

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

Tuesday, February 4, 2020
7:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

Pages

- 1. DISCLOSURE OF INTEREST**
- 2. COMMUNICATIONS**
- 3. CONSIDERATION OF PUBLIC HEARING ITEMS**

Planning and Growth Management

- | | | |
|----|---|----|
| 1. | GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP (MELROSE) OFFICIAL PLAN AMENDMENT FILE OP.19-009 ZONING BY-LAW AMENDMENT FILE Z.19.024 DRAFT PLAN OF SUBDIVISION FILE 19T-19V0042851 HIGHWAY 7 VICINITY OF REGIONAL ROAD 7 Report of the Deputy City Manager, Planning and Growth Management with respect to the above. | 3 |
| 2. | 1042710 ONTARIO LIMITED (ROYAL CENTRE) OFFICIAL PLAN AMENDMENT FILE OP.19.010 ZONING BY-LAW AMENDMENT FILE Z.19.0253300 HIGHWAY 7 VICINITY OF REGIONAL ROAD 7 AND EDGELEY BOULEVARD Report of the Deputy City Manager, Planning and Growth Management with respect to the above. | 35 |
| 3. | VAUGHAN NW RESIDENCES INC. ZONING BY-LAW AMENDMENT FILE Z.19.029 DRAFT PLAN OF SUBDIVISION FILE 19T-19V005 VICINITY WESTON ROAD AND MAJOR MACKENZIE DRIVE Report of the Deputy City Manager, Planning and Growth Management with respect to the above. | 63 |

- | | | |
|------|---|----|
| 4. | AVALLEE (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE OP.19.007 ZONING BY-LAW AMENDMENT FILE Z.19.019 VICINITY OF REGIONAL ROAD 7 AND LANSDOWNE AVENUE Report of the Deputy City Manager, Planning and Growth Management with respect to the above. | 79 |
| | | |
| 5. | APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.34E.2014 BLOCK 34 EAST LANDOWNERS GROUP INC. PRELIMINARY REPORT Report of the Deputy City Manager, Planning and Growth Management with respect to the above. | 97 |

4. ADJOURNMENT

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

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Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD(S): 4

**TITLE: GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP (MELROSE)
OFFICIAL PLAN AMENDMENT FILE OP.19.009
ZONING BY-LAW AMENDMENT FILE Z.19.024
DRAFT PLAN OF SUBDIVISION FILE 19T-19V004
2851 HIGHWAY 7
VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law and Draft Plan of Subdivision Files OP.19.009, Z.19.024 and 19T-19V004 to permit a mixed-use development consisting of 750 residential units within 2 high-rise buildings with ground floor retail, 4 levels of underground parking, a private north-south street with public access, a future development block and a new east-west public street.

Report Highlights

- To receive input from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law and Draft Plan of Subdivision to permit a mixed-use development (Block 1) consisting of 750 residential units within two, 27 and 37-storey residential apartment buildings (Towers B and A) with 367 m² of ground floor retail, a shared podium, 665 parking spaces within 4 levels of underground parking, a private north-south street with public access, a new east-west public street (Block 2) and a future development block (Block 3).
- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing Report for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.009, Z.19.024 and 19T-19V004 (GB (Vaughan Seven) Limited Partnership) BE RECEIVED; and that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands shown on Attachment 1 are located in the Vaughan Metropolitan Centre (VMC) on the south side of Regional Road 7, approximately halfway between Maplecrete Road and Creditstone Road and are municipally known as 2851 Highway 7. The Subject Lands are currently occupied with several buildings and structures for the existing garden sales centre and are proposed to be demolished to facilitate the proposed development. The surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the proposal, as shown on Attachments 2 to 4 to permit a mixed-use development consisting of 750 residential units within two, 27 and 37-storey (Towers B and A) residential apartment buildings, connected by a shared podium with 367 m² of ground floor retail, served by 665 parking spaces within 4 levels of underground parking, a private north-south street with public access, a future development block and a new east-west public street (the 'Development'):

1. Official Plan Amendment File OP.19.009 to amend the Vaughan Official Plan 2010 ("VOP 2010") and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") to amend:
 - a) Schedule 'C' – Street Network to change the tenure of the new north-south road from public to private; and
 - b) Policy 8.7.12 to permit a site-specific building height increase to Tower B to allow a maximum height of 27-storeys, whereas the policy only permits Tower B to be 23-storeys when Tower A has received a 7-storey increase above the height limit of 30 storeys as permitted by Schedule I of the VMCSP.
2. Zoning By-law Amendment File Z.19.024 to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" to "C9 Corporate Centre Zone" with site-

specific standards to permit the Development, along with a Holding "(H)" Provision on the future development block (Block 3) until sufficient lands to the south are acquired to allow for redevelopment.

3. Draft Plan of Subdivision File 19T-19V004 to create a mixed-use development block, a new east-west public street and a future development block as follows:

| Blocks | Proposed Uses | Area (ha) |
|--------|---|-----------|
| 1 | Mixed-Use (residential and commercial) and new north-south private street | 0.678 |
| 2 | New east-west public street | 0.179 |
| 3 | Future Development | 0.155 |
| 4 | 0.3 metre reserve | 0.001 |

The Applications propose the redevelopment of the Subject Lands with residential and commercial uses, a new public east-west street, a private north-south street and a future development block at a maximum floor space index (FSI) of 5.0 times the area of the lot

Block 1 – Mixed-Use Development Block

Block 1 is proposed to be developed with a mixed-use building consisting of two residential apartment buildings at 37-storeys (Tower A) and 27-storeys (Tower B) connected at the podium level containing a total of 750 residential units (48,728 m²) and 367 m² of commercial uses at-grade.

The ground floor is proposed with a mix of commercial, residential and indoor amenity uses. Entrances to the commercial uses are proposed along Regional Road 7, while entrances into the lobby of Tower A is proposed along Regional Road 7 and the north-south private street. The principal entrance into Tower B is proposed along the north-south private street. Tower B contains 4 ground-related residential units which have direct frontage and access along the new east-west public street.

Indoor and outdoor amenity areas, each at 1,500 m² are proposed on the ground level and the 3rd floor. Specifically, outdoor amenity areas on the ground level are proposed to be situated on the west and east sides of the building. The ground level outdoor amenity area on the west side is proposed to be a publicly accessible privately-owned space ('POPS') fronting on the new north-south private street which would also be publicly accessible. Pick-up and drop-off are proposed to be accommodated on 6 lay-by parking spaces located on the north-south private street.

A total of 665 parking spaces are proposed within 4 levels of underground parking. There are 658 parking spaces allocated for residential uses of which 113 are dedicated as visitor parking spaces and the remaining 7 parking spaces are for commercial uses. A total of 451 bicycle parking spaces are proposed within the first two levels of underground parking of which 376 are allocated for long-term spaces and the 75 spaces as short-term bicycle spaces.

Access to the underground garage ramp is proposed via the new east-west public road at the easterly limit of the property. The garbage truck loading space is located adjacent to the underground garage ramp and will be accessed via the same ingress/egress along the new east-west public road.

Blocks 2 and 3

Block 2 will be dedicated to the City as a 22-metre public right-of-way (local street) as per Schedule C – Street Network of the VMCSP. Block 3 will be developed in the future when sufficient lands to the south are acquired to allow for redevelopment. In the interim, Block 2 and the northeast portion of Block 3 are proposed to be designed as a cul-de-sac until such time as the lands to the east are redeveloped and Block 2 will be extended to Creditstone Road as envisioned by the VMCSP. The applicant may also seek to utilize Block 3 as a sales centre in the interim plan.

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

- a) Date the Notice of Public Hearing was circulated: January 10, 2020
- b) The notice of Public Hearing was also posted on the City's website at www.vaughan.ca and one Notice Sign was installed along Regional Road 7, in accordance with the City's Notice Signs Procedure and Protocols.
- c) Circulation Area: To all property owners within 150m of the Subject Lands.
- d) Comments Received:

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. All written comments that are received will be reviewed by the Planning and Growth Management Portfolio, VMC Program as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010 (the “VMCSP”) are required to permit the Development

The Subject Lands are designated “Station Precinct” by the VMCSP, which forms part of Volume 2 of VOP 2010. This designation permits a broad range of uses, including, but not limited to, residential dwellings, retail and service commercial uses. The Development proposes residential and retail uses which conforms to the “Station Precinct” designation.

Schedule ‘C’ – Street Network in the VMCSP identifies the proposed north-south street as a public road. An amendment is required to change the tenure of the north-south road from public to private.

An amendment is also required to permit the proposed height of Tower B at 27-storeys. The VMCSP permits a maximum building height of 30-storeys on the Subject Lands. Notwithstanding maximum height permissions, Policy 8.7.12 of the VMCSP allows individual towers within the same development block to exceed its maximum height by up to 7-storeys by transferring storeys from one tower to another. Tower A which proposes 37-storeys is permitted by this policy, however Tower B exceeds this policy by 4-storeys and therefore, an amendment is required.

Amendments to Zoning By-law 1-88, as amended are required to permit the Development

The Subject Lands are zoned “EM1 Prestige Employment Area”, subject to Exception 9(620) by Zoning By-law 1-88, as amended. The residential and retail uses proposed in Block 1 are not permitted in this zone and therefore require an amendment to By-law 1-88 to facilitate the Development. The Zoning By-law Amendment will also implement a Holding “(H)” Provision on the future development block (Block 3) until sufficient lands to the south is acquired to allow for redevelopment. The Zoning By-law Amendment is further required to include the following site-specific zoning exceptions to permit the Development:

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Zone Requirements | Proposed Exceptions to the C9 Corporate Centre Zone |
|----|-------------------------------------|--|--|
| a. | Minimum Block Area | 5,000 m ² | Block C: 1,547 m ² |

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Zone Requirements | Proposed Exceptions to the C9 Corporate Centre Zone |
|----|---|--|---|
| b. | Minimum Parking Space Size | 2.7 m by 6 m | 2.7 m by 5.8 m |
| c. | Minimum Barrier-Free Parking Space Size | Type A: 3.4 m by 6 m Type B: 2.4 m by 6 m | Type A: 3.4 m by 5.8 m Type B: 2.4 m by 5.8 m |
| d. | Minimum Parking Requirements | <u>Residential Minimum Parking Standards (Apartment Dwelling)</u> Bachelor/One-bedroom: 0.7 spaces per unit Two-bedroom: 0.9 spaces per unit Visitor: 0.15 spaces per unit <u>Commercial Minimum Parking Standards</u> 2.0 spaces per 100 m ² of GFA | <u>Residential Minimum Parking Standards for Block 1</u> Total parking supply of 665 split as follows: Apartment Dwelling: 545 spaces Visitor: 113 spaces <u>Commercial Minimum Parking Standards for Block 1</u> Retail: 7 spaces |
| e. | Maximum Building Heights | 25 m | Block 1: Building A – 37 storeys Building B – 27 storeys (exclusive of roof-top mechanical equipment and architectural features) |

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Zone Requirements | Proposed Exceptions to the C9 Corporate Centre Zone |
|----|--|--|--|
| f. | Minimum Landscape Strip Widths | 3 m abutting all other street lines less than 26 m | Block 1: New East-West Street: 0 m |
| g. | Minimum Front Yard Setback (Regional Road 7) | 3.0 m, per Schedule 'A2', Note 8 | Block 1: 0 m |
| h. | Minimum Rear Yard Setback (New East-West Road) | 6.0 m, per Schedule 'A2' | Block 1: 0m |

A Site Development Application has also been submitted in support of the mixed-use development on Block 1 as shown on Attachments 2 and 3 (File DA.19.075). Additional zoning exceptions will 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 VMC Program has identified the following matters to be reviewed in greater detail

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---|--|
| a. | Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plans | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of all applicable statutory policies including the <i>Provincial Policy Statement</i> (2014) ("PPS"), <i>A Place to Grow – Growth Plan for the Greater Golden Horseshoe</i> (2019) (the "Growth Plan") and the York Region and VOP 2010 policies. |
| b. | 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; |

| | MATTERS TO BE REVIEWED | COMMENTS |
|--|------------------------|---|
| | | <p>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;</p> <p>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;</p> <p>d) The appropriateness of the proposed building heights (37 and 27 storeys) 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;</p> <p>e) The existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts;</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</p> |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---------------------------------------|---|
| | | <p>urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation;</p> <p>g) Policy 4.3 regarding transportation related requirements and guidelines for the planned east/west 22 metre local street;</p> <p>h) Policy 4.4 regarding streetscape design criteria for the new north-south 20 metre private street and the east-west 22 metre local street; and</p> <p>i) Design criteria for the proposed POPS.</p> |
| c. | Section 37 of the <i>Planning Act</i> | <ul style="list-style-type: none"> Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height on Tower B will be reviewed in consideration of the following: <ul style="list-style-type: none"> i) The appropriateness of the proposed increased building height in consideration of the policies in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSPP. Should the proposed increase in building height be determined to meet the criteria of the Official Plan, the proposed community must be identified to the satisfaction of the City; ii) Should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|------------------------|--|
| | | <p>proposed increase in building height, the Development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMCSPP, and there must be adequate community infrastructure to support the increase in building heights and density; and</p> <p>iii) The identified community benefits must be reflected in the implementing site-specific Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Development be approved.</p> |
| d. | Affordable Housing | <ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the affordable housing policies contained in VOP 2010 including, but not limited to, the following: <ul style="list-style-type: none"> a) Policy 7.5.1.1 that encourages and supports the provision of a full range of housing options, including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and families, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan's diverse population. b) Policy 7.5.1.2 that requires the implementation of York Region's affordable housing policies in the following context: <ul style="list-style-type: none"> • Requiring 25% of all new housing units in Vaughan to be affordable and that a portion of these units should be accessible for people with disabilities; and |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---------------------------------|--|
| | | <ul style="list-style-type: none"> Requiring a minimum of 35% of new residential units in key development areas to be affordable housing units. <p>Furthermore, Policy 8.1.3 of the VMCSPP identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households.</p> <p>c) Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the City's housing objectives through the preparation of a housing options statement, required for all Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following:</p> <ul style="list-style-type: none"> The total distribution of housing types; Tenure types and distribution; The range of unit sizes, both in terms of floor area and number of bedrooms; Special residential components, such as social or senior housing; and The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement. <p>Prior to a Technical Report being considered by Committee of the Whole, the Owner must submit a housing statement to the satisfaction of the City.</p> |
| e. | Guidelines and other Area Plans | <ul style="list-style-type: none"> The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---------------------------------|--|
| | | Plan, the VMC Transportation Master Plan and the VMC Parking Strategy. |
| f. | Vaughan Design Review Panel | <ul style="list-style-type: none"> The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”) on June 27, 2019 and November 28, 2019. |
| g. | NavCanada and Bombardier Review | The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier. |
| h | External Agencies | <ul style="list-style-type: none"> The Subject lands are within the review areas of the Canadian National Railway (CNR) and York Region. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies. |
| i. | Studies and Reports | <ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Archaeological Assessment - Aviation Report - Draft Plan of Subdivision - Functional Servicing Report - Geotechnical Report - Hydrogeological Report - Natural Heritage Review - Noise Study - Planning Justification Report - Pedestrian Level Wind Analysis - Sun/Shadow Study - Sustainability Metrics and Summary Letter - Urban Design Brief |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---|--|
| | | <ul style="list-style-type: none"> - Tree Inventory and Preservation Study - Transportation Impact Study - Phase 1 Environmental Site Assessment |
| j. | Servicing | <ul style="list-style-type: none"> • Servicing allocation must be identified and assigned to the Development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject lands. Removal of the Holding Symbol “(H)” will be conditional on servicing capacity being allocated to the lands. |
| k. | Future Site Development Application | <ul style="list-style-type: none"> • A Site Development File DA.19.075 has been submitted for the proposed mixed-use development in Block 1 and will be reviewed in consideration of, but not limited to, appropriate building and site design, access, internal circulation, parking, landscape and streetscape, amenity area, sun and shadow impacts, servicing and grading, and proposed interim and ultimate conditions. • Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as permeable pavers, bio-swales, drought tolerant landscape, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved. • The submitted Site Development Plan does not include Block 3. A future Site Development application will be submitted for Block 3 when sufficient lands to the south are acquired for redevelopment. |
| l. | Future Draft Plan of Condominium Application(s) | <ul style="list-style-type: none"> • A future Draft Plan of Condominium Application(s) will be required, if the applications are approved to establish the ownership tenure of the Development. |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--------------------------|---|
| m. | Development Charges | <ul style="list-style-type: none"> The Owner will be required to pay the applicable DCs and is subject to the Area-Specific Development Charges. |
| o. | Cash-in-Lieu of Parkland | <ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject Applications are approved. |

Financial Impact

There are no requirements for new funding associated with these Applications.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. A request to exempt the Official Plan Amendment Application from York Region approval has been made by the applicant.

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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Jessica Kwan, Senior Planner, VMC Program, Extension 8814.

