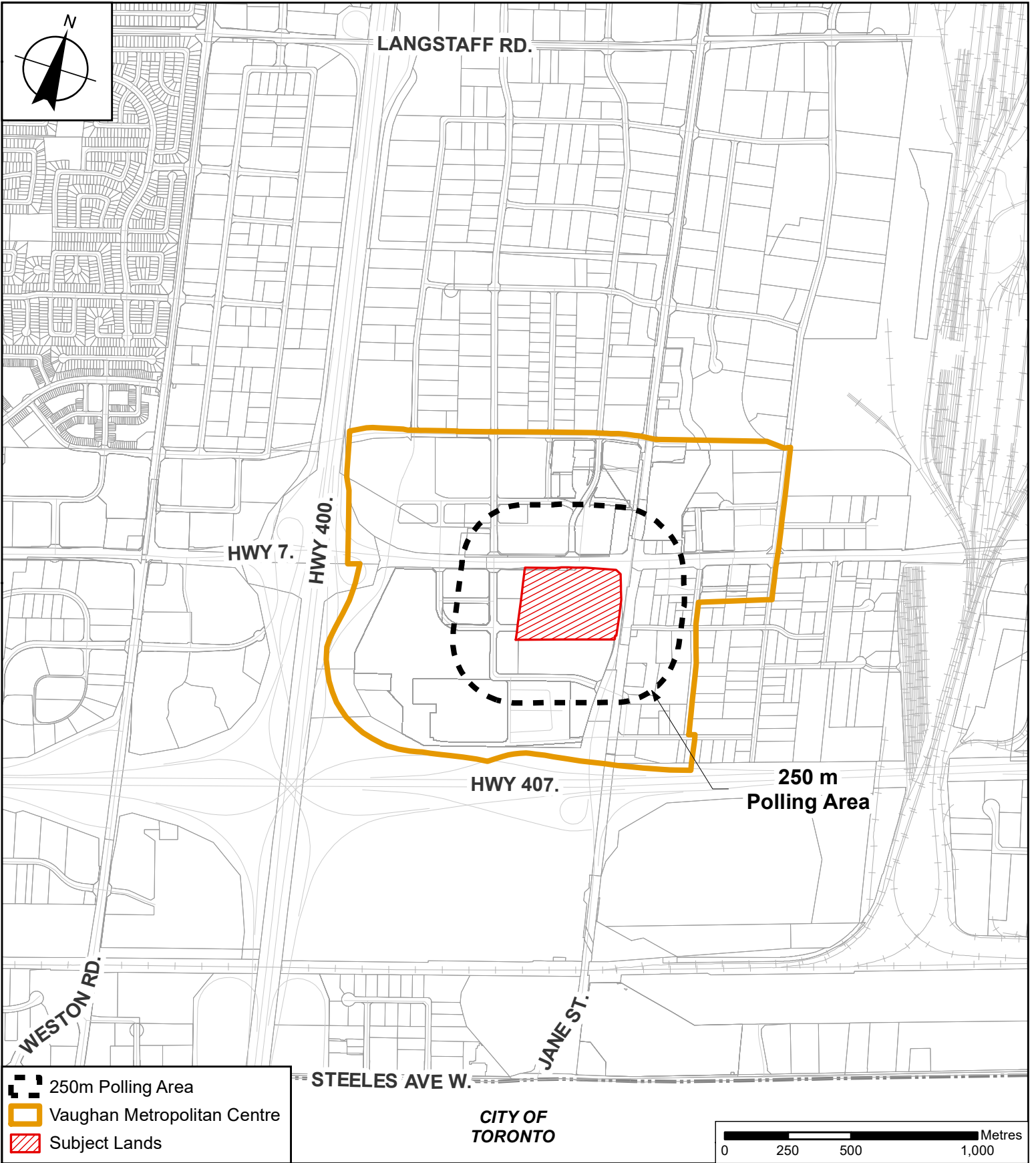
Prepared by

Michelle Perrone, Planner, VMC, ext. 8483

Monica Wu, Senior Planner, VMC, ext. 8161

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

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



Context and Polling Map

LOCATION:
 3131 Highway 7
 Part of Lot 5, Concession 5

APPLICANT:
 Toromont Industries Ltd.

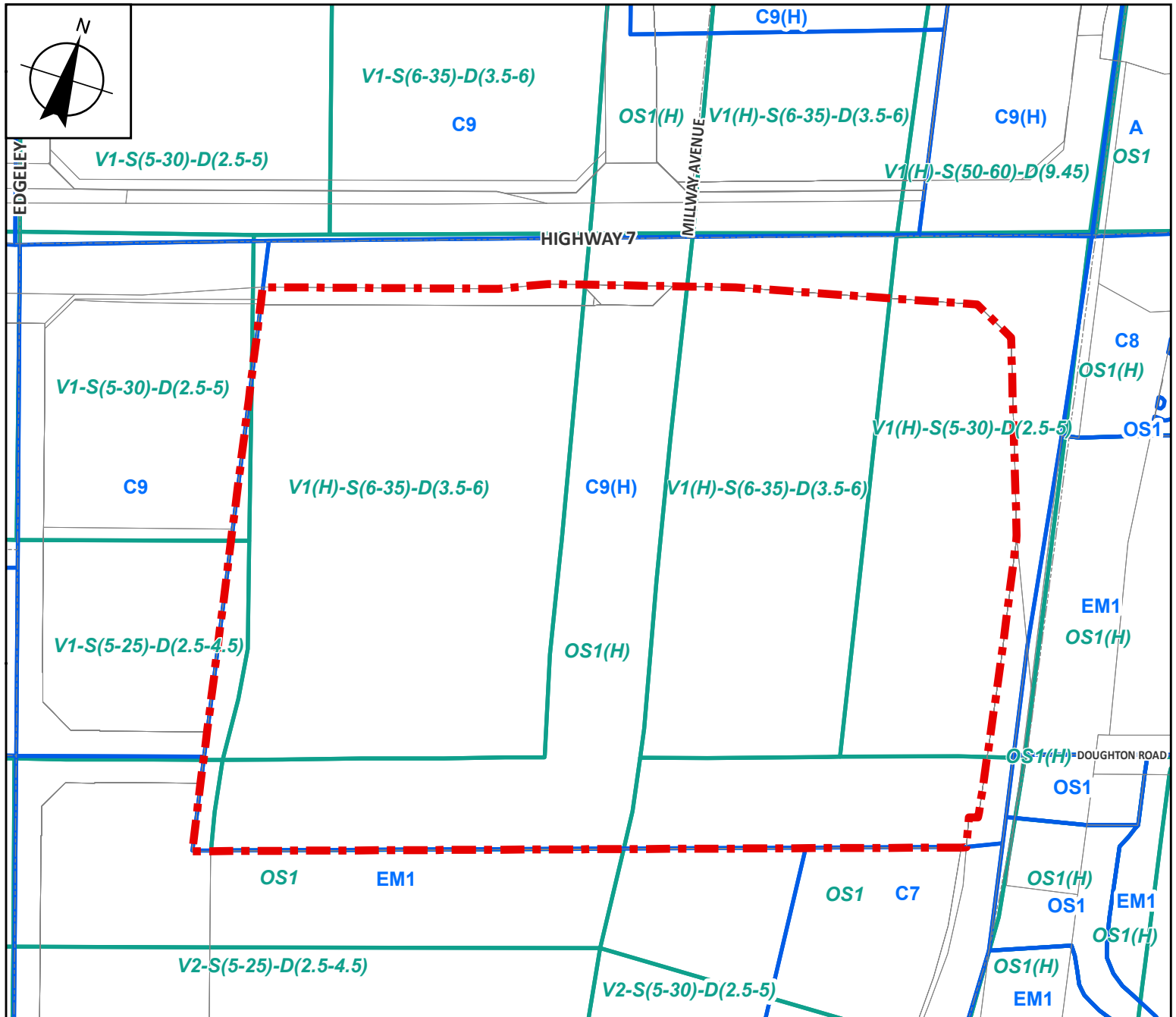


Attachment

FILES:
 OP.24.012, Z.24.027,
 19T-24V008

DATE:
 November 6, 2024

1



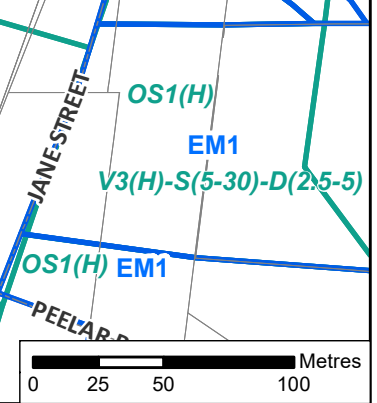
Subject Lands

Zoning Legend 1-88

- A, Agricultural
- C7, Service Commercial
- C8, Office Commercial
- C9(H), Corporate Centre Zone with the Holding Symbol
- C9, Corporate Centre Zone
- EM1, Prestige Employment
- OS1, Open Space Conservation
- OS2, Open Space Park

Zoning Legend 001-2021

- OS1(H), Open Space Zone
- OS1, Open Space Zone
- V1(H), Vaughan Metropolitan Centre Station Zone
- V1, Vaughan Metropolitan Centre Station Zone
- V2, Vaughan Metropolitan Centre South Zone
- V3(H), Vaughan Metropolitan Centre Neighbourhood Zone
- V3, Vaughan Metropolitan Centre Neighbourhood Zone



Location Map and Zoning

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.

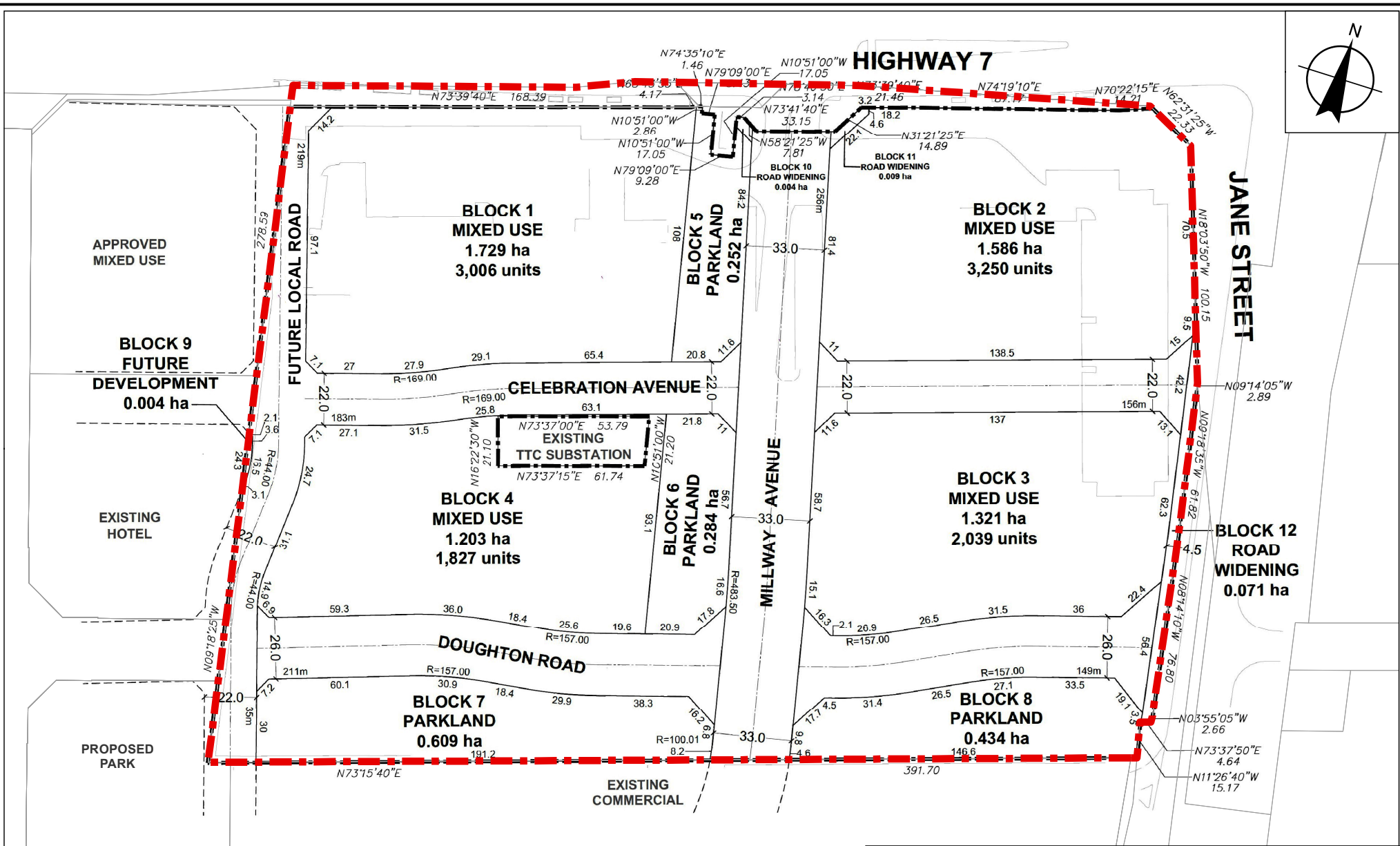
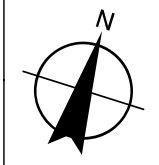


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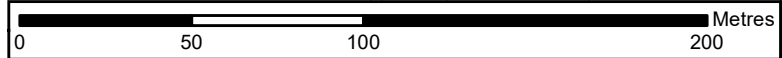
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19T-24V008

DATE:
November 6, 2024

2



 Subject Lands



Draft Plan of Subdivision File 19T-24V008

LOCATION: 3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.

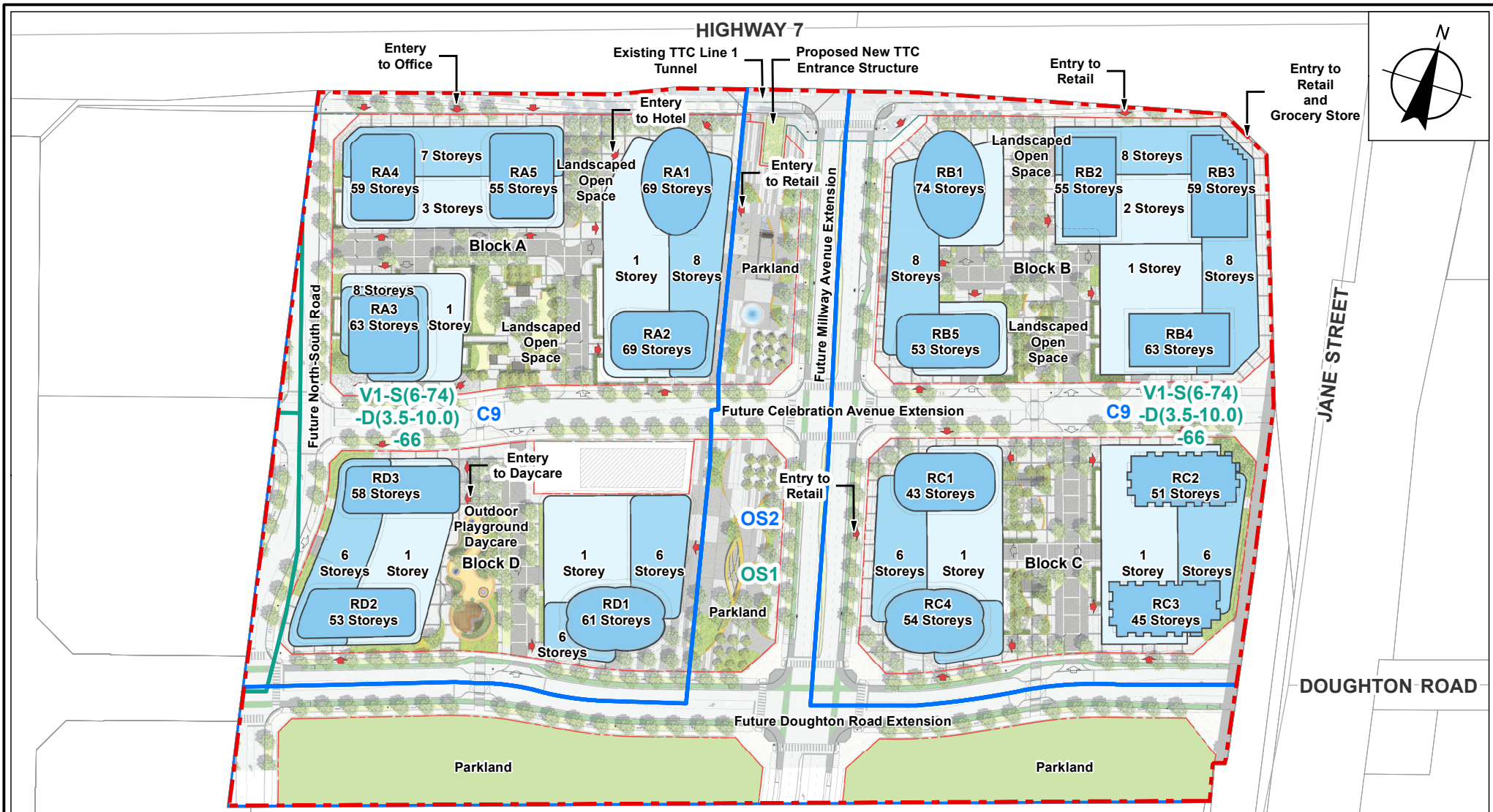


Attachment

FILES:
OP.24.012, Z.24.027,
19T-24V008

DATE:
November 6, 2024

3



Subject Lands	Zoning By-Law 001-2021
Zoning By-Law 1-88	OS1, Open Space Zone
C9, Corporate Centre Zone	V1, Vaughan Metropolitan Centre Station Zone
OS2, Open Space Park	Residential and Commercial Entrances

Site Plan and Proposed Zoning

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.

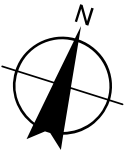


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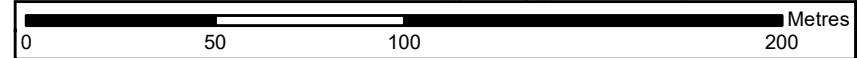
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19T-24V008

DATE:
November 6, 2024

4



Subject Lands



Landscape Plan

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.

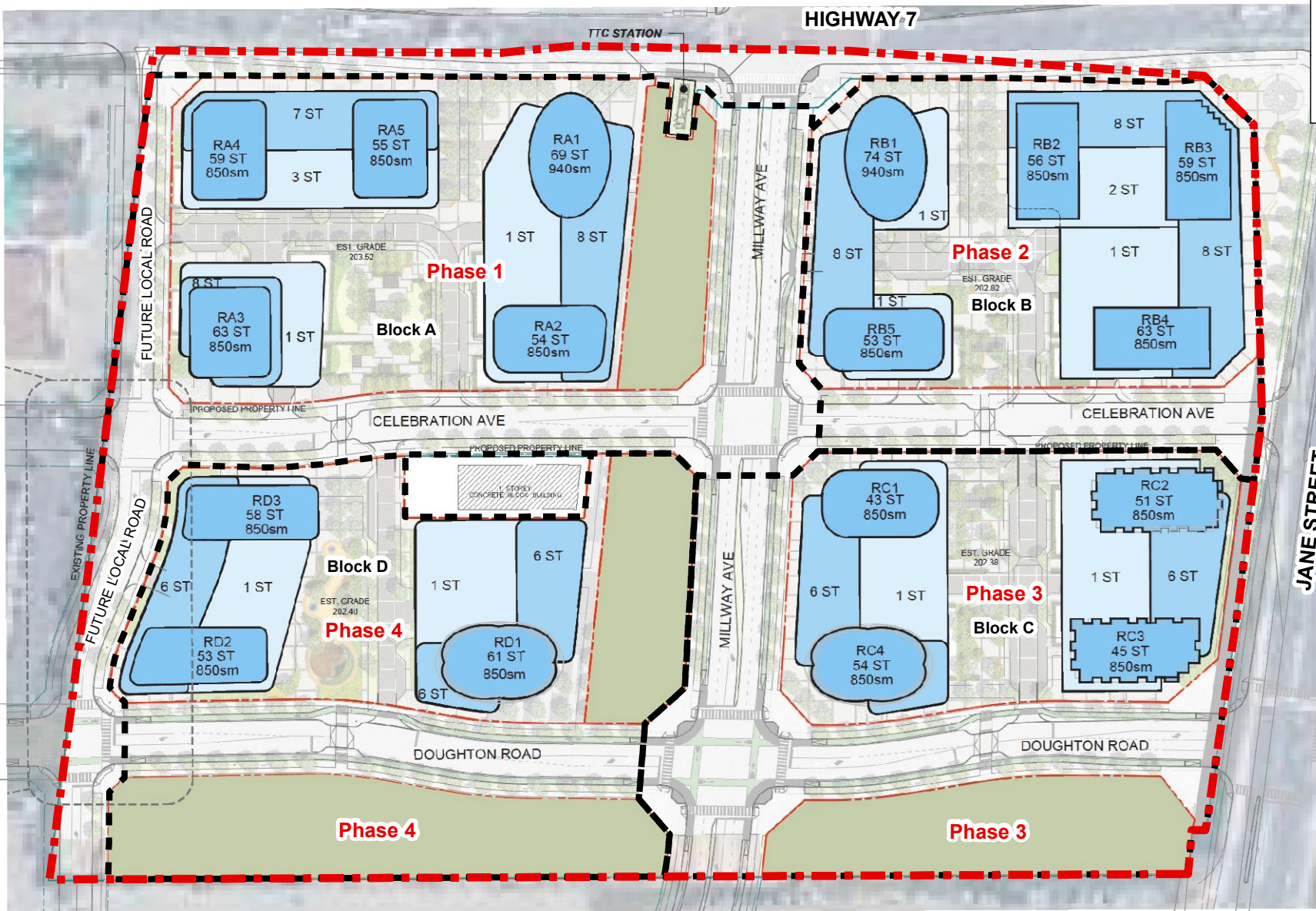
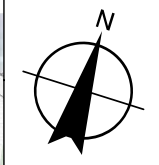



Attachment

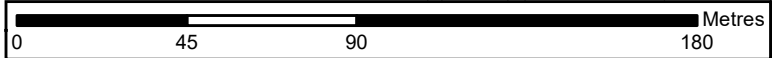
FILES:
OP.24.012, Z.24.027,
19T-24V008

DATE:
November 6, 2024

5



 Subject Lands



Phasing Plan

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.



Attachment

FILES:
OP.24.012, Z.24.027,
19T-24V008

DATE:
November 6, 2024

6



Podium
8 Storeys

Property Line

RB3
59 Storeys

RB2
55 Storeys

RB1
74 Storeys

Property Line

Property Line

Property Line

RA1
69 Storeys

RA5
55 Storeys

RA4
59 Storeys

Property Line

Podium
7 Storeys

Jane
Street

Millway Parkland
Avenue

Local
Road

Not to Scale

North Elevation (Blocks A & B) – Facing South from Highway 7

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.

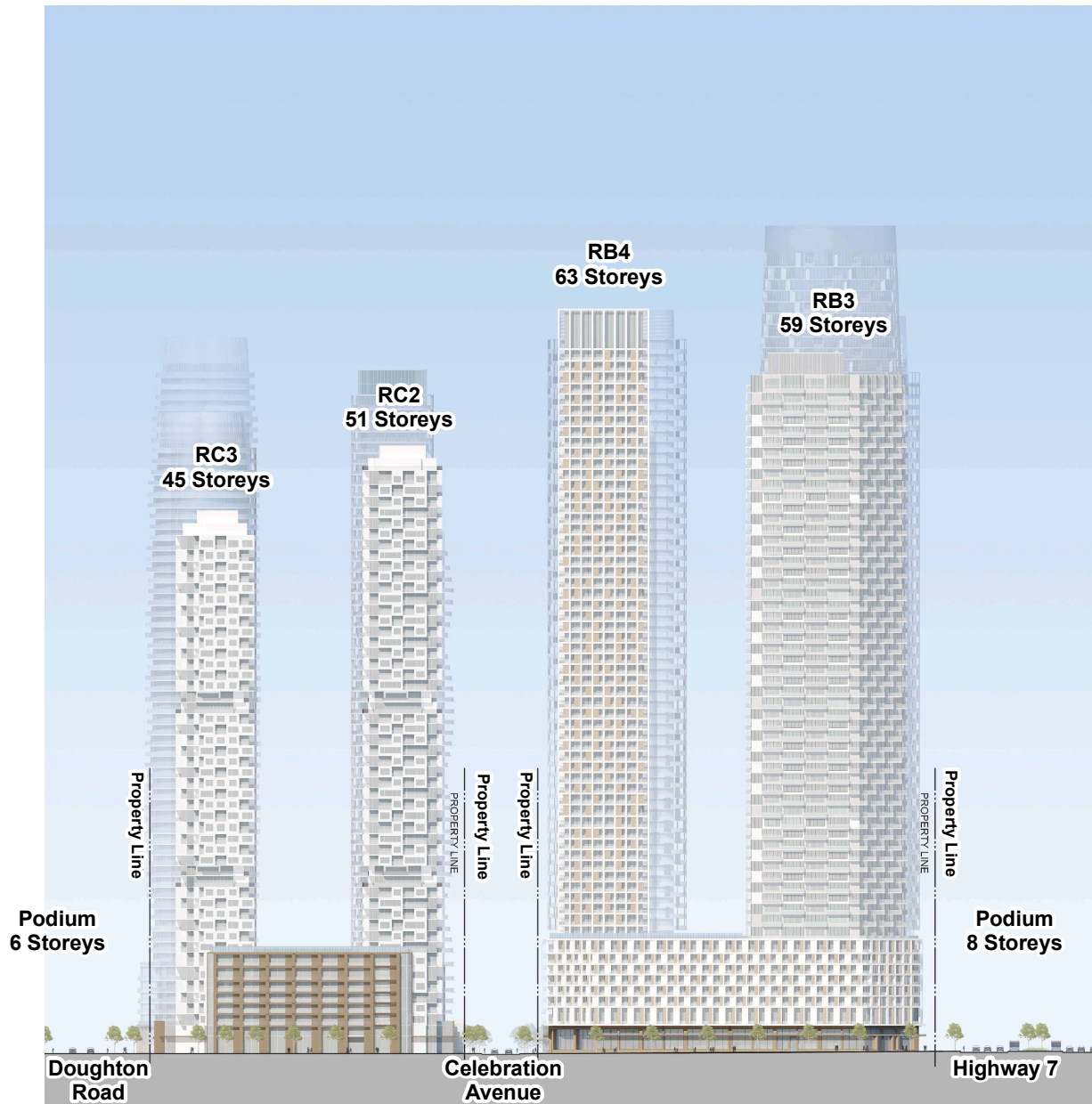


Attachment

FILES:
OP.24.012, Z.24.027,
19T-24V008

DATE:
November 6, 2024

7



Not to Scale

East Elevation (Blocks B & C) – Facing West from Jane Street

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.