Attachments

1. Context and Location Map
2. Conceptual Interim Site Plan and Zoning
3. Conceptual Ultimate Site Plan and Zoning
4. Draft Plan of Subdivision
5. Conceptual Elevations – North and East

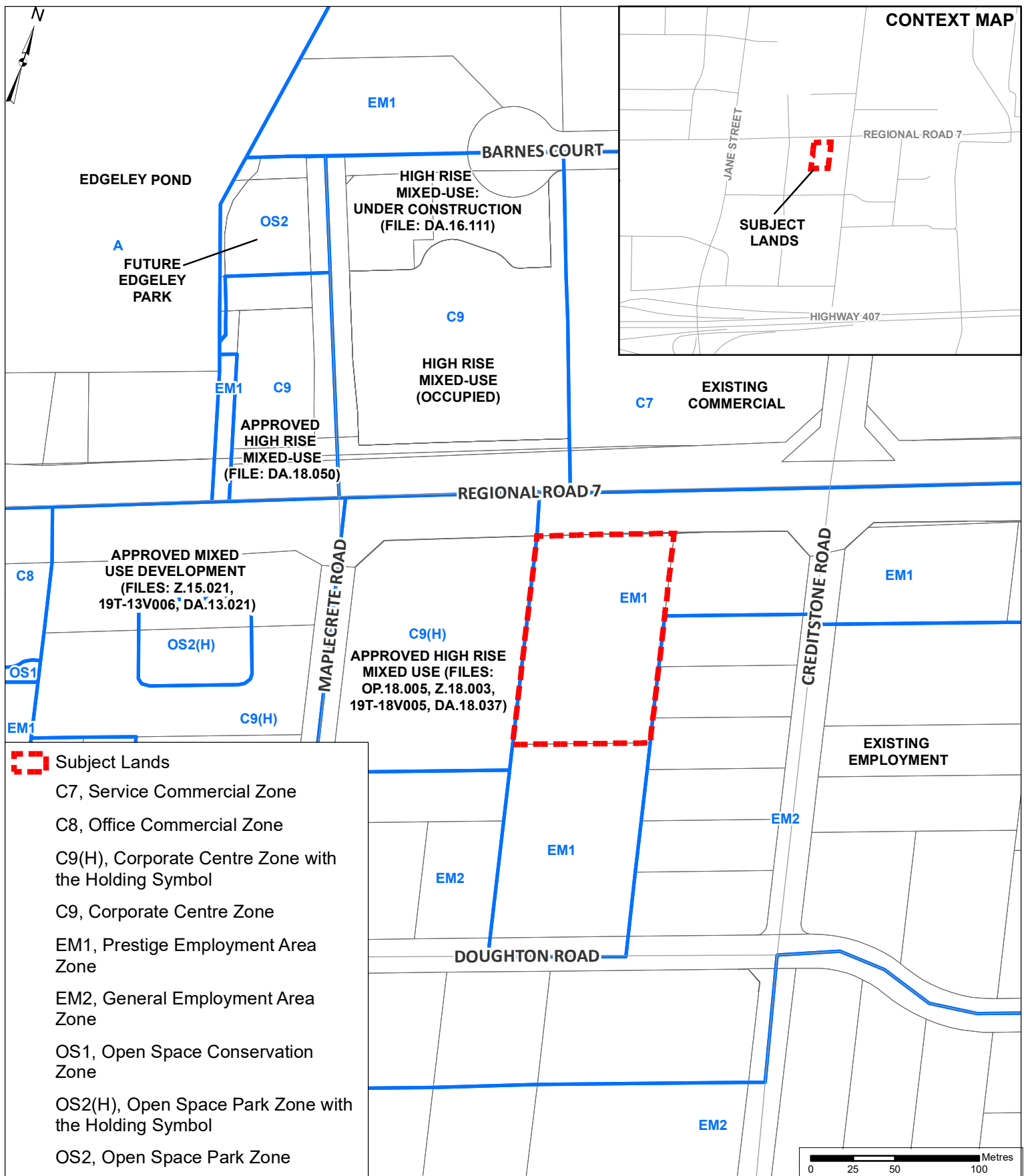
6. Conceptual Elevations – South and West
7. Conceptual Perspectives (View of entire proposal from the East)
8. Conceptual Perspective (View of proposal from various directions)

Prepared by

Jessica Kwan, Senior Planner, VMC Program, Ext 8814

Amy Roots, VMC Senior Manager, Ext 8035

Christina Bruce, Director, VMC Program, Ext 8231



Context and Location Map

LOCATION:
Part of Lot 5, Concession 4

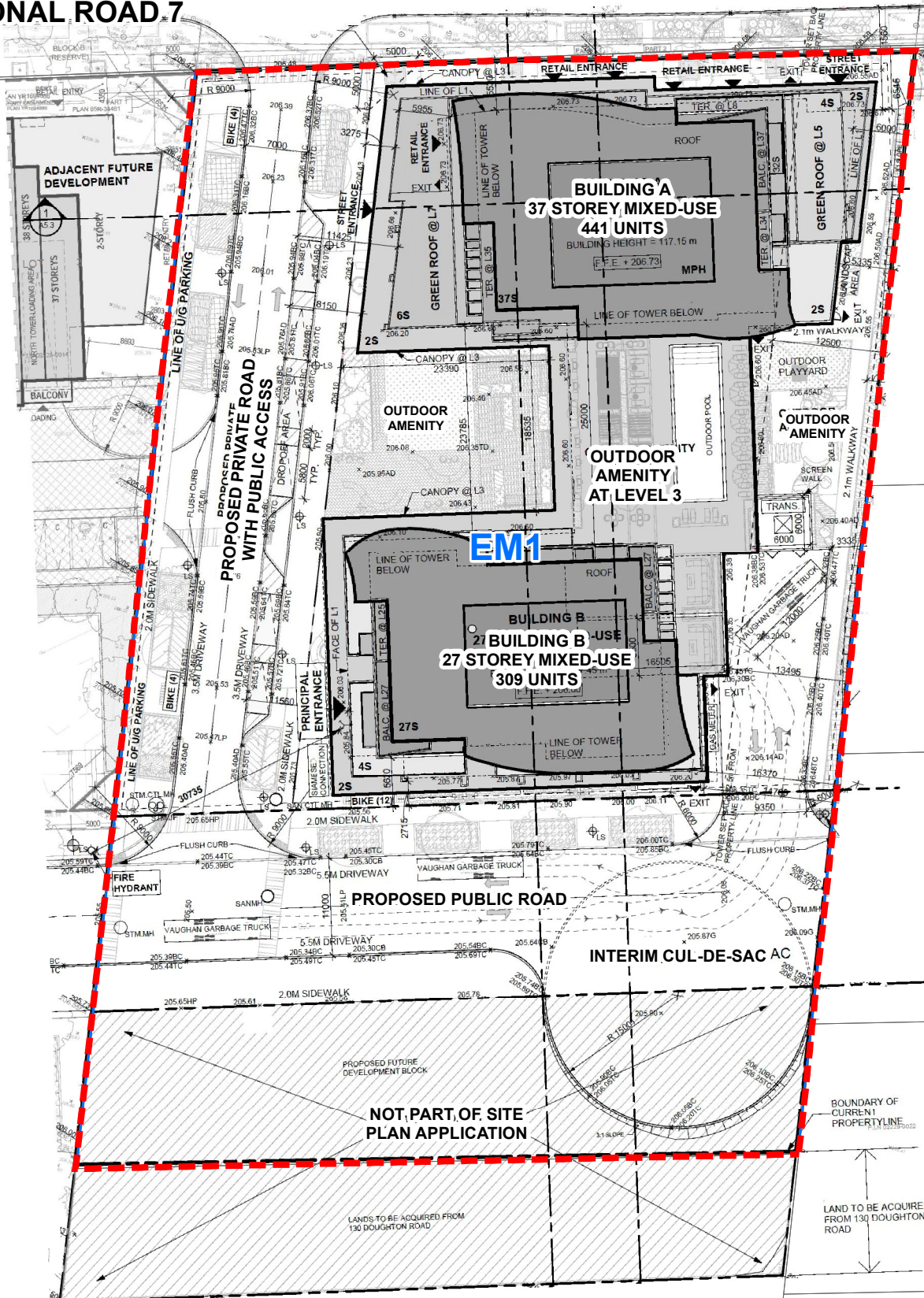
APPLICANT:
GB (Vaughan Seven) Limited Partnership




Attachment

FILE:
DA.19.075
RELATED FILES:
OP.19.009, Z.19.024 & 19T-19V004
DATE:
February 4, 2020

REGIONAL ROAD 7



 Subject Lands
EM1, Prestige Employment Area Zone

Conceptual Interim Site Plan and Zoning

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
GB (Vaughan Seven) Limited Partnership

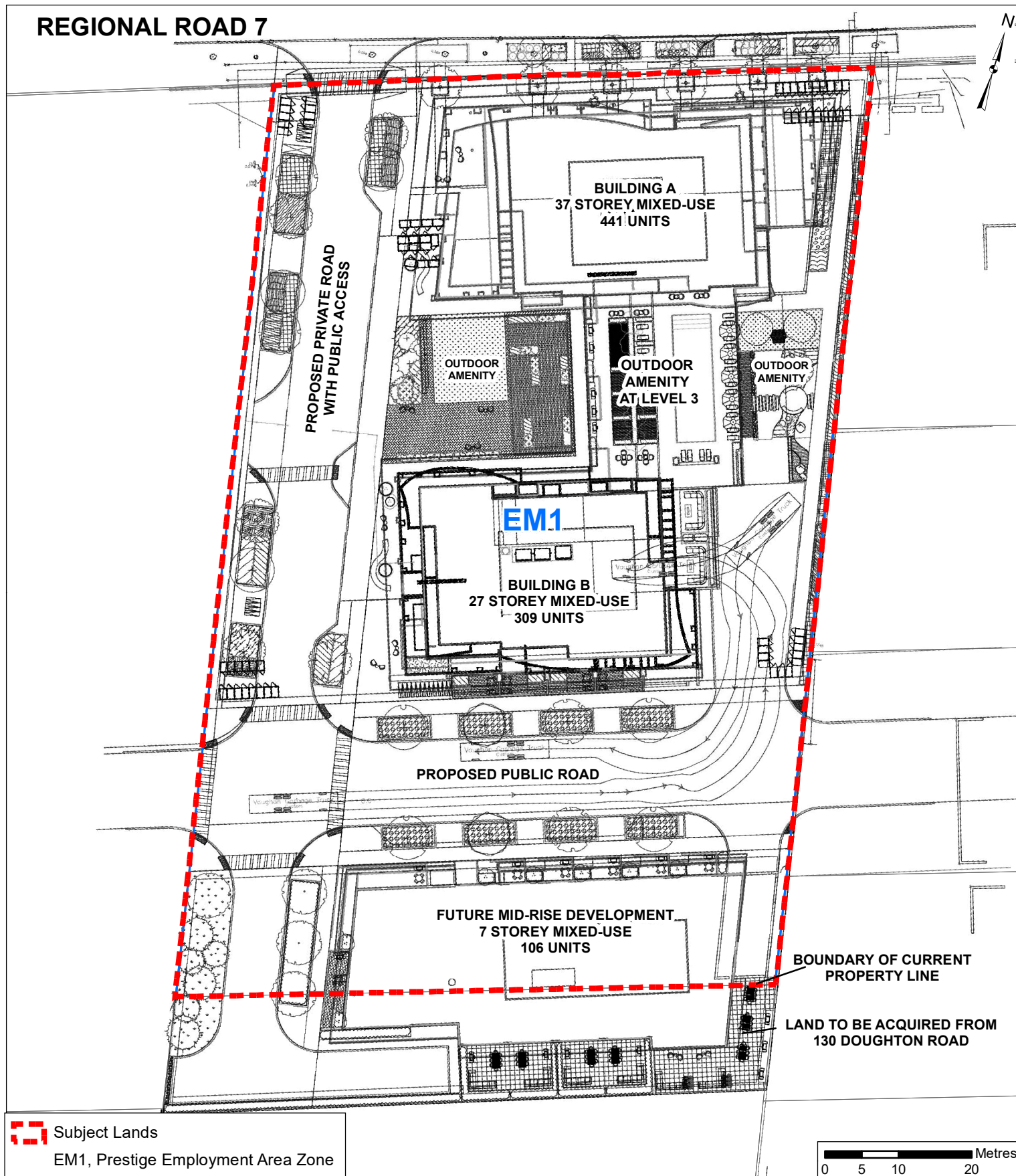


Attachment

FILE:
DA.19.075
RELATED FILES:
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DATE:
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2

REGIONAL ROAD 7



Conceptual Ultimate Site Plan and Zoning

LOCATION:
Part of Lot 5, Concession 4

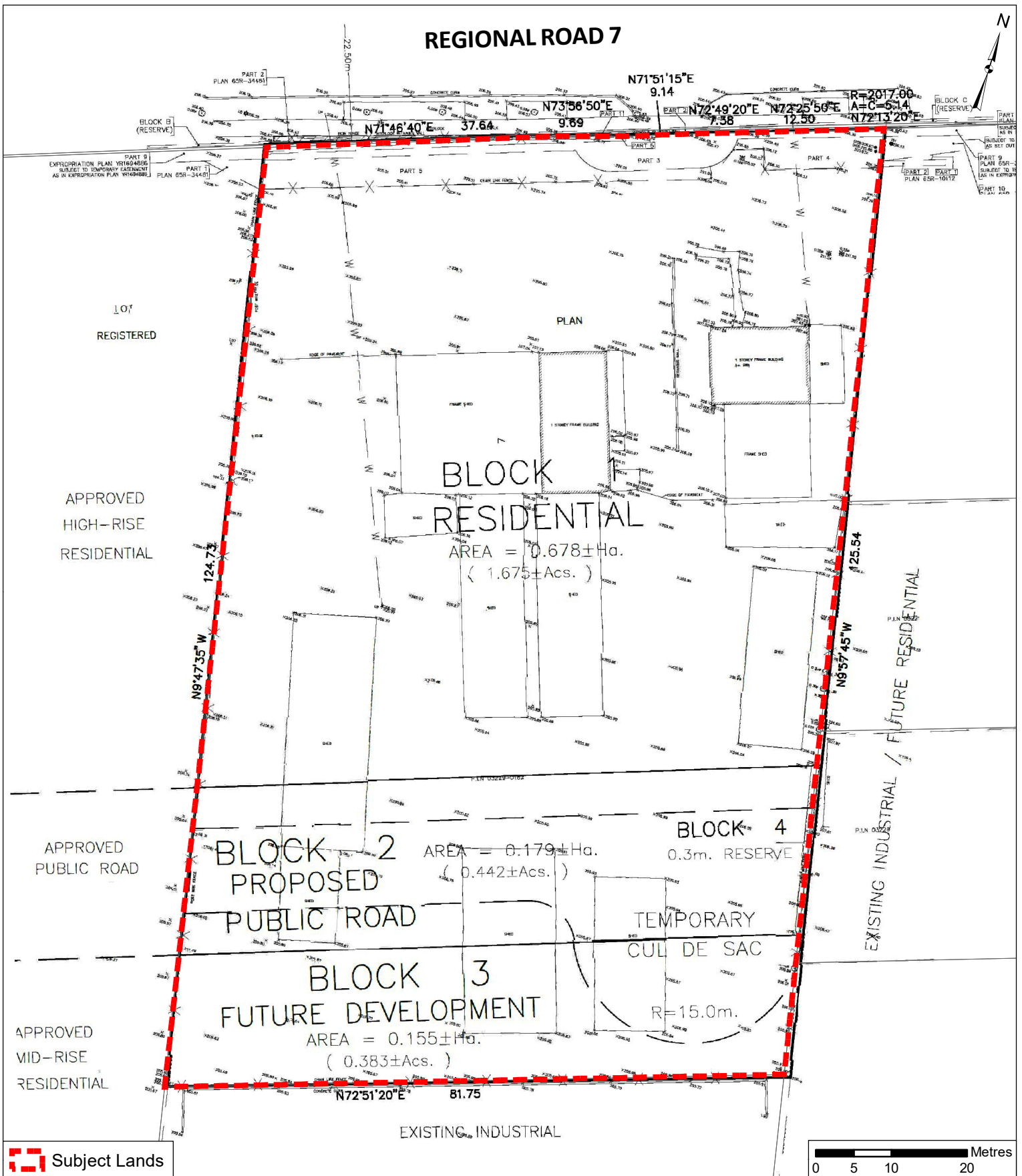
APPLICANT:
GB (Vaughan Seven) Limited Partnership



Attachment

FILE:
DA.19.075
RELATED FILES:
OP.19.009, Z.19.024 & 19T-19V004
DATE:
February 4, 2020

3



Draft Plan of Subdivision

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
GB (Vaughan Seven) Limited Partnership

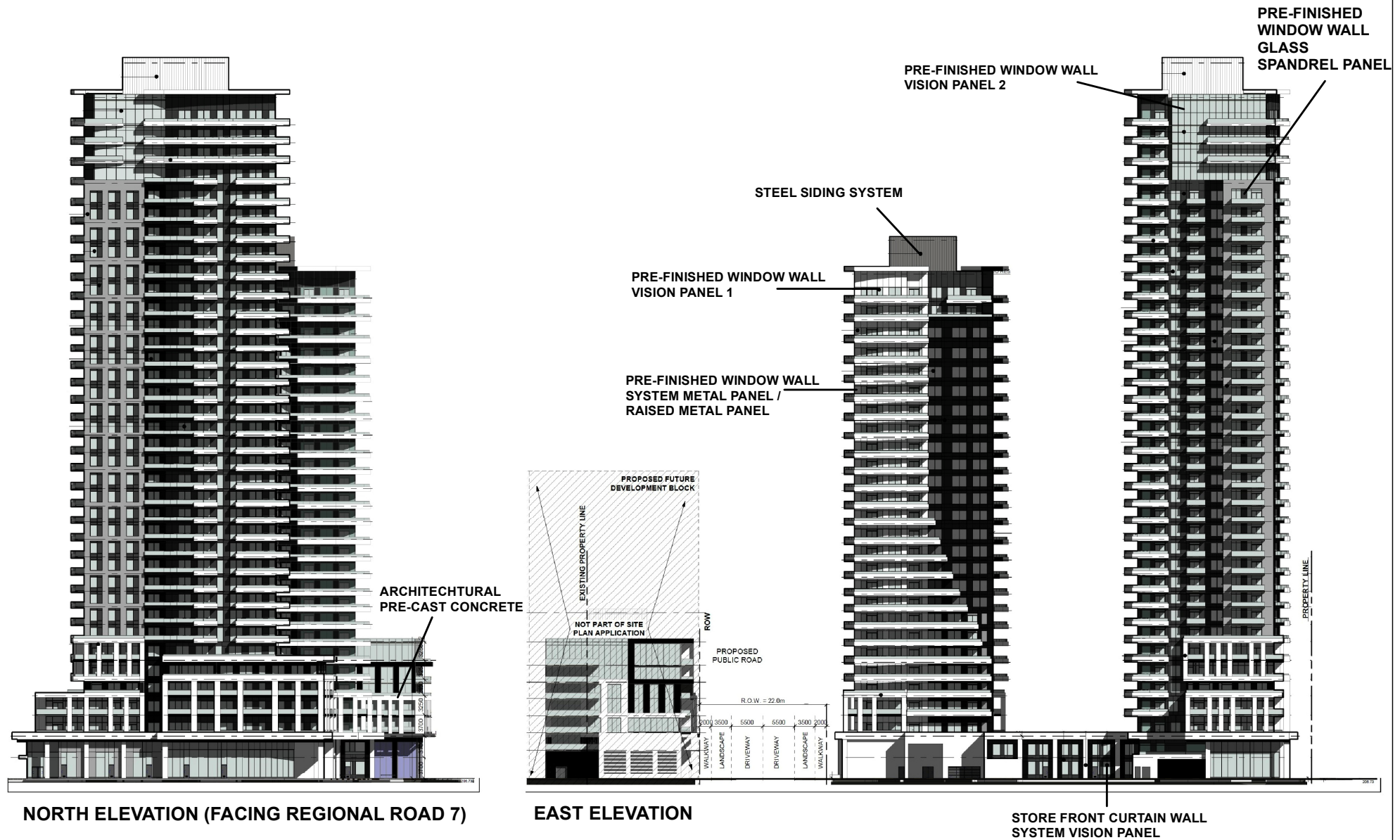


25

Attachment

FILE:
DA.19.075
RELATED FILES:
OP.19.009, Z.19.024 & 19T-19V004
DATE:
February 4, 2020