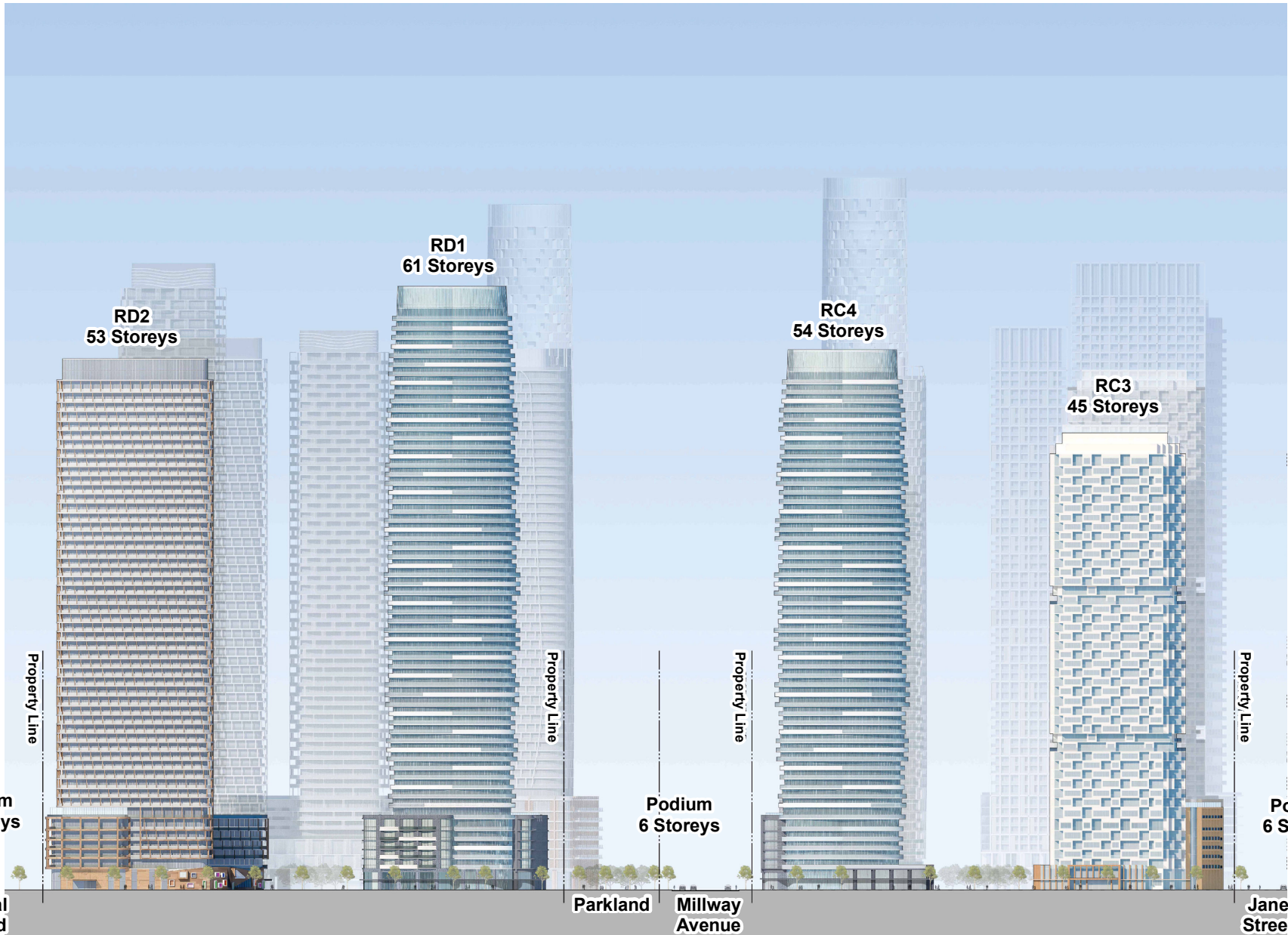


Attachment

FILES:
OP.24.012, Z.24.027,
19T-24V008

DATE:
November 6, 2024

8



South Elevation (Blocks C & D) – Facing North from Future Doughton Road Extension

Attachment

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

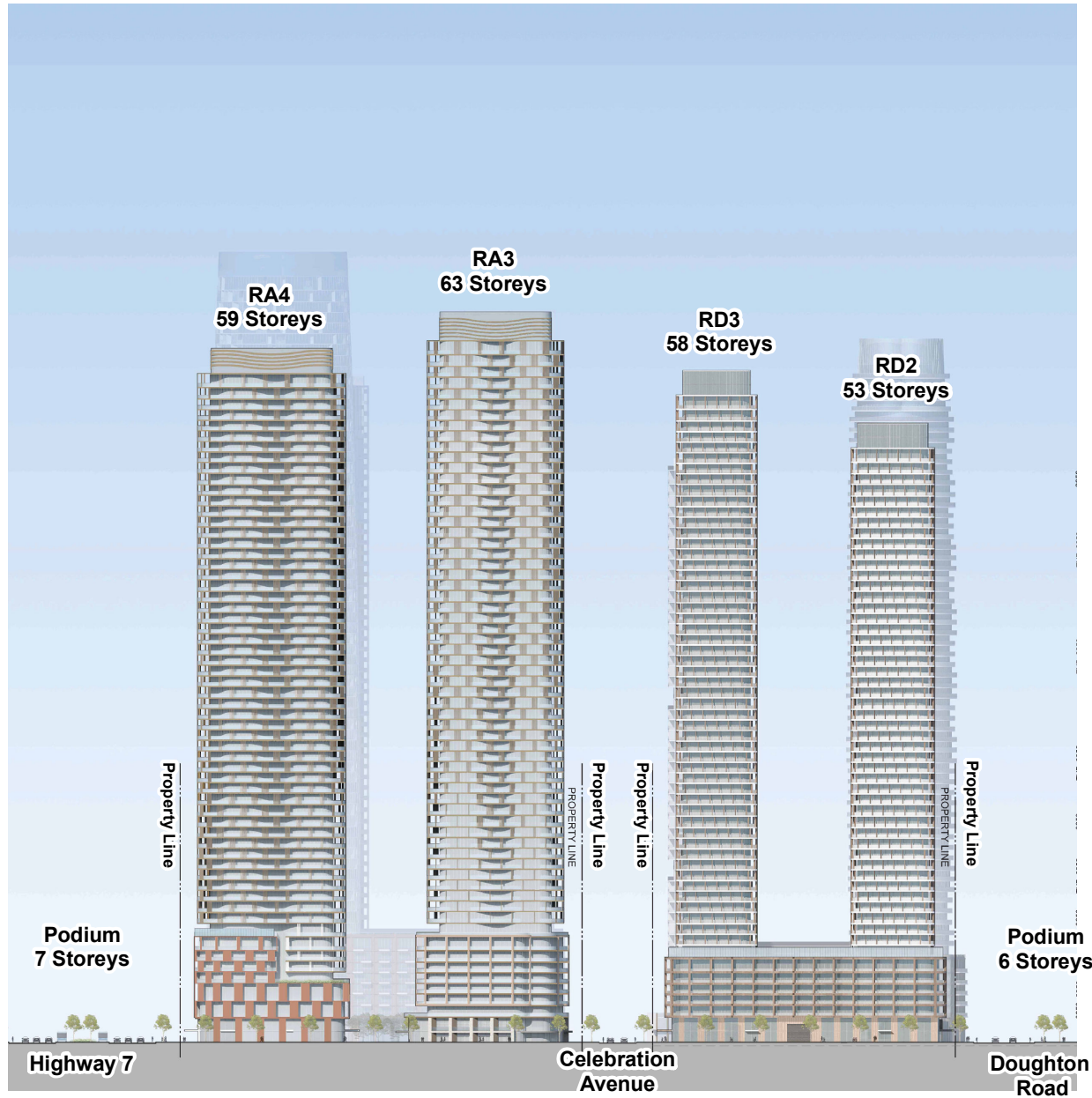
APPLICANT:
Toromont Industries Ltd.



FILES:
OP.24.012, Z.24.027,
19T-24V008

DATE:
November 6, 2024

9



Not to Scale

West Elevation (Blocks A & D) – Facing East from the Future Local Road

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.



Attachment
FILES:
OP.24.012, Z.24.027,
19T-24V008
DATE:
November 6, 2024

10



Not to Scale

Perspective Rendering – Facing North from Future South Urban Park

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.



Attachment
FILES:
OP.24.012, Z.24.027,
19T-24V008
DATE:
November 6, 2024

11



Not to Scale

Perspective Rendering – Facing South from Highway 7

LOCATION:
3131 Highway 7
Part of Lot 5, Concession 5

APPLICANT:
Toromont Industries Ltd.



Attachment
FILES:
OP.24.012, Z.24.027,
19T-24V008
DATE:
November 6, 2024

12

Attachment 13 – Zoning By-law 1-88 Exception Table

Table 1:

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirements	Proposed C9 Corporate Centre Zone Exceptions
a.	Definitions – “Building Height”	Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and i) in the case of a flat roof, the highest point of the roof surface; ii) in the case of a mansard roof, the highest point on the roof surface; iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof; exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.	Means the vertical distance measured from the following Canadian Geodetic Datum elevations and the highest point of the roof surface exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse: <ul style="list-style-type: none"> • Block A: 203.52 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; • Block B: 202.82 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; • Block C: 202.38 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; and • Block D: 202.40 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law.
b.	Definitions – “Gross Floor Area”	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 within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
c.	Definitions – “Ground Floor Frontage”	Not Defined	Means the portion of the ground floor that: <ul style="list-style-type: none"> a. Faces any street line or faces an urban square that abuts a street line; b. Is contained in a building that is partially or wholly located within 15.0 m of a street line or an urban square abutting a street line; and, c. Is measured from the main wall to a depth of 7.5 m into the building.

d.	Definitions – “Parking Spaces”	Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.	Means a rectangular area measuring at least 2.7 m by 5.7 m, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
e.	Definitions – “Lot”	N/A	For the purpose of zoning conformity, the Subject Lands as they pertain to Blocks A, B, C, and D, each individually, are deemed one lot, regardless of the number buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of this By-law
f.	Permitted Uses	In accordance with Section 5.1.4, 5.10 and Exception 9(144)	All permitted uses in the C9 Zone in addition to the following uses: <ul style="list-style-type: none"> • Independent Living Facility • Supportive Living Facility • Long Term Care Facility • Public Parking Lot or Parking Garage • Day Nursery
g.	Minimum Landscape Strip	In accordance with Section 3.13 and 5.1.1 a) and c)	2.0 m
h.	Minimum Rear Yard Setback	For residential uses: 6.0 m	<ul style="list-style-type: none"> • <u>Blocks A & B</u>: 3.0 m • <u>Block C</u>: 4.0 m
i.	Build-To-Zone (‘BTZ’) Requirements	Non-residential uses: 0 m - 3.0 m Residential uses: 3.0 m - 6.0 m	Shall not apply
j.	Minimum Building Setbacks Below-Grade	To the front and exterior lot line: 1.8 m	0.0 m 3.0 m to any transportation use buildings or structures above or below grade
k.	Maximum Permitted Yard Encroachments	In accordance with Section 3.14	Balconies, columns, landscape features, stairs and stair enclosures, awnings, balustrades, canopies, architectural features, and window washing equipment: 3.0 m
l.	Maximum Building Heights	25 m	<u>Block A</u> : <ul style="list-style-type: none"> • Tower 1: 215 m (69-Storeys) • Tower 2: 171 m (54-storeys) • Tower 3: 197 m (63-storeys) • Tower 4: 188 m (59-storeys) • Tower 5: 176 m (55-storeys)

			<p><u>Block B:</u></p> <ul style="list-style-type: none"> • Tower 6: 230 m (74-Storeys) • Tower 7: 178 m (56-storeys) • Tower 8: 187 m (59-storeys) • Tower 9: 198 m (63-storeys) • Tower 10: 168 m (53-storeys) <p><u>Block C:</u></p> <ul style="list-style-type: none"> • Tower 11: 138 m (43-Storeys) • Tower 12: 161 m (51-storeys) • Tower 13: 143 m (45-storeys) • Tower 14: 170 m (54-storeys) <p><u>Block D:</u></p> <ul style="list-style-type: none"> • Tower 15: 191 m (61-Storeys) • Tower 16: 167 m (53-storeys) • Tower 17: 182 m (58-storeys)
m.	Maximum Projection for Mechanical Penthouse and Architectural Features	N/A	8.0 m above the maximum permitted height
n.	Maximum Gross Floor Area (GFA)	N/A	<ul style="list-style-type: none"> • <u>Block A:</u> 272,000 m² • <u>Block B:</u> 281,000 m² • <u>Block C:</u> 171,000 m² • <u>Block D:</u> 154,000 m²
o.	Minimum Non-Residential GFA	N/A	<ul style="list-style-type: none"> • <u>Block A:</u> 18,750 m² • <u>Block B:</u> 7,000 m² • <u>Block C:</u> 1,500 m² • <u>Block D:</u> 2,200 m²
p.	Minimum Non-Residential GFA (Ground Floor)	Where a building is constructed fronting onto Highway 7, a minimum of 60% of the GFA at the ground floor level shall be composed of commercial uses which provide individual external at grade pedestrian access to such use.	Where a building is constructed fronting onto Highway 7, a minimum of 60% of the GFA at the ground floor level shall be composed of commercial and/or residential uses, which provide individual external at grade pedestrian access to such use.
q.	Maximum Residential Density	67 m ² per unit	The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply. For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area ('GFA') to area of the lot. The area of the lot shall include all road widenings, reserves, and future streets. The maximum permitted FSI are as follows:

			<ul style="list-style-type: none"> • <u>Block A</u>: 8.8 • <u>Block B</u>: 14.3 • <u>Block C</u>: 7.4 • <u>Block D</u>: 9.2 • <u>Total</u>: 10
r.	Density Transfer	<p>Where land is conveyed to the municipality for a public purpose, for nominal consideration, density from such land may be transferred to a development parcel within the C9 Corporate Centre Zone under the same ownership, subject to the following:</p> <ol style="list-style-type: none"> In the case of residential development, the resulting density on any receiving parcel shall not exceed 50 m²/unit on any given parcel. The density transfer shall be identified and reflected in the implementing site plan agreements for the receiving site, identifying the source of the transfer 	Shall not apply
s.	Location of Short-Term Bicycle Parking Spaces	In accordance with Section 3.8.2 c) of Zoning By-law 1-88	Shall not apply
t.	Loading Space Requirements	In accordance with Section 3.9 a)	<ul style="list-style-type: none"> • <u>Block A</u>: 4 Type 'B', 1 Type 'C' and 4 Type 'D' • <u>Block B</u>: 2 Type 'A', 4 Type 'B' and 5 Type 'D' • <u>Block C</u>: 4 Type 'B' and 4 Type 'D' • <u>Block D</u>: 4 Type 'B' and 2 Type 'D'
u.	Minimum Loading Space Dimensions	3.5 m (w) x 9.0 m (l) x 4.2 m (h)	<ul style="list-style-type: none"> • <u>Type A</u>: 3.5 m x 17.0 m x 4.4 m • <u>Type B</u>: 3.5 m x 11.0 m x 4.0 m • <u>Type C</u>: 3.5 m x 6.0 m x 3.0 m • <u>Type D</u>: 4.0 m x 13.0 m x 6.1 m

*NOTE: Additional exceptions may be identified/required through the further review of the subject application.

Attachment 14 – Zoning By-law 001-2021 Exception Table

Table 2:

	Zoning By-law 001-2021 Standard	V1 Vaughan Metropolitan Centre Station Zone Requirement	Proposed V1 Vaughan Metropolitan Centre Station Zone Exceptions
a.	Permitted Uses	Uses listed in Table 10-2	All permitted uses in the V1 Zone
b.	Definitions - "Building Height"	<p>Means in reference to a building or structure, the vertical distance measured from established grade to:</p> <ul style="list-style-type: none"> • In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater; • in the case of a sloped roof, the mean height between the eaves and the ridge; or, • In the case of any structure with no roof, the highest point of the structure. 	<p>Mean the vertical distance measured from the following Canadian Geodetic Datum elevations and the highest point of the roof surface exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse:</p> <ul style="list-style-type: none"> • <u>Block A</u>: 203.52 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; • <u>Block B</u>: 202.82 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; • <u>Block C</u>: 202.38 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law; and • <u>Block D</u>: 202.40 m Canadian Geodetic Datum, as identified on Schedule 1 of this By-law.
c.	Minimum Interior Side Yard Setback	1.0 m	<u>Block D</u> : 0.0 m
d.	Permitted Encroachments into Required Yards	In accordance with Table 4-1	Balconies, eaves, cornices, landscape features, stairs and stair enclosures, balustrades, awnings, canopies, columns, architectural features, and window washing equipment: 3.0 m
e.	Minimum Distance Between the Building(s), Including all Above and Below Grade Structures	N/A	Minimum distance of 3.0 m to any transportation use buildings or structures
f.	Above-Grade Parking Structures	Any portion of a parking structure located above established grade shall be subject to the minimum lot and building requirements of the zone in which the lot is located	Any portion of a parking structure located above ground shall be subject to the minimum lot and building requirements of the zone in which the lot is located

g.	Below Grade Parking Structures	Minimum setback from a street line: 1.8 m	0.0 m
h.	Additional Requirements to Table 10-2	Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.	Shall not apply
i.	Build-To-Zone ('BTZ') Requirements	3.0 m – 5.0 m	Shall not apply
j.	Maximum Floor Space Index (FSI)	<ul style="list-style-type: none"> • <u>Blocks A & D</u>: 3.5 - 6.0 • <u>Blocks B & C</u>: 2.5 - 5.5 	10.0
k.	Maximum Gross Floor Area (GFA)	N/A	<ul style="list-style-type: none"> • <u>Block A</u>: 272,000 m² • <u>Block B</u>: 281,000 m² • <u>Block C</u>: 171,000 m² • <u>Block D</u>: 154,000 m² • <u>Total</u>: 878,000 m²
l.	Minimum Non-Residential GFA	N/A	<ul style="list-style-type: none"> • <u>Block A</u>: 18,750 m² • <u>Block B</u>: 7,000 m² • <u>Block C</u>: 1,500 m² • <u>Block D</u>: 2,200 m²
m.	Minimum Office GFA	<u>Blocks A & B</u> : 15% of the GFA of all uses on [each] lot	<ul style="list-style-type: none"> • <u>Block A</u>: 7,000 m² (1.27%) • <u>Block B</u>: 0 m² (0%)
n.	Maximum Building Height	<u>Blocks A & D</u> : 35-storeys <u>Blocks B & C</u> : 30-storeys	<p><u>Block A</u>:</p> <ul style="list-style-type: none"> • Tower 1: 215 m (69-Storeys) • Tower 2: 171 m (54-storeys) • Tower 3: 197 m (63-storeys) • Tower 4: 188 m (59-storeys) • Tower 5: 176 m (55-storeys) <p><u>Block B</u>:</p> <ul style="list-style-type: none"> • Tower 6: 230 m (74-Storeys) • Tower 7: 178 m (56-storeys) • Tower 8: 187 m (59-storeys) • Tower 9: 198 m (63-storeys) • Tower 10: 168 m (53-storeys) <p><u>Block C</u>:</p> <ul style="list-style-type: none"> • Tower 11: 138 m (43-Storeys) • Tower 12: 161 m (51-storeys) • Tower 13: 143 m (45-storeys) • Tower 14: 170 m (54-storeys) <p><u>Block D</u>:</p> <ul style="list-style-type: none"> • Tower 15: 191 m (61-Storeys) • Tower 16: 167 m (53-storeys) • Tower 17: 182 m (58-storeys)

o.	Minimum Ground Floor Height	3.5 m Subject to active use frontages: 5.0 m	Shall not apply to areas of the ground floor that contains dwelling units or residential GFA Shall only apply to non-residential uses
p.	Minimum Street Wall Height	9.0 m	7.5 m
q.	Ground Floor Frontages	Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.	Shall not apply
r.	Active Use Frontages	In accordance with Section 4.2.1	All permitted uses in Section 4.2(1) in addition to the following uses: residential lobbies and indoor amenity areas, and other commercial and employment uses
s.	Minimum Podium Height	10.5 m	7.5 m
t.	Maximum Podium Height	20.0 m	<u>Blocks A & B</u> : 31.5 m <u>Blocks C & D</u> : 24.5 m
u.	Minimum Tower Step-Back	3.0 m	Shall only apply to 75% of the tower main walls
v.	Minimum Residential Tower Setback	Rear Lot Line & Interior Side Lot Line: 12.5 m	Shall not apply
w.	Minimum Office Tower Setback	Rear Lot Line & Interior Side Lot Line: 10.0 m	Shall not apply
x.	Maximum Residential Tower Floorplate	750 m ²	850 m ² (65-storeys or less) 950 m ² (above 65-storeys)
y.	Minimum Amenity Area Requirements	Podium townhouse dwelling: 10.0 m ² per unit Apartment dwelling: 8.0 m ² per unit for first 8 units, 5.0 m ² per unit for each additional unit A minimum of 90% shall be provided as common space	Indoor: 2.0 m ² per unit Outdoor: 2.0 m ² per unit Shall not apply
z.	Outdoor Amenity Area Requirements	In accordance with Sections 4.3.3(b) and (c)	Shall not apply
aa.	Outdoor Amenity Area Requirements	In accordance with Sections 4.3.3.1(b) and 4.3.3.1(c)	Shall not apply
bb.	Direct Access from the Exterior of a Building for Short-Term and Long-Term Bicycle Parking Spaces	In accordance with Sections 6.5.1.3(b), 6.5.4.3, and 6.5.5.3(b)	Shall not apply

cc.	Location of Long-Term and Short-Term Bicycle Parking Spaces	In accordance with Sections 6.5.4.2 and 6.5.5.3(a)	A long-term bicycle parking space required for a dwelling unit may be located on all below ground levels A short-term bicycle parking space may be located on P1
dd.	Minimum Bicycle Parking Space Width	0.6 m	0.4 m
ee.	Loading Spaces	In accordance with Section 6.11.1	<ul style="list-style-type: none"> • <u>Block A</u>: 4 Type 'B', 1 Type 'C' and 4 Type 'D' • <u>Block B</u>: 2 Type 'A', 4 Type 'B' and 5 Type 'D' • <u>Block C</u>: 4 Type 'B' and 4 Type 'D' • <u>Block D</u>: 4 Type 'B' and 2 Type 'D'

*NOTE: Additional exceptions may be identified/required through the further review of the subject application.

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 4

**TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 -
GENERAL AND SITE-SPECIFIC AMENDMENTS
ZONING BY-LAW AMENDMENT FILE Z.24.033
THE CORPORATION OF THE CITY OF VAUGHAN**

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 a proposed site-specific amendment to Comprehensive Zoning By-law 001-2021 (the 'CZBL') as identified in this Report, for the lands identified on Attachment 1.

Report Highlights

- The CZBL was enacted by Council on October 20, 2021.
- Since the enactment of the CZBL, staff have identified errors and clarifications in the CZBL that are recommended for correction and amendment.
- A technical report considering the noted amendment will be brought forward to a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.033 (THE CORPORATION OF THE CITY OF VAUGHAN) 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: 10090 Bathurst Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The City's CZBL is in effect and staff continue to bring forward technical amendments to correct and clarify provisions in the CZBL.

On October 20, 2021, Council adopted the new CZBL, which affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West, as shown on Attachment 1. The CZBL replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to section 1.6 of the CZBL and the Yonge-Steeles Corridor Secondary Plan area.

The CZBL has been appealed to the Ontario Land Tribunal ('OLT') by a number of appellants. The OLT issued an order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the CZBL that have not been appealed.

On May 17, 2022, and on October 29, 2024, Council approved a series of site-specific and general amendments to correct errors in the CZBL. Staff continue to identify and bring forward further amendments to correct or clarify provisions in the CZBL.

This Report identifies a further recommended amendment to the CZBL permissions on 10090 Bathurst Street, which is currently zoned "A Agriculture Zone" despite the applicable land use designation under the Vaughan Official Plan 2010 ('VOP 2010') being "Low-Rise Mixed-Use". The proposed amendment would allow the use of a Supportive Living Facility on the Subject Lands within the existing building known as the "Bassingthwaite Building" and the "Munshaw Building", as shown on Attachment 2. The proposed use is consistent with the "Low-Rise Mixed-Use" designation that permits a mix of residential, limited commercial and institutional uses in low-rise and public or private institutional building types.

Reports detailing further recommended site-specific and general amendments to the CZBL will be brought forward to correct errors that may be identified in the future, as required.

A Members' Resolution was submitted and adopted by Council to relieve Care as One from the requirement to post letters of credit related to the Supportive Living Facility.

On March 19, 2024, a Members' Resolution was considered by the Committee of the Whole to relieve Care As One (the owner of the Subject Lands) from the requirement to post letters of credit (or other financial security) for any heritage easement, site plan or servicing agreements on the Subject Lands, subject to terms and conditions. This

Members' Resolution was adopted by Council without amendment at the March 26, 2024 Council meeting, recognizing that Care For One is a not-for-profit organization offering a needed residential short-stay respite program in the City.

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

- a) Date the Notice of Public Meeting was circulated: October 11, 2024.
- b) The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca.
- c) No comments have been received as of October 22, 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 link is to the CZBL approval report (adopted, as amended):

[Extract from the Council Meeting Minutes of October 20, 2021 \(Item 9, Report No. 46 of the Committee of the Whole\(2\)\)](#)

The following links are to previous reports granting authority to make general and site-specific amendments to the CZBL:

File Z.21.052

[Extract from the Council Meeting Minutes of March 22, 2022 \(Item 1, Report No. 14 of the Committee of the Whole \(Public Meeting\)\)](#)

[Extract from the Council Meeting Minutes of May 17, 2022 \(Item 14, Report No. 24 of the Committee of the Whole \(2\)\)](#)

File Z.24.018

[Extract from the Council Meeting Minutes of September 24, 2024 \(Item 3, Report No. 28 of the Committee of the Whole \(Public Meeting\)\)](#)

[Report from the October 8, 2024, Committee of the Whole \(1\) \(Item 3, Report No. 32\)](#)

The following link is to the Member's Resolution pertaining to the Subject Lands:

[Extract from the Council Meeting Minutes of March 26, 2024 \(Item 22, Report No. 10 of the Committee of the Whole \(2\)\)](#)

The following link is to the Heritage Vaughan Committee Report for the proposed renovation and adaptive reuse of the Bassingthwaite House on 10090 Bathurst Street:

[Link to the Heritage Vaughan Committee Report on September 26, 2024 \(Item 1\)](#)

Analysis and Options

The proposed amendment for the Subject Lands conforms to VOP 2010.

Official Plan Designation:

- “Natural Areas and Countryside” on Schedule 1 – Urban Structure by VOP 2010
- “Urban Area” on Schedule 1A – Urban Area by VOP 2010
- “Core Features” on Schedule 2 – Natural Heritage Network
- “Low-Rise Mixed-Use” with a maximum permitted height of 5-storeys and floor space index (‘FSI’) of 1.75 times the area of the lot on Schedule 13 – Land Use by VOP 2010
- This designation permits residential units, home occupations, small scale hotels, limited retail, office and institutional uses within townhouses, stacked townhouses, low-rise buildings and public or private institutional buildings
- The use of a Supportive Living Facility is permitted under the Low-Rise Mixed-Use designation of VOP 2010
- The Supportive Living Facility will utilize one of the two existing single-detached dwellings located on the Subject Lands shown on Attachment 2, and not require any new development within Core Features in compliance with Policy 3.2.3.7
- Minor site alteration is required to create a parking lot on the Subject Lands outside of the Core Features, which will be reviewed to ensure conformity with Policy 3.2.3.8 of VOP 2010 pertaining to site alterations adjacent to Core Features

A site-specific amendment to the CZBL is proposed for 10090 Bathurst Street.

Through the implementation of the CZBL, various lands throughout the City were intended to be rezoned to conform with the land use designations of VOP 2010, where appropriate. The Subject Lands were initially zoned “A Agricultural Zone” by Zoning By-law 1-88, which was carried over into the CZBL as the “A Agriculture Zone” despite the land use designation of the Subject Lands under VOP 2010 being “Low-Rise Mixed-Use”, thereby restricting the permitted uses on the Subject Lands to agricultural related uses, limited commercial uses, and a single detached residential dwelling. The proposed amendment would permit the use of a Supportive Living Facility and accessory operations in the existing detached dwellings on the Subject Lands by way of a site-specific exception. Further amendments may be made to the zoning permissions on the Subject Lands following the completion of a detailed site assessment and establishment of new development limits in association with the adjacent Core Features and in consultation with the Toronto and Region Conservation Authority who regulate a portion of the Subject Lands.

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.

A minor Site Development Application is required for the proposed site alteration.

The Supportive Living Facility will require a new parking lot to be created on the Subject Lands as shown on Attachment 2, which is subject to site plan control. A minor Site Development Application is required to be submitted and reviewed to evaluate the layout and impact of the proposed parking area.

Financial Impact

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

Operational Impact

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

Toronto and Region Conservation Authority ('TRCA')

The Subject Lands are located within the Regulated Area of the TRCA due to their location adjacent to a tributary of the Don River. Accordingly, the Zoning By-law Amendment has been circulated to the TRCA for review and the proposed use and site alterations will require a TRCA Permit. Any comments and/or requirements of the TRCA will be considered in a technical report to a future Committee of the Whole meeting.

The Subject Lands contain cultural heritage resources

The Bassingthwaite House and the Munshaw house shown on Attachment 2 were relocated to the Subject Lands in 2021 and are subject to a Heritage Easement Agreement. Both buildings are deemed to have significant cultural heritage value, and the Subject Lands are designated under Section 29, Pat IV of the *Ontario Heritage Act*. Any alterations and/or restoration of these buildings are subject to a Heritage Permit. The owner of the Subject Lands submitted a Heritage Permit to restore and renovate the Bassingthwaite House to support the proposed use of the Supportive Living Facility. At its September 26, 2024 meeting, the Heritage Vaughan Committee recommended Council approve the application for restoration and renovation. At the time of writing this report, the recommendation of the Heritage Vaughan Committee was forwarded to the October 22, 2024 Committee of the Whole Meeting for consideration.

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.

Bathurst Street is under the jurisdiction of York Region. The Zoning By-law Amendment 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 proposed amendment to the CZBL is technical in nature and is intended to permit a use in conformity with VOP 2010 that was not brought forward through the CZBL process.

For more information, please contact Chris Cosentino, Senior Planner, Development Planning Department, ext. 8215.