4



Not to Scale

Conceptual Elevations - North and East

LOCATION:
Part of Lot 5, Concession 4

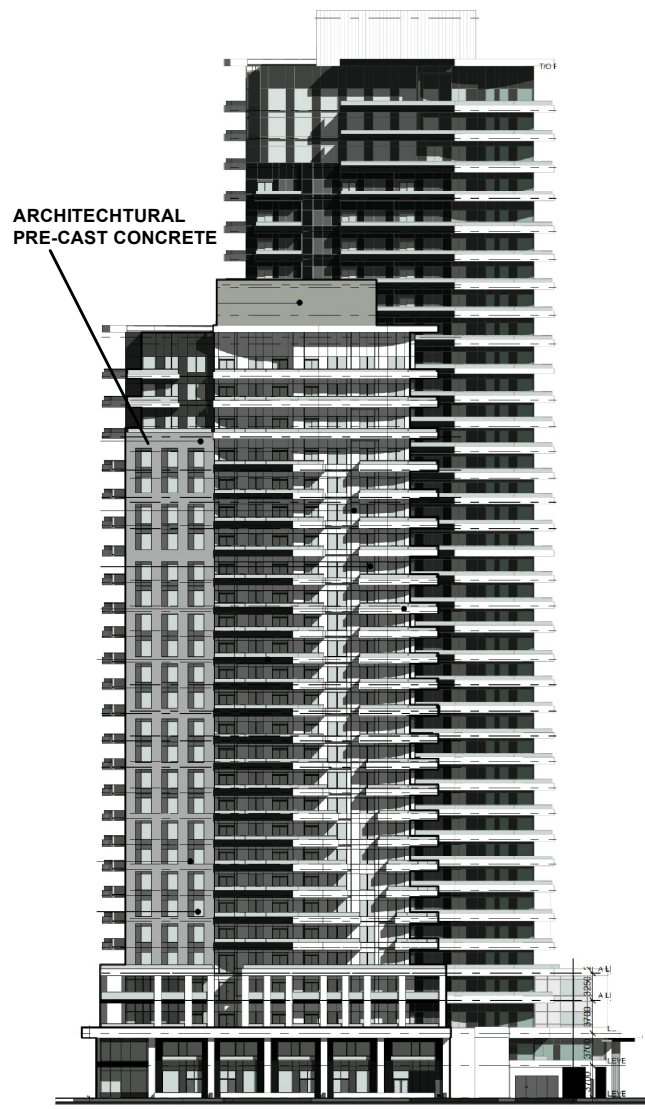
APPLICANT:
GB (Vaughan Seven) Limited Partnership



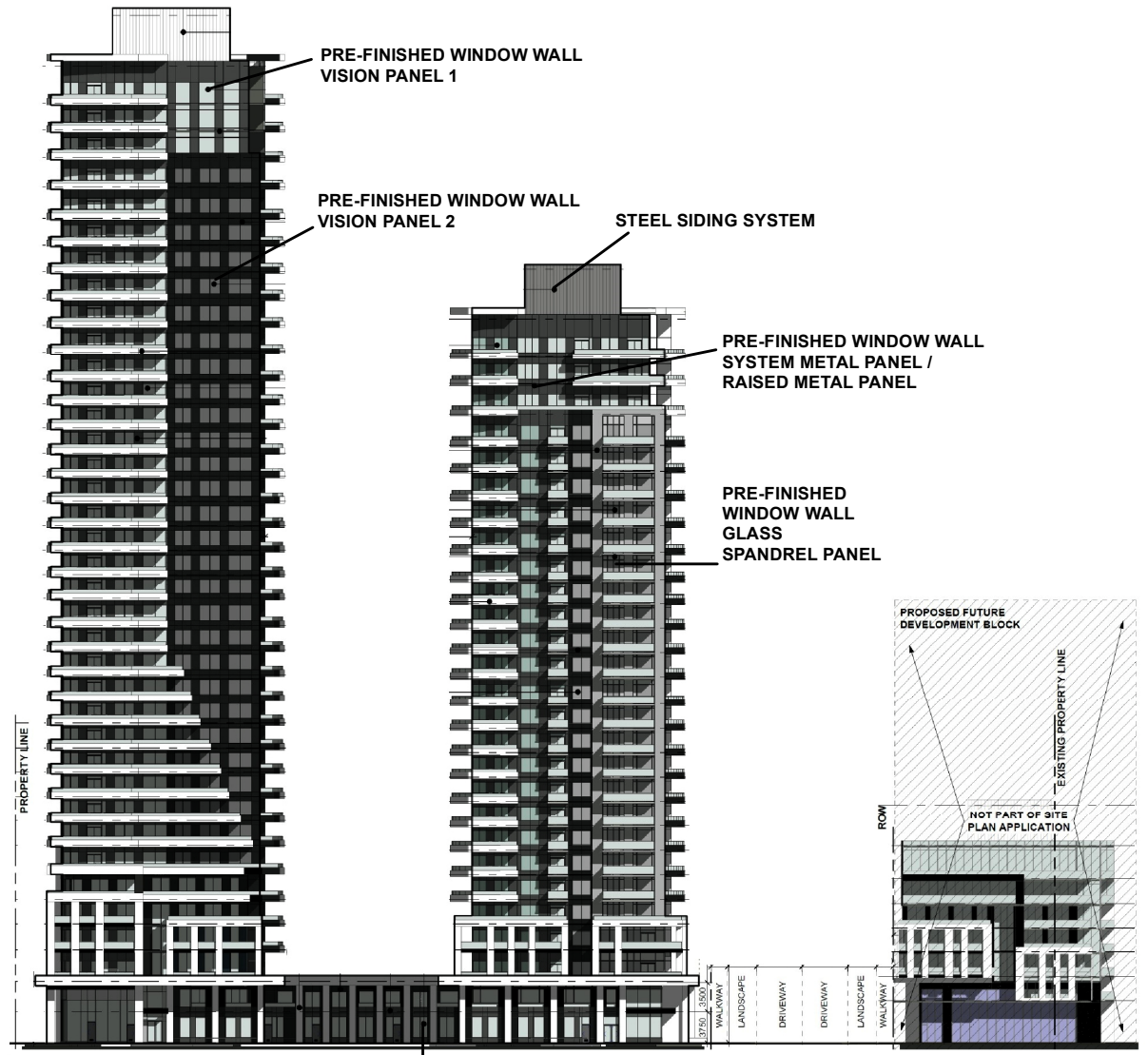
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FILE:
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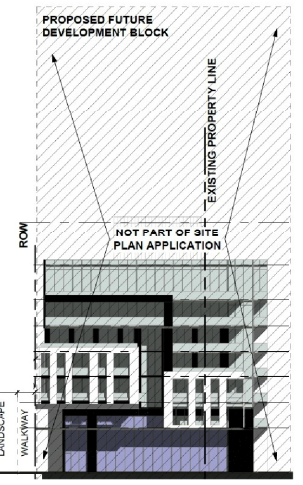


SOUTH ELEVATION



WEST ELEVATION

**STORE FRONT CURTAIN WALL
SYSTEM VISION PANEL**



Not to Scale

Conceptual Elevations - South and West

LOCATION:
Part of Lot 5, Concession 4

APPLICANT:
GB (Vaughan Seven) Limited Partnership



Attachment

FILE:
DA.19.075
RELATED FILES:
OP.19.009, Z.19.024 & 19T-19V004
DATE:
February 4, 2020

6



REGIONAL ROAD 7

View towards Entire Proposed Development from East of Property

Not to Scale

Conceptual Perspectives - View of Entire Property from the East

LOCATION: Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



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Development Planning

Attachment

FILE:

DA.19.075

RELATED FILES:

OP.19.009, Z.19.024 & 19T-19V004

DATE:

February 4, 2020

7



View towards Retail at Northwest Corner from Highway 7 4
NTS A7.1



View towards Main Courtyard/Outdoor Amenity from across Private Road 3
NTS A7.1



View towards Principal Entrance at Southwest Corner from Intersection of Proposed Public Road and Private Road 2
NTS A7.1



View towards Retail along Highway 7 1
NTS A7.1

Not to Scale

Conceptual Perspectives - View of Proposal From Various Directions

LOCATION: Part of Lot 5, Concession 4

APPLICANT:

GB (Vaughan Seven) Limited Partnership



Attachment

FILE:

DA.19.075

RELATED FILES:

OP.19.009, Z.19.024 & 19T-19V004

DATE:

February 4, 2020

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD(S): 4

**TITLE: 1042710 ONTARIO LIMITED (ROYAL CENTRE)
OFFICIAL PLAN AMENDMENT FILE OP.19.010
ZONING BY-LAW AMENDMENT FILE Z.19.025
3300 HIGHWAY 7
VICINITY OF REGIONAL ROAD 7 AND EDGELEY BOULEVARD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.19.010 and Z.19.025 to permit 1,191 residential units within two, 55 and 58-storey residential apartment buildings (Towers A and B) and a 15-storey office building (Tower C) connected by a podium ranging in height from 5 to 7-storeys and integrated with ground floor retail uses, residential units, amenity space, above-grade parking and served by 2 levels of underground parking.

Report Highlights

- To receive input from the public and Committee of the Whole on Official Plan and Zoning By-law Amendment applications to permit the development of two, 55 and 58-storey residential apartment buildings (Towers A and B), and a 15-storey office building (Tower C) connected by a shared podium ranging in height from 5 to 7-storeys and integrated with ground floor retail uses, residential units, amenity space, above-grade parking and 2 levels of underground parking for a total of 1,191 residential units.
- Official Plan and Zoning By-law Amendment applications are required to permit the Development.

Report Highlights Continued

- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.19.010 and Z.19.025 (1042710 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located in the Vaughan Metropolitan Centre (VMC) on the northwest corner of Regional Road 7 and Edgeley Boulevard, and are municipally known as 3300 Highway 7, as shown on Attachments 1 and 2. The Subject Lands are currently developed with an existing office building with ground floor retail uses, which is proposed to be demolished to facilitate the proposed development. The surrounding land uses are shown on Attachment 1.

The Application proposes the redevelopment of the Subject Lands with residential, office and commercial uses, with a portion of the planned north-south public mews, a maximum building height of 58-storeys and a maximum floor space index ('FSI') of 11.6, as shown on Attachments 2 to 6:

- Two (2) residential towers, with a maximum building height of 55-storeys (Tower A) and 58-storeys (Tower B) and a 15-storey office building (Tower C)
- A total of 1,191 residential units, with approximately 13 units at-grade
- A shared 5 to 7-storey podium consisting of mixed-uses (residential, commercial, office), an integrated above-grade parking structure and amenity (lobby) areas
- A total residential gross floor area ('GFA') of 144,153 m²
- A total office GFA of 29,684 m²
- A total retail GFA of 1,332 m²
- An FSI of 11.6 times the area of the lot
- Two (2) levels of underground parking and 3 levels of above-grade parking (Floors 3 to 5) integrated within the podium for a total of 1,017 parking spaces
- Two (2) vehicular entrances at the future local road (New Park Place) and the proposed north-south public mews along the westerly property line
- A total of 791 short and long-term bicycle parking spaces

- A common amenity (including rooftop) area of 5,700 m², and private amenity areas (balconies) of 3,811 m²

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

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachments 1 and 2 to permit the development of two, 55 and 58-storey residential apartment buildings (Towers A and B) and a 15-storey office building (Tower C) on a shared 5 to 7-storey podium integrated with ground floor retail uses, residential units, amenity space and integrated above-grade parking (Floors 3 to 5), with 2 levels of underground parking for a total of 1,191 residential units (the ‘Development’), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.19.010 to amend the Vaughan Official Plan 2010 (“VOP 2010”) and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”), to:
 - a) Policy 8.7.12 and Schedule I – to increase the maximum building height from 30-storeys to 55 and 58-storeys for the residential towers;
 - b) Policy 8.7.17 – to increase the maximum podium height from 6 to 7-storeys in the “Station Precinct” designation;
 - c) Policy 8.7.18 – to increase the maximum tower floor plate size for the two, 55 and 58-storey residential towers from approximately 750 m² to 835 m²; and
 - d) Schedule I – to increase the maximum Floor Space Index (‘FSI’) from 5.0 to 11.6 times the area of the lot.

Zoning By-law Amendment File Z.19.025 to rezone the Subject Lands to permit residential uses within the “C8 Office Commercial Zone”, in the manner shown on Attachment 2, and to permit the site-specific development standards identified in Table 1 of this report.

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

- e) Date of Notice of Public Hearing was circulated: January 10, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and the two Notice Signs were installed (along Edgeley Boulevard and Regional Road 7), in accordance with the City's Notice Signs Procedures and Protocols.

- f) Circulation Area: To all property owners within 150 m of the Subject Lands.
- g) Comments Received:

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. All written comments that are received will be reviewed by the VMC Program, Planning and Growth Management Portfolio as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010 (the "VMCSP") are required to permit the Development

The Subject Lands are designated "Station Precinct" by the VMCSP, which forms part of Volume 2 of VOP 2010. The designation permits a broad mix of uses and a wide variety of building types, including residential dwellings (apartment units and traditional, back-to-back and stacked townhouses), retail, office, and service commercial uses. The Development includes residential and office uses, with limited retail uses, and conforms to the VMCSP.

The VMCSP permits a building height range of 5 to 30-storeys and a density range FSI of 2.5 to 5.0 times the area of the lot on the Subject Lands. A maximum building height of 30-storeys is permitted; however, an amendment is required to permit a maximum building height of 58-storeys.

Policy 8.7.17 permits podiums that are generally 6-storeys in height in the "Station Precinct" designation; whereas a podium of 7-storeys is proposed. Policy 8.7.18 also permits a maximum residential tower floor plate of 750 m²; whereas the proposed amendment is 835 m². The Development represents a density of 11.6 FSI times the area of the lot, with a maximum building height of 58-storeys, which does not conform to the VMC Secondary Plan and requires an amendment to this Plan.

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

The Subject Lands are zoned “C8 Office Commercial Zone” by Zoning By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to request for residential use permissions, together with the following site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 6:

Table 1

| | Zoning By-law 1-88 Standards | C8 Office Commercial Zone Requirements | Proposed Exceptions to the C8 Office Commercial Zone |
|----|---|--|--|
| a. | Permitted Uses | The C8 Zone does not permit an apartment building or any residential uses. | Permit the following, in addition to all the uses permitted in the C8 Zone: <ul style="list-style-type: none">• Apartment Dwelling• Townhouse Dwelling• Bank• Eating Establishment• Eating Establishment, Convenience• Eating Establishment, take-out• Outdoor Patio• Health Centre• Personal Service Shop• Pharmacy• Retail Store• Pet Grooming Establishment• School, Technical or Commercial• Store, Convenience Retail• Studio• Supermarket• Business and Professional Office• Place of Entertainment |

| | Zoning By-law 1-88 Standards | C8 Office Commercial Zone Requirements | Proposed Exceptions to the C8 Office Commercial Zone |
|----|---|---|--|
| | | | <ul style="list-style-type: none"> • Theatre • Banquet Hall <p>A bank, eating establishment, eating establishment convenience, eating establishment, takeout, health centre, personal service shop, pharmacy, retail store and variety store is permitted on the ground floor of an office building exceeding 3-storeys in height.</p> |
| b. | Minimum Front Yard Setback | 9 m | 0 m (Highway 7) |
| c. | Minimum Rear Yard Setback | 22 m | 0 m (New Park Place) |
| d. | Minimum Interior Sideyard Setback | 6 m | 0 m (public mews) |
| e. | Minimum Exterior Side Yard Setback | 8 m | 0 m (Edgeley Boulevard) |
| f. | Portions of Buildings Below Grade | 1.8 m | 0 m to the front lot line (Highway 7) and exterior lot line (Edgeley Boulevard) |
| g. | Maximum Building Height | 11 m | <p>58-storeys (186.3 m) – Tower A</p> <p>55-storeys (177.3 m) – Tower B</p> |

| | Zoning By-law 1-88 Standards | C8 Office Commercial Zone Requirements | Proposed Exceptions to the C8 Office Commercial Zone |
|----|---|---|---|
| | | | 15-storeys (78.1 m) – Tower C Building height is inclusive of architectural features. |
| h. | Minimum Driveway Width (Access Driveways) | 7.5 m | 6 m (New Park Place) 6 m (public mews) |
| i. | Minimum Landscape Strip Width | 6 m | 2 m (Edgeley Boulevard) 2 m (Regional Road 7) 2 m (New Park Place) 2 m (public mews) |
| j. | Minimum Parking Space Requirements | <u>Commercial Uses</u> 2.0 parking spaces per 100 m ² <u>Office Uses</u> 1.5 parking spaces per 100 m ² <u>Residential Uses</u> Bachelor/One-Bedroom: 0.7 parking spaces per unit | <u>Commercial Uses:</u> 34 parking spaces per 1,332 m ² Retail GFA <u>Office Uses</u> 446 parking spaces per 29,683 m ² Office GFA <u>Residential Uses:</u> Bachelor/One-Bedroom: 125 parking spaces for 725 units |

| | Zoning By-law 1-88 Standards | C8 Office Commercial Zone Requirements | Proposed Exceptions to the C8 Office Commercial Zone |
|----|--|---|---|
| | | <p>Two-Bedroom: 0.9 parking spaces per unit</p> <p>Three-Bedroom: 1.0 parking space per unit</p> <p>Visitor Parking: 0.15 parking spaces per unit</p> <p>Accessible Parking Spaces: 35 OADA parking spaces</p> <p>Total Parking Supply Required: 1,593 parking spaces</p> | <p>Two-Bedroom: 277 parking spaces for 461 units</p> <p>Three-Bedroom: 4 spaces for 5 units</p> <p>Visitor Parking: 179 spaces</p> <p>Accessible Parking Spaces: 22 OADA Parking spaces</p> <p>Total Parking Supply: 1,017 parking spaces</p> |
| k. | Minimum Loading Space Requirements | <p>Two (2) loading spaces for every 10,000 m² portion thereof of Industrial/Commercial GFA</p> <p>One(1) loading space for 501-2500 m² of Industrial/Commercial GFA</p> <p>Total: 3 Loading Spaces</p> | 2 loading spaces |

| | Zoning By-law 1-88 Standards | C8 Office Commercial Zone Requirements | Proposed Exceptions to the C8 Office Commercial Zone |
|----|---|---|---|
| I. | Minimum Amenity Area | Bachelor Unit: 15 m ² One-Bedroom Unit: 20 m ² Two-Bedroom Unit: 55 m ² Three-Bedroom Unit: 90 m ² | Total Amenity Area: 9,511 m ² |

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 2. Other 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 VMC Program has identified following matters to be reviewed in greater detail

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| a. | Conformity with Provincial Policies, York Region Official Plan and City of Vaughan Official Plans | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of all applicable statutory policies including the <i>Provincial Policy Statement (2014)</i> ("PPS"), <i>A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2019)</i> ("The Growth Plan"), and York Region and VOP 2010 policies. |
| b. | VMCSP | <p>The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including, but not limited to, the following:</p> <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 complete neighbourhoods |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|--|------------------------|--|
| | | <p>containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; 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;</p> <p>c) the vision of buildings 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;</p> <p>d) the appropriateness of the proposed building heights (55 and 58-storeys) and density (FSI) of 11.6 times the area of the lot, in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighboring planned uses or the public realm;</p> <p>e) the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts;</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 mews 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> <p>g) Policy 8.7.11 respecting maximum building height</p> <p>h) Policy 8.7.17 regarding the maximum podium heights of generally 6-storeys in the "Station Precinct" will be considered in review of the proposed 7-storey podium massing;</p> |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| | | <ul style="list-style-type: none"> i) Policy 8.7.18 respecting the maximum tower floor plate size of 750 m²; and j) Policy 4.3 and design criteria regarding the north-south mews to the west |
| c. | Section 37 of the <i>Planning Act</i> Bonusing and Density | <ul style="list-style-type: none"> • Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSP, the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height and density, will be reviewed in consideration of the following criteria: <ul style="list-style-type: none"> i) The appropriateness of the proposed increased building heights and density in consideration of the policies in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSP. Should the proposed increase in building height and density be determined to meet the criteria of the Official Plan, the proposed community must be identified to the satisfaction of the City; ii) Should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building heights and density. The Development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMCSP, and there must be adequate community infrastructure to support the increase in building heights and density. The provision of affordable housing in the form of land, residential units or cash contribution to be transferred to York Region (Housing York Inc.) or to a non-profit housing provider, free of cost (including maintenance and condominium fee, if applicable) will be considered as described below; and, |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|-------------------------------|---|
| | | <p>iii) The identified community benefits must be reflected in the implementing site-specific Zoning by-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on-title, should the Development be approved.</p> |
| d. | Affordable Housing | <ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the affordable housing policies contained in VOP 2010 including but not limited to the following: <ul style="list-style-type: none"> a) Policy 7.5.1.1 that encourages and supports the provision of a full range of housing options, including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and families, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan's diverse population b) Policy 7.5.1.2 that requires the implementation of York Region's affordable housing policies in the following context: <ul style="list-style-type: none"> • Requiring 25% of all new housing units in Vaughan to be affordable and that a portion of these units should be accessible for people with disabilities; and • Requiring a minimum of 35% of new residential units in key development areas to be affordable housing units. <p>Furthermore, Policy 8.1.3 of the VMC Secondary Plan identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households.</p> c) Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---------------------------------|--|
| | | <p>City's housing objectives through the preparation of a housing options statement, required for all Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following:</p> <ul style="list-style-type: none"> • The total distribution of housing types; • Tenure types and distribution; • The range of unit sizes, both in terms of floor area and number of bedrooms; • Special residential components, such as social or senior housing; and • The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement. <p>Prior to a Technical Report being considered by Committee of the Whole, the Owner must submit a housing statement to the satisfaction of the City.</p> |
| e. | Guidelines and other Area Plans | <ul style="list-style-type: none"> • The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Plan and the VMC Parking Strategy. |
| f. | Vaughan Design Review Panel | <ul style="list-style-type: none"> • The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel ("DRP") on October 31, 2019. |
| g. | NavCanada and Bombardier Review | <ul style="list-style-type: none"> • The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier. |
| h. | External Agencies | <ul style="list-style-type: none"> • The Subject Lands are within the review areas of York Region, the Toronto and Region Conservation Authority, and the Ministry of Transportation Ontario. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|-------------------------------------|--|
| i. | Studies and Reports | <ul style="list-style-type: none"> • The Owner has submitted the following studies and report in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Functional Servicing Report - Geotechnical Report - Hydrogeological Report - Noise Impact Study - Phase One Environmental Site Assessment - Planning Justification Report - Shadow Study - Sustainability Metrics - Tree Inventory Report - Traffic Impact study - Tree Inventory Report - Urban Design Brief - Wind Study <p>Additional studies and/or reports may be required as part of the Application review process.</p> |
| j. | Servicing | <ul style="list-style-type: none"> • Servicing allocation must be identified and assigned to the Development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol “(H)” will be conditional on servicing capacity being allocated to the lands. |
| k. | Future Site Development Application | <ul style="list-style-type: none"> • A Site Development Application will be required to permit the mixed-use development, as shown on Attachments 2 to 6, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design, access, site circulation, parking, landscape, amenity area, sun and shadow, wind, noise, servicing and grading, bird-friendly design, and the appropriate built form interface with the surrounding uses and the public realm. • Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| | | <p>permeable pavers, bio-swales, drought tolerant landscape, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc. will be reviewed and implemented through the site plan approval process, if approved.</p> <ul style="list-style-type: none"> In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score. |
| l. | Future Draft Plan of Condominium Application(s) | <ul style="list-style-type: none"> A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development. |
| m. | Development Charges | <ul style="list-style-type: none"> The Owner will be required to pay the applicable Development Charges (DCs) and is subject to the Area-Specific Development Charges. |
| n. | Cash-in-Lieu of Parkland | <ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject applications are approved. |

Financial Impact

There are no requirements for new funding associated with these Applications.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

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, together with comments from the public and Vaughan Council expressed at

the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Natalie Wong, Senior Planner, VMC Program, Extension 8866.

Attachments

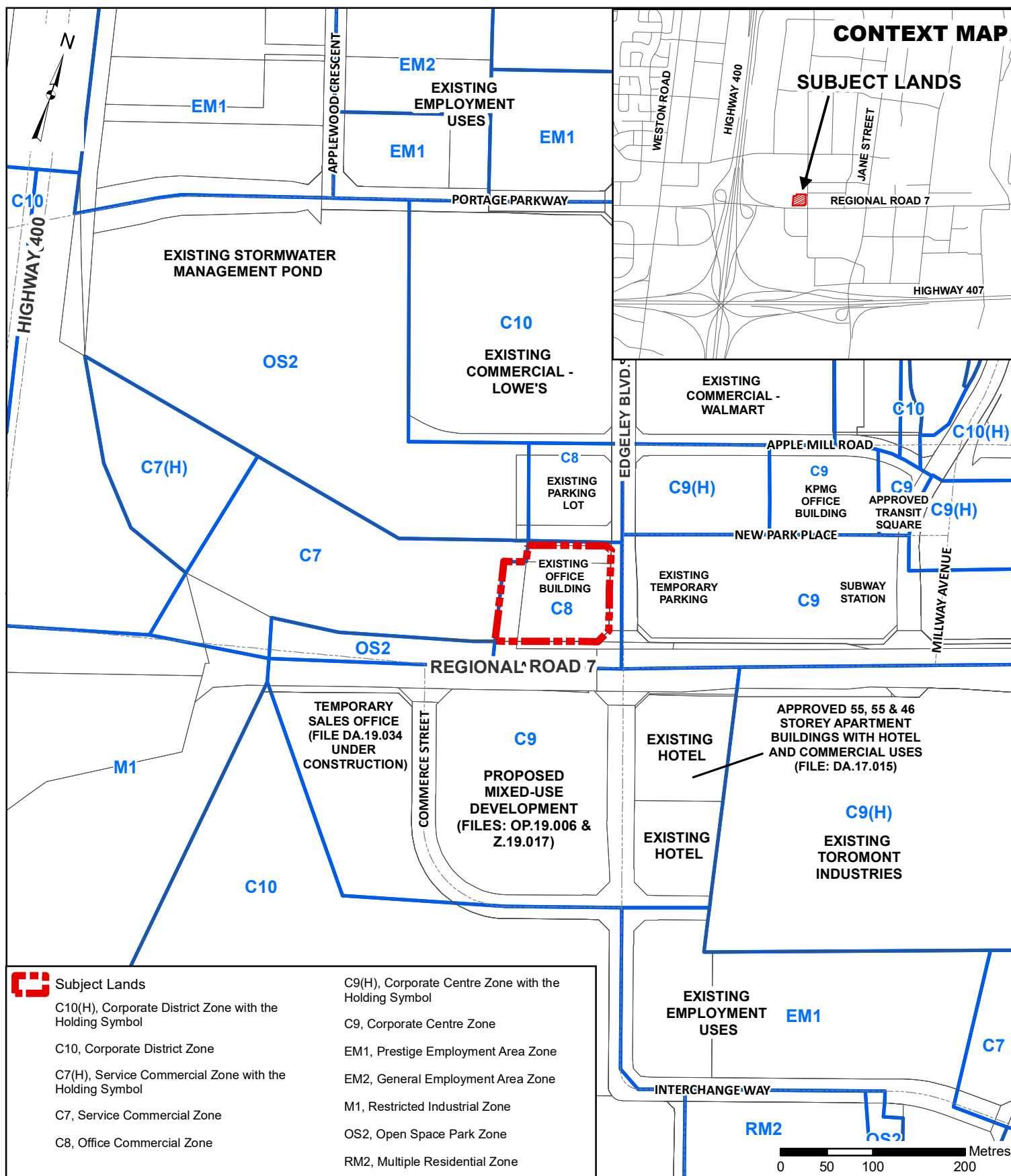
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Conceptual South and East Elevations
5. Conceptual North and West Elevations
6. Colour Perspective - Regional Road 7

Prepared by

Natalie Wong, Senior Planner, VMC Ext 8866

Amy Roots, VMC Senior Manager, Ext 8035

Christina Bruce, Director, VMC Program, Ext 8231



Context and Location Map

Location: Part of Lot 6, Concession 5;
3300 Regional Road 7

Applicant: 1042710 Ontario Limited

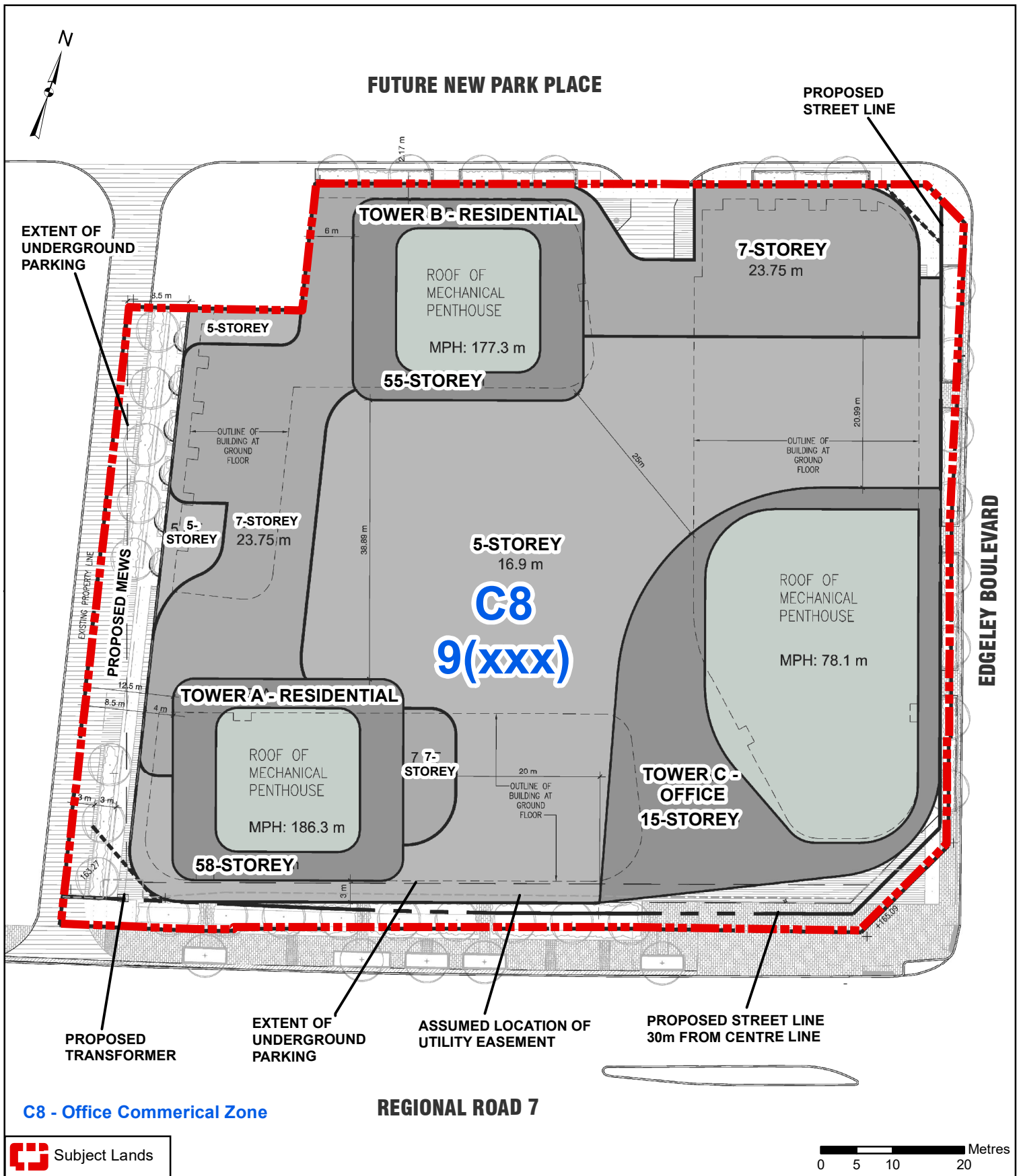


Attachment

FILES:
OP.19.010 &
Z.19.025

DATE: February 4, 2020

1



Conceptual Site Plan and Proposed Zoning

Location:
Part of Lot 6, Concession 5;
3300 Regional Road 7
Applicant: 1042710 Ontario Limited



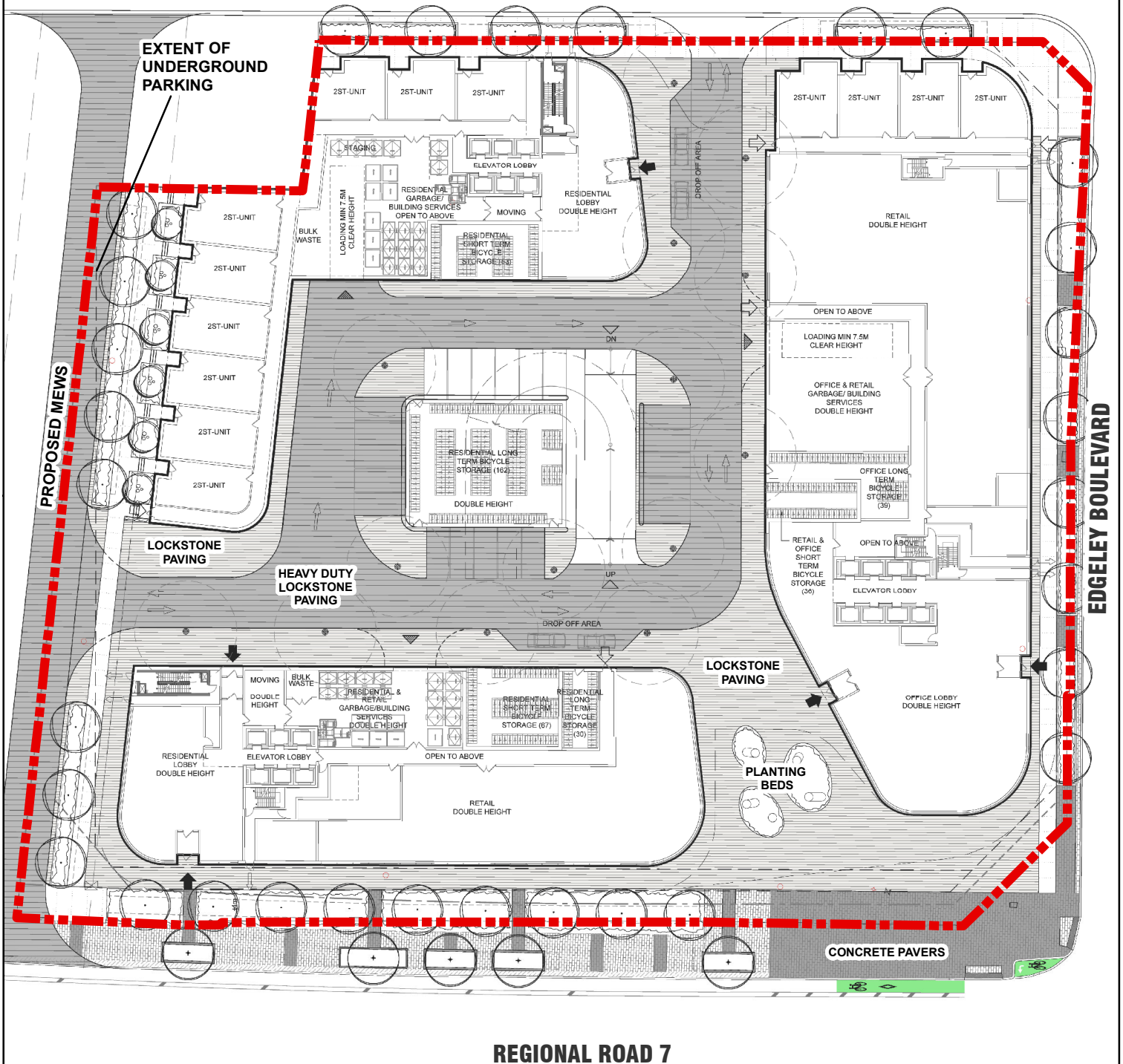
Attachment


FILES:
OP.19.010 &
Z.19.025

DATE: February 4, 2020

2

FUTURE NEW PARK PLACE



 Subject Lands

Conceptual Landscape Plan

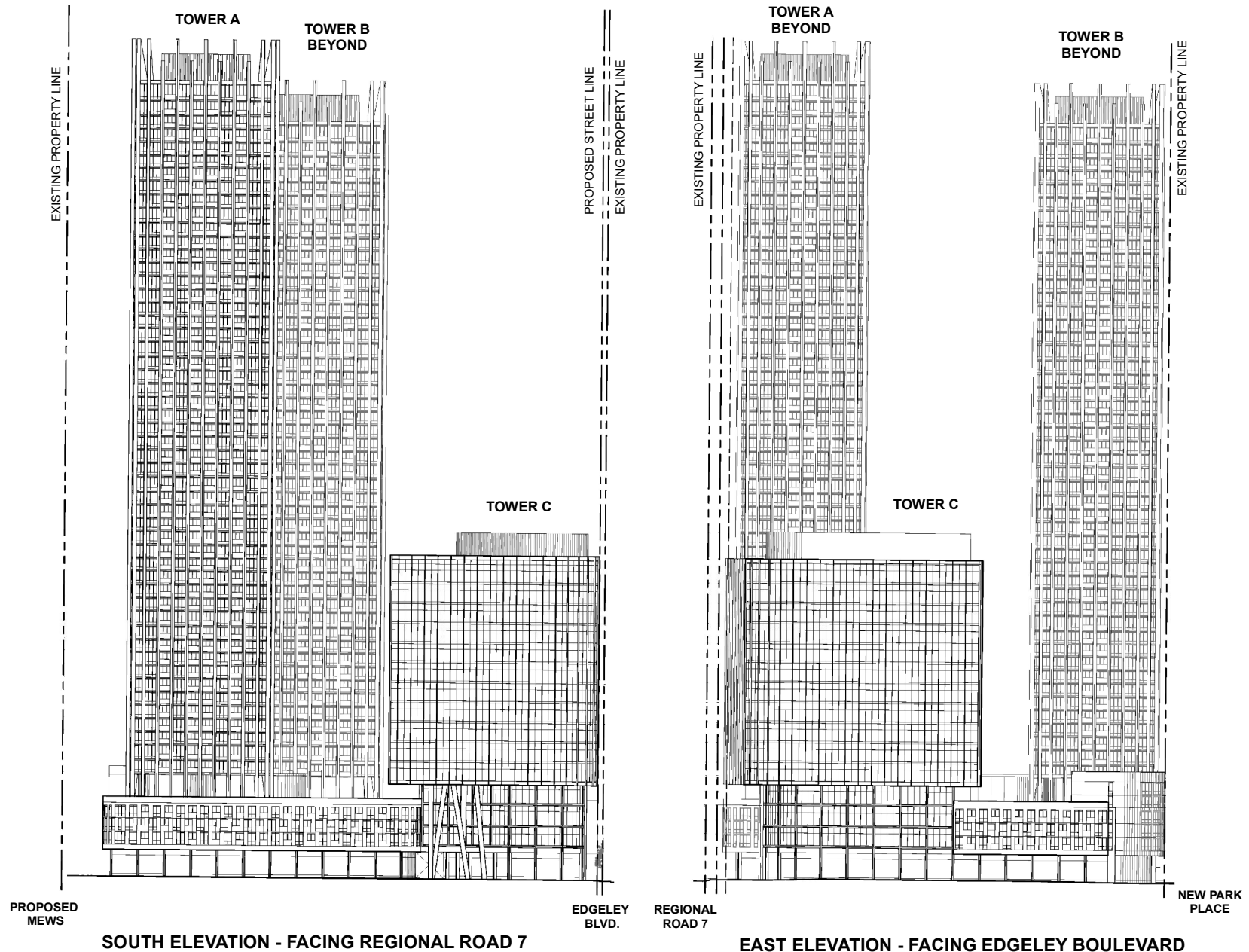
Location:
Part of Lot 6, Concession 5;
3300 Regional Road 7