Attachments

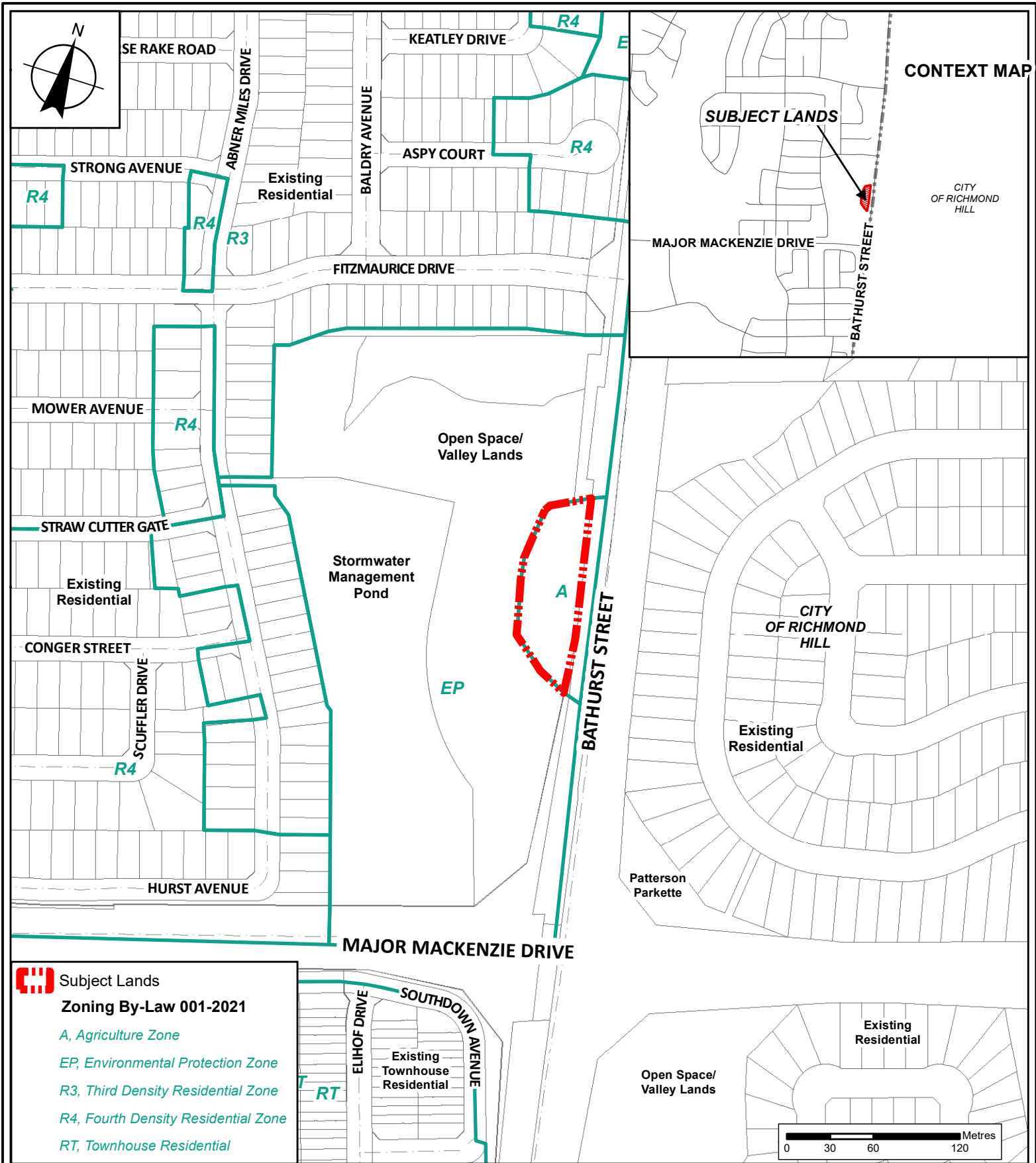
1. Context and Location Map
2. Conceptual Site Plan

Prepared by

Chris Cosentino, Senior Planner, ext. 8215

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

Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Location Map

LOCATION: 10090 Bathurst Street
Part of Lot 21, Concession 2

APPLICANT:
City of Vaughan



Attachment

FILE:
Z.24.033

DATE:
November 6, 2024

1

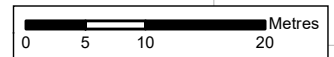
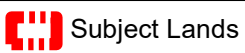


Bassingthwaite Building
(GFA: 244.06 sqm.)

Munshaw Building

BATHURST STREET

CITY OF RICHMOND HILL



Conceptual Site Plan

LOCATION: 10090 Bathurst Street
Part of Lot 21, Concession 2

APPLICANT:
City of Vaughan



Attachment

FILE:
Z.24.033

DATE:
November 6, 2024

2

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 3

TITLE: PEM (WESTON) GP INC., AND PEM (WESTON) LIMITED
PARTNERSHIP
OFFICIAL PLAN AMENDMENT FILE OP.24.009
ZONING BY-LAW AMENDMENT FILE Z.24.021
3790 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND WESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and rezone the subject lands to permit a development comprising of two (2) mixed-use 45-storey residential and commercial buildings and one (1) 43-storey residential building, as shown on Attachments 2 to 8. The development will include a total of 1,621 dwelling units, 937.7 m² of non-residential uses, Privately-Owned-Publicly-Accessible-Spaces ('POPS'), and a Floor Space Index ('FSI') of 7.5 times the lot area. The Owner seeks approval of their site-specific Official Plan and Zoning By-law Amendment Applications to facilitate the development in advance of the completion of the Weston Road and Highway 7 Secondary Plan ('W7SP').

Report Highlights

- The Owner proposes a development comprising of two (2) mixed-use 45-storey residential and commercial buildings and one (1) 43-storey residential building, with a total of 1,621 dwelling units, 937.7 m² of non-residential uses, POPS, and a FSI of 7.5 time the lot area.
- Official Plan Amendment and Zoning By-law Amendment applications are required to permit the development.

Report Highlights continued

- The development is located within Weston Road and Highway 7 Secondary Plan ('W7SP') area. The applications shall not be brought forward for Council consideration prior to the adoption of the W7SP.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, June 22, 2021, May 17, 2022, and January 24, 2023, the Applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;
2. THAT Staff be directed to continue to process Official Plan Amendment, Zoning By-law Amendment and the associated Draft Plan of Subdivision Files OP.24.009, Z.24.021 and 19T-24V005 PEM (WESTON) GP INC., PEM (WESTON) LIMITED PARTNERSHIP and receive technical comments; and
3. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.24.009 and Z.24.021 PEM (WESTON) GP INC., PEM (WESTON) LIMITED PARTNERSHIP, BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.

Background

Location: 3790 Highway 7 (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 8th, 2023.

Date application(s) were deemed complete: The Applications are incomplete as of the writing of this report.

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

PEM (WESTON) GP INC., PEM (WESTON) LIMITED Partnership (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands:

1. Official Plan Amendment File OP.24.009 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010'), Volume 1 and 2 by:
 - i. Adding the Subject Lands to Volume 1 Schedule 14-C "Areas subject to Site Specific Plans" of VOP 2010;
 - ii. Amending Volume 2 by adding the following site-specific policies

- maximum FSI of 7.5 times the lot area;
 - maximum height of 45-storeys;
 - maximum of 1,621 residential dwelling units; and
 - iii. Provide exemption from policy 10.1.1.6 of VOP 2010 Volume 1 which requires adoption of a secondary plan prior to site-specific amendments to VOP 2010 or the Zoning By-law.
2. Zoning By-law Amendment File Z.24.021 to amend Zoning By-law 001-2021 to rezone the Subject Lands from “GMU General Mixed-Use Zone” subject to Exception 14.50, as shown in Attachment 1, to “HMU High-Rise Mixed-Use Zone” in the manner shown on Attachments 2 to 8, together with the site-specific zoning exceptions identified in Attachment 9 (Table 1).

The Applications along with the associated draft plan of subdivision application (19T-24V005) will facilitate a development (the ‘Development’) comprised of the following as shown on Attachments 2 to 8:

- Building A (Tower A) 45-storeys, mixed residential and commercial;
- Building B (Tower B) 43-storeys, residential;
- Building C (Tower C) 45-storeys, mixed residential and commercial;
- 1,621 residential dwelling units which will be in the form of condominium suites;
- 937.7 m² of non-residential space (retail space);
- 740 vehicular parking spaces contained within a 3-level underground parking garage;
- POPS used mainly for park purposes; and
- a new public road along the west property line and portions of the north property line.

Emerging Weston Road and Highway 7 Secondary Plan (W7SP)

Schedule 14A - Areas Subject to Secondary Plans in Vaughan Official Plan 2010 (‘VOP 2010’), identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area (W7SP). The W7SP is comprised of a 123-ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Chrislea Road/Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west. The Secondary Plan area is located west of the Vaughan Metropolitan Centre (‘VMC’).

The W7SP is ongoing and is currently progressing towards Phase Three (3) of the project. The project has progressed in the following manner:

Phase One (1) of the project commenced in 2018. It included a comprehensive background review and resulted in the development of an enhanced draft vision, guiding principles and three conceptual land use scenarios to guide the development of the Secondary Plan. On June 12, 2019, Vaughan Council received the Weston 7

Secondary Plan Phase 1 final report and directed Staff to proceed with Phases Two (2) and Three (3) based on the findings of the Phase One (1) Report.

In May 2020, the City initiated Phases Two (2) and Three (3) of the W7SP. Through Phase Two (2), three drafts of the Secondary Plan have been prepared, including the preferred land use plan, heights and densities, supporting transportation network, parks and open spaces, and servicing to support the anticipated growth and the creation of a complete community in the Weston Road and Highway 7 area. Staff continue to seek feedback from the community, landowner groups and other interested stakeholders, as part of finalizing the W7SP.

In Phase Three (3), a final secondary plan will be presented to Council for a decision, providing a recommendation to guide future growth and development of the Weston 7 Secondary Plan study area into a complete, vibrant and active community.

A Transportation Master Plan ('TMP') is being undertaken concurrently with the Weston 7 Secondary Plan to develop the transportation infrastructure that supports the forecasted growth. The city's Infrastructure Planning and Corporate Asset Management ('IPCAM') department has retained WSP to lead the TMP study. Work on the TMP is currently ongoing.

Council has directed that no development applications proceed in advance of the completion of the W7SP.

Council previously considered Public Meeting reports for the following applications within the W7SP:

- Wedgewood Columbus Limited Files OP.19.015 and Z.19.039 located at 7887 Weston Road – September 29, 2020. On August 4, 2022, these files were appealed to the Ontario Land Tribunal for Council's refusal or neglect to make a decision within 120 days
- Calloway REIT (400 and 7) Inc. Files OP.19.012 and Z.19.036 located at 137 Chrislea Road, 57 and 101 Northview Boulevard – September 29, 2020
- 2371933 Ontario Inc. Files OP.21.006 and Z.21.009 located at 7520, 7540 and 7560 Weston Road – June 22, 2021
- Kingsmoor Developments Inc. Files OP.21.026 and Z.21.055 located at 177 Whitmore Road – May 17, 2022
- RioCan Real Estate INV Trust. Files OP.22.002 and OP.22.005 located at 3555 Highway 7, 7501, 7575, 7601 & 7621 Weston Road, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 Colossus Drive and 16, 21, 30 & 31 Famous Road

Council adopted the following resolution regarding these applications:

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

The Owner is requesting that the Applications proceed in advance of the W7SP.

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

Development Planning staff notes that Council has not directed staff to advance development applications on the Subject Lands in advance of the W7SP. The pre-applications consultation (‘PAC’) meeting conducted for the Subject Lands dated May 14, 2021, and May 8, 2023, noted that the establishment and adoption of the Secondary Plan is required. Both PACs were reviewed under the policy framework of policy 10.1.1.6 of VOP 2010. Technical amendments to VOP 2010 would be required with respect to policies 10.1.1.6 and 10.1.1.13 if the Applications were to advance ahead of Councils adoption of the W7SP.

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

a) Date the Notice of Public Meeting was circulated: October 11, 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 Highway 7 and Weston Road 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 Pine Valley Village Community Association and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of October 22, 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:
[June 5, 2019, Committee of the Whole \(Working Session\) - Weston Road & Highway 7 Secondary Plan Study – Phase 1 Status Update \(Item 1, Report 23\)](#)

[November 1, 2023, Committee of the Whole \(Public Meeting\) \(Item 4, Report 45\)](#)

Analysis and Options

The Applications conforms with York Region Official Plan 2022.

Official Plan Designation:

- Subject Lands are within the “Urban Area” on Map 1 - Regional Structure of YROP 2022
- Subject Lands are designated “Community Area” on Map 1A - Land Use Designations of YORP 2022
- The Applications conforms to YROP 2022

Amendments to Vaughan Official Plan 2010 are required to permit the development.

Official Plan Designation:

- “Primary Centres” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- Protected Major Transit Station Areas (PMTSA) 68 Weston BRT Station on Schedule 1C Protected Major Transit Station Areas
- “High-Rise Mixed Use” overlay on Schedule 13 – Land Use by VOP 2010
- This designation permits High-Rise buildings however a prescribed height and density has not been established
- Subject Lands is identified as a “Required Secondary Plan Areas” under Schedules 14A Areas Subject to Secondary Plans
- Site-specific amendment to VOP 2010 is required to prescribe a permitted height, FSI and maximum residential dwelling count of 1,621
- A technical amendment is also required to exempt the proposal from policies 10.1.1.6 and 10.1.1.13
- An Official Plan Amendment to VOP 2010 is required to facilitate the Development

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

Zoning:

- “GMU General Mixed-Use Zone”, subject to site-specific Exception 14.50
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to “HMU High-Rise Mixed-Use Zone” together with the following site-specific zoning exceptions identified in Attachment 9 (Table 1) to permit the Development as shown in Attachments 2 to 8.

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 with the Provincial Planning Statement, 2024 (the ‘PPS’), and conformity to 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 Subject Lands are located within the Weston Road and Highway 7 Secondary Plan Area, which is not approved at this time. ▪ Should Council approve the Recommendations in this report, staff will continue to process the Applications and receive comments. ▪ The Applications will be reviewed in consideration of any emerging policy deliverables from the W7SP Study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> - Draft land use plan in relation to Vaughan’s City-Wide Urban Design Guidelines - High-Rise Mixed designation policies - High-Rise Buildings - Intensification Areas - Primary Centres - Regional Intensification Corridors - Major Retail Uses - analysis of parkland and affordable housing requirements - Secondary Plan Policies - Conformity to the emerging Transportation Master Plan (‘TMP’) - Calculation of overall FSI and as it to privately-owned publicly; accessible space POPS. ▪ The appropriateness of the proposed Official Plan Amendment for the Subject Lands and the site-specific policies required to implement the Development will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site - specific exceptions identified in Attachment 9 (Table 1), will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The “Lot” definition proposed within the draft zoning by-law amendment refers to applying regulations across the entire Subject Lands as one lot without consideration to future conveyance and consents. The appropriateness of applying this definition will be further evaluated.
c.	Related Draft Plan of Subdivision (File:19T-24V005)	<ul style="list-style-type: none"> ▪ The Owner submitted a draft Plan of Subdivision application (File No. 19T-24V004) concurrently with the Official Plan and Zoning By-law Amendments Applications. ▪ A Draft Plan of Subdivision is required to create the apartment block and public street block that will form part of the Development. ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements. ▪ The street layout and apartment block will be evaluated against emerging policies identified in the in the draft W7SP and TMP.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	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.
g.	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 September 26, 2024.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze score of 37.
j.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
k.	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.
l.	Affordable Housing	<ul style="list-style-type: none"> 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.
m.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> There are 52 trees on the Subject Lands, 21 of which are required to be removed to accommodate the proposed development. The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any trees should they be damaged during construction, if the Applications are approved.
n.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions at Highway 7 and Weston Road. ▪ 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. ▪ The Subject Lands are located on Highway 7 and Weston Road, two arterial roads under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
o.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following materials for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Pedestrian Level Wind study; ○ Pedestrian and Bicycle circulation Plan; and ○ Landscape Master Plan (general details on amenity space is required)
p.	Future Site Development and Draft Plan of Condominium Applications are required	<ul style="list-style-type: none"> ▪ If the Applications are approved the Owner is required to submit a Site Development Application to evaluate and review technical and design matters related to the Subject Lands. ▪ A Draft Plan of Condominium Applications will be required, if the Applications are approved, to establish the future ownership tenure(s) for the buildings.
q.	Calculation of Floor Space Index (FSI)	<ul style="list-style-type: none"> ▪ The Owner/Applicant propose an FSI of 7.5 times the lot area in their proposed Official Plan Amendment. This calculation was based on gross lot area and included contemplated parkland dedication. ▪ VOP 2010 requires FSI to be calculated using the net developable area. ▪ Confirmation of potential parkland dedicate credits is required. If credits are to be granted for the Development, then identified POPS lands should be excluded from the overall FSI calculation.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Based on these parameters the overall FSI would be 10.9 times the lot area. Further evaluation of the FSI calculation will be required and may result in a second Public Meeting in accordance with Section 10.1.4.1 b) of VOP 2010
r.	Conformity to the emerging Transportation Master Plan (TMP)	<ul style="list-style-type: none"> ▪ The Conceptual Site Plan shown on Attachment 2 will be evaluated for conformity to the emerging TMP, which is a supporting document that is proceeding in parallel with the W7SP.

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

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.

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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.

Conclusion

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

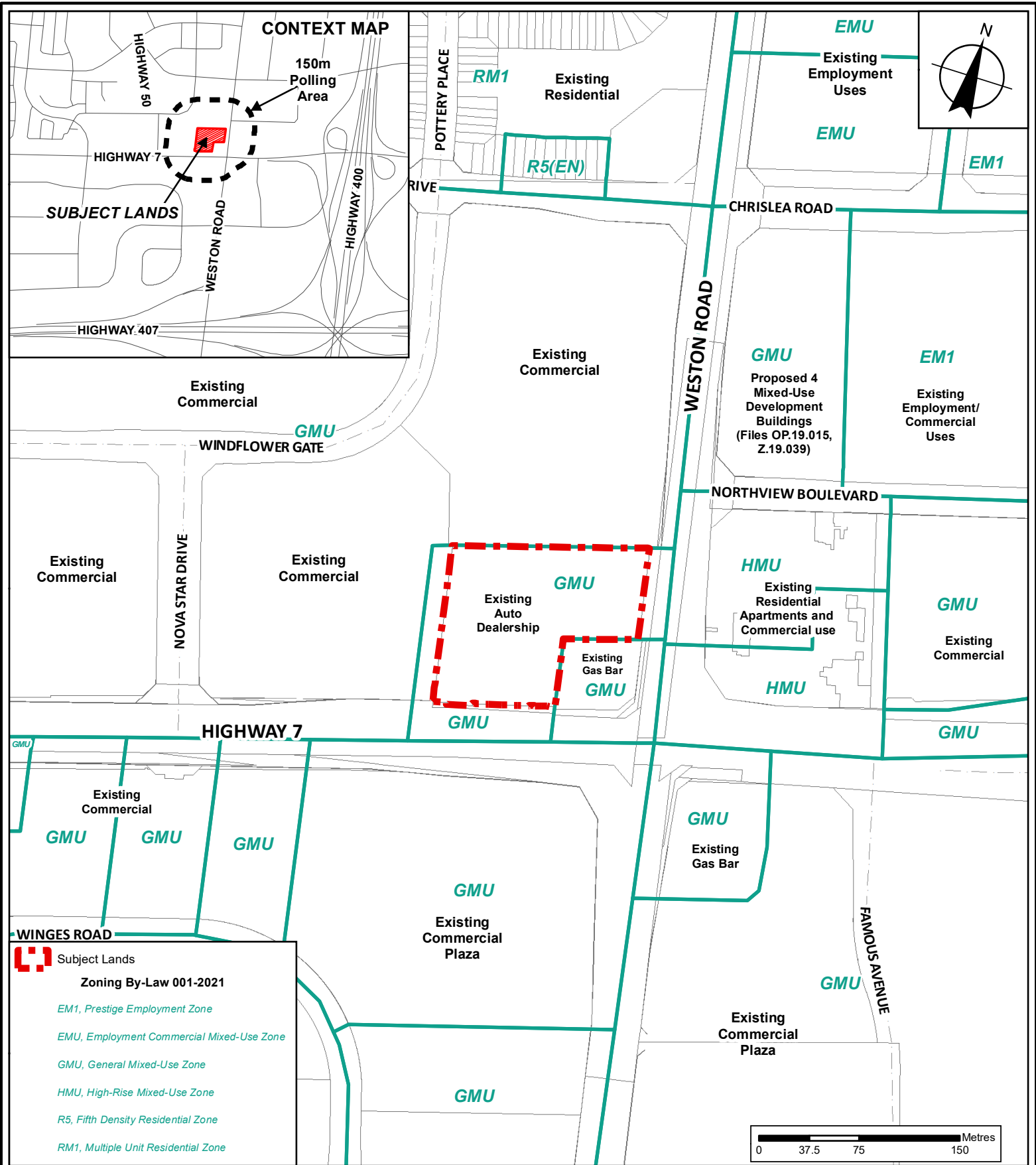
For more information, please contact OluwaKemi (Kemi) Apanisile, Senior Planner, Development Planning Department, ext. 8210.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. South Building Elevations
5. East Building Elevations
6. North Building Elevations
7. West Building Elevations
8. Perspective Renderings
9. Zoning By-law 001-2021 Table 1

Prepared by

OluwaKemi (Kemi) Apanisile, Senior Planner, ext. 8210
Mark Antoine, Senior Manager of Development Planning, ext. 8212
Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Location Map

LOCATION: 3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership



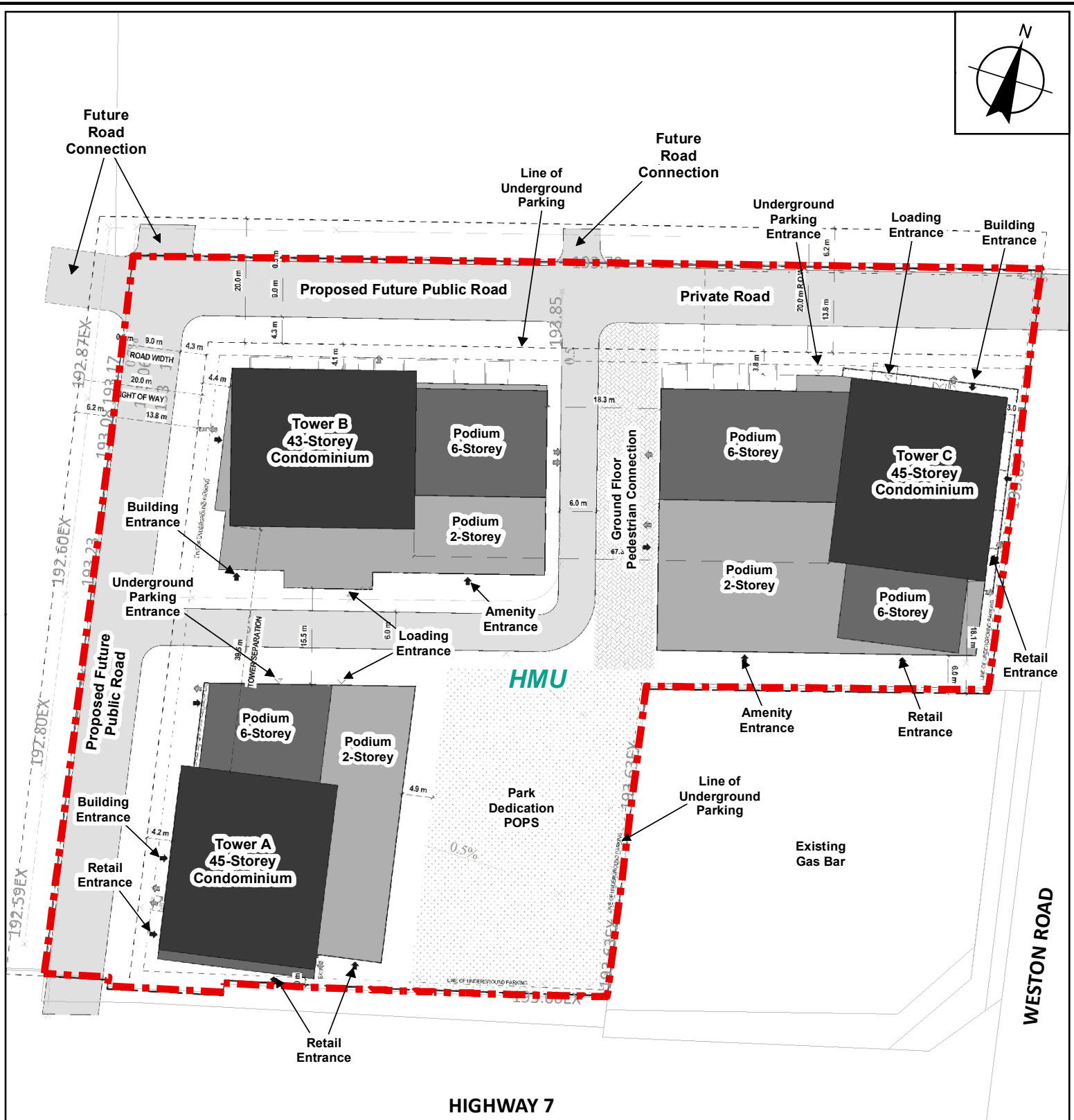
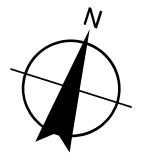
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FILES: OP.24.009, Z.24.021

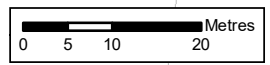
RELATED FILE:
19T-24V005

DATE:
November 6, 2024

1



 Subject Lands
 Zoning By-Law 001-2021
 HMU, High-Rise Mixed-Use Zone



Conceptual Site Plan and Proposed Zoning

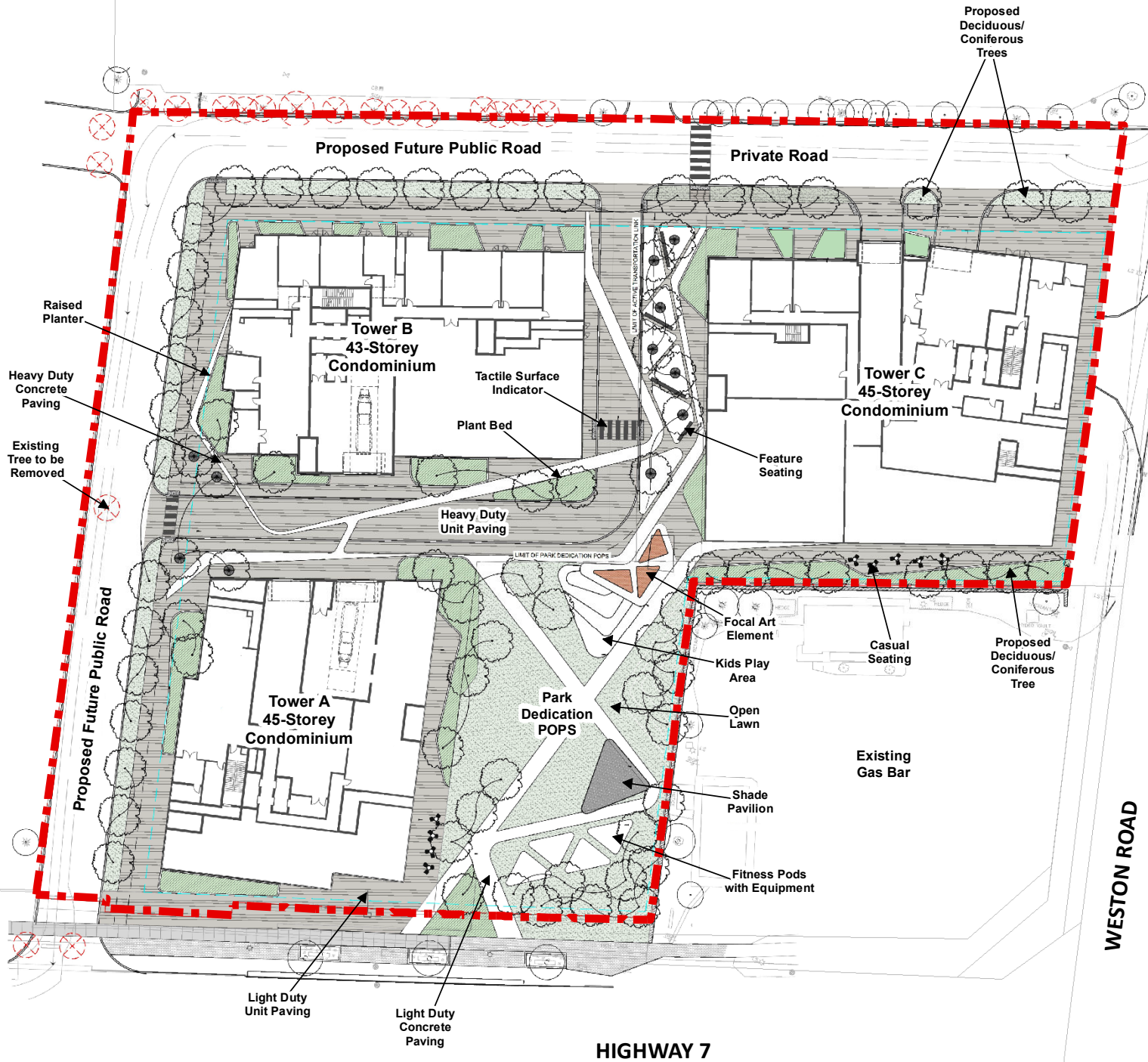
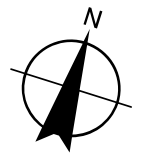
LOCATION: 3790 Highway 7
 Part of Lot 6, Concession 6
APPLICANT: PEM (Weston) GP Inc., and
 PEM (Weston) Limited Partnership