Applicant: 1042710 Ontario Limited



0 5 10 20 Metres

Attachment
FILES:
OP.19.010 &
Z.19.025
DATE: February 4, 2020
3



Conceptual South & East Elevations

LOCATION:
Part of Lot 6, Concession 5;
3300 Regional Road 7

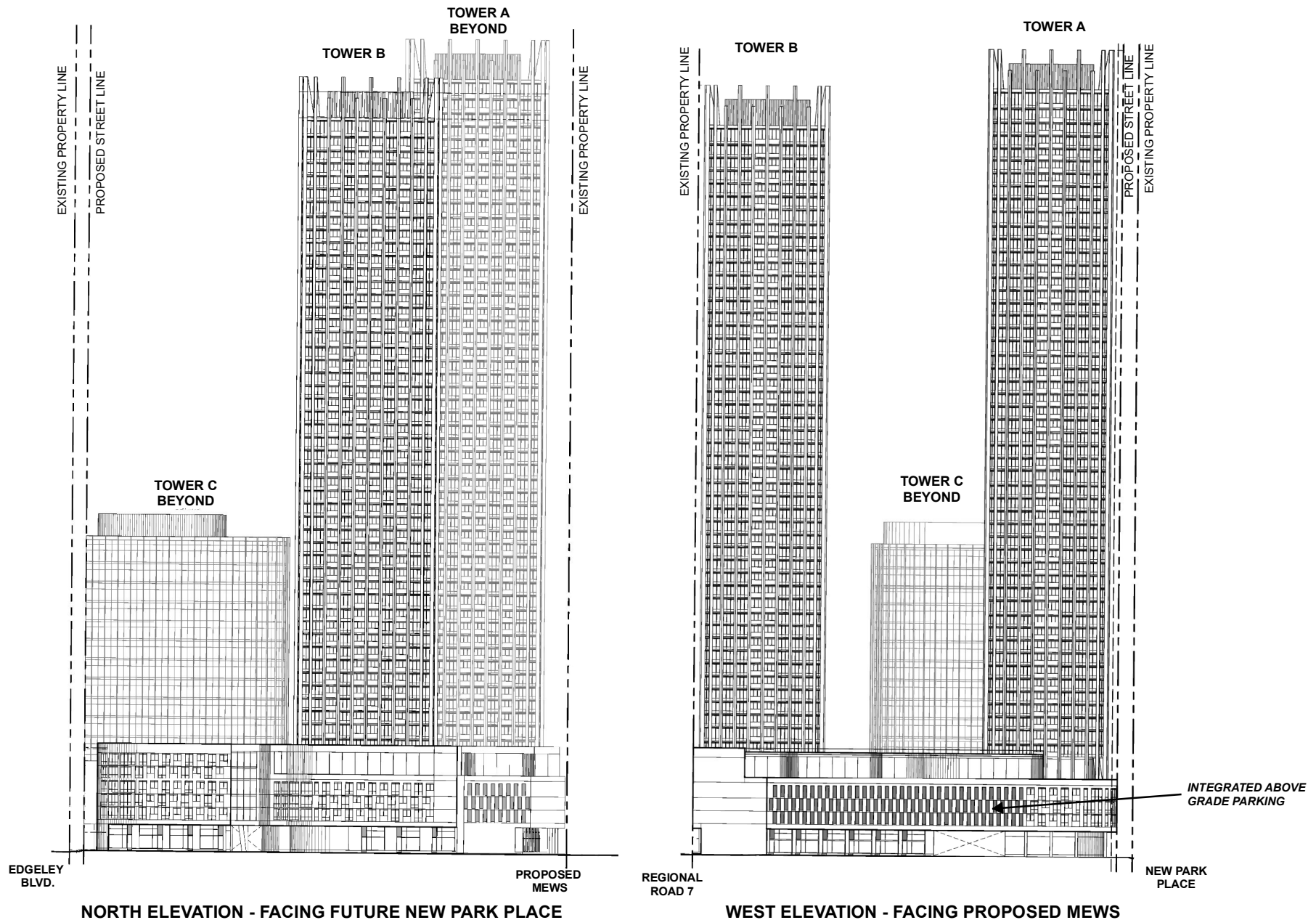
APPLICANT:
1042710 Ontario Limited



Attachment

FILES:
OP.19.010 & Z.19.025

DATE:
February 4, 2020



Conceptual North & West Elevations

LOCATION:

Part of Lot 6, Concession 5;
3300 Regional Road 7

APPLICANT:

1042710 Ontario Limited



Attachment

FILES:

OP.19.010 & Z.19.025

DATE:

February 4, 2020

5



PERSPECTIVE FACING REGIONAL ROAD 7

Coloured Perspective - Regional Road 7

LOCATION:

Part of Lot 6, Concession 5;
3300 Regional Road 7

APPLICANT:

1042710 Ontario Limited



Attachment

FILES:

OP.19.010 & Z.19.025

DATE:

February 4, 2020

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD: 3

**TITLE: VAUGHAN NW RESIDENCES INC.
ZONING BY-LAW AMENDMENT FILE Z.19.029
DRAFT PLAN OF SUBDIVISION FILE 19T-19V005
VICINITY WESTON ROAD AND MAJOR MACKENZIE DRIVE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.029 and 19T-19V005 (Vaughan NW Residences Inc.) for the subject lands shown on Attachment 1, to permit 65 street and 114 back-to-back townhouse dwellings units (179 units total) within 24 blocks as shown on Attachments 2 and 3.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Zoning By-law Amendment and Draft Plan of Subdivision Applications to permit 65 street and 114 back-to-back townhouse dwellings units (179 units total) within 24 blocks.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.029 and 19T-19V005 (Vaughan NW Residences 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

The subject lands (the “Subject Lands”), shown on Attachment 1, are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known

as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachment 1.

On September 27, 2018, Council approved Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.18.004, Z.18.001, 19T-18V002 and DA.18.003, to permit the development of the Subject Lands with 179, 2 and 3-storey townhouse dwellings with frontage on a private common element condominium road as shown on Attachment 4.

The Owner has submitted new Zoning By-law Amendment and Draft Plan of Subdivision Applications to facilitate the development of 65 street and 114 back-to-back townhouse dwellings within 24 townhouse blocks, fronting onto public streets and a pedestrian connection (the 'Development') to an existing residential development on Zachary Place north of the Subject Lands as shown on Attachment 3.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit 65 street and 114 back-to-back townhouse dwellings within 24 townhouse blocks as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.19.029 to rezone the Subject Lands from RT1 Residential Townhouse Zone and OS2 Open Space Park Zone subject to site-specific Exception (1469) to RT1 Residential Townhouse Zone and OS2 Open Space Park Zone as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V005, as shown on Attachment 2, for a residential plan of subdivision consisting of the following:

| <u>Blocks</u> | <u>Land Use</u> | <u>ha</u> | <u>Units</u> |
|-----------------------|--|------------------|---------------------|
| Blocks 1 and 16-24 | Back-to-Back Townhouse (Min. Lot Frontages 6.4 m) | 1.255 | 114 |
| Blocks 13 and 14 | Street Townhouse (Min. Lot Frontage 6.4 m) | 0.151 | 8 |
| Blocks 2, 5-12 and 15 | Street Townhouse (Min. Lot Frontage 5.8 m) | 1.02 | 46 |
| Blocks 3 and 4 | Street Townhouse (Min. Lot Frontage 5.6 m) | 0.207 | 11 |
| Block 25 | Future Development | 0.262 | |
| Block 26 | Open Space | 0.023 | |
| Blocks 27-53 | 0.3 m Reserve | 0.021 | |
| Block 54 | Road Widening | 0.026 | |
| Roads | (Public Roads "1" to "6") | 2.073 | |
| Total | | 5.038 ha | 179 units |

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

- a) Date the Notice of Public Hearing was circulated: January 10, 2020.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along the Weston Road and Vellore Park Avenue frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the Vellore Woods Ratepayers' Association and the Millwood Woodend Ratepayers' Association.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

Previous Reports/Authority

[Committee of the Whole \(Public Hearing\) Meeting April 4, 2018](#)

[Committee of the Whole Meeting September 17, 2018](#)

Analysis and Options

The proposed Development conforms to the Vaughan Official Plan

The Subject Lands are designated "Mid-Rise Mixed Use" with a "Commercial District" overlay by Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Area Specific Policy 12.6, "Northeast Quadrant of Major Mackenzie Drive and Weston Road". This designation permits 3-storey townhouse dwellings, a minimum residential density of 17 units per hectare and a maximum of 40 units per hectare. The Development is for 179 townhouse dwellings with a density of 35.2 units per hectare. The Development conforms to VOP 2010.

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

The Subject Lands are zoned "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" subject to site-specific Exception 9(1469), as shown on Attachment 1. The Owner is proposing to rezone the Subject Lands to "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

| | Zoning By-Law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to RT1 Zone Requirements |
|----|--|---|---|
| a. | Definition of a "Dwelling, Back-to-Back Townhouse" | No Definition | Means an attached low-rise residential building form providing a primary building frontage on two sides, with units sharing a rear wall |
| b. | Uses Permitted | Townhouse Dwelling, | Permit Back-to-back Townhouse dwellings |
| c. | Minimum Lot Frontage | 6 m/unit | <ul style="list-style-type: none"> • 5.8 m/unit (Standard Lot) • 5.6 m/unit (Through Lot) • 6.4 m/unit (Back-to-back Lot) |
| d. | Minimum Lot Area | 162 m ² | <ul style="list-style-type: none"> • 145 m² (Standard Lot) • 135 m² (Through Lot) • 85 m² (Back-to-back Lot) |
| e. | Minimum Front Yard | 4.5 m | <ul style="list-style-type: none"> • 3 m (Through Lot) |
| f. | Minimum Rear Yard | 7.5m | <ul style="list-style-type: none"> • 7 m (Standard Lot) • 4.5 m (Through Lot) • 0 m (Back-to-back Lot) |
| g. | Minimum Interior Side Yard | 3.5 m | 1.5 m (Blocks 1-16 and 18-23) |
| h. | Minimum Exterior Side Yard and Minimum Exterior Side Yard Abutting a Non-Residential Use | 4.5 m | <ul style="list-style-type: none"> • 3 m abutting a public lane (Blocks 7 and 8) • 2.4 m abutting a sight triangle (Blocks 1, 16 to 24) • 1.5 m abutting a walkway (Blocks 1 and 16) |
| i. | Minimum Lot Depth | 27 m | <ul style="list-style-type: none"> • 25.5 m (Standard Lot) • 20 m (Through Lot) • 14 m (Back-to-back Lot) |
| j. | Maximum Building Height | 11 m | 12 m |
| k. | Permitted Yard Encroachments and Restrictions | Fireplaces are not permitted to encroach into a required yard | Permit fireplaces to encroach into a required yard |
| l. | Permitted Yard Encroachment and Restrictions with Respect to Exterior Stairways, Porches, Uncovered Balconies, Unenclosed & Unexcavated, Bay Windows | Bay or box windows constructed in a footing are not permitted | Permit a bay or box window or similar window projection constructed with footings and permitted to extend into a required front, exterior side or rear yard to a maximum of 0.6 m |

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

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| a. | Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies | <ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement (2014), A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the York Region Official Plan policies The Development will be reviewed in consideration of the policies of VOP 2010, Volume 2 Area Specific Policy 12.6, "Northeast Quadrant of Major Mackenzie Drive and Weston Road". Specifically, Section 12.6.2.3, requiring that the development of this quadrant be undertaken on a comprehensive basis |
| b. | Appropriateness of Rezoning and Site-Specific Zoning Exceptions | <ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the Subject Lands and the site-specific zoning exceptions to permit the development of 179 townhouses, as shown on Attachment 2, will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to built-form compatibility |
| c. | Draft Plan of Subdivision | <ul style="list-style-type: none"> Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements |
| d. | Studies and Reports | <ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the Applications, which must be |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| | | <p>approved to the satisfaction of the City or respective approval authority:</p> <ul style="list-style-type: none"> - Community Services and Facilities Study - Phase 1 and 2 Environmental Site Assessments ('ESA') - Soil Investigation Report - Urban Design and Sustainability Brief - Environmental Noise report - Arborist Report - Functional Servicing Report - Traffic Impact Study <ul style="list-style-type: none"> • The Owner is required to submit a Water Balance Assessment as the Subject Lands are located within the Recharge Protection Area of the Source Protection Plan. • Additional studies/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 Subject 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 and Architectural Guidelines | <ul style="list-style-type: none"> • The Development will be reviewed in consideration of the approved Urban Design and Architectural Design Guidelines for Block 33 West |
| g. | Sustainable Development | <ul style="list-style-type: none"> • Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|--|
| | | reviewed and implemented through the Site Plan process, if the Applications are approved |
| h. | Parkland Dedication | <ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department |
| i. | Toronto and Region Conservation Authority ('TRCA') | <ul style="list-style-type: none"> The Subject Lands are located within the Recharge Protection Area of the Source Protection Plan and the Water Balance Assessment report must be reviewed and approved by the TRCA |
| j. | Block 33 West Developers' Group Agreement | <ul style="list-style-type: none"> The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 West Developers' Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan |
| k. | Future Site Development Application and Part Lot Control Exemption Applications | <ul style="list-style-type: none"> A future Site Development Application will be required, if the Applications are approved A Part Lot Control Exemption Application is required to create the individual townhouse lots, if the Applications are approved |

Financial Impact

Not applicable

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Mary Caputo, Senior Planner - Development Planning Department, at Extension 8635.

Attachments

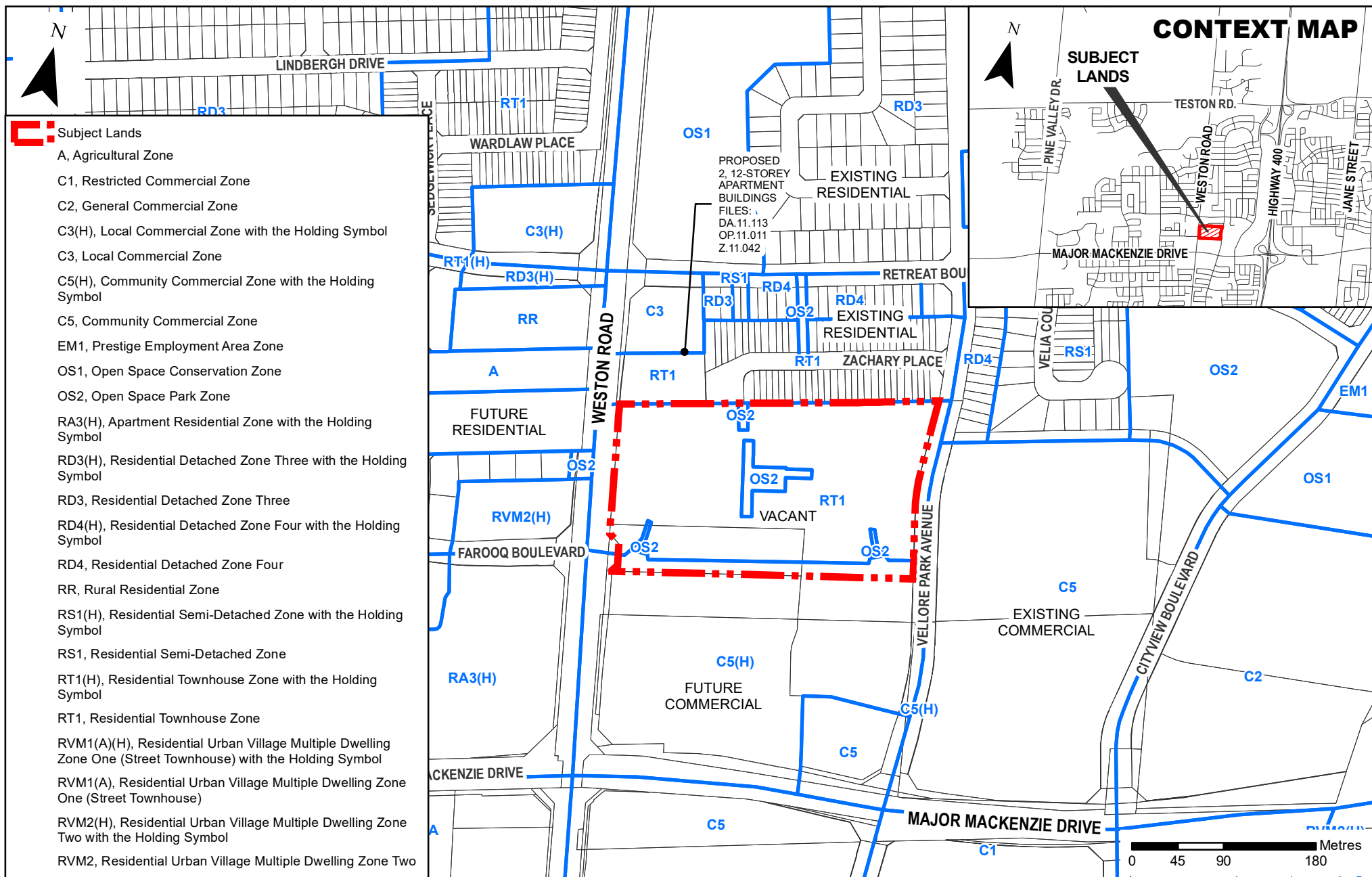
1. Location Map
2. Proposed Zoning and Draft Plan of Subdivision
3. Conceptual Site Plan
4. Council Approved Zoning and Site Plan (September 27, 2018)