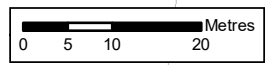
Attachment

FILES: OP.24.009, Z.24.021
RELATED FILE:
 19T-24V005
DATE:
 November 6, 2024

2



 Subject Lands



Conceptual Landscape Plan

LOCATION: 3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership

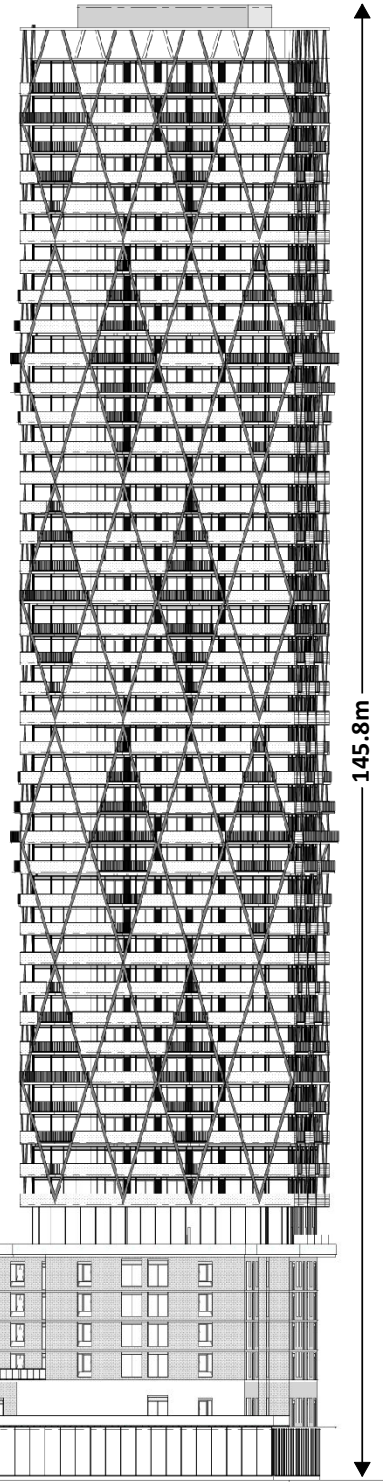
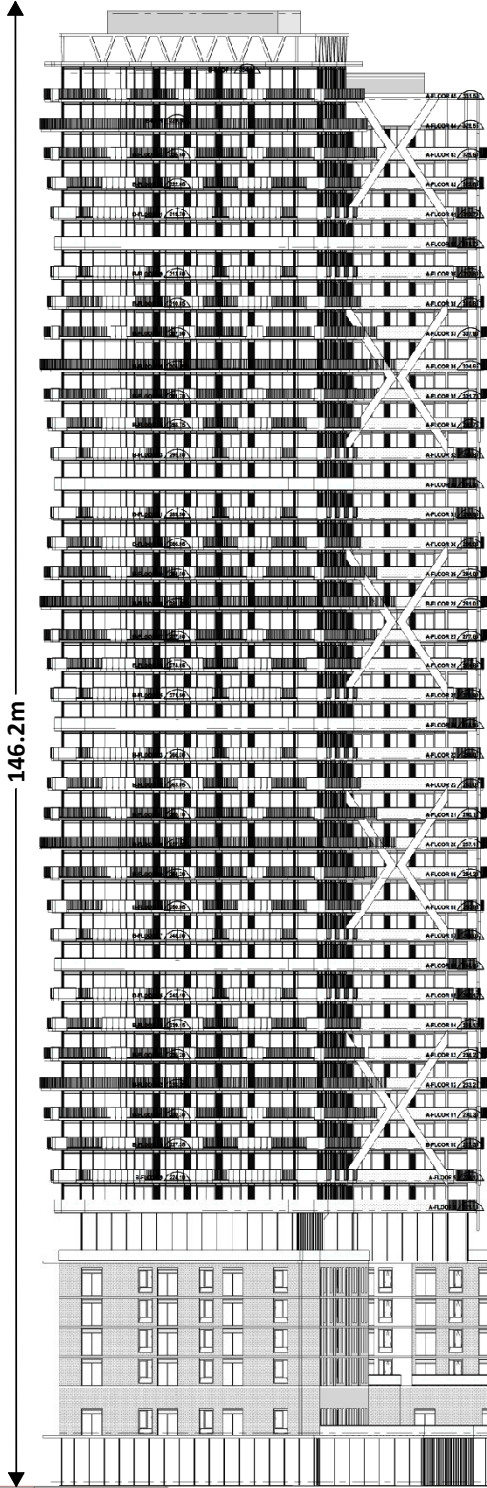


FILES: OP.24.009, Z.24.021
RELATED FILE:
19T-24V005
DATE:
November 6, 2024

Attachment 3

**Tower A
45-Storey**

**Tower C
45-Storey**



South Elevations - Facing Highway 7

Not to Scale

South Building Elevations

LOCATION: 3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership



Attachment

FILES: OP.24.009, Z.24.021

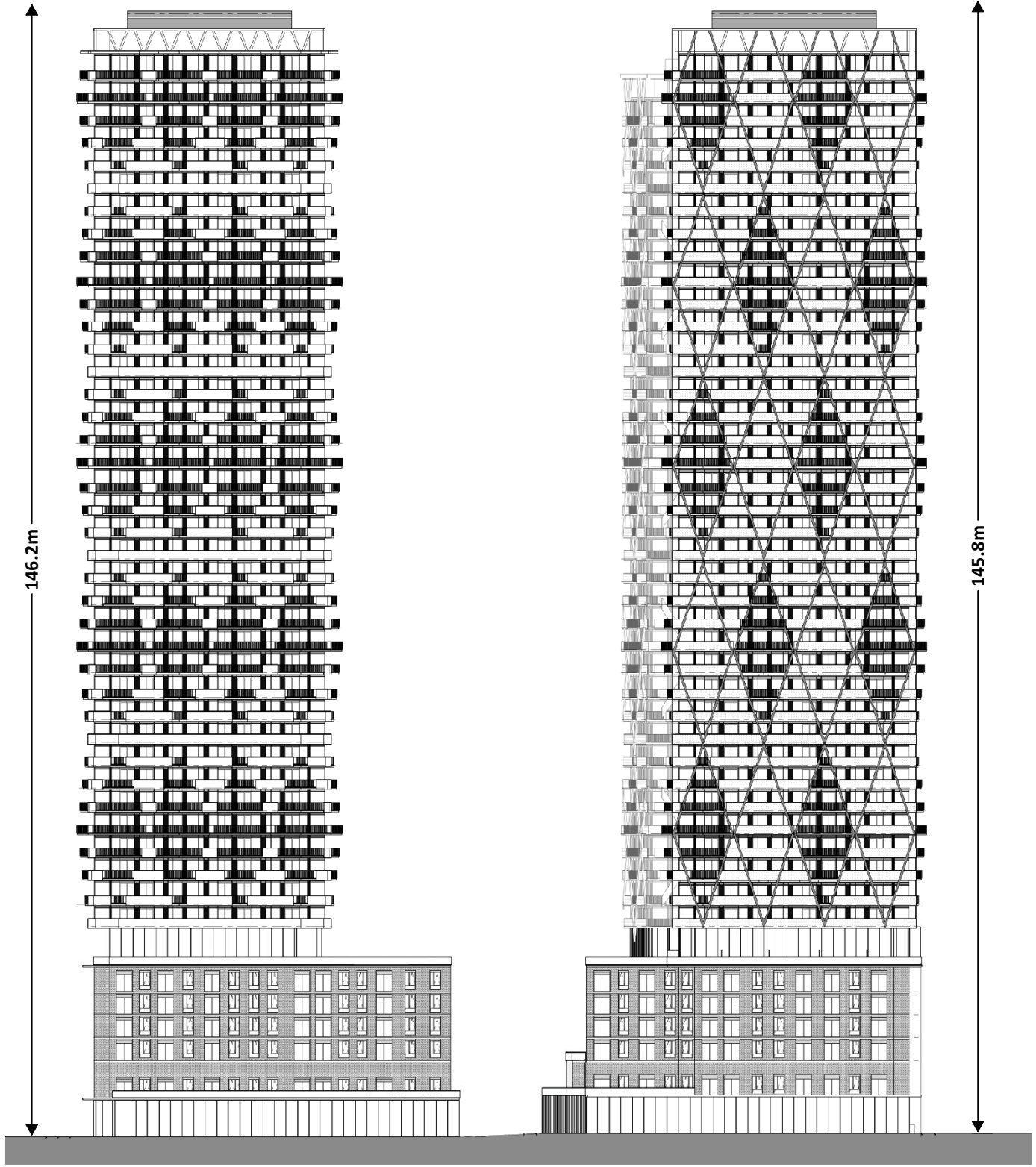
RELATED FILE:
19T-24V005

DATE:
November 6, 2024

4

**Tower A
45-Storey**

**Tower C
45-Storey**



146.2m

145.8m

East Elevations - Facing Weston Road

Not to Scale

East Building Elevations

LOCATION: 3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership



FILES: OP.24.009, Z.24.021

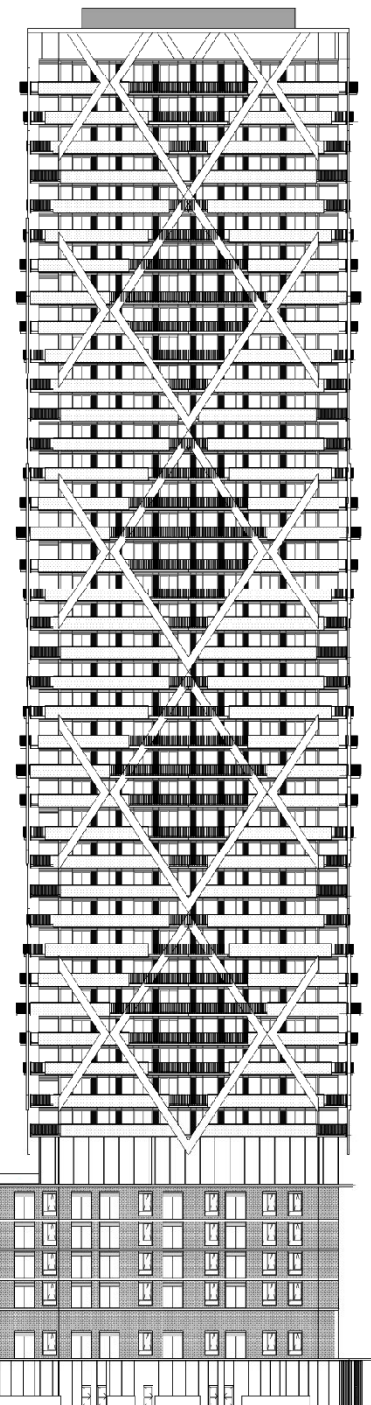
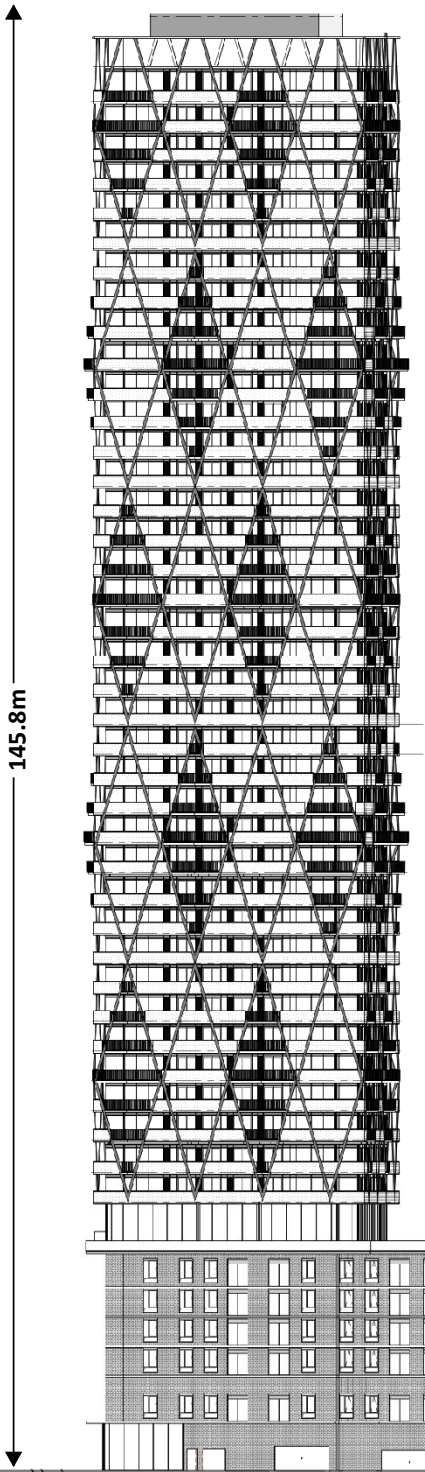
RELATED FILE:
19T-24V005

DATE:
November 6, 2024

5

**Tower C
45-Storey**

**Tower B
43-Storey**



North Elevations - Facing Future Public and Private Roads

Not to Scale

North Building Elevations

LOCATION: 3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership



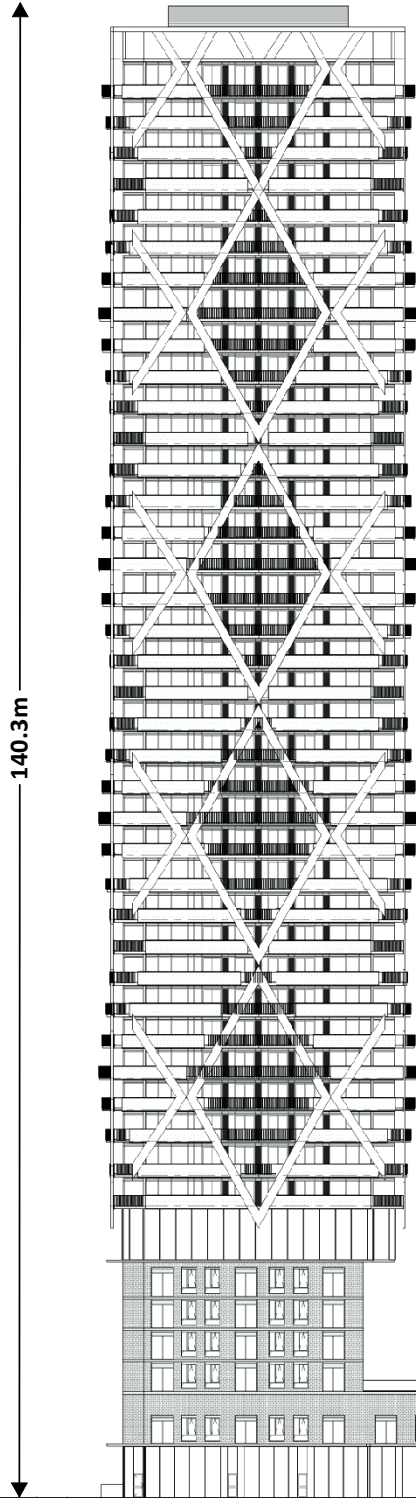
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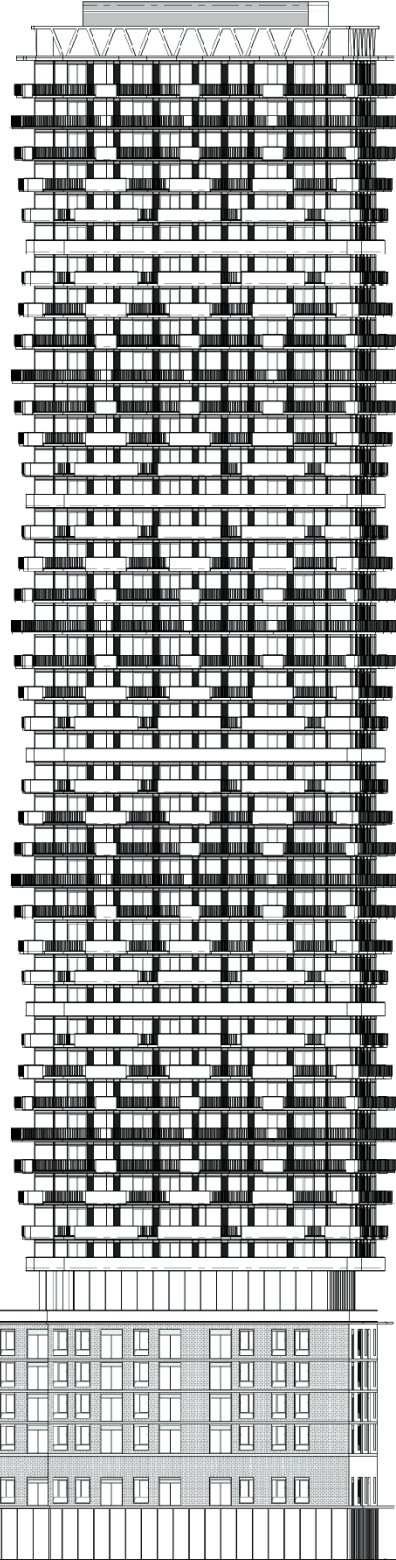
DATE:
November 6, 2024

6

**Tower B
43-Storey**



**Tower A
45-Storey**



140.3m

146.2m

West Elevations - Facing Future Public Road

Not to Scale

West Building Elevations

LOCATION: 3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership



Attachment

FILES: OP.24.009, Z.24.021

RELATED FILE:
19T-24V005

DATE:
November 6, 2024

7



East Facade View Looking West



South Facade View Looking North



North Facade View Looking Southwest

Not to Scale

Perspective Renderings

LOCATION:
3790 Highway 7
Part of Lot 6, Concession 6

APPLICANT: PEM (Weston) GP Inc., and
PEM (Weston) Limited Partnership



Attachment

FILES:
OP.24.009, Z.24.021

RELATED FILE:
19T-24V005

DATE: November 6, 2024

8

Attachment 9 – Zoning By-law 001 -2021 Table 1

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High- Rise Mixed-Use Zone Exception
a.	Definition of a “Lot”	Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act	The Subject Lands as shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted
b.	Parking Requirements	<p style="text-align: center;"><u>Residential</u> 1 space/ unit x 1621 units = 1621</p> <p style="text-align: center;"><u>Visitor</u> 0.2 spaces/unit x 1621 units = 324</p> <p style="text-align: center;"><u>Retail</u> 3.5 spaces/ 100 m² (3.5 x 937.7 m² /100) = 32</p> <p style="text-align: center;">Total Parking Required 1977 parking spaces</p>	<p>Total parking space provided 740 parking spaces</p> <p>Note: Subject Lands are in a Protected Major Transit Station Area (PMTSA) where parking rates are no longer mandatory pursuant to Bill 185.</p>
c.	Minimum Setback of a Below Grade Structure or Structure that is incidental to a	1.8 m from the street line	0.0 m from all property lines

	below -grade parking structure		
d.	Bicycle Parking Space Dimensions	Vertical dimension: 1.2 m Width: 0.6 m Vertical clearance from the floor shall be 2.4 m	Length: 1.9 metres Width: 0.4 m Vertical clearance from the floor shall be 2.4 m
e.	General Provisions for Short-term Bicycle Parking Spaces	Minimum Setback from nearest lot line: 0.6 m	Minimum Setback from any lot line: 0 m
f.	Amenity Area Requirements	8 units X 8 m ² 1613 units x 5m ² Total amenity area required = 8129 m ²	Building A: 2135 m ² Building B: 2092 m ² Building C: 2279 m ² Total amenity area provided = 6505 m ²
g.	Permitted Encroachments into Required Yards	Air conditioner (central), heat pump, condenser or similar equipment (wall mounted) Interior Side yard : 0.6 m Rear and exterior side yard: 1.0 m	Minimum Setback from any lot line: 0 m
h.	Maximum Building Height	88 m	145 m (45 storeys)
i.	Minimum Front Yard	5 m	3.0 m
j.	Minimum Exterior Side Yard	5 m	1.0 m
k.	Maximum Podium Height	10.5 m	26 m
l.	Minimum Tower Separation	30 m	25 m
m.	Minimum Tower Step-back	3 m	0.0 m
n.	Minimum Landscape Strip	Abutting a street line: 5 m Interior side lot, rear lot line, and abutting Residential and Opens Space Zones: 3 m	0.0 m

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 2

**TITLE: FRANK MICOLI C/O 1315955 ONTARIO INC.
OFFICIAL PLAN AMENDMENT FILE OP.24.007
ZONING BY-LAW AMENDMENT FILE Z.24.019
132, 144, 154 AND 166 WOODSTREAM BOULEVARD
VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the official plan and zoning by-law for the subject lands shown on Attachment 1 to permit a two-phased development of two (2) high-rise mixed-use buildings, consisting of four (4) residential towers at 35-storeys in height, with a total unit count of 1,221 residential units and 3,200 m² of non-residential Gross Floor Area ('GFA'), as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a high-rise mixed-use development, comprised of 1,221 residential units and 3,200 m² of non-residential GFA.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.24.007 and Z.24.019 (FRANK MICOLI C/O 1315955 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: 132, 144, 154 and 166 Woodstream Boulevard (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *July 14, 2023*

Date applications were deemed complete: *N/A – the Applications are incomplete.*

The Subject Lands were previously designated “Community Areas” through a Minister’s Modification to the York Region Official Plan 2022 (‘YROP 2022’).

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. Modification 76 modified the Subject Lands by redesignating the lands from “Employment Area” to “Community Area”.

On December 6, 2023, Bill 150 (*Planning Statute Law Amendment Act, 2023*) received royal assent which repealed, among others, the modification to YROP 2022 affecting the Subject Lands. The land use designation was reverted to “Employment Area” in YROP 2022.

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

Frank Micoli c/o 1315955 Ontario Inc. (the 'Owner') has submitted Official Plan Amendment Application File OP.24.007 and Zoning By-law Amendment Application File Z.24.019 (the 'Applications') for the Subject Lands shown on Attachment 1 to permit a two-phased development of two (2) high-rise mixed-use buildings, consisting of four (4) residential towers at 35-storeys in height, with a total unit count of 1,221 residential units and 3,200 m² of non-residential GFA (the 'Development') as shown on Attachments 2 to 4, as follows:

1. Official Plan Amendment File OP.24.007 to:
 - amend the YROP 2022, specifically to redesignate the Subject Lands from “Employment Area” to “Community Area”; and
 - to amend the Vaughan Official Plan, 2010 (‘VOP 2010’), specifically to redesignate the Subject Lands from “General Employment” to “High-Rise Mixed-Use”, with a maximum building height of 35-storeys, a maximum Floor Space Index (‘FSI’) of 7.0 times the area of the lot, and

to permit the portions of a High-Rise Building above 12 storeys to be setback a minimum of 12 metres from any property line.

2. Zoning By-law Amendment File Z.24.019 to rezone the Subject Lands from “EM2 General Employment Zone” (‘EM2 Zone’) subject to site-specific exception 14.265 as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” (‘HMU Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 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: October 11, 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 Woodstream Boulevard in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within an expanded polling area of 500 m from the Subject Lands and to the West Woodbridge Homeowner’s Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of October 22, 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 are links to previous reports regarding the Subject Lands:

City Of Vaughan Response To Provincial Modifications To York Region Official Plan, 2022, Special Council Report:

[November 29, 2023, Special Council \(Item 1\)](#)

Martin Grove Road and Highway 7 – Special Area, Council Report

[June 25, 2024, Committee of the Whole \(Item 4, Report No. 25\)](#)

Analysis and Options

An amendment to YROP 2022 is required to permit the Development.

YROP 2022 Designation:

- “Urban Area” on Map 1 – Regional Structure
- “Employment Area” on Map 1A – Land Use Designations
- The “Employment Area” designation does not permit residential land uses.

- An amendment to YROP 2022 is required to redesignate the Subject Lands from “Employment Area” to “Community Area” to permit the Development. This amendment constitutes the removal of lands from an employment area.

An amendment to VOP 2010 is required to permit the Development.

VOP 2010 Designation:

- “Employment Areas” on Schedule 1 – Urban Structure by VOP 2010
- “General Employment” on Schedule 13 – Land Use by VOP 2010
- The “General Employment” designation does not permit residential land uses.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from “General Employment” to “High-Rise Mixed-Use” with a maximum building height of 35 storeys, maximum FSI of 7.0 times the area of the lot, and to permit the portions of a High-Rise Building above 12 storeys to be setback a minimum of 12 metres from any property line.

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

Zoning:

- EM2 Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.265.
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to the HMU Zone together with the site-specific zoning exceptions identified in Attachment 5 to permit the Development, as shown on Attachments 2 to 4:

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 Planning Statement, 2024 (the ‘PPS 2024’) and the policies of the YROP 2022 and VOP 2010. ▪ Policy 2.8.2.5 of the PPS 2024 states that “Planning authorities may remove lands from employment areas only where it has been demonstrated that: <ul style="list-style-type: none"> a) there is an identified need for the removal and the land is not required for employment area uses over the long term; b) the proposed uses would not negatively impact the overall viability of the employment area by:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ol style="list-style-type: none"> 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5; 2. maintain access to major goods movement facilities and corridors; <p>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</p> <p>d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.”</p>
b.	Appropriateness of Amendments to YROP 2022, VOP 2010 and Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendment to YROP 2022 will be reviewed in consideration of the removal of lands from an employment area, and its effect on the City’s total employment land area and the existing employment industries abutting and in proximity to the Subject Lands. ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height, siting and density. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The number and type of barrier free parking spaces required for the Development is regulated by Ontario Regulation 413/12: Integrated Accessibility Standards. Reductions to barrier-free parking standards cannot be amended by the Owner through the Applications.
c.	Area of Employment, as defined by the <i>Planning Act</i>	<ul style="list-style-type: none"> ▪ The <i>Planning Act</i> defines an “Area of Employment” as “an area of land designated in an official plan for clusters of business and economic uses, and subject to specific criteria. ▪ Section 34 (11.0.5) of the <i>Planning Act</i> (Restricted appeals, areas of employment) states that “if the official plan contains policies dealing with the removal of land from areas of employment, there is no appeal in respect of all or any part of an application for an amendment to a by-law if the amendment or part of the amendment proposes to remove any land from an area of employment, even if other land is proposed to be added.”

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are located within an “Area of Employment” as defined by the <i>Planning Act</i>.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	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.
f.	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.
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and external public agencies and utilities.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 41.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
k.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ 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.
m.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 47 trees on or within six metres of the Subject Lands, 45 of which are required to be removed to accommodate the Development. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any trees should they be damaged during construction, if the Applications are approved.
n.	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 at the requested density will be reviewed in consideration of existing traffic conditions at Woodstream Boulevard and Martin Grove Road, and Martin Grove Road and Highway 7. ▪ 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.
o.	Martin Grove Road and Highway 7 Special Area	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the Martin Grove Road and Highway 7 special area, and the identified need for a Development Concept Report and Phasing Plan.
p.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Pedestrian Level Wind Study ○ Updated Sun-shadow Study ○ Computer Generated Massing Model ○ Elevations and Sections ○ Bicycle and Pedestrian Circulation Plan

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ○ Phase One and Two Environmental Site Assessments ○ Second (2nd) through fifth (5th) storey Floor Plans ○ Updated Land Use Compatibility Study ○ Air Quality Study ○ Updated Parking Study
q.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development and Draft Plan of Condominium Applications to implement the Development and establish the proposed tenure, should the Applications be approved.