Prepared by

Mary Caputo, Senior Planner – ext. 8635

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

Mauro Peverini, Director of Development Planning – ext. 8407



Location Map

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

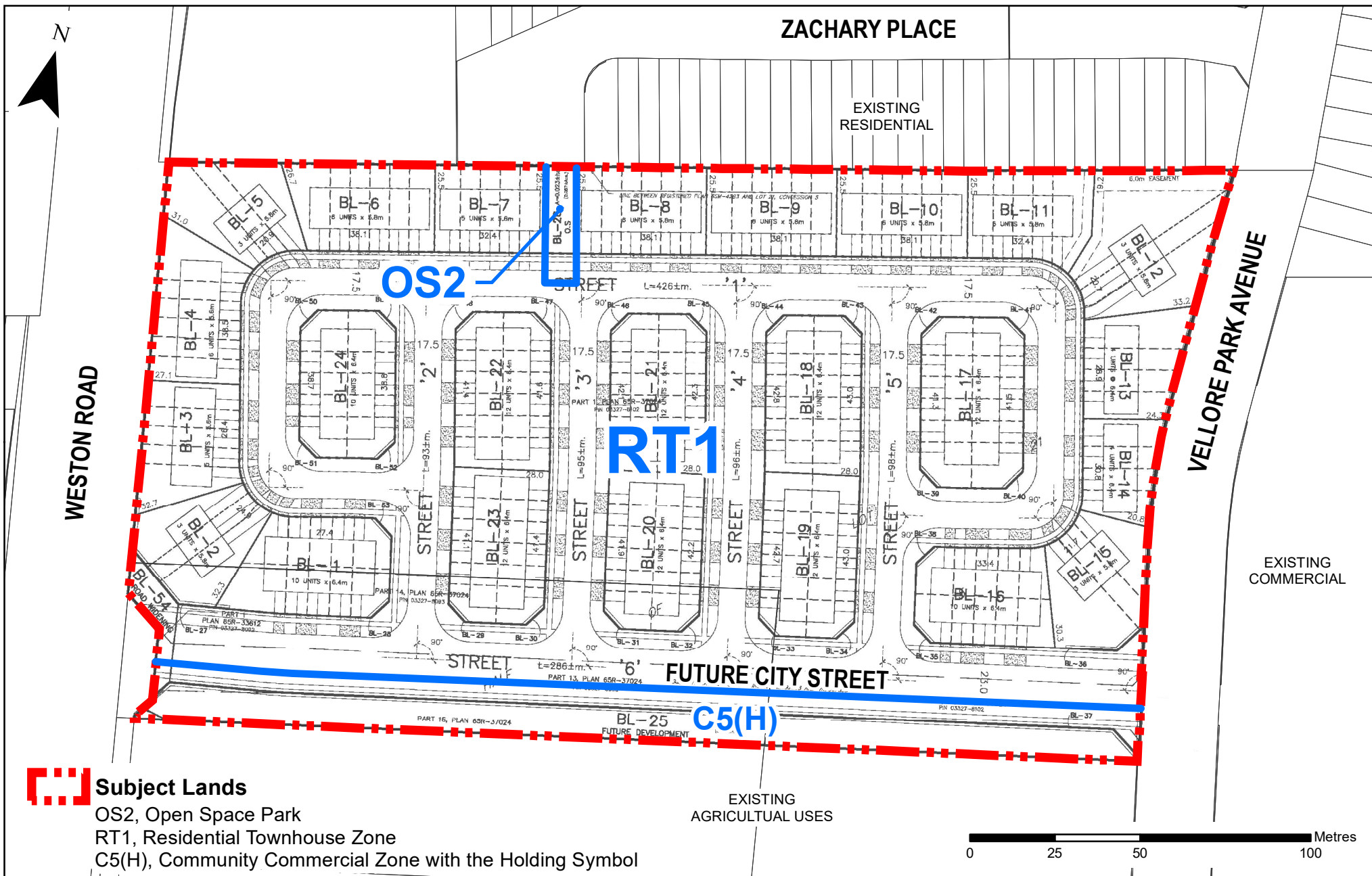


Attachment

FILES:
Z.19.029 AND 19T-19V005

DATE:
February 04, 2020

1



Proposed Zoning and Draft Plan of Subdivision

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

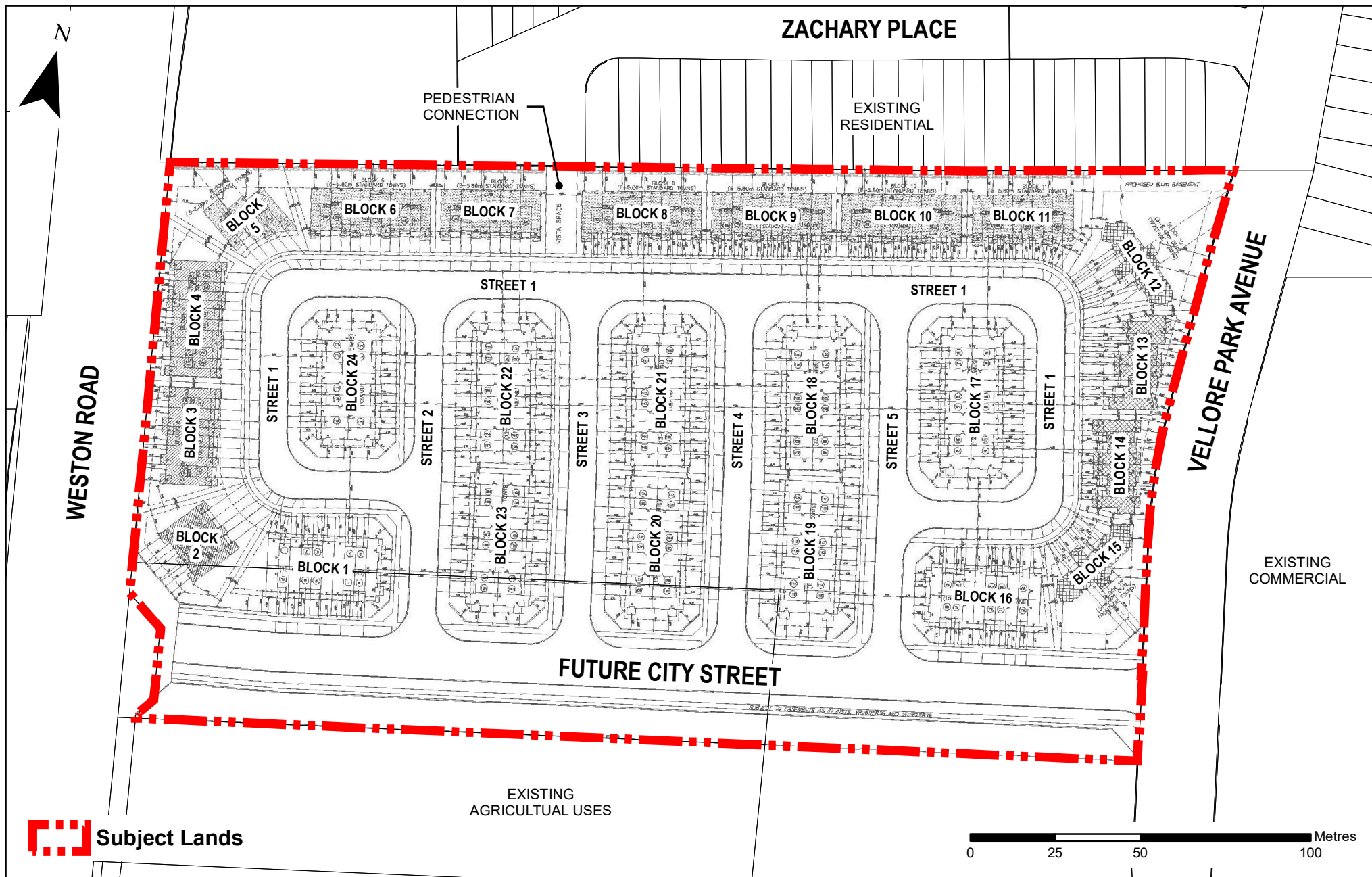


Attachment

FILES:
Z.19.029 AND 19T-19V005

DATE:
February 04, 2020

2



Conceptual Site Plan

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

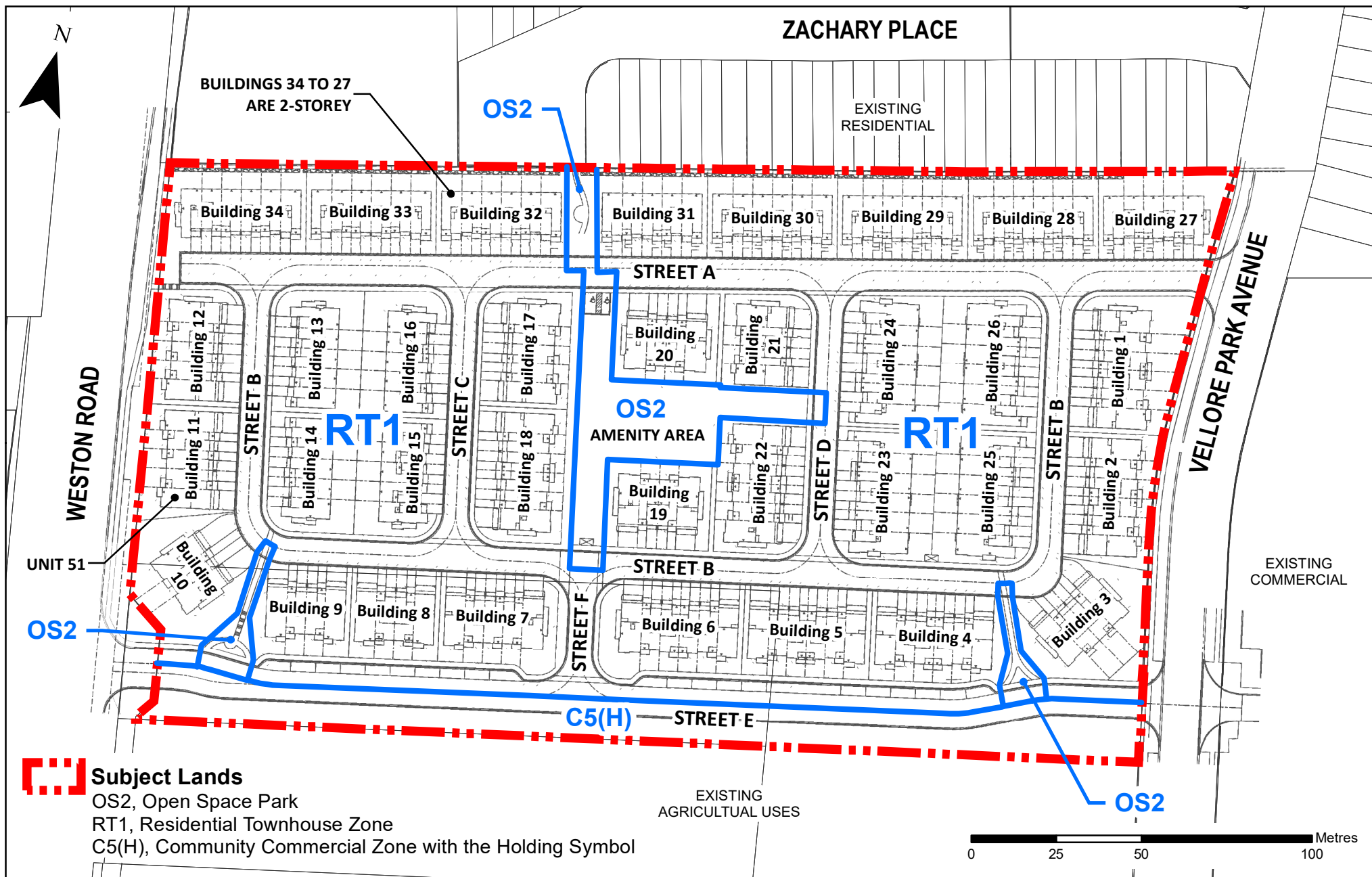


Attachment

FILES:
Z.19.029 AND 19T-19V005

DATE:
February 04, 2020

3



Council Approved Zoning and Site Plan (September 27, 2018)

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.



Attachment

FILES:
Z.19.029 AND 19T-19V005

DATE:
February 04, 2020

4

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD: 2

TITLE: AVALEE (VAUGHAN) INC.

OFFICIAL PLAN AMENDMENT FILE OP.19.007

ZONING BY-LAW AMENDMENT FILE Z.19.019

VICINITY OF REGIONAL ROAD 7 AND LANSDOWNE AVENUE

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.007 and Z.19.019 for the subject lands shown on Attachment 1, to permit a 12-storey mixed-use apartment building with 71 units, a Floor Space Index of 4.98 times the area of the lot, a total Gross Floor Area of 13,318.77 m², including 676 m² of office and eating establishment uses on floors 1 and 2, and 149 underground parking spaces, as shown on Attachments 2 to 4.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding Official Plan and Zoning By-law Amendment applications to permit a 12-storey mixed-use apartment building.
- An amendment to Vaughan Official Plan 2010 is required to increase the permitted Floor Space Index from 4 to 4.98 times the area of the lot.
- A Zoning By-law Amendment is required to rezone the Subject Lands to permit the development.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.19.007 and Z.19.019 (Avalee (Vaughan) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

Background

The subject lands ('Subject Lands'), shown on Attachment 1 are located on the northwest corner of Regional Road 7 and Lansdowne Avenue, and consists of 5 amalgamated properties that are municipally known as 4, 8, 14, 20 and 24 Lansdowne Avenue. The Subject Lands were formerly developed with 5 single-detached dwellings, with 4 Lansdowne Avenue operating a home occupation consisting of a chiropractic clinic and one residential dwelling unit. The dwellings have since been demolished.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit a 12-storey mixed-use apartment building

Avalee (Vaughan) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a 12-storey mixed-use apartment building with 71 units, having a Gross Floor Area ('GFA') of 13,318.77 m², including a total of 676 m² of office and eating establishment uses on floors 1 and 2, a Floor Space Index ('FSI') of 4.98 times the area of the lot, and 149 underground parking spaces (the 'Development'), as shown on Attachments 2 to 4.

1. Official Plan Amendment File OP.19.007 to amend the "Mid-Rise Mixed-Use" designation of Vaughan Official Plan 2010 ('VOP 2010'), specifically Section 12.15, Volume 2: "Northeast Quadrant of Kipling Avenue and Highway 7", to increase the maximum permitted FSI on the Subject Lands from 4 to 4.98 times the area of the lot.
2. Zoning By-law Amendment File Z.19.019 to rezone the Subject Lands from the "R3 Residential Zone" ('R3 Zone') of Zoning By-law 1-88, subject to site-specific Exception 9(163), to "RA3 Residential Apartment Zone" ('RA3 Zone') in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was Circulated: January 10, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along the Regional Road 7 and Lansdowne Avenue street frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the Village of Woodbridge Ratepayer's Association.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

N/A

Analysis and Options

An amendment to VOP 2010 is required to permit the Development

The Subject Lands are designated "Mid-Rise Mixed-Use" by Section 12.15, Volume 2: "Northeast Quadrant of Kipling Avenue and Highway 7" of VOP 2010, which permits residential units, home occupations, community facilities, cultural, retail and office uses, a parking garage, and a hotel. The permitted building types include mid-rise buildings and public and private institutional buildings with a maximum permitted building height of 12-storeys and an FSI of 4 times the area of the lot. The Owner is proposing to amend VOP 2010 to increase the maximum permitted FSI from 4 to 4.98 times the area of the lot.

The Subject Lands are also located within a "Regional Intensification Corridor" (Regional Road 7) on Schedule 1 "Urban Structure" of VOP 2010, which are areas of major focus for intensification at densities supportive of adjacent higher-order transit. "Mid-Rise Mixed-Use" areas are generally located in "Intensification Areas" and provide for a mix of residential, retail, community and institutional uses. VOP 2010 requires the ground floor frontage of buildings facing arterial and collector streets to predominantly

consist of retail uses or other active uses that animate the street. In “Intensification Areas”, retail uses shall not exceed 50% of the total GFA of all uses on the lot. The Development includes a maximum retail (eating establishment) GFA of 67.6 m² (10% of floors 1 and 2), which represents 0.5% of the total GFA of the Development and conforms to VOP 2010.

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

8, 14, 20 and 24 Lansdowne Avenue are zoned R3 Zone which permits a Single Family Detached Dwelling on each property. 4 Lansdowne Avenue is zoned R3 Zone, subject to site-specific Exception 9(163), which permits a home occupation consisting of a chiropractic office and one dwelling unit within the existing two-storey detached dwelling.

The Owner is proposing to rezone the Subject Lands to the RA3 Zone, together with the following site-specific zoning exceptions:

Table 1

| | Zoning By-law 1-88 Standards | RA3 Zone Requirements | Proposed Exceptions to the RA3 Zone Requirements |
|----|-------------------------------------|---|---|
| a. | Permitted Uses | <ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery | Permit the following additional uses (max. total 676m ²) on the ground and second floor: <ul style="list-style-type: none"> • Business and Professional Office • Eating Establishment, Convenience and Take-Out (max. 10% of the commercial floor area) |
| b. | Minimum Amenity Area | 3,095 m ² | 2,662 m ² |
| c. | Minimum Yard Setbacks to Building | Front Yard: 7.5 m Interior Side Yard: 19.85 m Exterior Side Yard: 7.5 m | Regional Road 7: 2.4 m West Side Yard: 3.5 m Lansdowne Avenue: 1 m |

| | Zoning By-law 1-88 Standards | RA3 Zone Requirements | Proposed Exceptions to the RA3 Zone Requirements |
|----|---|---------------------------------------|---|
| d. | Minimum Setbacks to Underground Parking | Front Yard: 1.8 m Rear Yard: 1.8 m | Regional Road 7: 1 m North Yard: 1 m |
| e. | Minimum Unit Area | 67 m ² | 37.69 m ² |
| f. | Minimum Parking Space Dimension | 2.7 m x 6 m | 2.7 m x 5.7 m |