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

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 Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Attachments

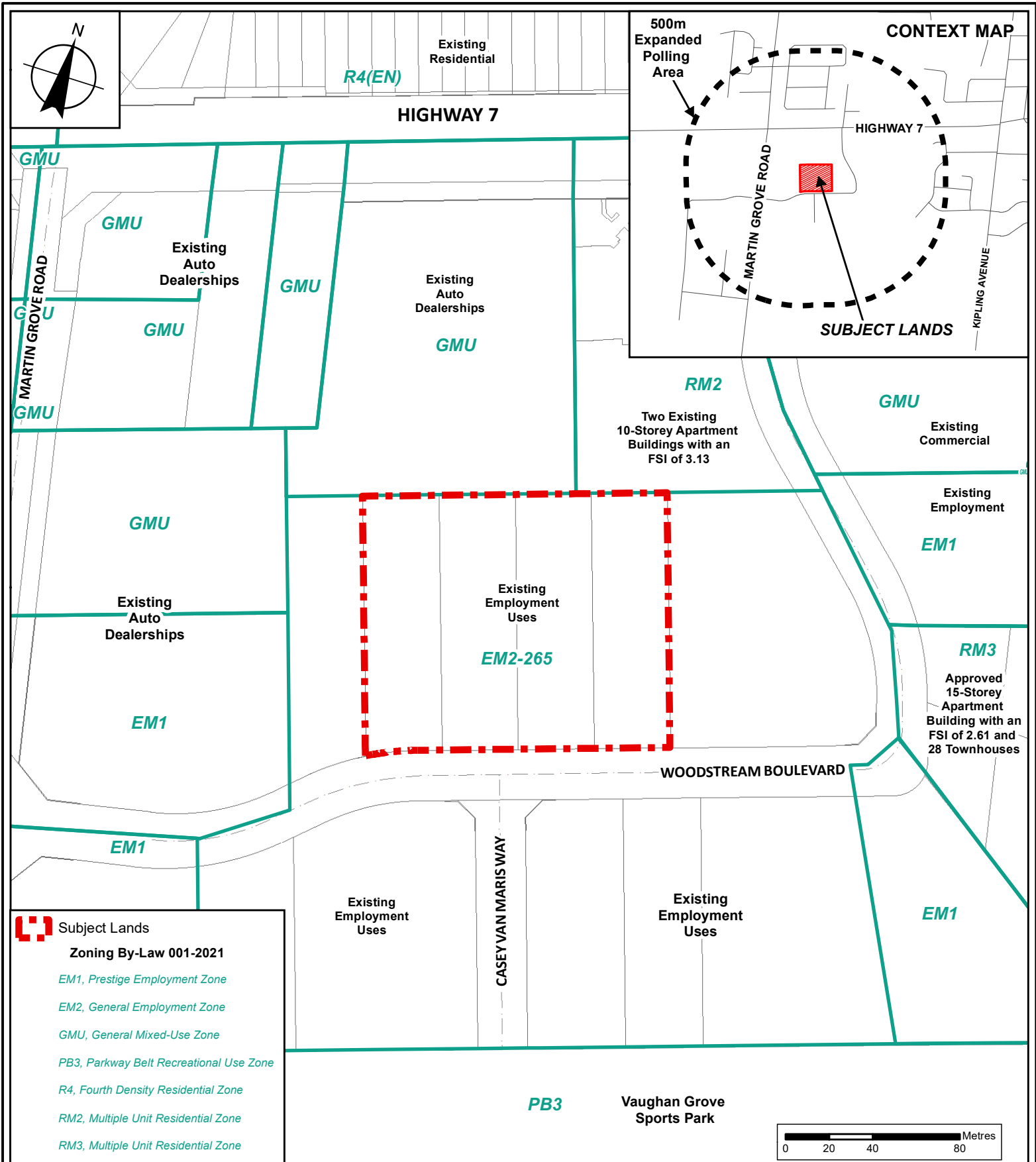
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Perspective Renderings
5. Proposed Zoning Exceptions to Zoning By-law 001-2021

Prepared by

Casandra Krysko, Senior Planner, ext. 8003

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

Nancy Tuckett, Director of Development Planning, ext. 8529



 Subject Lands

Zoning By-Law 001-2021

- EM1, Prestige Employment Zone*
- EM2, General Employment Zone*
- GMU, General Mixed-Use Zone*
- PB3, Parkway Belt Recreational Use Zone*
- R4, Fourth Density Residential Zone*
- RM2, Multiple Unit Residential Zone*
- RM3, Multiple Unit Residential Zone*

Context and Location Map

LOCATION: 132 -166 Woodstream Boulevard
 Lots 6, 7, 8 and 9, Plan 65M-2464
 Part of Lot 5, Concession 8

APPLICANT: Frank Micoli c/o
 1315955 Ontario Inc.

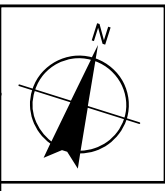


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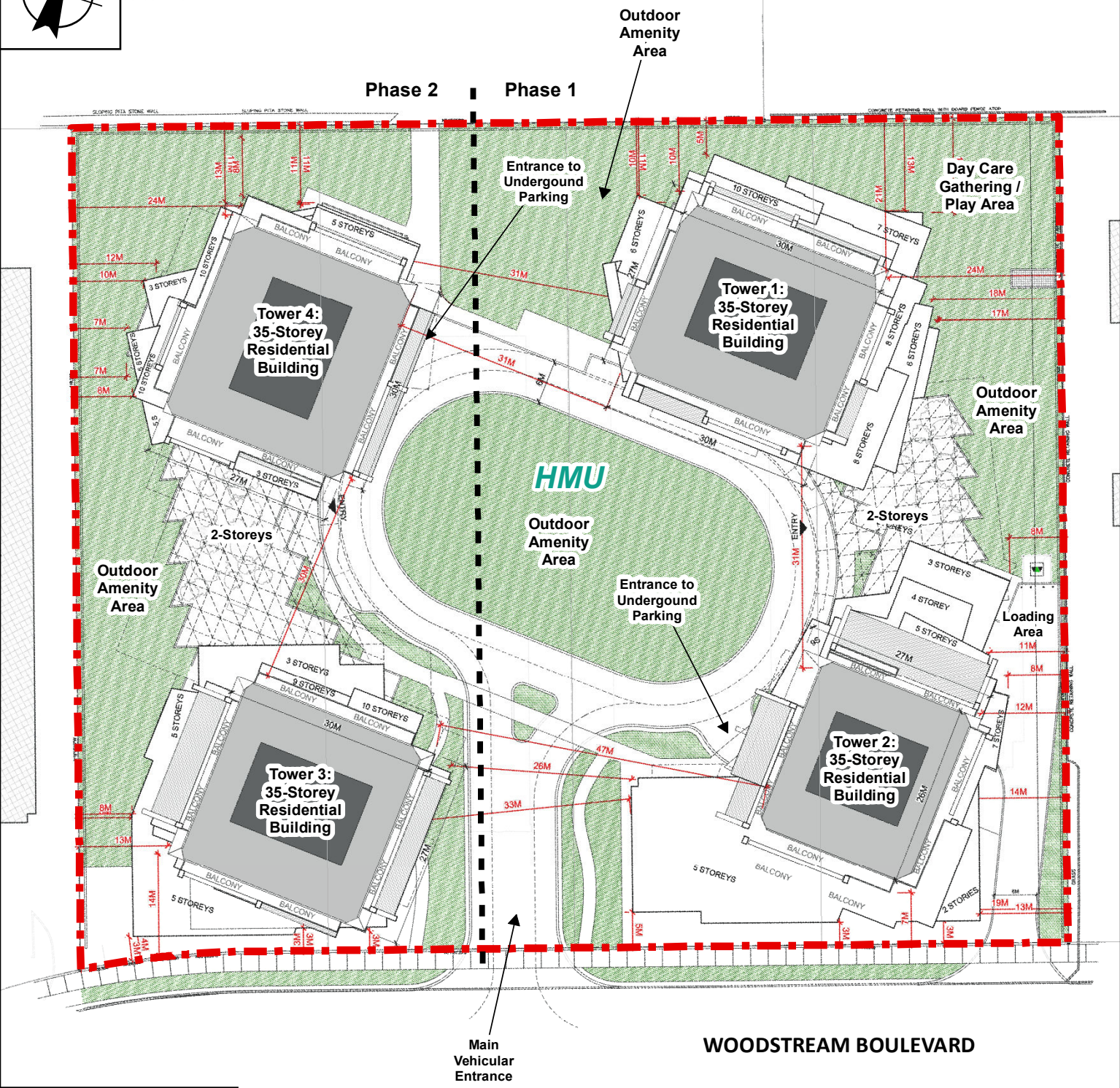
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DATE:
 November 6, 2024

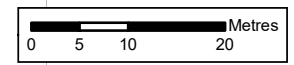
1



NO. 3556 HIGHWAY 7 BRICK AND STUCCO CLAD BUILDING



 **Subject Lands**
Zoning By-Law 001-2021
HMU, High-Rise Mixed-Use



Conceptual Site Plan and Proposed Zoning

LOCATION: 132 -166 Woodstream Boulevard
 Lots 6, 7, 8 and 9, Plan 65M-2464
 Part of Lot 5, Concession 8



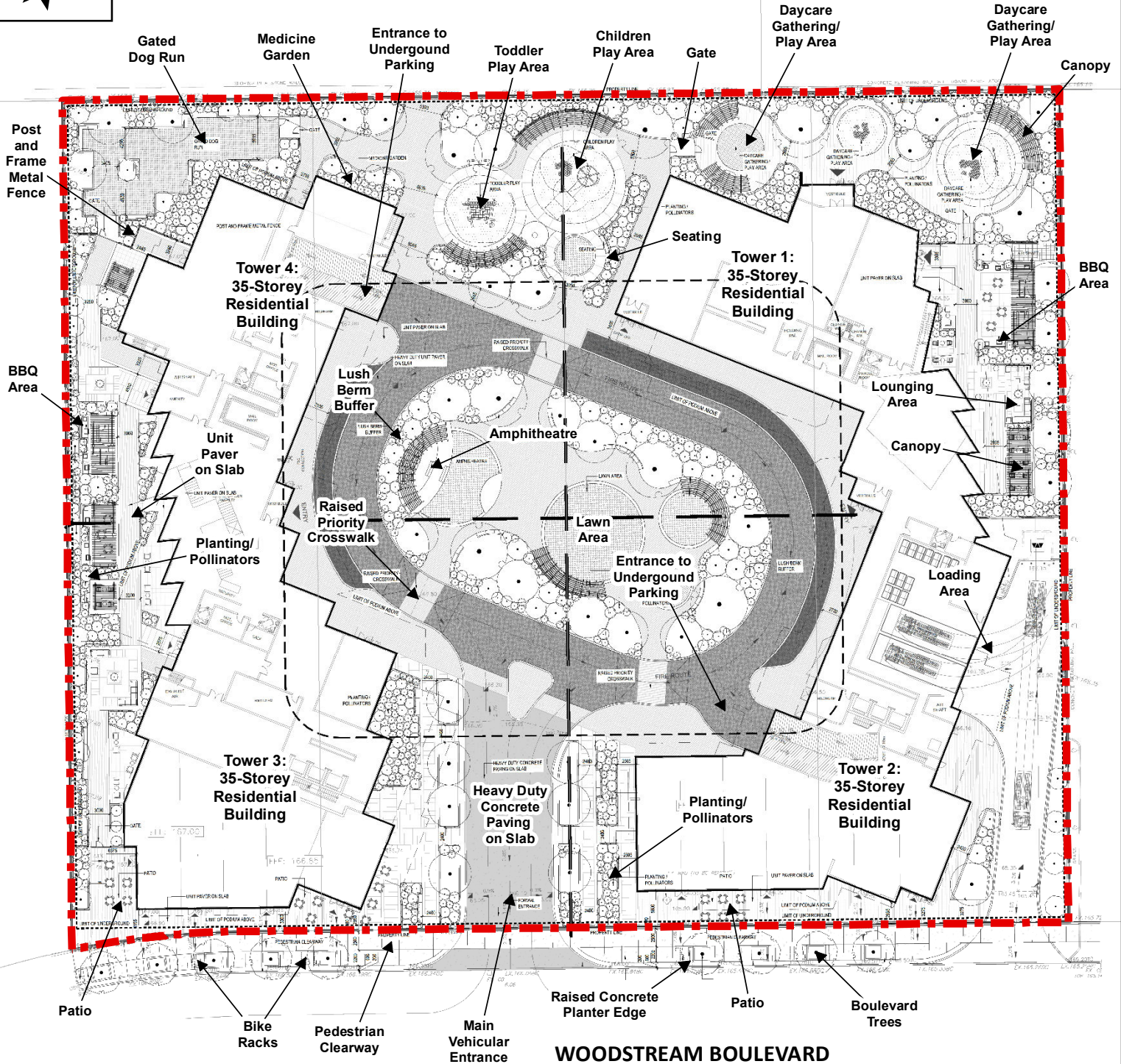
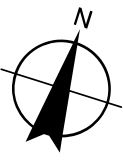
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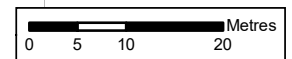
DATE:
 November 6, 2024

2

APPLICANT: Frank Micoli c/o 1315955 Ontario Inc.



 Subject Lands



Conceptual Landscape Plan

LOCATION: 132 -166 Woodstream Boulevard
 Lots 6, 7, 8 and 9, Plan 65M-2464
 Part of Lot 5, Concession 8

APPLICANT: Frank Micoli c/o
 1315955 Ontario Inc.



Attachment

FILES:
 OP.24.007, Z.24.019

DATE:
 November 6, 2024

3



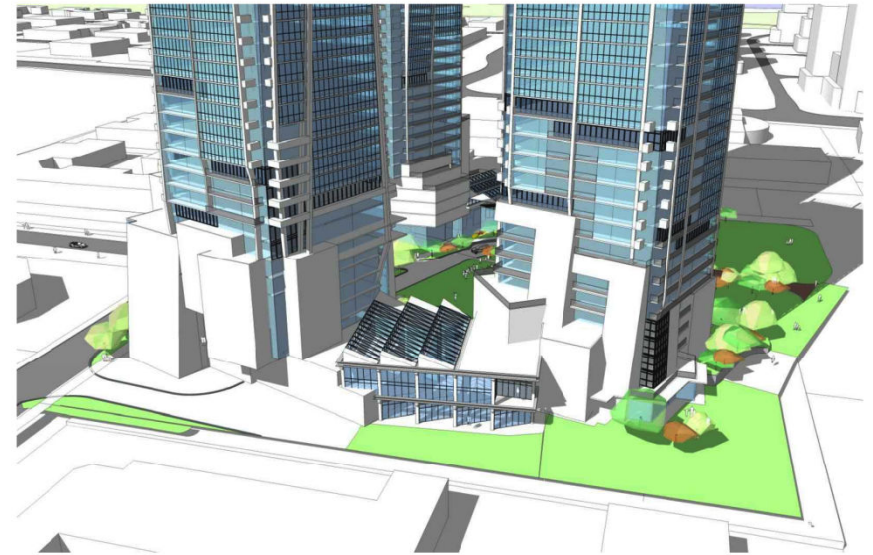
View from Southwest - along Woodstream Boulevard



Aerial Southwest View



View from South - from Casey Van Maris Way



Aerial East View

Not to Scale

Perspective Renderings

LOCATION: 132 - 166 Woodstream Boulevard
 Lots 6, 7, 8, and 9, Plan 65M-2464
 Part of Lot 5, Concession 8

APPLICANT:
 Frank Micoli c/o 1315955 Ontario Inc.



Attachment

FILES:
 OP.24.007, Z.24.019

DATE:
 November 6, 2024

4

Proposed Zoning Exceptions to Zoning By-law 001-2021

Table 1:

	Zoning By-law 001-2021 Standard	HMU Zone Requirement	Proposed Exceptions to the HMU Zone Requirement
a.	Maximum Building Height	88 m	110 m (35 storeys)
b.	Minimum Podium Height	10.5 m	10 m
c.	Minimum Tower Step-Back	3 m	0 m
d.	Minimum Tower Separation	30 m	26 m
e.	Minimum Tower Setback	12.5 m	12 m
f.	Build-to-Zone	5 to 10 m	3 m
g.	Minimum Front Yard Setback	5 m	3 m
h.	Minimum Rear Yard Setback	7.5 m	5 m
i.	Maximum Floor Space Index	There is no maximum Floor Space Index for the Subject Lands	7.0
j.	Maximum Gross Floor Area	There is no maximum Gross Floor Area for the Subject Lands	115,000 m ²
k.	Minimum Landscape Strip	5 m abutting a street line	No landscape strip abutting a street line or along an interior side lot line is required
l.	Definition of Landscape	Means the area of a lot used exclusively for soft landscape or hard landscape	The area of the lot used exclusively for soft landscape or hard landscape, including ventilation shafts and short term bicycle parking.
m.	Minimum Parking Requirements	Personal Service 2 spaces/100 m ² Restaurant 4 spaces/100 m ² Restaurant Take-out 2.7 spaces/100 m ²	No parking spaces are required for personal service, restaurant, restaurant take-out and retail uses

Attachment 5

	Zoning By-law 001-2021 Standard	HMU Zone Requirement	Proposed Exceptions to the HMU Zone Requirement
		Retail 2 spaces/100 m ²	
n.	Minimum Barrier Free Parking Spaces	24 spaces	9 spaces
o.	Minimum Loading Spaces	<p>1 Type D, plus 1 Type C for 400 dwelling units or greater</p> <p>0-499 m² of commercial space, no loading spaces are required</p> <p>500-1,999 m² of commercial space, 1 Type B space is required</p> <p>2,000-4,999 m² of commercial space, 2 Type B spaces are required</p>	<p>2 Type D loading spaces may be provided for 400 dwelling units or greater</p> <p>No loading spaces are required for commercial uses</p>
p.	Minimum Amenity Area	<p>8 m² / unit for the first eight dwelling units and 5 m² / unit for each additional unit</p> <p>A minimum of 90% of the require Amenity Area shall be provided as common space</p> <p>A maximum of 20% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace</p>	<p>7.5 m² / unit</p> <p>A minimum of 30% of the required Amenity Area shall be provided as common space</p> <p>A maximum of 60% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace</p>
q.	Minimum Bicycle Parking Spaces	<p>0.8 long-term bicycle parking spaces / dwelling unit</p> <p>0.2 short-term bicycle parking spaces / dwelling unit</p> <p>0.1 long-term bicycle parking spaces for commercial uses</p>	<p>0.5 long-term bicycle parking spaces / dwelling unit</p> <p>0.1 short-term bicycle parking spaces / dwelling unit</p> <p>0 long-term bicycle parking spaces for commercial uses</p>

Attachment 5

	Zoning By-law 001-2021 Standard	HMU Zone Requirement	Proposed Exceptions to the HMU Zone Requirement
		0.2 short-term bicycle parking spaces for commercial uses	0 short-term bicycle parking spaces for commercial uses
r.	Location of Bicycle Parking Spaces	<p>A required bicycle parking space shall have direct access from an interior communal area of a building or structure</p> <p>Long-term bicycle parking spaces shall be located within the ground floor area, on the storey above the ground floor area, or on the first or second storey located below grade</p>	<p>A required bicycle parking space does not need direct access from an interior communal area of a building</p> <p>Long-term bicycle parking spaces may be provided on Level 4 of a building</p>
s.	Minimum Change and Shower Facilities for long-term bicycle parking spaces	1 facility for 5 to 60 long-term bicycle parking spaces	0 facilities for 5 to 60 long-term bicycle parking spaces
t.	Below-grade Parking Structure Setbacks	1.8 m to a street line	0 m to all lot lines
u.	Location of Outdoor Patios	An outdoor patio located at grade and with direct access from the first storey of a building shall be located between a building and a road	An outdoor patio located at grade and with direct access from the first storey of a building may be located between a building and a road

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 2

**TITLE: CITY PARK (HWY 27) HOMES INC.
MINISTER'S ZONING ORDER FILE MZO.24.001
5850 LANGSTAFF ROAD
VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on a request for the City's endorsement for a Minister's Zoning Order ('Municipally-Supported Zoning Order') to permit a high-rise residential development with a total Gross Floor Area ('GFA') of 140,370 m² that consists of three (3) buildings ranging from 22-34 storeys in height, a Floor Space Index ('FSI') of 2.08 times the area of the lot, and a total of 2,043 residential units, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a high-rise residential development comprised of 2,043 residential units.
- The Owner is seeking a Municipally-Supported Zoning Order to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Minister's Zoning Order MZO.24.001 (City Park (Hwy 27) Homes 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: 5850 Langstaff Road, Part of Lot 11, Concession 8 being Part 1 on Reference Plan 65R-27642 (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *September 25, 2023*

Date request for a Municipally-Supported Zoning Order was deemed complete: *N/A – incomplete.*

A process and guiding principles for considering Municipally-Supported Zoning Order requests has been approved by Council.

On October 29, 2024, Council approved a process and guiding principles for reviewing requests for Municipally-Supported Zoning Orders. This sets a clear set of requirements and expectations to Applicants for when the City will consider processing a request for a Municipally-Supported Zoning Order.

The process requires that: the applicant request a Pre-Application Consultation ('PAC'); the applicant submit the request in accordance with the requirements outlined in the PAC; the applicant submit required development application fees; the Municipally-Supported Zoning Order is deemed complete; the Municipally-Supported Zoning order is circulated to internal departments and external agencies for review; a Public Meeting is held; a Community Meeting is held if required; and that staff prepare a technical recommendation report for Council's consideration.

The guiding principles informing Council and Staff's assessment of Municipally-Supported Zoning Orders are: Alignment with City of Vaughan Priorities and Policies; Contributing to the Efficient Use of Land and Available Infrastructure; and Supporting the Development of Complete Communities.

A request for a Municipally-Supported Zoning Order has been submitted to permit the proposed development.

City Park (Hwy 27) Homes Inc. (the 'Owner') has submitted a request for a Municipally-Supported Zoning Order for the Subject Lands shown on Attachment 1 to permit a high-rise residential development with a total Gross Floor Area ('GFA') of 140,370 m² that consists of three (3) buildings ranging from 22-34 storeys in height, an FSI of 2.08 times the area of the lot and a total of 2,043 residential units (the 'Development') as shown on Attachments 2 to 5.

The Owner has identified in their request for a Municipally-Supported Zoning Order that a Minister's Zoning Order ('MZO') is appropriate for the Development as, in the opinion of the Owner, the Development contributes to achieving three provincial priorities including the provision of a priority housing type, including family-sized units, incorporating contextually appropriate sustainable development features and contributing to the protection of the City's natural heritage network given the on-site natural areas are to be preserved and conveyed into public ownership.

The Draft MZO prepared by the Owner is attached as Attachment 7.

Site Development and Draft Plan of Condominium Applications are required by the City.

The Owner is required to submit Site Development and Draft Plan of Condominium Applications to implement the Development and establish the proposed condominium tenure of the units.

The Owner is seeking the non-application of Section 41 (Site Plan Control Area) of the *Planning Act* through the MZO, which would exempt the Owner from a Site Development Application and allow the Owner to obtain a Building Permit if the MZO is issued by MMAH.

Public Notice was provided in accordance with Council's Notification Protocol for MZOs.

a) Date the Notice of Public Meeting was circulated: October 11, 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 Highway 27 in accordance with the City's Notice Signs Procedures and Protocols.

The Notice of Public Meeting referenced Minister's Zoning Order File MZO.24.001, Official Plan Amendment File OP.24.014, and Zoning By-law Amendment File 24.031. The Owner is seeking a Municipally-Supported Zoning Order; however Official Plan and Zoning By-law Amendment file numbers have also been assigned to allow members of the public to view submission materials on the city's website at <https://maps.vaughan.ca/planit/> (PLANit Viewer).

b) Circulation Area: To all property owners within 500 m 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) The following is a summary of written comments received as of October 22, 2024. The comments are organized by theme as follows:

Density, Built Form and Site Context

- the Development does not provide an appropriate mix of units, including larger and family-sized units.
- a high-density development is not appropriate for the area's context, which is comprised of employment and industrial land uses to the west, and low-rise suburban land uses to the east.
- the size and scale of the Development should be directed to a Major Transit Station Area or other urban centre with adequate infrastructure.

Access to Amenities and Parks

- the Development will put a strain on existing parks, schools, day cares and community services and facilities in the area.

Traffic

- the Development will increase traffic congestion in the area, and cause safety concerns for pedestrians and active transportation users.
- there is a lack of public transit infrastructure in the area to serve the Development.

Environmental Impacts and Land Use Compatibility

- the Development will cause negative environmental impacts to the Humber River valley such as soil erosion, increased run-off, and the destruction of local flora and fauna.
- the Development is not compatible with the existing and planned surrounding land uses.
- The existing industrial and employment land uses negatively affect the development through noise, air pollution and general safety due to large transport vehicles.

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

City Framework for Municipally-Supported Minister's Zoning Order (MZO) Requests and Response to Bill 185, Committee of the Whole (1) Report:
[October 8, 2024, Committee of the Whole \(1\) \(Item 2, Report 32\)](#)

Analysis and Options

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

YROP 2022 Designation:

- "Urban Area" and "Regional Greenlands System" on Map 1 - Regional Structure
- "Community Area" on Map 1A - Land Use Designations
- "Regional Greenlands System on Map 2 – Regional Greenlands System
- The "Community Area" designation permits residential, personal services, retail, arts, culture, recreational facilities and human services needs. Employment opportunities are also encouraged.
- The Municipally-Supported Zoning Order is being reviewed for conformity with YROP 2022.

The Development does not conform to Vaughan Official Plan 2010 ('VOP 2010').

VOP 2010 Designation:

- "Community Areas" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure
- Containing "Core Features" on Schedule 2 – Natural Heritage Network

- “Low-Rise Mixed-Use” with a maximum building height of 4-storeys, and maximum FSI of 1.5 times the area of the lot on Schedule 13 – Land Use
- The “Low-Rise Mixed-Use” designation permits residential units, home occupations, private home day cares, and small-scale convenience retail within the following building types: detached house, semi-detached house, townhouse and public and private institutional buildings.
- The Development does not conform to VOP 2010.

The Development does not comply with Zoning By-law 001-2021.

- “A Agriculture Zone” and “EP Environmental Protection Zone” by Zoning By-law 001-2021
- These zones do not permit the Development.
- The Owner seeks to rezone part of the Subject Lands, as shown on Attachment 2, to the “RM3 Multiple Unit Residential Zone” (‘RM3 Zone’) and “EP Environmental Protection Zone” (‘EP Zone’) together with the site-specific zoning exceptions identified in Attachment 6, to permit the Development, as shown in Attachments 2 to 5, through an MZO.
- The Draft MZO prepared by the Owner is attached as Attachment 7.

Additional zoning exceptions may be identified through the detailed review of the request for a Municipally-Supported Zoning Order and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the request for a Municipally-Supported Zoning Order, 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 request for a Municipally-Supported Zoning Order will be reviewed for consistency and conformity with the Provincial Planning Statement, 2024 (‘PPS 2024’) and the policies of the YROP 2022 and VOP 2010.
b.	Appropriateness of the Municipally-Supported Zoning Order request	<ul style="list-style-type: none"> ▪ The appropriateness of the Municipally-Supported Zoning Order will be reviewed in consideration of the proposed building height, density and the Development contemplating only residential uses. ▪ The appropriateness of the rezoning and site-specific exceptions through the MZO will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of the Municipally-Supported Zoning Order in consideration of the Council approved guiding principles for Municipally-Supported Zoning Order requests will be reviewed. ▪ The number and type of barrier free parking spaces required for the Development is regulated by Ontario Regulation 413/12: Integrated Accessibility Standards. Reductions to barrier-free parking standards cannot be amended by the Owner through the Municipally-Supported Zoning Order.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the request for a Municipally-Supported Zoning Order 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 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 MZO is issued by the Ministry of Municipal Affairs and Housing ('MMAH'). ▪ Should Council endorse the request for a Municipally-Supported Zoning Order, Council should confirm and allocate servicing capacity at that time for the Development.
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.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the request for a Municipally-Supported Zoning Order prior to proceeding to the Committee of the Whole.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order must be reviewed by York Region and the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities, and the Public, Separate, and French School Boards.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 41.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
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.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order 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.
l.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 23 trees on or within ten (10) metres of the Subject Lands, seven (7) of which are required to be removed to accommodate the proposed development. ▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any trees should they be damaged during construction, if the MZO is issued by MMAH.
m.	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 at the requested density will be reviewed in consideration of existing traffic conditions at Highway 27 and Langstaff Road. ▪ Matters including the driveway entrances, parking, ramps to the underground parking garage, truck maneuvering, 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 Highway 27, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	TRCA	<ul style="list-style-type: none"> ▪ The Subject Lands are within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Municipally-Supported Zoning Order. Should the MZO be issued by MMAH, the Owner must obtain all necessary permits from the TRCA.
o.	Natural Heritage Network	<ul style="list-style-type: none"> ▪ The portion of the Subject Lands currently zoned EP and proposed to be rezoned to the EP Zone will be dedicated to the City or the TRCA and the required studies and/or reports shall be reviewed and approved to the City's or TRCA's satisfaction. ▪ These lands contain significant woodlands, valley and stream corridors. In accordance with VOP 2010, valley corridors and woodlands are considered to be "Core Features" of the Natural Heritage Network and shall be dedicated to an appropriate public agency through the development approval process.
p.	The Municipally-Supported Zoning Order has been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Municipally-Supported Zoning Order to be deemed complete: <ul style="list-style-type: none"> ○ Concept Plan ○ Massing Model ○ Building Elevations ○ Additional Building Sections ▪ Additional submission items may be identified as outstanding or incomplete in the further review of the Municipally-Supported Zoning Order.