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

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| a. | Conformity and Consistency with Provincial Policies and Official Plans | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP 2010') and VOP 2010 |
| b. | Appropriateness of the proposed Amendments to VOP 2010 | <ul style="list-style-type: none"> The Owner is proposing to amend the maximum FSI of the Subject Lands from 4 times the area of the lot to 4.98 times the area of the lot The Applications will be reviewed in consideration of the "Urban Structure" policies as set out in VOP 2010 and in consideration of the built form compatibility with the existing and planned surrounding land uses |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| c. | Appropriateness of the proposed Zoning and Site-Specific Exceptions | <ul style="list-style-type: none"> The appropriateness of the proposed zoning and exceptions to Zoning By-law 1-88 will be reviewed in consideration of the built form compatibility with the existing and planned surrounding land uses, and appropriate development standards |
| d. | Studies and Reports | <ul style="list-style-type: none"> The following studies and reports were submitted in support of the Applications and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Urban Design Brief – Cultural Heritage Impact Assessment – Sun Shadow Study – Wind Study – Arborist Report – Community Services Facilities Report – Functional Servicing and Stormwater Management Report – Geotechnical Investigation – Hydrogeological Site Assessment – Noise Impact Study – Traffic Impact Study – Phase 1 Environmental Site Assessment – Sustainability Metrics Additional studies/reports may be required as part of the application review process |
| e. | Block Plan | <ul style="list-style-type: none"> The Owner has submitted the Block Plan requirements as outlined in Section 12.15.7.2 of VOP 2010, Volume 2, and the relevant policies of Sections 10.1.1.14 and 10.1.1.26 of VOP 2010 to support the Applications |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--------------------------------------|---|
| | | <ul style="list-style-type: none"> • The Block Plan review shall include, but not be limited to, the following matters: <ul style="list-style-type: none"> – Evaluation of traffic impacts on the area resulting from intensified development – Availability and timing of higher order public transit along Regional Road 7 – Coordination of access/driveway locations within the Block Plan area – A Phasing Plan demonstrating the future full build out of the block and relationship between the Subject Lands and future development parcels – Landscape Master Plan demonstrating the full implementation of the Privately Owned Public Space ('POPS') across the Block Plan area, including the neighbouring future development parcels to the north and west – Financial costing of Block Plan area facilities and infrastructure, such as such as POPS and access driveways, and future cost sharing • The above requirements of the Block Plan will be reviewed through the Applications and considered in a future technical report |
| 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. | Related Site Development Application | <ul style="list-style-type: none"> • The Owner has submitted related Site Development File DA.19.069 for the Development, which will be reviewed comprehensively and concurrently with the Applications. The review of the Site Development Application will consider, but not be limited to, the following matters: |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---------------------------------------|--|
| | | <ul style="list-style-type: none"> – Appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Regional Road 7, Lansdowne Avenue and nearby residential areas – Site circulation, pedestrian connectivity, proper vehicular access and turning movements, including service vehicles – Barrier-free accessibility – Appropriate landscape, amenity and snow storage areas – Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading |
| h. | Draft Plan of Condominium Application | <ul style="list-style-type: none"> • A Draft Plan of Condominium Application will be required to establish the condominium tenure of the Development, should the Applications be approved |
| i. | Sustainable Development | <ul style="list-style-type: none"> • Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Applications be approved • In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score |
| j. | Parkland Dedication | <ul style="list-style-type: none"> • The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|---|---|
| | | <p>the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved</p> <ul style="list-style-type: none"> The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department |
| k. | Water and Servicing Allocation | <ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, should the Applications be approved If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council identifies and allocates servicing capacity for the Subject Lands |
| l. | Section 37 (Density Bonusing) of the <i>Planning Act</i> , VOP 2010 and City Guidelines | <ul style="list-style-type: none"> The Applications will be subject to, and reviewed in consideration of, the City's bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits |
| m. | York Region - Road Widening, Access and Traffic | <ul style="list-style-type: none"> The Subject Lands are located on Regional Road 7, which is under the jurisdiction of York Region York Region will identify and approve any road widenings, if required, and the location and design of the proposed access/egress driveway |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|--|-------------------------------|--|
| | | <ul style="list-style-type: none"> York Region must review the Traffic Study submitted in support of the Applications |

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Applications have been reviewed by the York Region Community Planning and Development Services Department, who have deemed the Official Plan Amendment Application a matter of local significance. As such, the Official Plan Amendment is exempt from approval by Regional Planning Committee and Council. York Region has provided technical comments on the Applications in relation to Regional Road 7, which is under the jurisdiction of York Region, which must be addressed by the Owner.

Conclusion

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

For more information, please contact: Chris Cosentino, Planner, ext. 8215

Attachments

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

Prepared by

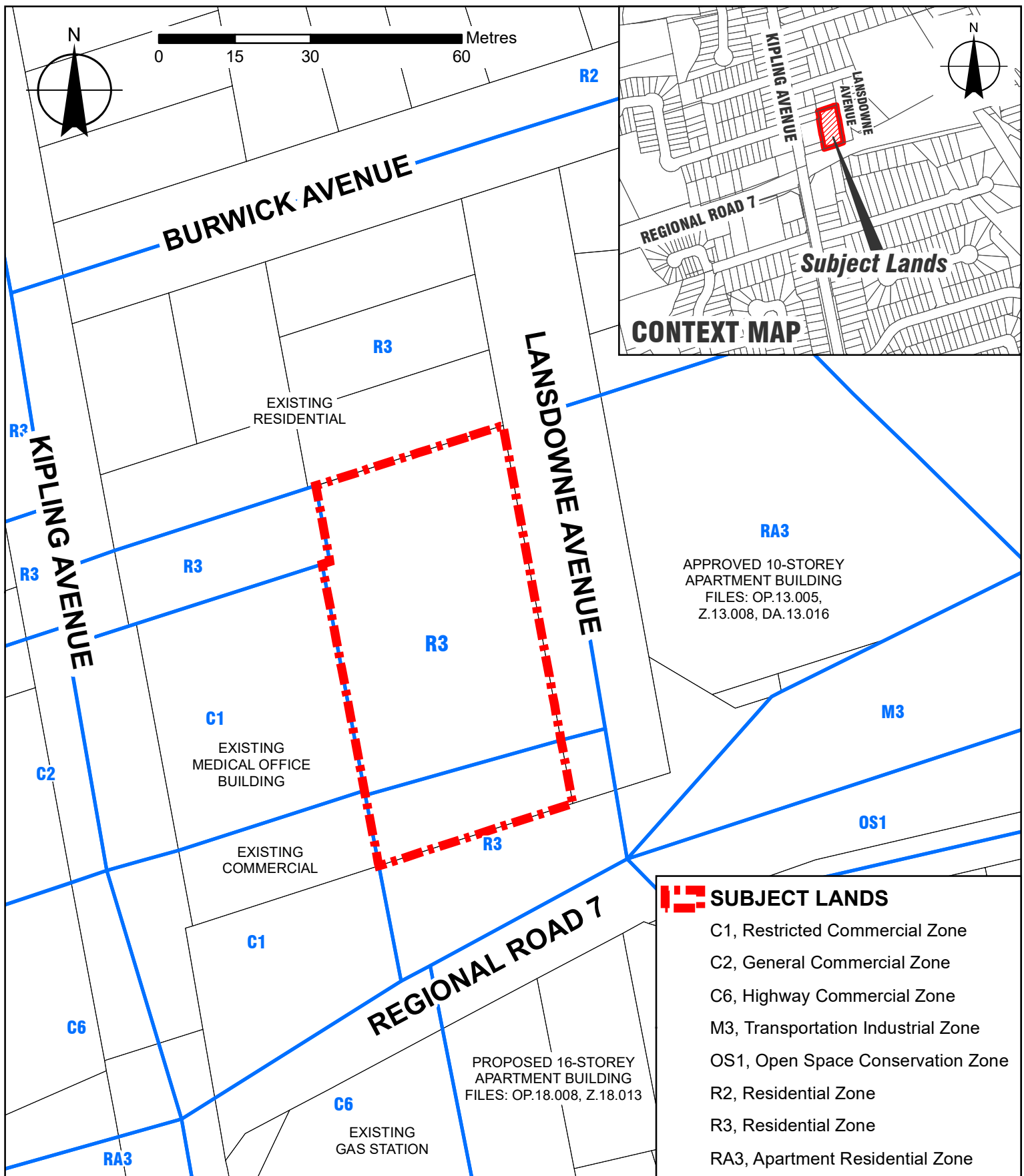
Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context and Location Map

LOCATION:
 4, 8, 14, 20 & 24 Lansdowne Avenue
 Part of Lot 6, Concession 7

APPLICANT:
 Avalee (Vaughan) Inc.



89

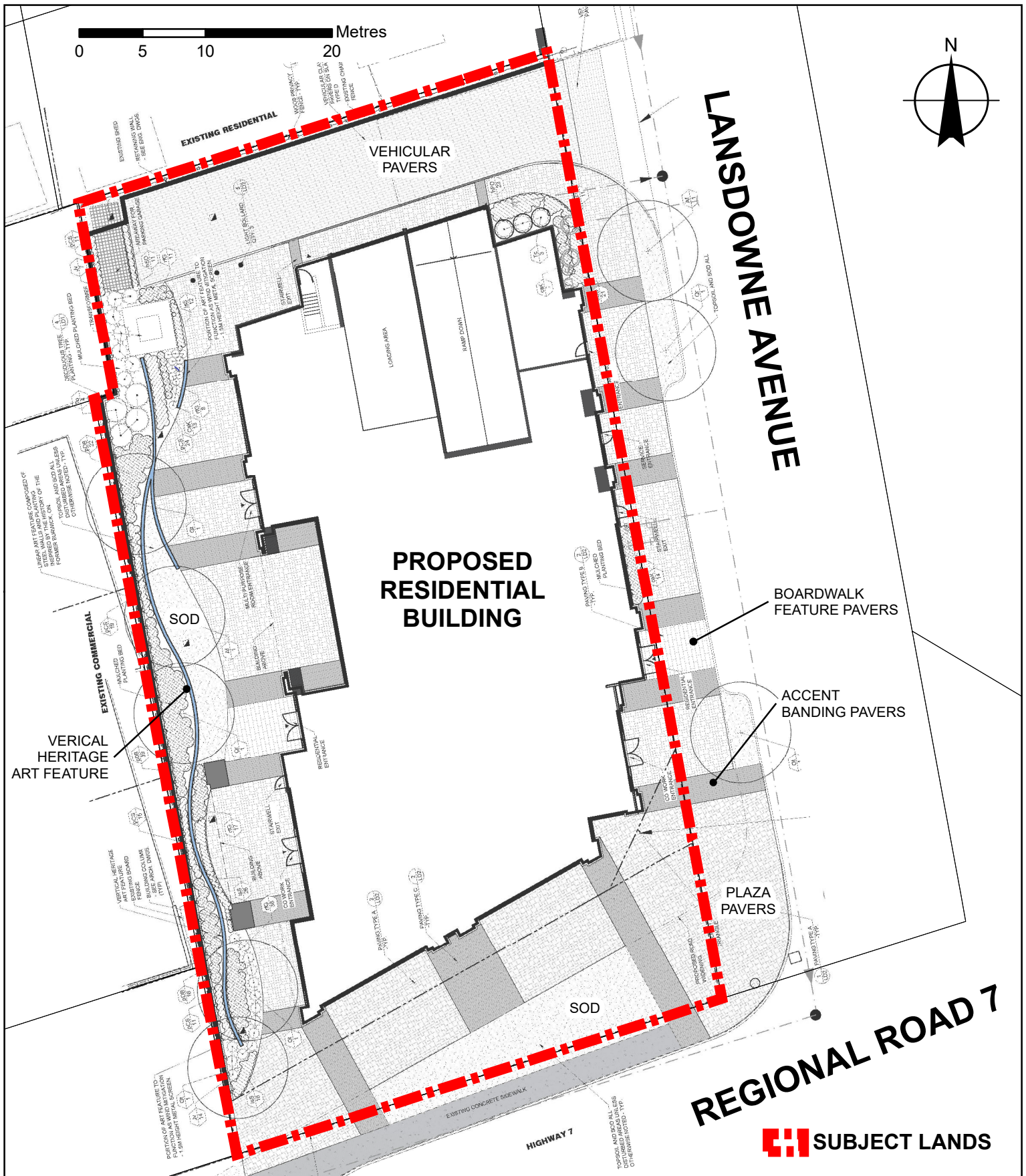
Development Planning

Attachment

FILES:
 OP.19.007 & Z.19.019
RELATED FILE:
 DA.19.069

DATE:
 February 4, 2020

1



Landscape Plan

LOCATION:
4, 8, 14, 20 & 24 Lansdowne Avenue
Part of Lot 6, Concession 7

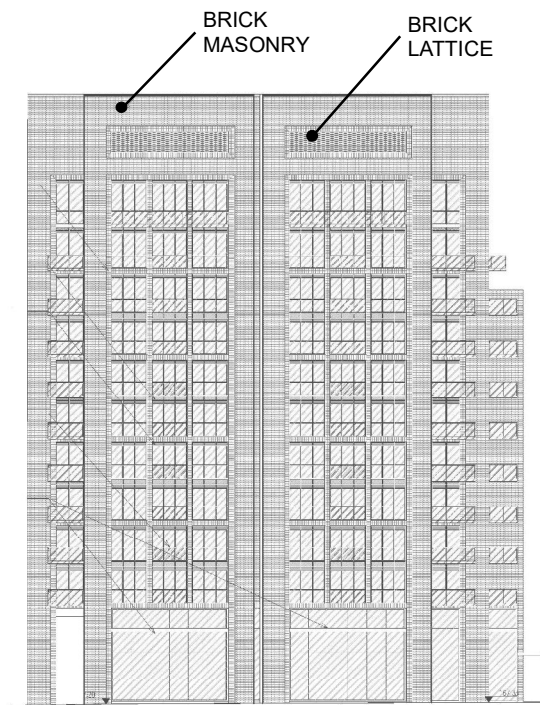
APPLICANT:
Avalée (Vaughan) Inc.



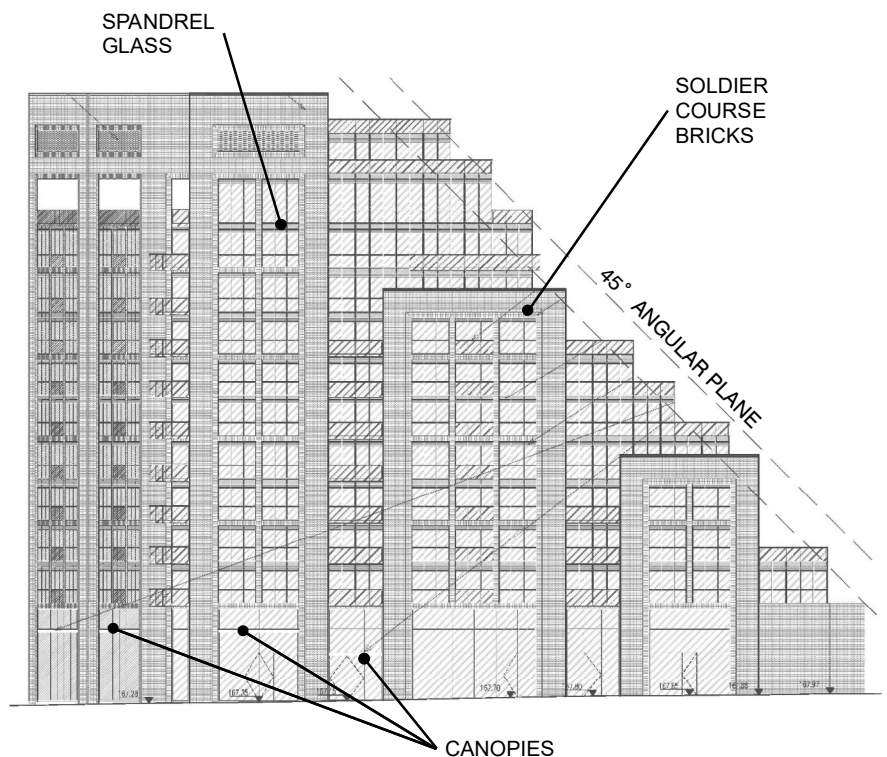
Attachment

FILES:
OP.19.007 & Z.19.019
RELATED FILE:
DA.19.069
DATE:
February 4, 2020

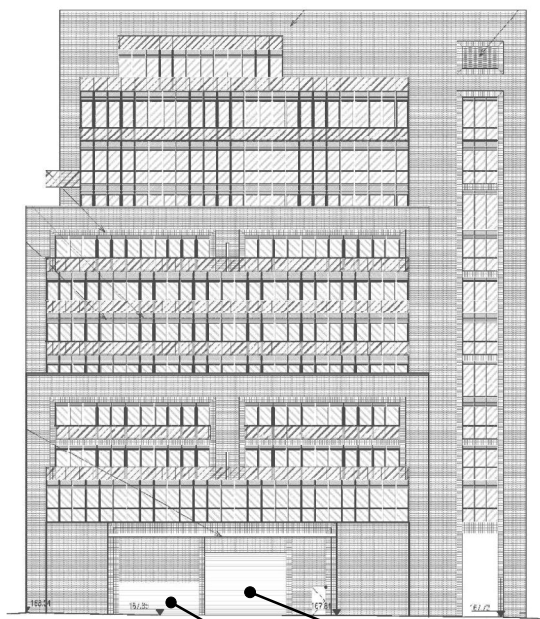
3



South Elevation
(Facing Regional Road 7)



East Elevation
(Facing Lansdowne Avenue)



North Elevation



West Elevation

Building Elevations

LOCATION:
4, 8, 14, 20 & 24 Lansdowne Avenue
Part of Lot 6, Concession 7

APPLICANT:
Avalée (Vaughan) Inc.



Attachment

FILES:
OP.19.007 & Z.19.019

RELATED FILE:
DA.19.069

DATE:
February 4, 2020

4

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD(S): 1

**TITLE: APPLICATION FOR BLOCK PLAN APPROVAL
FILE BL.34E.2014
BLOCK 34 EAST LANDOWNERS GROUP INC.
PRELIMINARY REPORT**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole related to Block Plan Application BL.34E.2014 for part of the lands within the southerly portion of Block 34 East which has been submitted to implement the policies of the Highway 400 North Employment Lands Secondary Plan.

Report Highlights

- To receive input from the public and the Committee of the Whole on the proposed Block 34 East Block Plan
- To provide a summary of the policy context and proposed Block 34 East Block Plan
- All issues and matters identified through the review of the Block 34 East Block Plan application, together with comments expressed by the public and Committee of the Whole at the Public Hearing, including those submitted in writing, will be presented in a technical report and considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Block Plan File BL.34E.2014 (Block 34 East Landowners Group Inc.) BE RECEIVED; and that any issues identified be addressed in a comprehensive report to Committee of the Whole prepared by the Policy Planning and Environmental Sustainability Department.

Background

Block 34 East, (“Subject Lands”) are bounded by Kirby Road to the north, Teston Road to the south, Jane Street to the east and Highway 400 to the west. The subject lands have an area of approximately 193 hectares and are known as Part of Lots 26 to 30, Concession 5 in the City of Vaughan. The Subject Lands include lands owned by both participating and non-participating landowners (see Attachment #1).

The Subject Lands are located within a larger area governed by the Highway 400 North Employment Area Secondary Plan (OPA #637). This larger area also includes Blocks 35 West and East, Block 34 West and north of King-Vaughan Road as shown on Attachment #4.

The Block Plan Application process is a comprehensive planning process that is initiated by the Block landowners

The Block Plan application process is not a statutory requirement of the *Planning Act*. Consistency with the Provincial Policy Statement (PPS) and other applicable provincial plans was established through the Highway North Employment Lands Secondary Plan study process. The proposed Block 34 East Block Plan application is being reviewed within this context. The Block Plan process as required by OPA #637 is reliant on policies contained in OPA #450. Policy 3.4.2.b of OPA #450 states, “Block Plans shall be required for greenfield development ... on the scale of the concession block or any such area that constitutes a logical planning unit.” Policy 3.4.2.c further states “Block plans shall form the basis for the preparation and submission of implementing draft plans of subdivision, zoning amendment applications, and/or site development applications.”

A major component of the Block Plan application process is the Master Environmental/Servicing Plan (ME/SP). The ME/SP shall be consistent with an ecosystem approach to planning, involving a rigorous analysis of the biophysical component of the natural system and the inter-relationships between them.