Financial Impact

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

Operational Impact

Development Planning staff have circulated the request for a Municipally-Supported Zoning Order to internal City Departments 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 request for a Municipally-Supported Zoning Order 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 request for a Municipally-Supported Zoning Order will be considered in the technical review. 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 Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Attachments

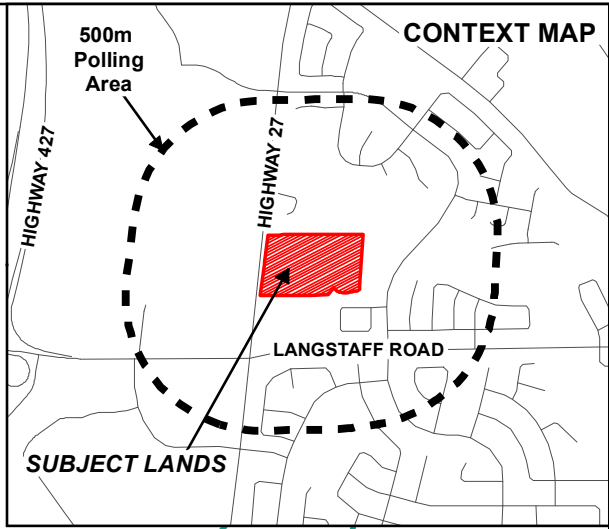
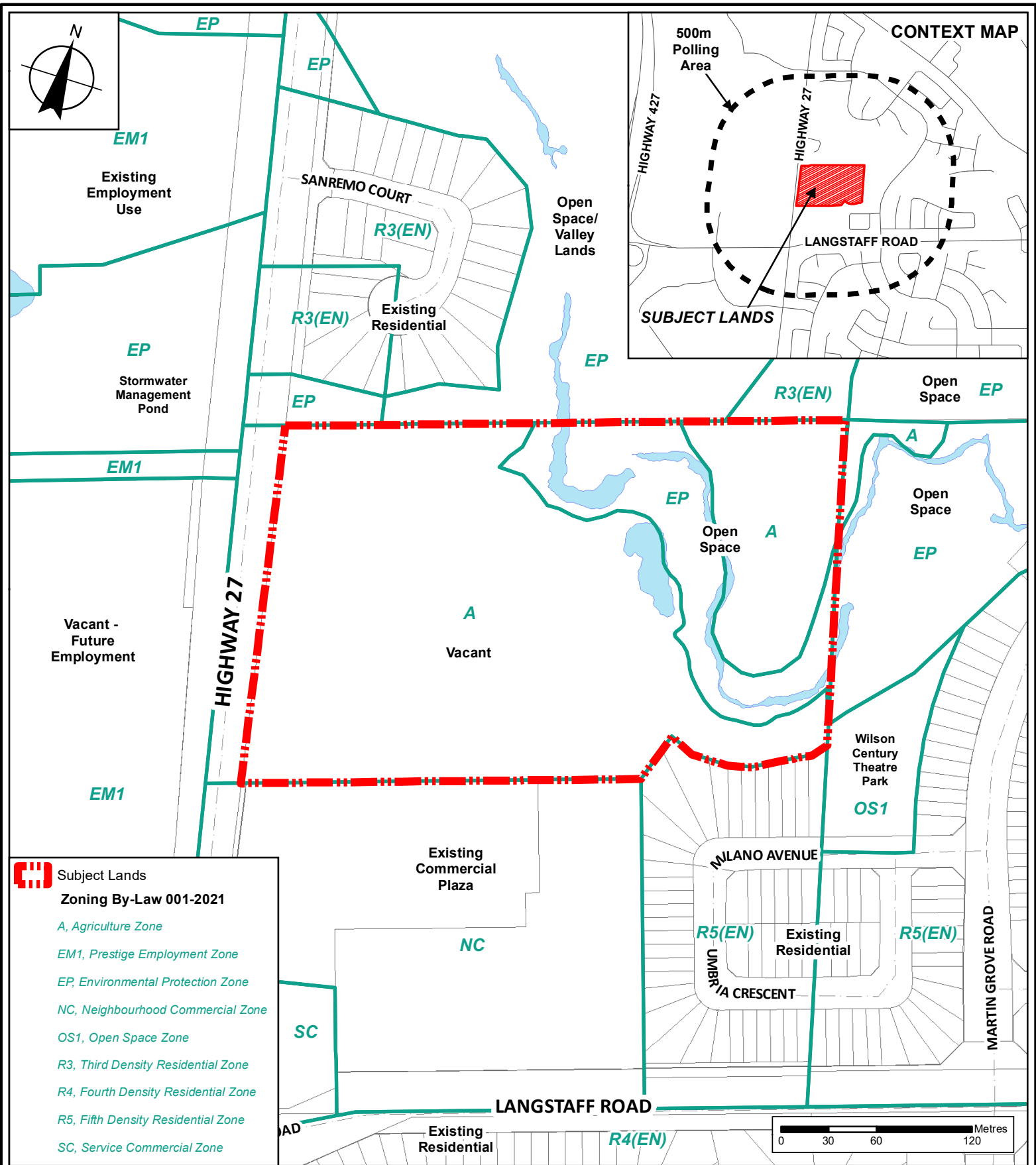
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Partial Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Perspective Renderings
6. Proposed Exceptions to Zoning By-law 001-2021
7. Draft Minister’s Zoning Order

Prepared by

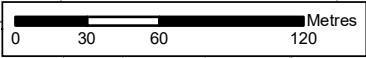
Casandra Krysko, Senior Planner, ext. 8003

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

Nancy Tuckett, Director of Development Planning, ext. 8529



- Subject Lands
- Zoning By-Law 001-2021**
- A, Agriculture Zone*
- EM1, Prestige Employment Zone*
- EP, Environmental Protection Zone*
- NC, Neighbourhood Commercial Zone*
- OS1, Open Space Zone*
- R3, Third Density Residential Zone*
- R4, Fourth Density Residential Zone*
- R5, Fifth Density Residential Zone*
- SC, Service Commercial Zone*



Context and Location Map

LOCATION: 5850 Langstaff Road
Part 1, 65R-27642
Part of Lot 11, Concession 8

APPLICANT:
City Park (Hwy 27) Homes Inc.

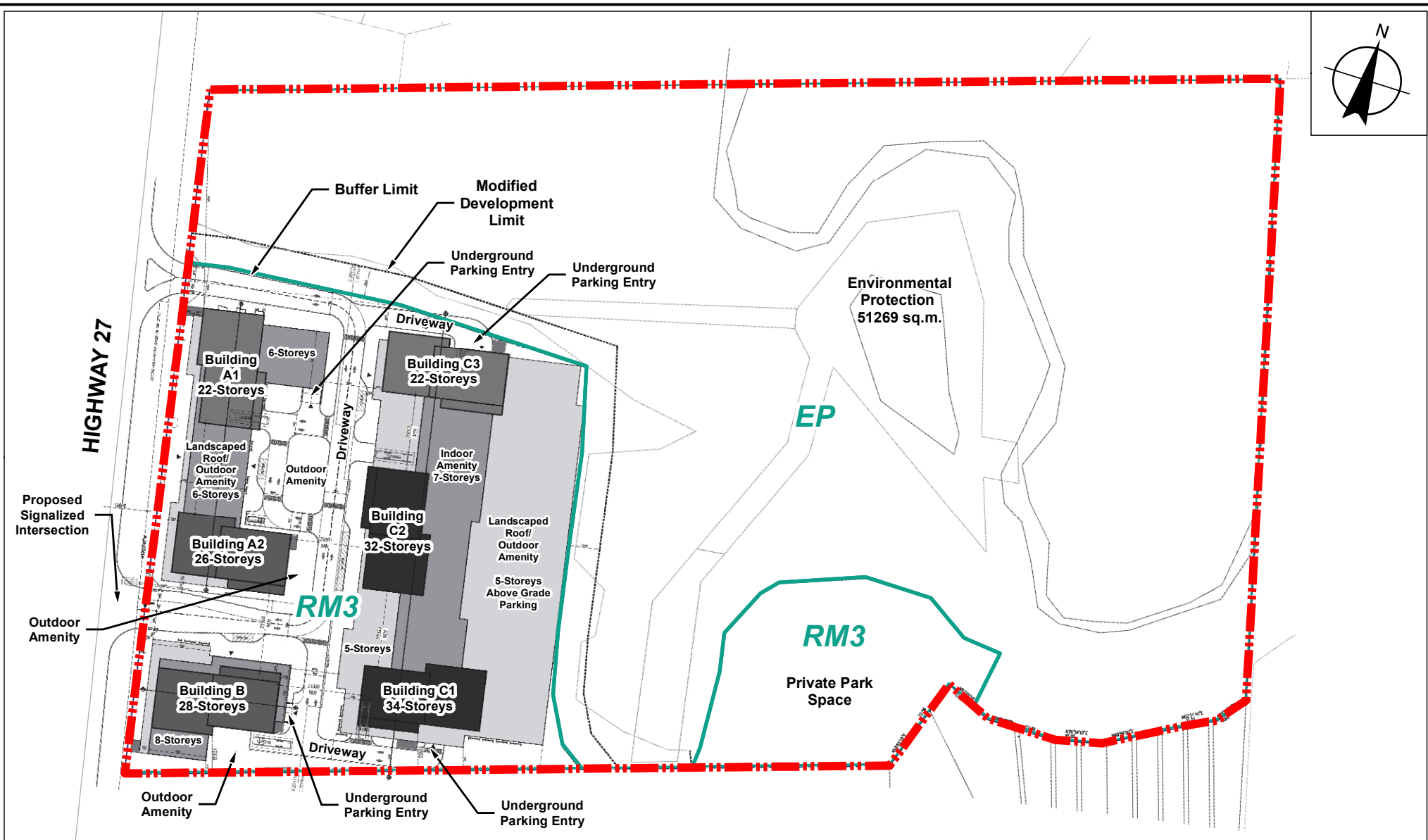
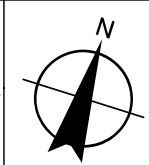



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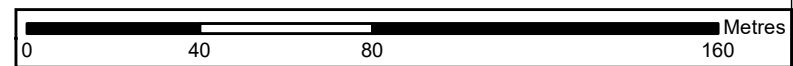
FILES: MZO.24.001,
OP.24.014, Z.24.031

DATE:
November 6, 2024

1



 Subject Lands **Zoning By-Law 001-2021** *EP, Environmental Protection Zone*
RM3, Multiple Unit Residential Zone



Conceptual Site Plan and Proposed Zoning

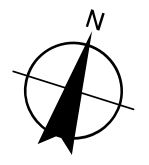
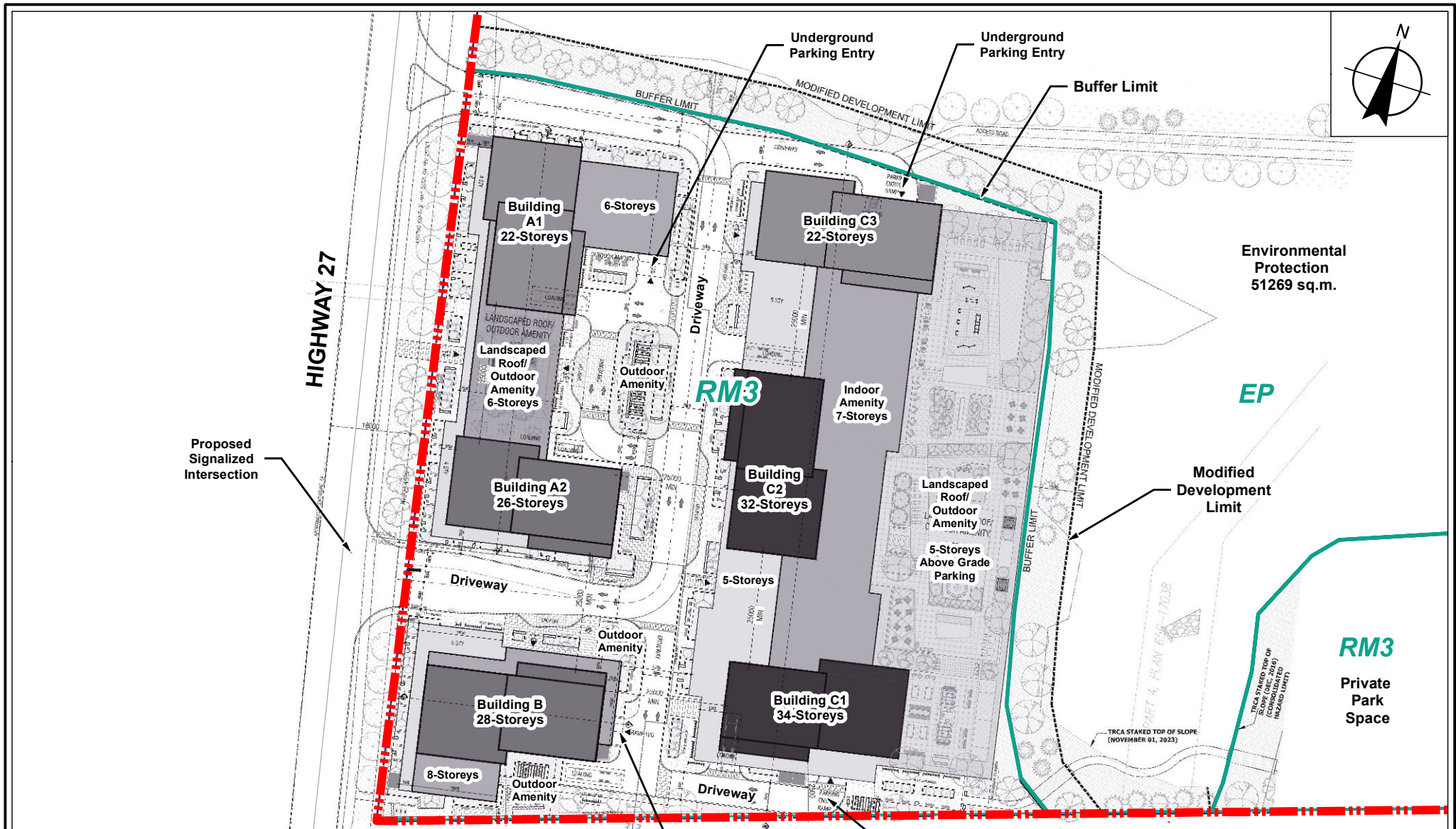
LOCATION: 5850 Langstaff Road
Part 1, 65R-27642 Part of Lot 11, Concession 8
APPLICANT: City Park (Hwy 27) Homes Inc.



Attachment

FILES: MZO.24.001,
OP.24.014, Z.24.031
DATE:
November 6, 2024

2



HIGHWAY 27

Proposed Signalized Intersection

Environmental Protection 51269 sq.m.

EP

Modified Development Limit

RM3 Private Park Space

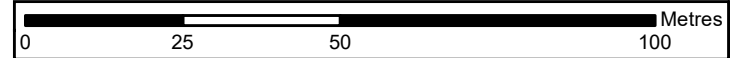
 Subject Lands

Zoning By-Law 001-2021

EP, Environmental Protection Zone

RM3, Multiple Unit Residential Zone

Underground Parking Entry



Conceptual Partial Site Plan and Proposed Zoning

LOCATION: 5850 Langstaff Road
Part 1, 65R-27642 Part of Lot 11, Concession 8

APPLICANT: City Park (Hwy 27) Homes Inc.

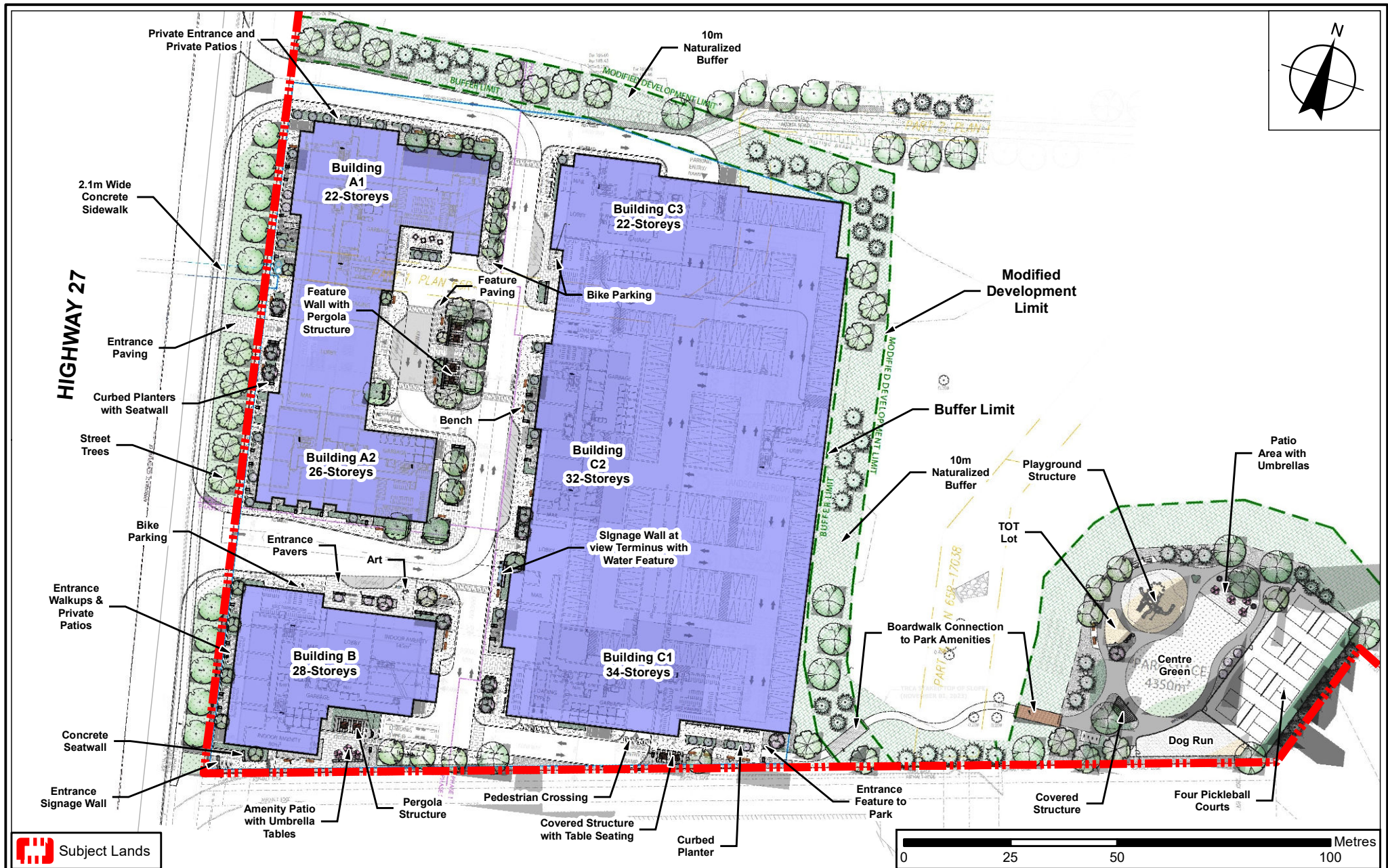



Attachment

FILES: MZO.24.001, OP.24.014, Z.24.031

DATE: November 6, 2024

3



 Subject Lands

Conceptual Landscape Plan

LOCATION: 5850 Langstaff Road
Part 1, 65R-27642 Part of Lot 11, Concession 8

APPLICANT:
City Park (Hwy 27) Homes Inc.



Attachment

FILES: MZO.24.001,
OP.24.014, Z.24.031

DATE:
November 6, 2024

4



Southeast View



Northwest View



Building C Towers

Not to Scale

Perspective Renderings

LOCATION: 5850 Langstaff Road
Part 1, 65R-27642 Part of Lot 11, Concession 8

APPLICANT:
City Park (Hwy 27) Homes Inc.



Attachment

FILES: MZO.24.001,
OP.24.014, Z.24.031

DATE:
November 6, 2024

5

Proposed Zoning Exceptions to Zoning By-law 001-2021, File MZO.24.001

Table 1:

	Zoning By-law 001-2021 Standard	RM3 Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> ▪ Apartment Dwellings ▪ Independent Living Facility ▪ Podium Townhouse Dwelling ▪ Retirement Residence ▪ Supportive Living Facility ▪ Community Garden ▪ School ▪ Urban Square ▪ Temporary Sales Office ▪ Home Occupation ▪ Short-term Rental 	<ul style="list-style-type: none"> ▪ Apartment Dwellings ▪ Parking in an above-grade parking structure ▪ Private Park
b.	Maximum Building Height	48 m	110 m
c.	Maximum FSI	There is no maximum FSI requirement for the RM3 Zone in Zoning By-law 001-2021	7.0 times the area of the lot
d.	Minimum Lot Area	65 m ² /unit	N/A
e.	Minimum Front Yard Setback	7.5 m	4 m
f.	Minimum Interior Side Yard Setback	7.5 m	4 m
g.	Minimum Rear Yard Setback	7.5 m	0 m
h.	Minimum Setback of all buildings and structures to the EP Zone	There is no minimum setback requirement for all buildings and structures to the EP Zone in Zoning By-law 001-2021	0 m

Attachment 6

	Zoning By-law 001-2021 Standard	RM3 Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement
i.	45-degree angular plane requirement	Applies	N/A
j.	Minimum Tower Separation	30 m	25 m
k.	Maximum Tower Floor Plate	850 m ²	800 m ²
l.	Minimum Podium Height	10.5 m	N/A
m.	Maximum Podium Height	20 m	N/A
n.	Minimum Landscaping Requirements	3 m landscape strip abutting a street line 3 m landscape strip on any interior side lot line or rear lot line abutting any other Residential Zone, except an RT or RM Zone.	0 m landscape strip abutting a street line 0 m landscape strip abutting any lot line that is not a street line
o.	Minimum Parking Requirements	Resident: 1 space/unit Visitor: 0.2 spaces/unit	Resident: 0.9 spaces/unit Visitor: 0.2 spaces/unit
p.	Minimum Barrier Free Parking Spaces	11, plus 1% of the total provided parking spaces = 17 spaces An equal number of Type A and Type B barrier free parking spaces is required, except where an odd number of spaces are required, in which case the remainder of the spaces may be Type B	The maximum number of barrier-free parking spaces will be 4% of the required visitor parking spaces = 2 spaces An equal number of Type A and Type B barrier free parking spaces is not required.

Attachment 6

	Zoning By-law 001-2021 Standard	RM3 Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement
q.	Minimum Amenity Area	<p>8 m² / unit for the first eight dwelling units and 5 m² / unit for each additional unit</p> <p>A minimum of 90% of the require Amenity Area shall be provided as common space</p> <p>A maximum of 20% of the required outdoor Amenity Area may consist of Amenity Area located on a rooftop or terrace</p>	<p>3.2 m² / unit</p> <p>No minimum amount of amenity area as common space is required</p> <p>No maximum amount of outdoor amenity area may be located on a rooftop or terrace</p>
r.	Permitted Encroachments	<p>There are no encroachment provisions in Zoning By-law 001-2021 for a balcony or terrace onto lands zoned EP</p> <p>A balcony may encroach up to 1.5 m into a minimum required yard, but in no case shall a balcony project grater than 3 m beyond a main wall</p>	<p>Balconies and Terraces may encroach onto lands zoned EP</p> <p>Maximum balcony or terrace projection at the first storey is 3 m</p> <p>Maximum balcony projection above the first storey is 2 m</p>
s.	Minimum Width of an Aisle providing access to Bicycle Parking	1.75 m	1.25 m
t.	Minimum Width of a Private Condominium Road	There is no minimum setback requirement for a minimum width of a private condominium road in Zoning By-law 001-2021	6 m
u.	Location of Private Driveway	There are no encroachment provisions for a private	A private driveway is permitted to encroach into all lands in the EP Zone

Attachment 6

	Zoning By-law 001-2021 Standard	RM3 Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement
		driveway into an EP Zone in Zoning By-law 001-2021	
v.	Location of Underground Parking	Setback 1.8 m from a street line, and 0 m from an interior side lot line or rear lot line.	0 m to all lot lines
w.	Location of Accessory Building or Structure incidental to Underground Parking	Shall have a minimum setback of 3 m from any lot line, and shall not be located in any minimum required yard	To permit an air shaft and access staircase accessory to a below-grade structure to be setback 0 m from any lot line

ONTARIO REGULATION XX/24

made under the

PLANNING ACT

ZONING ORDER – City of Vaughan, Regional Municipality of York

Definitions

1. In this Order,

“zoning by-law no. 001 – 2021” means Zoning By-law No. 001 – 2021 of the City of Vaughan.

Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the lands identified on the map numbered Map XXX which is filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

General Zoning Requirements

3. (1) This section applies to the lands identified as 5850 Langstaff Road on Map XXX referred to in section 2.

(2) The zoning requirements set out in zoning by-law no. 001-2021 of the City of Vaughan shall not apply to the lands described in subsection (1).

(3) None of the residential units developed on the lands described in subsection (1) shall be required to be built or maintained as an affordable housing unit.

Residential Multiple (RM3) Zone

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as Residential Multiple Dwelling (RM3) Zone on Map XXX referred to in section 2, except,

- (a) Apartment dwellings;
- (b) Parking in an above-grade parking structure;
- (c) A private park

(2) The zoning requirements set out in zoning by-law no. 001-2021 shall not apply to the lands identified as RM3 on Map XXX, except the following:

1. The maximum permitted density is 7.0 FSI;
2. The maximum permitted tower floor plate is 800 m²;
3. The minimum width of a landscaped strip abutting a street line shall be 0.0 m;
4. The minimum width of a landscaped strip along any lot line that is not a street shall be 0.0 m;
5. The maximum allowable projection of a balcony above the first storey measured from the outermost face of the building from which the balcony projects is 2.0 metres;
6. The maximum allowable projection of a balcony or terrace at the first storey from the outermost face of the building or structure from which it is accessed is 3.0 metres;
7. Balconies and terraces may encroach onto lands zoned EP;
8. The minimum number of resident parking spaces will be 0.9 spaces per condominium apartment dwelling unit;
9. The minimum number of visitor parking spaces will be 0.2 spaces per condominium apartment dwelling unit;
10. The maximum number of barrier-free parking spaces will be 4% of the required visitor parking spaces;
 - a. An even number of Type A and Type B barrier-free parking spaces shall not be required;
11. The minimum width of a private condominium road is 6.0 m;
12. The minimum width of a parking space where one side is obstructed is to be increased by 0.3 m;
13. The minimum width of an aisle providing access to a bicycle parking space shall be 1.25 m;
14. Highway 27 shall be considered the front lot line for the purposes of zoning;
15. No minimum lot area shall be required;
16. The minimum front yard setback is 4.0 m;
17. The minimum interior side yard setback is 4.0 m;
18. The minimum rear yard setback shall be 0.0m;
19. The minimum setback of all buildings and structures to all lands identified as Environmental Protection (EP) is 0.0 metres;
20. The minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line is 0.0 metre;
21. The minimum setback of an air ventilation shaft to any lot line is 0.0 m;
22. The maximum permitted building height, exclusive of a mechanical penthouse, is 110.0 metres;
23. A 45 degree angular plane shall not apply;
24. A minimum and maximum podium height shall not apply;
25. The minimum permitted tower separation distance, from the outer face of any building or structure above 10 storeys, is 25 metres;
26. No minimum rear yard landscaping shall apply;
27. The minimum amount of indoor and outdoor amenity area required shall be 3.2 m² per dwelling unit;
28. No minimum amount of amenity areas as common space shall be required;

29. No maximum amount of outdoor amenity area may be located on a rooftop or terrace;
30. A private driveway is permitted to encroach into all lands identified as EP;

Environmental Protection (EP) Zone

5. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as Environmental Protection (EP) on Map XXX referred to in section 2, except that an access driveway shall be permitted.

Terms of Use

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

Non-application of s. 41 of the Act

7. (1) Section 41 of the Act does not apply to the lands described in section 2 of this Order;
- (2) Each person who owns all or any part of the lands described in section 2 shall enter into one or more agreements with the City of Vaughan dealing with the matters listed in subsection 47(4.4) of the Act.

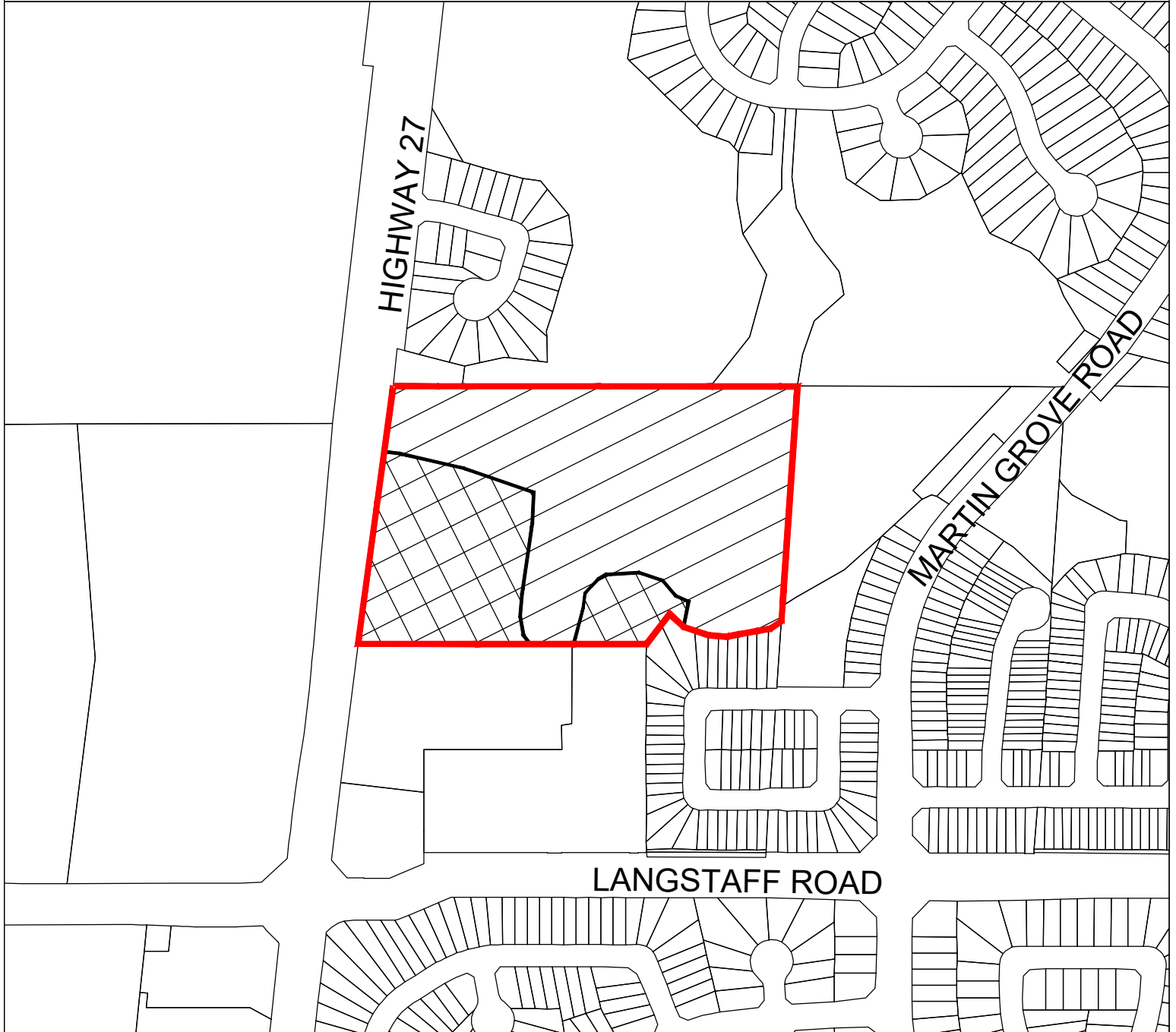
Deemed by-law

- (3) This Order is deemed for all purposes, except the purpose of Section 24 of the Act, to be a by-law passed by the council of the City of Vaughan.

Commencement

- (4) This Regulation comes into force on the day it is filed.

5850 LANGSTAFF ROAD, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK



MAP No. XX

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing,
777 Bay St., Toronto, Ontario,


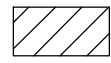
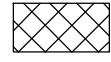

Planning Act

Ontario Regulation:

Date:

Original Signed By:

LEGEND

-  LANDS SUBJECT TO ZONING ORDER
-  ENVIRONMENTAL PROTECTION ZONE (EP)
-  MULTIPLE UNIT RESIDENTIAL ZONE (RM3)
-  PARCELS

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 3

**TITLE: THE Q TOWERS LIMITED PARTNERSHIP
OFFICIAL PLAN AMENDMENT FILE OP.21.001
ZONING BY-LAW AMENDMENT FILE Z.21.002
PART OF LOT 20, CONCESSION 6
VICINITY OF MAJOR MACKENZIE DRIVE AND FOSSIL HILL
ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on a mixed-use residential-commercial development consisting of a 11-storey (38.05 m) mixed-use building containing 337 residential units and 451 m² of commercial use with an indoor amenity area and a roof top amenity area on the 11th-storey, and a 5-storey (16.7 m) low-rise building containing 91 residential units with a roof top amenity area, with a Floor Space Index ('FSI') of 2.95 times the area of the lot, and privately-owned public space ('POPS'), as shown on Attachments 3 to 7 (the 'Development').

Report Highlights

- The Owner proposes to redesignate and rezone the subject lands to permit a development consisting of a 11-storey (38.05 m) mixed-use building containing 337 residential units and 451 m² of commercial use with an indoor amenity area and a roof top amenity area on the 11th-storey, and a 5-storey (16.7 m) low-rise building containing 91 residential units with a roof top amenity area, with an FSI of 2.95 times the area of the lot, and POPS.
- This is the second Public Meeting for the Development. The first Public Meeting was held on September 14, 2021.
- 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.21.001 and Z.21.002 (The Q Towers Limited Partnership) 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: Southwest corner of Major Mackenzie Drive and Fossil Hill Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 15, 2020

Date applications were deemed complete: February 25, 2021

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

The Owner has submitted the following applications (‘Applications’) for the Subject Lands to permit the Development as shown on Attachments 3 to 7:

1. Official Plan Amendment File OP.21.001 to amend the policies of Vaughan Official Plan 2010, Volume 1 to redesignate the Subject Lands from “Low-Rise Mixed-Use” with a maximum building height of four (4) storeys and a maximum FSI of 1.5 times the area of the lot, as shown on Attachment 2, to “Mid-Rise Mixed-Use” with a maximum building height of 11 storeys (38.05 m) and a maximum FSI of 2.95 times the area of the lot.
2. Zoning By-law Amendment File Z.21.002 to rezone the Subject Lands from “A Agricultural Zone” to “RM2 Multiple Residential Zone” and “RA3 Apartment Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 10) of this report.

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

The previous owner of the Subject Lands (Terwol Developments Inc.) submitted Zoning By-law Amendment and Draft Plan of Subdivision Application Files Z.03.014 and 19T-03V03 for the Subject Lands.

Council, on September 25, 2006, ratified the September 18, 2006 Committee of the Whole recommendation to approve a “Future Medium Density Residential” use for the Subject Lands. However, the lands remained zoned “A Agricultural Zone” and were to be subject to a future Zoning By-law Amendment Application. The Subject Lands were not registered as a block as part of the registered plan (Plan 65M-4313) for Draft Plan of Subdivision File 19T-03V03.

The previous owner, on August 26, 2008, submitted a subsequent Zoning By-law Amendment Application (File Z.08.051) for a commercial plaza. This application was considered at the November 3, 2008 Committee of the Whole (Public Meeting); however, the previous owner did not pursue any further approvals.

The Subject Lands are located within the Block 39 Block Plan.

The Subject Lands are located within the Block 39 Block Plan ('Block 39 Plan') approved by Vaughan Council on September 25, 2006, and are identified as "Medium Density". The Block 39 Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, and urban design for the entire Block 39 area.

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

The first public meeting for the Applications and related Draft Plan of Subdivision File 19T-21V001 was held on September 14, 2021. A second public meeting is required as it has been over two (2) years since the first public meeting and a decision on the Applications from Council has not occurred, in accordance with Policy 10.1.4.1. of Vaughan Official Plan 2010 ('VOP 2010') which states (in part):

That at least one (1) public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. any application(s) that has not been considered by Council within two (2) years after the date it was considered at a previous statutory public meeting.

The Owner has undertaken the following modifications to the Development since the first Public Meeting to address comments from City departments:

	September 14, 2021 Public Meeting (Attachments 8 and 9)	November 5, 2024 Public Meeting (Attachments 3 to 7)	Modifications
Proposal	11, 3-storey townhouse units on a private road and a 12-storey mixed-use building with 382 residential dwelling units, 996 m ² of retail uses and 6,858 m ² of business or professional office uses	11-storey (38.05 m) mixed-use building containing 337 residential units and 451 m ² of commercial use and a roof top amenity area on the 11th-storey, and a 5-storey (16.7 m) low-rise building containing 91 residential units	Elimination of the townhouses on a private road and business or professional office use; reduction of number of storeys for the mixed-use building

	September 14, 2021 Public Meeting (Attachments 8 and 9)	November 5, 2024 Public Meeting (Attachments 3 to 7)	Modifications
Number of Units	393 units	428 units	Increase of 35 units
FSI	4.05 times the area of the lot for the Development	2.95 times the area of the lot for the Development.	Decrease in the FSI due to less storeys and gross floor area
Amenity Space	Private amenity space	POPS	Allows public on the Subject Lands to use the POPS

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

a) Date the Notice of Public Meeting was circulated: October 11, 2024.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along Major Mackenzie Drive, Fossil Hill Road and Sibella Way in accordance with the City’s Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 750 m of the Subject Lands, to the Greater Woodbridge Ratepayers’ Association, Millwood Woodend Ratepayers’ Association and Vellore Woods Ratepayers’ Association and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of October 23, 2024, for both of the Public Meetings. The comments are organized by theme as follows:

Density and Built Form

- the Development is too high and too dense and is not compatible with the low-rise buildings in the adjacent and surrounding areas
- too many multi-storey buildings are proposed for the Major Mackenzie Drive and Weston Road intersection
- original purchasers were told the Subject Lands would be developed as a low-rise commercial plaza
- the Development will result in the loss of value to their homes

Privacy, Shadow, and View

- the Development will block sunlight and views through the neighbourhood

Traffic, Access, and Parking

- increased traffic impacts and pedestrian safety; students travel through the community to go to Tommy Douglas High School, located on the north side of Major Mackenzie Drive, as shown on Attachment 1
- Sibella Way residents are impacted by the two (2) driveways from the development onto Sibella Way, with increased traffic congestion from the proposed residential and retail uses
- vehicular access to the development should be from Major Mackenzie Drive to reduce the impact on existing residents
- insufficient amount of parking spaces will be provided for the retail and residential users
- existing streets cannot accommodate additional on-street parking and traffic resulting from the development
- add further to the traffic queues for the surrounding commercial uses

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

[September 14, 2021, Committee of the Whole Public Meeting \(Item 1, Report No. 41\) and September 27, 2021, Council Extract](#)

Analysis and Options

York Region Official Plan ('YROP 2022') Designation

- Identified as "Urban Area" by Map 1 - Regional Structure of YROP 2022
- Designated "Urban System - Community Area" by Map 1A - Land Use Designations

An amendment to VOP 2010 is required to permit the Development.

VOP 2010 Designation:

The Subject Lands are identified as follows:

- Located within a "Community Area" on Schedule 1 - Urban Structure of VOP 2010
- Designated "Low-Rise Mixed Use" by Schedule 13 - Land Use of VOP 2010
- This designation permits townhouse and stacked-townhouse dwellings, and low-rise buildings at a maximum building height of 4-storeys and a maximum FSI of 1.5 times the area of the lot
- An amendment to VOP 2010 is required to redesignate the Subject Lands to "Mid-Rise Mixed-Use" and to permit a mixed-use residential-commercial building with a maximum building height of eleven (11) storeys (38.05 m) and a FSI of 2.95 times the area of the lot.

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

Zoning:

- Zoned “A Agricultural Zone” by Zoning By-law 1-88
- The Development is not permitted in the “A Agricultural Zone”
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” to permit the Development, together with the site-specific zoning exceptions identified in Attachment 10 (Table 1).
- Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

As the Applications were received by the City on January 07, 2021, and deemed complete on March 03, 2021, the Applications are transitioned under Zoning By-law 001-2021.

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 conformity and consistency with the Provincial Planning Statement, 2024 (the ‘PPS 2024’), Provincial Policy Statement, 2020 (the ‘PPS 2020’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2010 (‘YROP 2010’), YROP 2022 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 land use designation, building height and density, and community area, intensification, and compatibility policies ▪ The appropriateness of the rezoning and site-specific exceptions identified in Table 1 and will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications which are available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective

	MATTERS TO BE REVIEWED	COMMENT(S)
		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 Subject Lands by Vaughan Council
e.	Urban Design Guidelines	The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
f.	City’s Tree Protection Protocol	<ul style="list-style-type: none"> ▪ There are no trees located on the Subject Lands. Trees are located within the public boulevards to the south and east of the Subject Lands. The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The DRP must review the Development prior to the Applications proceeding to the Committee of the Whole
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, external public agencies and utilities, and the Public, Separate, and French School Boards
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development achieves a Silver score of 55
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
k.	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, and is therefore the applicable mechanism used to collect community benefits.
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ 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 of housing

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	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 at the requested density will be reviewed in consideration of existing traffic conditions on Major Mackenzie Drive, Fossil Hill Road, and Sibella Way ▪ 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 ▪ The Subject Lands are located on Major Mackenzie Drive, an arterial road under the jurisdiction of York Region, and Fossil Hill Road and Sibella Way, a minor collector and local road, respectively, under the jurisdiction of the City ▪ York Region identified that a widening across the full frontage of the site where it abuts Major Mackenzie Drive of sufficient width to provide for a right-of-way of 21.5 m measured from the existing centreline of construction of Major Mackenzie Drive is required as a land conveyance
n.	Related Draft Plan of Subdivision Application Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Draft Plan of Subdivision File19T-21V001 and Site Development File DA.21.001 to be reviewed with the Applications in a future comprehensive technical report.
o.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Draft Plan of Condominium (Standard) to establish the ownership tenure and Parcels of Tied Land (‘POTLs’) for the Development
p.	Block 39 Plan	<ul style="list-style-type: none"> ▪ The Block 39 Plan and supporting Master Environmental Servicing Plan (‘MESP’) must be updated to address modifications as a result of the Development, should the Applications be approved

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. The Owner did not apply for a Regional exemption from approval of the Official Plan Amendment. Any issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Schedule 13 - Land Use Vaughan Official Plan 2010
3. Proposed Zoning and Site Plan
4. Proposed Draft Plan of Subdivision File 19T-21V001
5. Proposed Landscape Plan
6. Proposed Building Elevations - North and East
7. Proposed Building Elevations - South and West
8. Proposed Zoning and Site Plan, September 14, 2021, Public Meeting
9. North and South Building Elevations, September 14, 2021, Public Meeting
10. Proposed Site-Specific Exceptions to Zoning By-law 1-88 - Table 1

Prepared by

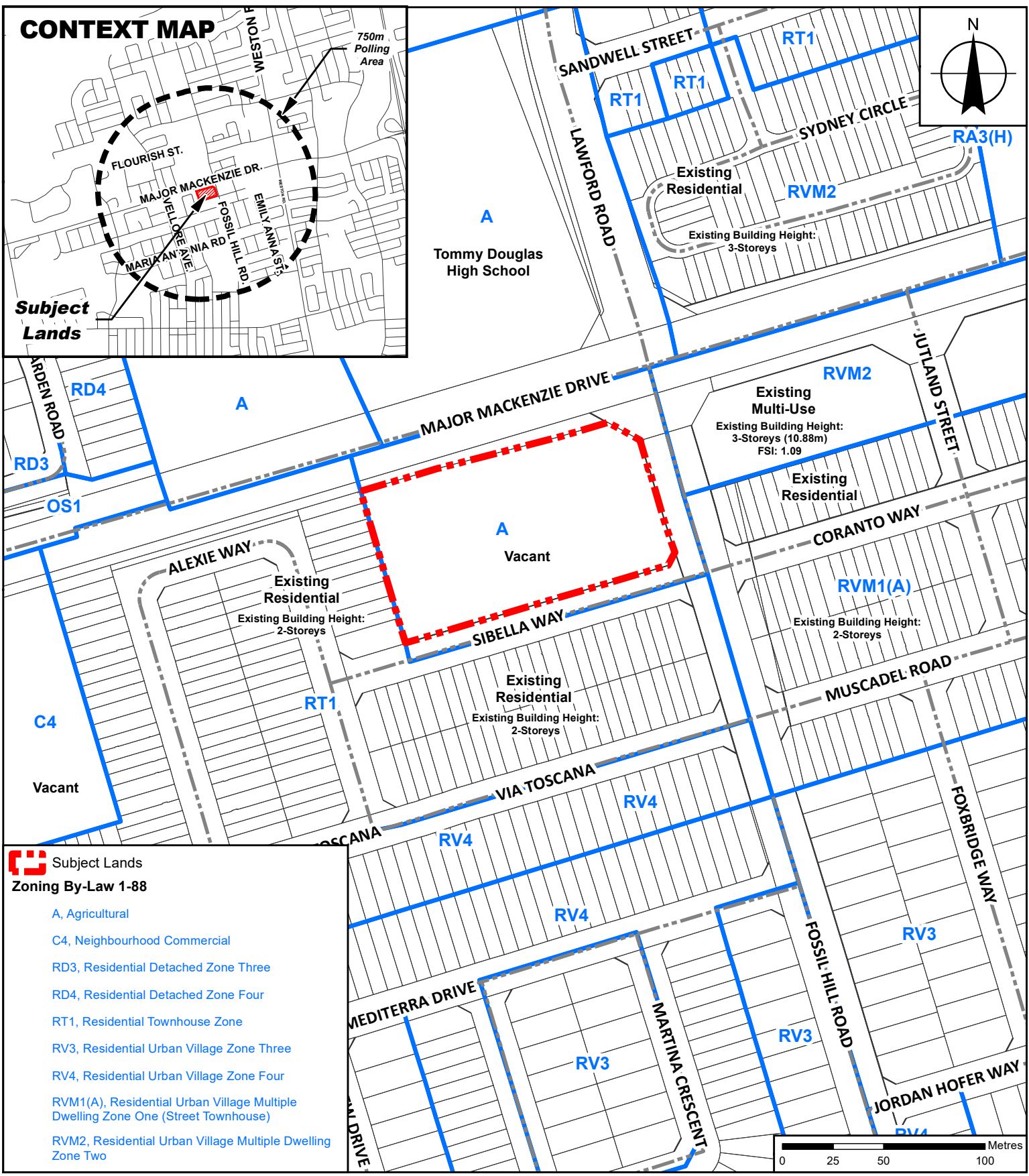
Judy Jeffers, Planner, ext. 8645

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



Context and Location Map

LOCATION:
 Parts 5 and 10 Plan 65R-32560
 Part of Lot 20, Concession 6

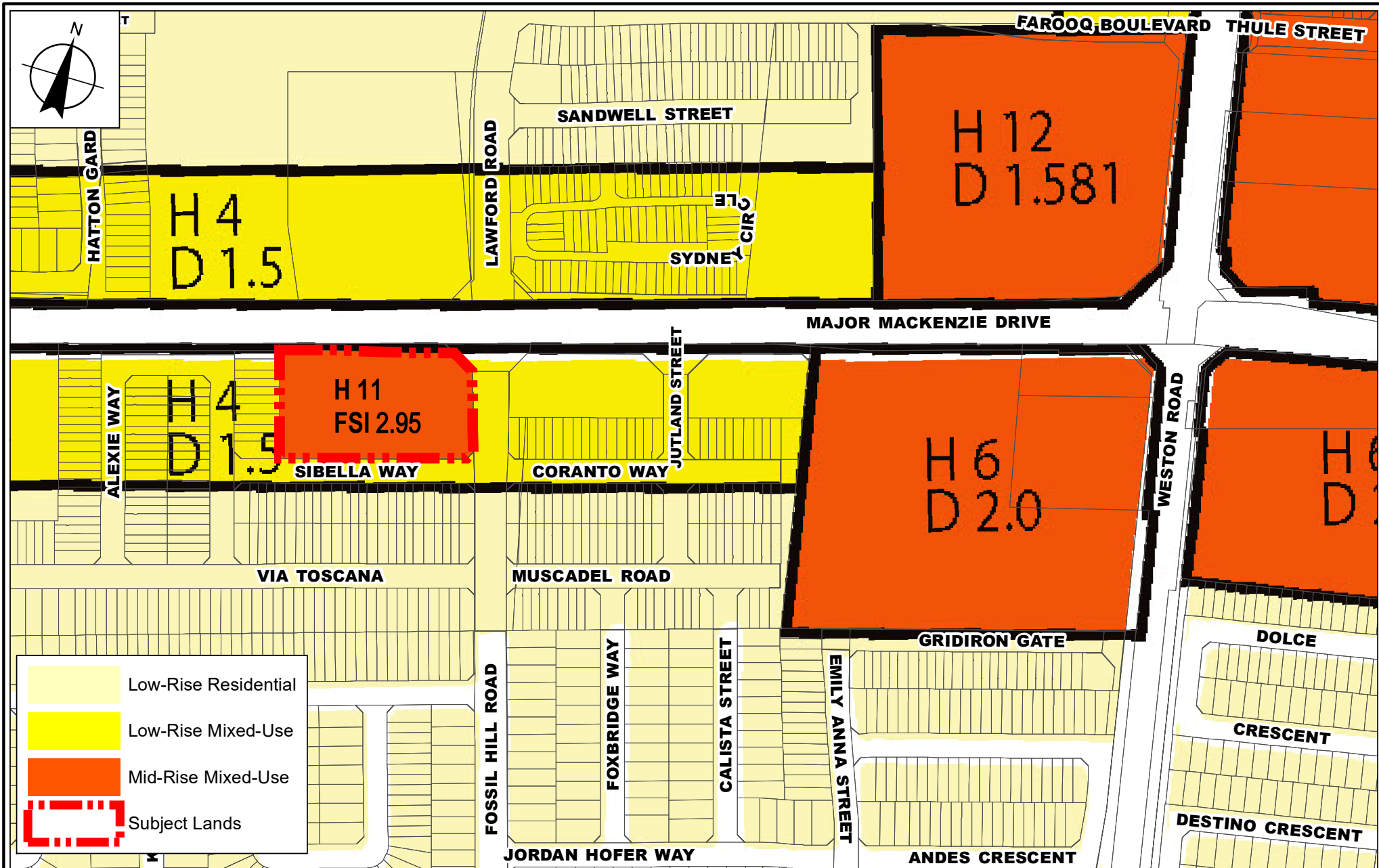
APPLICANT:
 The Q Towers Limited Partnership



Attachment

FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
 19T-21V001

DATE:
 November 6, 2024



Schedule 13 - Land Use Vaughan Official Plan 2010

LOCATION:
Parts 5 and 10 Plan 65R-32560
Part of Lot 20, Concession 6

APPLICANT:
The Q Towers Limited
Partnership



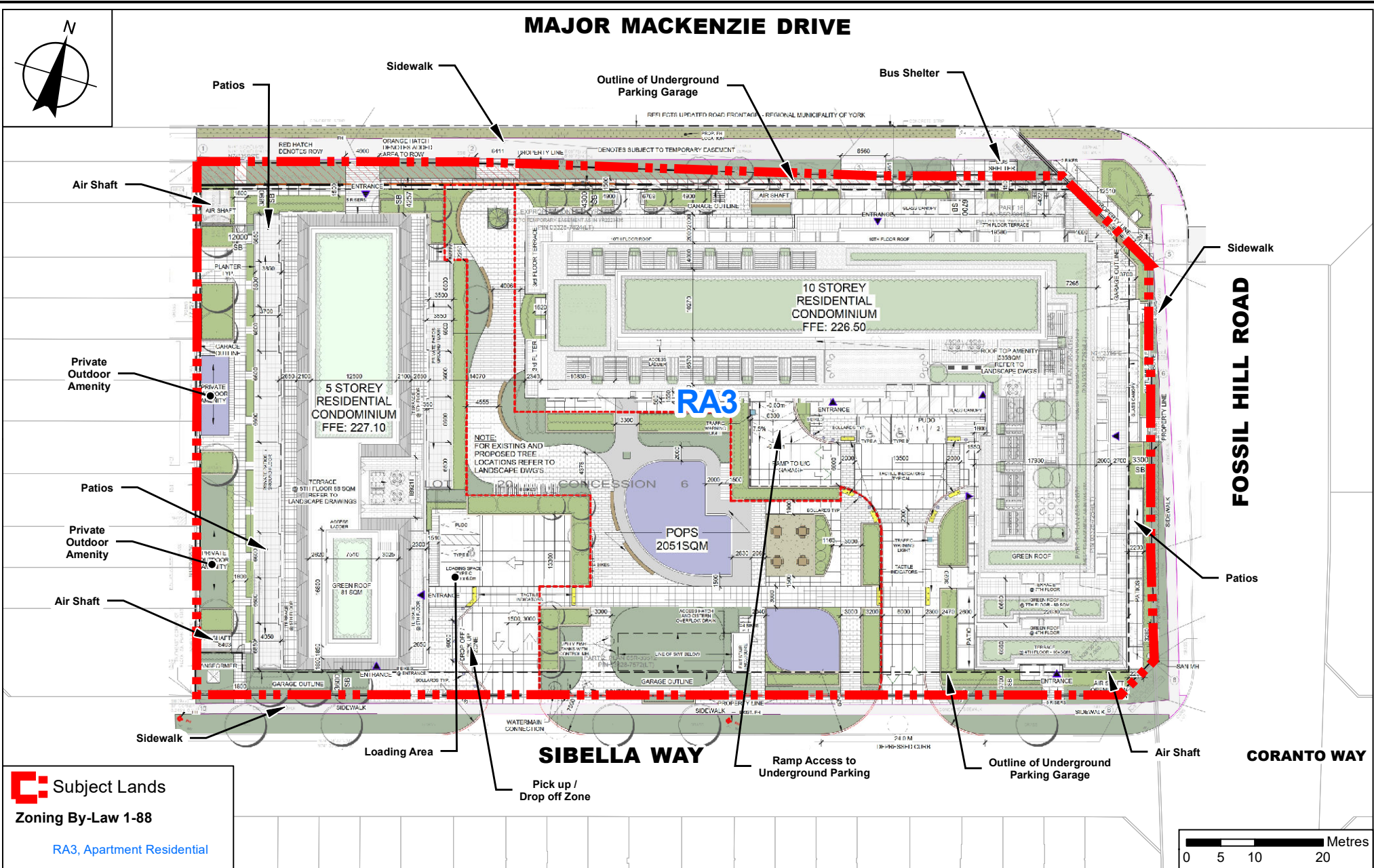
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FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001, 19T-21V001

DATE:
November 6, 2024

2

MAJOR MACKENZIE DRIVE



Subject Lands
Zoning By-Law 1-88
 RA3, Apartment Residential

Proposed Zoning and Site Plan

LOCATION:
 Parts 5 and 10 Plan 65R-32560
 Part of Lot 20, Concession 6

APPLICANT:
 The Q Towers Limited Partnership

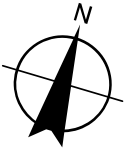


Attachment

FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
 19T-21V001

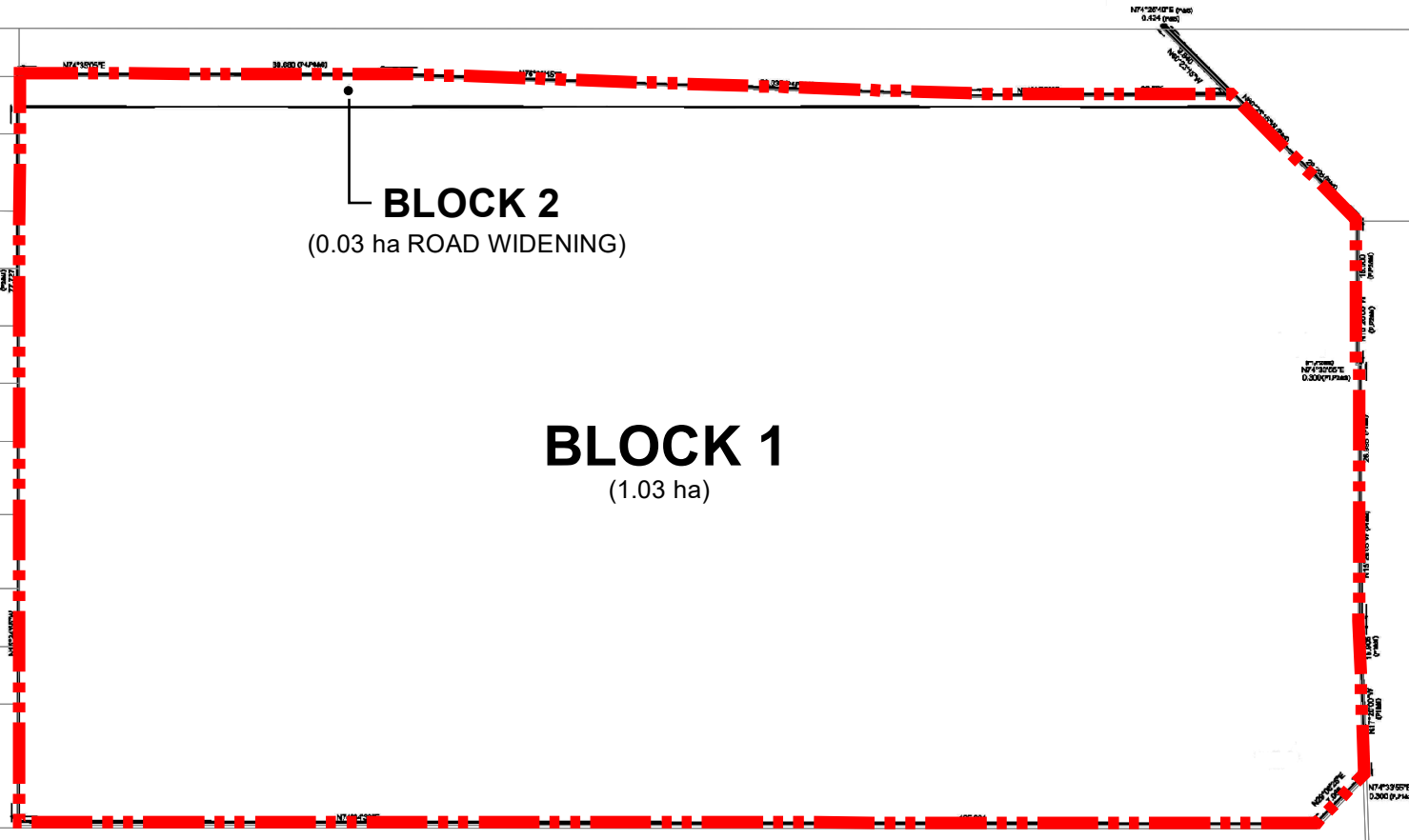
DATE:
 November 6, 2024

3



MAJOR MACKENZIE DRIVE

LAWFORD ROAD




BLOCK 2
(0.03 ha ROAD WIDENING)

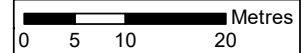
BLOCK 1
(1.03 ha)

FOSSIL HILL ROAD

SIBELLA WAY

CORANTO WAY

 Subject Lands



Proposed Draft Plan of Subdivision File 19T-21V001

LOCATION:
Parts 5 and 10 Plan 65R-32560
Part of Lot 20, Concession 6

APPLICANT:
The Q Towers Limited
Partnership

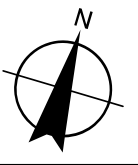


Attachment

FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
19T-21V001

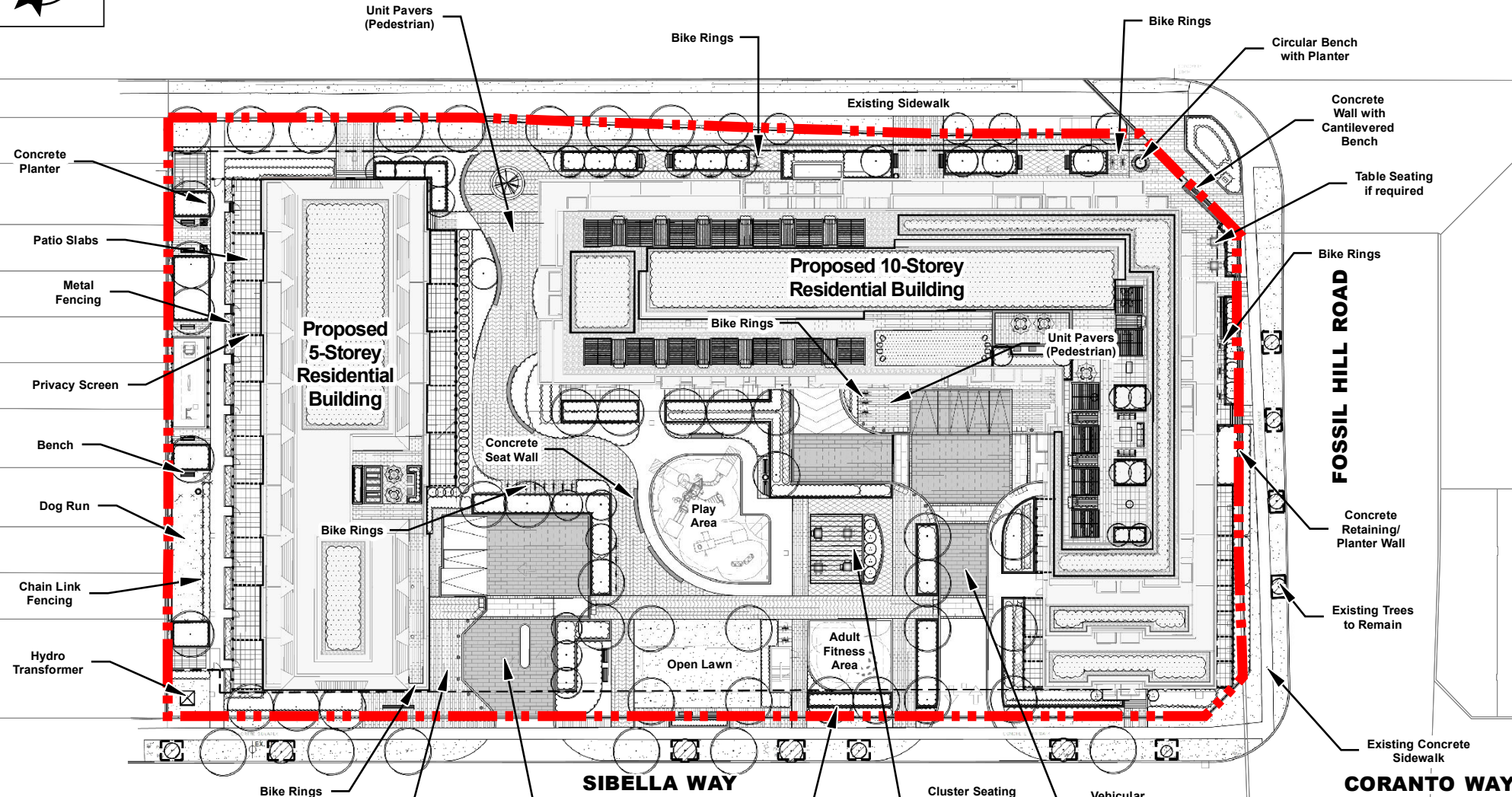
DATE:
November 6, 2024


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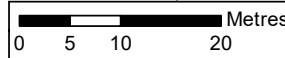


MAJOR MACKENZIE DRIVE

LAWFORD ROAD



 Subject Lands



Proposed Landscape Plan

LOCATION:
 Parts 5 and 10 Plan 65R-32560
 Part of Lot 20, Concession 6

APPLICANT:
 The Q Towers Limited Partnership

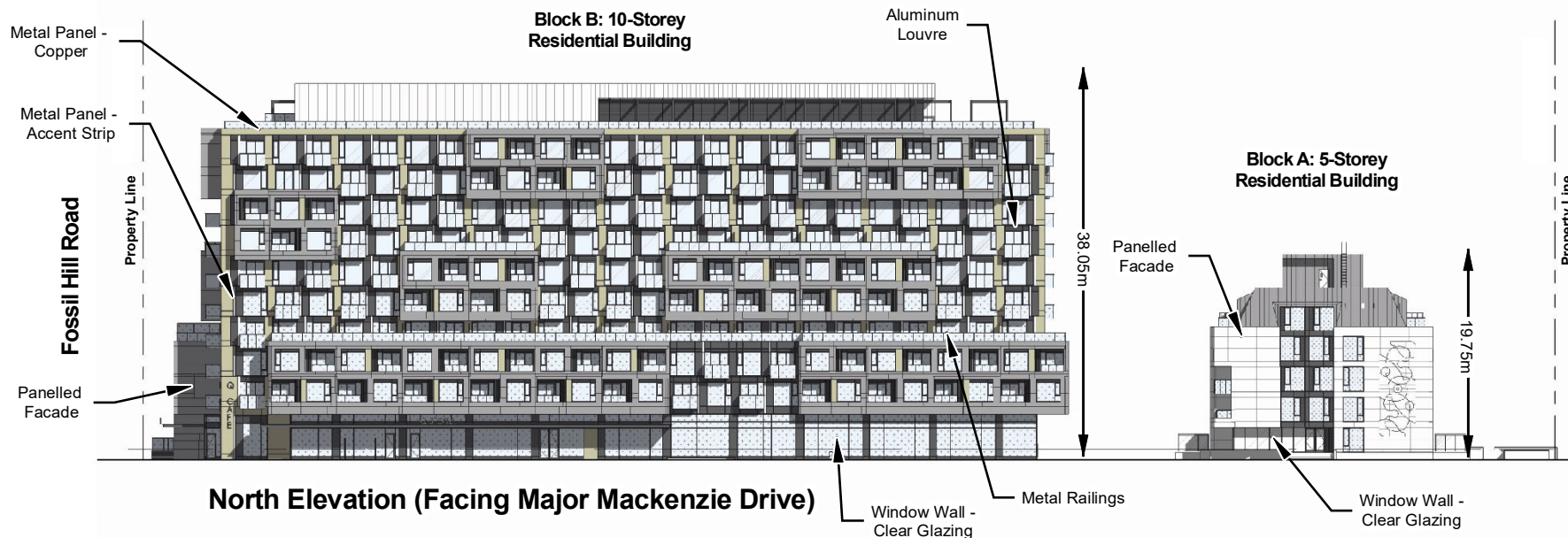


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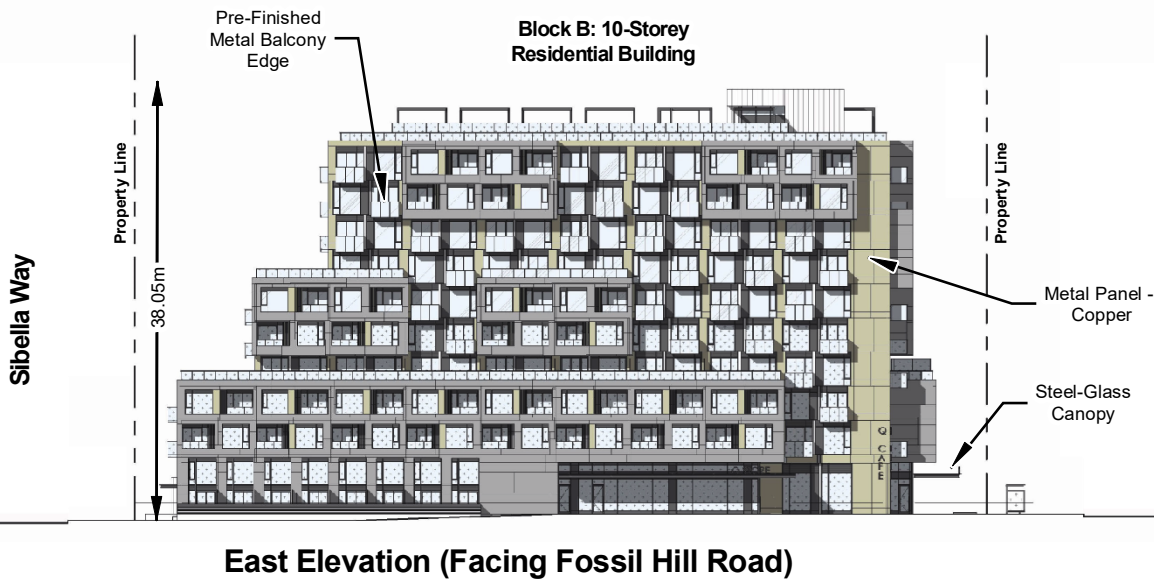
FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
 19T-21V001

DATE:
 November 6, 2024

5



North Elevation (Facing Major Mackenzie Drive)



East Elevation (Facing Fossil Hill Road)

NOT TO SCALE

Proposed Building Elevations - North and East

LOCATION:
Parts 5 and 10 Plan 65R-32560
Part of Lot 20, Concession 6

APPLICANT: The Q Towers Limited Partnership

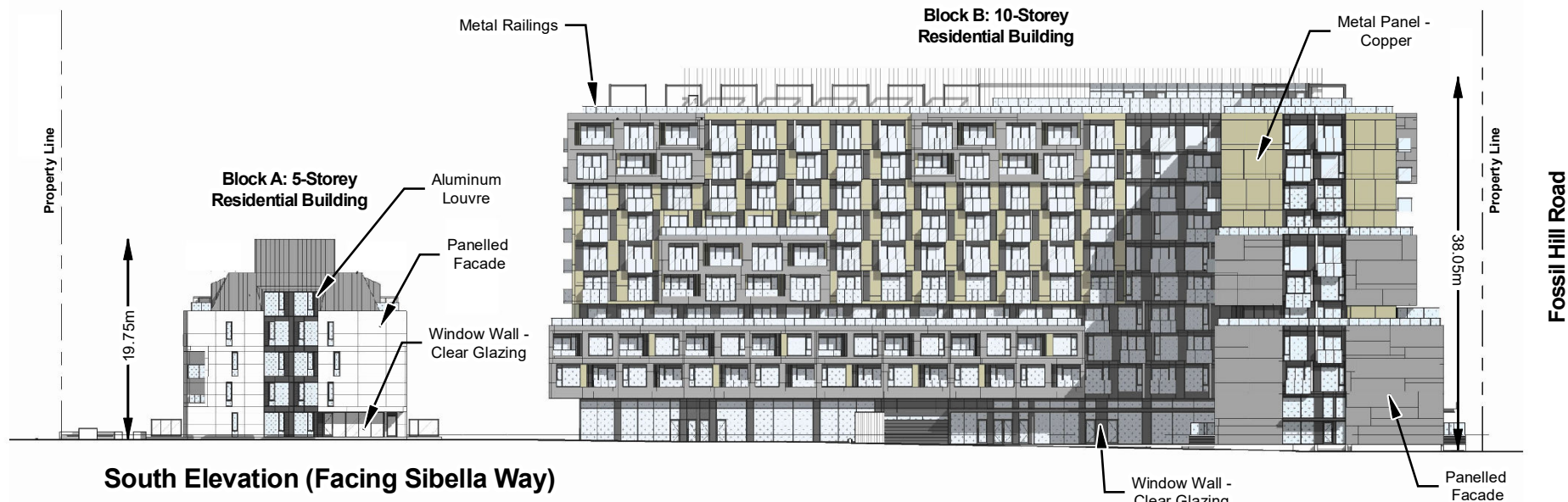


Attachment

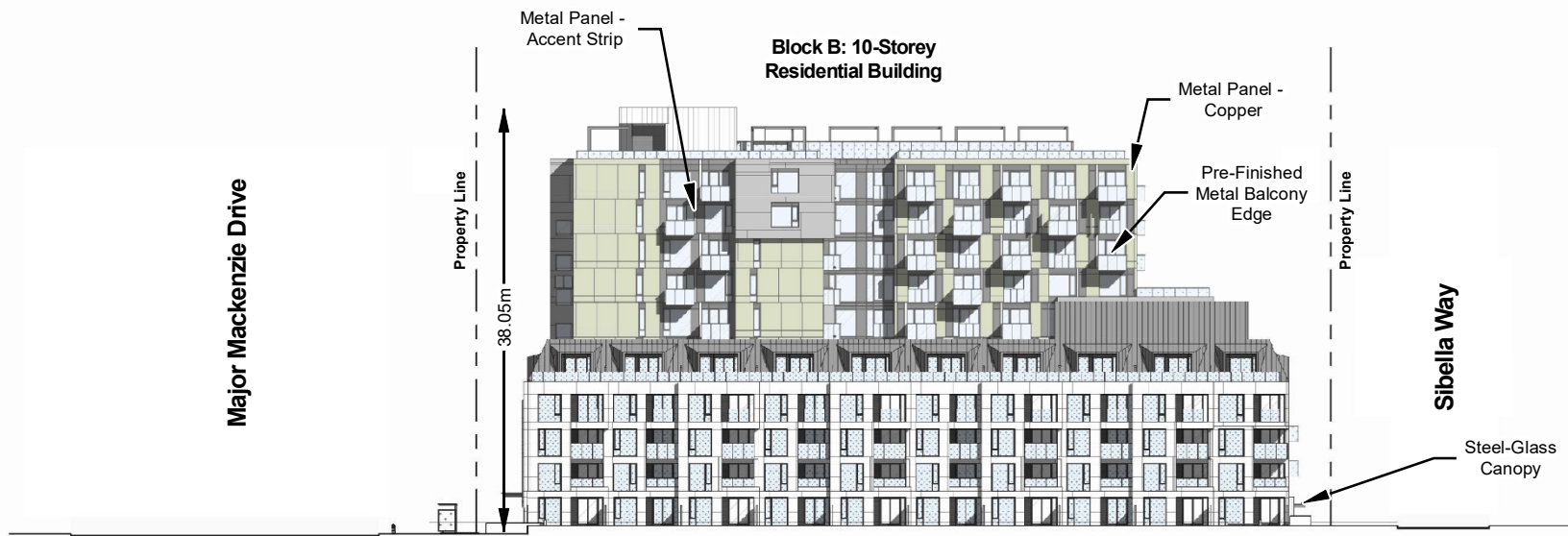
FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
19T-21V001

DATE:
November 6, 2024

6



South Elevation (Facing Sibella Way)



West Elevation

NOT TO SCALE

Proposed Building Elevations - South and West

LOCATION:
Parts 5 and 10 Plan 65R-32560
Part of Lot 20, Concession 6

APPLICANT: The Q Towers Limited Partnership

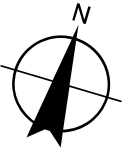


Attachment

FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
19T-21V001

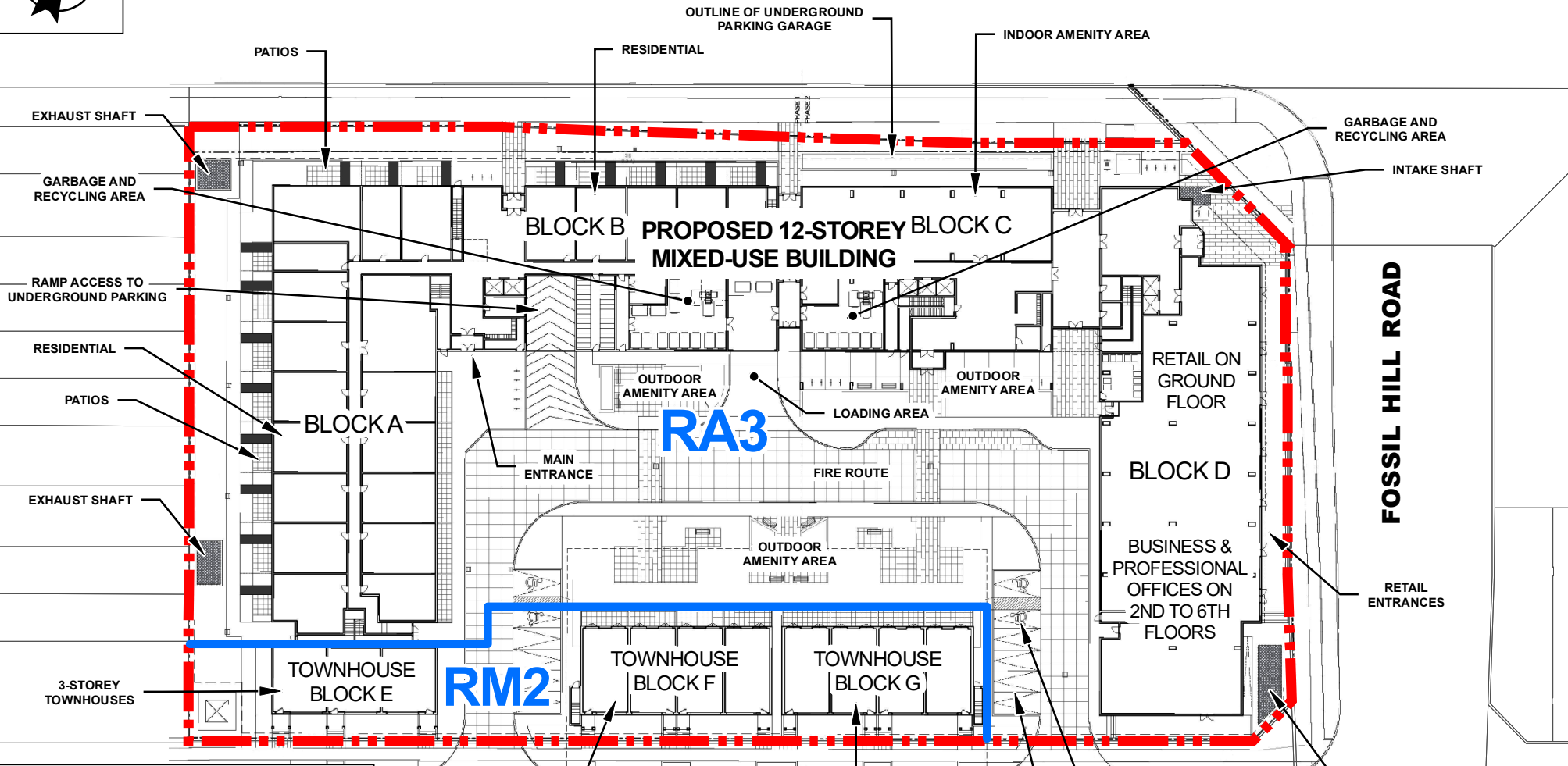
DATE:
November 6, 2024


7

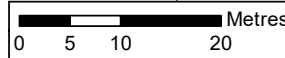


MAJOR MACKENZIE DRIVE

LAWFORD ROAD



 Subject Lands
 RA3, Apartment Residential Zone
 RM2, Multiple Residential Zone



Proposed Zoning and Site Plan, September 14, 2021 Public Meeting

LOCATION:
 Parts 5 and 10 Plan 65R-32560
 Part of Lot 20, Concession 6

APPLICANT: The Q Towers Limited Partnership

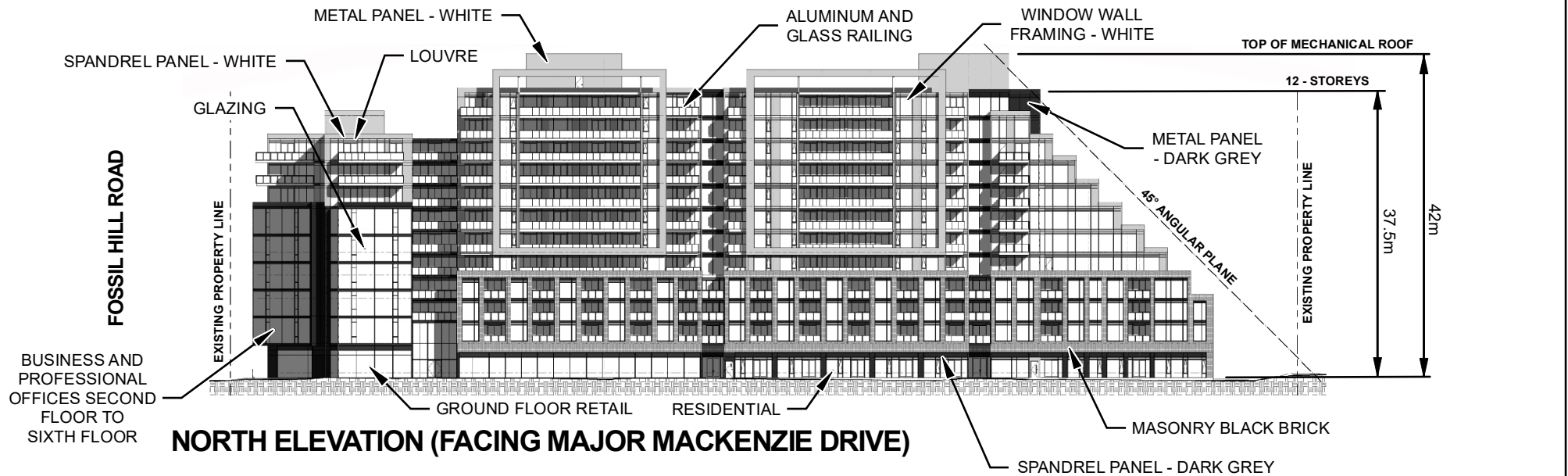


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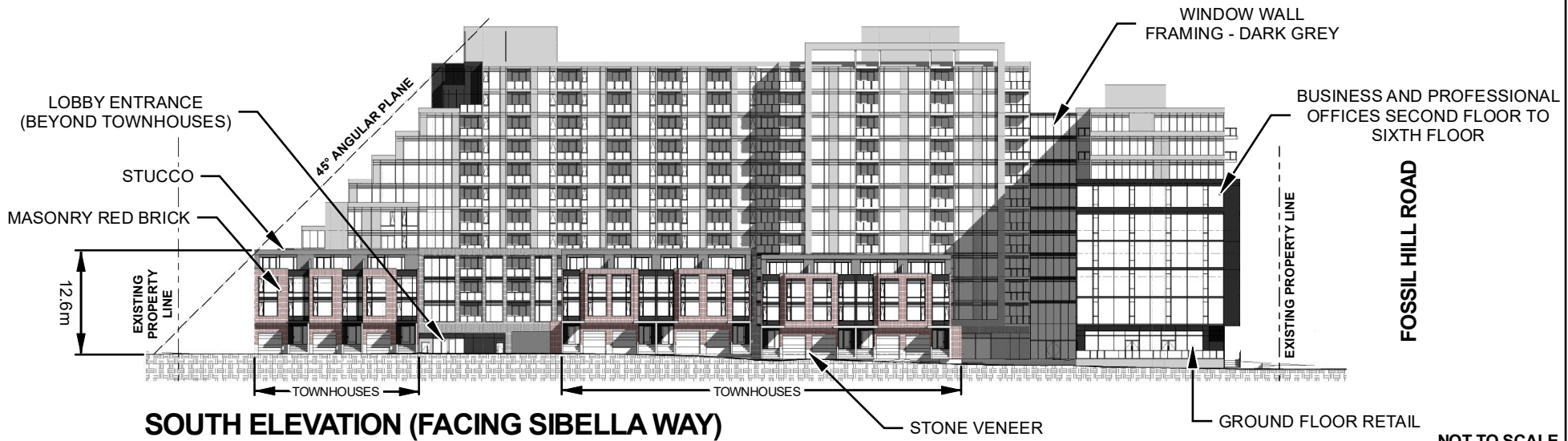
FILES: OP.21.001, Z.21.002
 RELATED FILES: DA.21.001,
 19T-21V001

DATE:
 November 6, 2024





NORTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)



SOUTH ELEVATION (FACING SIBELLA WAY)

NOT TO SCALE

North and South Building Elevations, September 14, 2021 Public Meeting

LOCATION:
Parts 5 and 10 Plan 65R-32560
Part of Lot 20, Concession 6

APPLICANT: The Q Towers Limited Partnership



Attachment

FILES: OP.21.001, Z.21.002
RELATED FILES: DA.21.001,
19T-21V001

DATE:
November 6, 2024

9

Attachment 10 - Proposed Site-Specific Exceptions to Zoning By-law 1-88

Table 1

	Zoning By-law 1-88 Standard	RT1 Multiple Residential Zone Requirements	Proposed Exceptions to the RT1 Multiple Residential Zone Requirements
a.	Definition - Street Townhouse Dwelling	“Street Townhouse Dwelling” means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street.	Amend the definition of a “Street Townhouse Dwelling” to mean a townhouse dwelling in which each dwelling unit is situated on its own lot and that is attached to another dwelling, where the lot has access to a private common element condominium road.
b.	Minimum Lot Frontage	6 m / Unit	5.65 m / Unit
c.	Minimum Lot Area	162 m ² / Unit	89.5 m ² / Unit
d.	Minimum Front Yard	4.5 m	<ul style="list-style-type: none"> i) 2.3 m (Block 1, Unit 3) ii) 3 m (Block 2, Unit 4 and 7) iii) 0.3 m (Block 3, Unit 13) iv) 3 m (Block 4, Unit 17 and Block 5, Unit 18)
e.	Minimum Rear Yard	7.5 m	<ul style="list-style-type: none"> i) 1.8 m (Block, Units 1 and 2) ii) 0.3 m (Blocks 2, 3, 4 and 5)
f.	Minimum Interior Yard	1.2 m End Unit	0.3 m
g.	Minimum No Encroachment Zone Abutting a	1.5 m	0.3 m

	Zoning By-law 1-88 Standard	RT1 Multiple Residential Zone Requirements	Proposed Exceptions to the RT1 Multiple Residential Zone Requirements
	Greenway or Walkway		
h.	Maximum Encroachment of Porches	1.8 m into a rear yard	2 m (Blocks 2 and 3)
i.	Maximum Encroachment of Balconies	0.3 m into a rear yard	1 m (Blocks 2, 3, 4 and 5)
j.	Minimum Lot Depth	27 m	15.5 m
k.	Maximum Building Height	11 m	12 m (4-storeys)
l.	Minimum Amenity Area	3 Bedroom Units @ 90 m ² x 22 Units = 1,980 m ²	35 m ² x 22 Units = 770 m ²