A Block Plan application has been submitted for lands in the southerly part of the Block. Less than 50% of the total area forms the lands which will be subject to approval

through the current Block 34 East block plan application process. Of the approximate 193 hectares within the Block, the participating landowners own about 72 hectares while the remaining 121 hectares are owned by the non-participating landowners. As such, over 62% of the area of the Block 34 East is not part of the current block plan application. Table 1 provides a summary of the participating and non-participating landowners.

Table 1: Land Ownership and Participation

| Ownership | Participating | Non-Participating | Area (Ha.) |
|--|----------------------|--------------------------|-------------------|
| Fleur De Cap Development Inc. | X | | 53.300 |
| Lorwood Holdings Incorporated | X | | 6.406 |
| Cuenca Development Inc. | X | | 12.699 |
| 1406979 Ontario Limited | | X | 39.731 |
| Conmar Developments Inc. and Fenlands Vaughan Inc. | | X | 39.268 |
| Janeston Valley Developments Ltd. | | X | 40.817 |
| The Trustee of the Maple Congregation of Jehovah's Witnesses | | X | 0.816 |
| Frank D'Agostino | | X | 0.198 |
| Total Area | | | 193.235 |

In order to comprehensively address all the lands within Block 34 East, including the non-participating landowners, Policy 3.4.2.e.i. of OPA #450 provides direction for the block plan process, as follows:

"Where landowners within a Block Plan area choose not to seek development approval at the same time of the preparation of the Block Plan, the lands of the non-participating owners shall be shown conceptually in the schedules to the plan. Amendments to the Block Plan may be required before such lands are considered for development."

A Block Plan application was submitted by the Participating Landowners Group which are known collectively as the "Block 34 East Landowners Group Inc."

The Block Plan application was received April 12, 2016 and initially circulated to internal and external agencies on May 20, 2016. A resubmission was provided on March 13, 2019 and subsequently circulated for comment on March 15, 2019.

The proposed Block Plan, which forms part of the resubmission, is included as Attachment 2 to this report. The Block Plan illustrates the location and extent of land

use designations including “Prestige Areas”, “General Employment Area”, “Mixed Use Area – Employment /Commercial”, and proposes the locations of service nodes for both participating and non-participating landowners properties. It also includes the location of the “GTA West Transportation Corridor Protection Area”, the “Employment Area Activity Centre” and the “Trans Canada Pipeline”. Natural heritage features are also shown with a notation recognizing that the limits of Environmental Features are to be determined for the properties owned by non-participating landowners. The proposed Block Plan also provides for the location 2 stormwater management ponds, the proposed location of the required pumping station and a road network all located on participating landowners lands.

Conmar Developments Inc. and Fenlands Vaughan Inc., known municipally as 11110 Jane Street, a non-participating land owner, has submitted applications for a Zoning By-law Amendment Z.19.007, a Draft Plan of Subdivision 19T-19V002 and a Site Development Application DA.19.072. The draft plan of subdivision proposes to create 4 blocks including an employment block, a prestige employment block, a service commercial block, and a road widening block. The Site Development Application would facilitate the development of a warehouse/distribution centre on one block, which is to be developed in two phases. Planning staff are co-ordinating the development applications with the ongoing Block Plan application process to ensure that future development is reviewed in a comprehensive manner.

Previous Reports/Authority

Not Applicable.

Analysis and Options

The Block 34 East Block Plan has been developed in consideration of the Regional and local policy context

1. York Region Official Plan 2010

The York Region Official Plan 2010 (YROP) designates the subject lands as “Urban Area” (Map 1). Figure 2 the “York Region Strategic Employment Lands” of the YROP identifies the subject lands as part of the “Strategic Employment Lands - Conceptual.”

Policy 4.3.6 of the YROP states, “To protect strategic employment lands including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans.” The YROP also includes Policy 4.3.11 containing provisions for

ancillary uses on employment lands, “To allow a limited amount of *ancillary uses* on employment lands, provided that the proposed uses are intended to primarily service business in the employment lands and that *ancillary uses* collectively do not exceed 15 per cent of an employment area as defined in the local official plan.” Ancillary uses are defined as “Small scale retail and commercial uses that primarily serve the business functions on employment lands.”

2. Vaughan Official Plan 2010 (VOP 2010)

Schedule 1 “Urban Structure” of VOP 2010 designates the subject lands “Employment Areas” and “Natural Areas and Countryside”.

Schedule 13 “Land Use” recognizes the lands as “Lands Subject to Secondary Plans” and “Natural Areas”.

Schedule 14-A “Areas Subject to Secondary Plans”, of VOP 2010 identifies the subject lands as one of the Secondary Plan Areas, being the “Highway 400 North Employment Lands – 11.4” (OPA #637).

3. Highway 400 North Employment Lands Secondary Plan (OPA #637)

The Highway 400 North Employment Lands Secondary Plan (OPA #637) is structured as an amendment to OPA #450 “Employment Area Growth and Management Plan” and OPA #600 and relies on the underlying policies contained in both OPAs #450 and #600. For the purpose of the Block 34 East Block Plan application only the policies related to OPA #450 are applicable.

OPA #637 was approved by the Ontario Municipal Board on November 21, 2011. Schedules “C” and “I” of OPA #637 identify land use designations and areas set aside for further study which are applicable to all the lands in Block 34 East (including both participating and non-participating landowners properties). A detailed description of each is provided in Attachment 3 to this report.

Only the land use designations listed below are applicable to the participating landowners properties which are part of the current Block Plan application.

“Prestige Areas”, “General Employment Area”, “Mixed Use Area – Employment /Commercial”, “Potential Valley and Stream Corridor”, “Significant Enhanced Landscape Area”, “Significant Interface Area (SIA)” and “Stormwater Management Facility”.

The limits of development will need to be confirmed for the participating landowners properties through the Block 34 East Block Plan application process

4. Development Statistics

The following statistics have been provided for the subject lands, including both the participating and non-participating landowners lands.

A site walk of the participating landowners lands was undertaken in July 2019 by the Toronto and Region Conservation Authority, the participating landowners and their consulting team, and the City of Vaughan. The development limits are still subject to final review, which may impact the areas dedicated to each land use as shown in Table 2 below.

Table 2: Proposed Land Use Areas Block 34 East

| DEVELOPABLE LAND USES | Area (Ha) |
|---|------------------|
| Prestige Employment Area | 41.781 |
| General Employment Area | 81.693 |
| Mixed Use Area – Employment /Commercial | 17.645 |
| Service Nodes | 4.934 |
| Potential Roads | 7.073 |
| Roads | 3.723 |
| Stormwater Management Facilities | 5.824 |
| TOTAL DEVELOPABLE LAND USES | 162.673 |
| NON-DEVELOPABLE LAND USES | Area (Ha) |
| Channel | 1.173 |
| Valley Vegetation | 5.344 |
| Upland Enhancement | 4.934 |
| Compensation Area | 0.820 |
| Potential Environmental Lands | 16.591 |
| TransCanada Pipeline | 1.701 |
| TOTAL NON-DEVELOPABLE LAND USES | 30.563 |

City Staff and External agencies are currently undertaking a review of the resubmission of the Block 34 East Block Plan application

5. Preliminary Issues to be addressed through the Block Plan process

Through an initial review the following preliminary matters have been identified, which are not exhaustive, and will require further consideration and discussion with the

applicable authorities. Any additional comments, requirements and/or modifications will be addressed in a future technical report to the Committee of the Whole.

i. General Comments:

- Less than 50% of the subject lands are being considered for block plan approval through this application process, which presents challenges in addressing matters in a comprehensive manner. The extent to which information is provided on a conceptual basis for the lands owned by the non-participating landowners consistent with Policy 3.4.2.e.i of OPA #450, will be determined through the Block Plan review

ii. Land Use and Densities:

- The application will be reviewed for conformity with the applicable Secondary Plan policies that were approved pursuant to Provincial and Regional plans
- The distribution and compatibility of land uses, including the final location and design of the road network, amount of ancillary commercial and retail uses, limits of development, location, number and design of stormwater management facilities require further refinement in consultation with the required approval authorities

iii. Trails:

- A conceptual local trail system, connecting to the larger City-wide network, must be provided for the Block Plan Area at this stage
- Examining opportunities for locating maintenance access roads for the stormwater management facilities with the intent of using these roads with future mid-block pedestrian walkway connections into the adjacent open space valley system. This will be dependent on location, practicality and technical feasibility

iv. Cultural Heritage

- The subject lands include 2 properties listed on the Register of Property of Cultural Heritage Value (11110 Jane Street and 10980 Jane Street) the City of Vaughan Heritage Register, as per Section 27 of the *Ontario Heritage Act*. Resources listed on the Register shall be protected and conserved as per the "Strategy for the Maintenance & Preservation of Significant Heritage Buildings" and Chapter 6 of the Vaughan Official Plan 2010, Volume 1

- A Cultural Heritage Impact Assessment for 10980 Jane Street and a Stage 1-2 Archaeological Assessment have been submitted and are currently under review and must be addressed to the satisfaction of the City

v. Transportation:

- In 2016 City staff advised the necessary transportation studies consider Block 34 East in its entirety (both participating and non-participating lands) to ensure all transportation matters are planned for comprehensively
- An updated Traffic and Transportation Study was not submitted with the 2019 resubmission and is required. The study should address how the overall planning and transportation policies of the OPA #450 as amended by OPA #637 are being maintained in consideration of the proposed road network which does not reflect the network shown as part of the Plan. The study should also recognize and address the status and impacts of the GTA West Corridor Study
- Other matters to be addressed include the proposed east-west collector road location over the Purpleville Creek valley lands and its alignment to the road network, on the east side of Jane Street, which is shown as part of the approved Block 27 Secondary Plan
- York Region staff comments in 2016 outlined the need for additional work to be completed and noted the Region did not support the proposed strategies (these are related to traffic signals unwarranted in the specified time horizon or dual left turn lanes). Preliminary comments for future development applications were also provided
- The applicant is required to address York Region's 2016 comments and any future comments as part of the Block Plan approval process

vi. Master Environmental and Servicing Plan:

Environmental:

- The subject lands contain several natural features and hazards associated with the Humber River Watershed. This includes multiple tributaries of Purpleville Creek, Headwater Drainage Features (HDFs), woodlands and Provincially Significant Wetlands (PSWs) which form part of the East Humber River wetland complex. Natural hazards associated with these features include valley slopes and the Regulatory Floodplain. The subject lands are also a significant groundwater recharge area and well head protection area under the *Source Protection Plan – Clean Water Act, 2006*

- The subject lands include watercourses and wetlands including PSWs that constitute regulated Redside Dace (species at risk) habitat.
- Potential declassification of PSWs and proposed alterations to existing watercourses on participating landowners' properties must be resolved as part of the Block Plan review process, to the satisfaction of the Ministry of Natural Resources and Forestry (MNRF), Ministry of Environment, Conservation and Parks (MECP), Toronto and Region Conservation Authority (TRCA) and City. The participating Landowners Group have been in contact with both ministries respecting the status of PSWs and species at risk requirements
- The limits of development have not yet been established and are required for the participating landowners properties. The TRCA has concerns with the delineation of natural heritage features and proposed encroachments depicted in the current Block Plan. TRCA is unable to provide additional detailed comments until their 2016 comments have been addressed
- The Constraints and Restoration Opportunities figure prepared as part of the ME/SP indicates encroachments are being proposed into multiple natural heritage features and their respective Vegetation Protection Zone (VPZ)
- Natural heritage features and their associated VPZs be placed in a protective zoning category Open Space (OS) and typically conveyed into public ownership to enable comprehensive management and to ensure their continued protection and management
- The proposed Groundwater Monitoring Locations Plan is under consideration and subject to approval by TRCA
- Until the limits of the features/designations are confirmed, the City is unable to consider any of the proposed options for compensation and/or restoration
- The applicant is required to submit a Sustainability Performance Metrics (SPM) scoring tool and summary letter for the Block Plan application
- The Ministry of Transportation (MTO) has noted that beyond the Highway 400 widening requirements from Major MacKenzie Drive to the Township of King, the MTO is not aware of any additional commitments made beyond the right-of-way on the Block 34 Phase 1 lands. The 2019 submission also mapped Purpleville Creek Tributary D on the east side of Highway 400. The mapping

should also note Tributary C (north portion of the Block 34 Phase 1 lands), which also runs east of Highway 400

Servicing:

- The City has conducted a review of sanitary, water and storm servicing, and the corresponding grading design and determined more review is required
- In April 2019, a Notice of Study Completion was issued for York Region's Northeast Vaughan Water & Wastewater Servicing Class Environmental Assessment (Regional EA). The purpose of the Region's EA was to establish the preferred strategy to provide new water and wastewater infrastructure needed to service the anticipated growth in northeast Vaughan to the year 2051. The Regional EA identifies the ultimate water and wastewater strategies for the Block given limited facilities exist to service these lands
- Comments from Development Engineering provided to the applicant note that additional information is required to determine water servicing needs for the Block Plan including reference to the Regional EA findings and provisions for providing adequate water pressure to the northern portion of the Block
- Development Engineering has also reviewed the proposed sanitary schematic and noted several concerns given the current proposal is not consistent with City Standards
- The City has initiated an Interim Servicing Strategy (ISS) which will reflect the City's anticipated 10-year development forecast for the period of 2019-2028. The subject lands are within the ISS study area and therefore the interim strategy recommended through the ME/SP will need to be evaluated as part of the ISS
- The Stormwater Management Plan proposes 2 stormwater management facilities as well as local on-site controls. The MESP identifies two options for the Stormwater Management facilities design. The ultimate solution should consider the storm drainage tributary area aligned with the City's Official Plan policies. Therefore, the applicant is required to review the Stormwater Management Strategy to ensure it properly represents the ultimate drainage condition
- The MTO has also commented that an overall Stormwater Management Strategy must be provided
- A preliminary grading design was not provided with the ME/SP. Development Engineering requires the ME/SP to be updated to include preliminary grading design with respect to proposed phasing works and servicing measures

- A Hydrogeological Assessment was not submitted as part of the ME/SP and is required for Development Engineering to approve the Block Plan application

Financial Impact

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

Broader Regional Impacts/Considerations

The Block Plan application resubmission has been circulated to the Region of York for review and comment.

Blocks 34 and 35 were brought into the Urban Boundary and designated for Employment Land uses through Regional Official Plan Amendment (ROPA) 52.

Any issues resulting from the Regional review will be addressed in the planning report prepared for a future Committee of the Whole.

Conclusion

The preliminary issues identified in this report, including further responses from internal departments and external public agencies, will be considered in the technical review of the Block Plan application along with the supporting reports, together with comments expressed by the public and Council at the Public Hearing and those submitted in writing. These will be addressed in a comprehensive planning report to a future Committee of the Whole.

For more information, please contact: Arminé Hassakourians, Senior Planner

Attachments

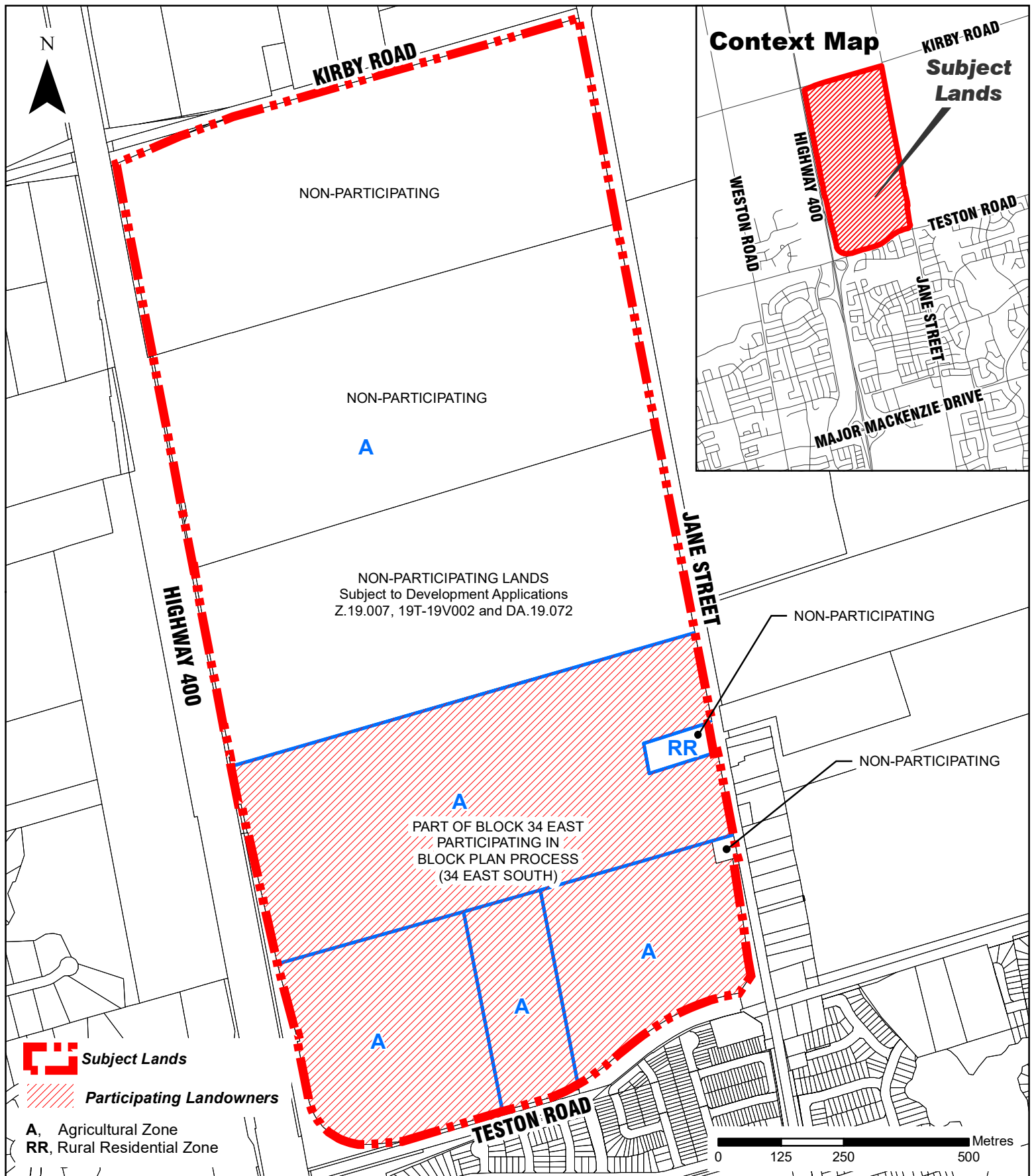
1. Location Map
2. Block 34 East Block Plan
3. OPA #637 Land Use Designations Applicable to Block 34 East
4. OPA #637 Land Use Plan
5. OPA #637 Transportation Corridor Protection Areas

Prepared by

Arminé Hassakourians, Senior Planner, extension 8368

Frank Marzo, Acting Manager of Short-Range Policy Planning, extension 8063

Bill Kiru, Director of Policy Planning and Environmental Sustainability, extension 8633



Location Map

LOCATION:
Part of Lots 26 to 30, Concession 5

APPLICANT:
Block 34 East Landowners Group Inc.

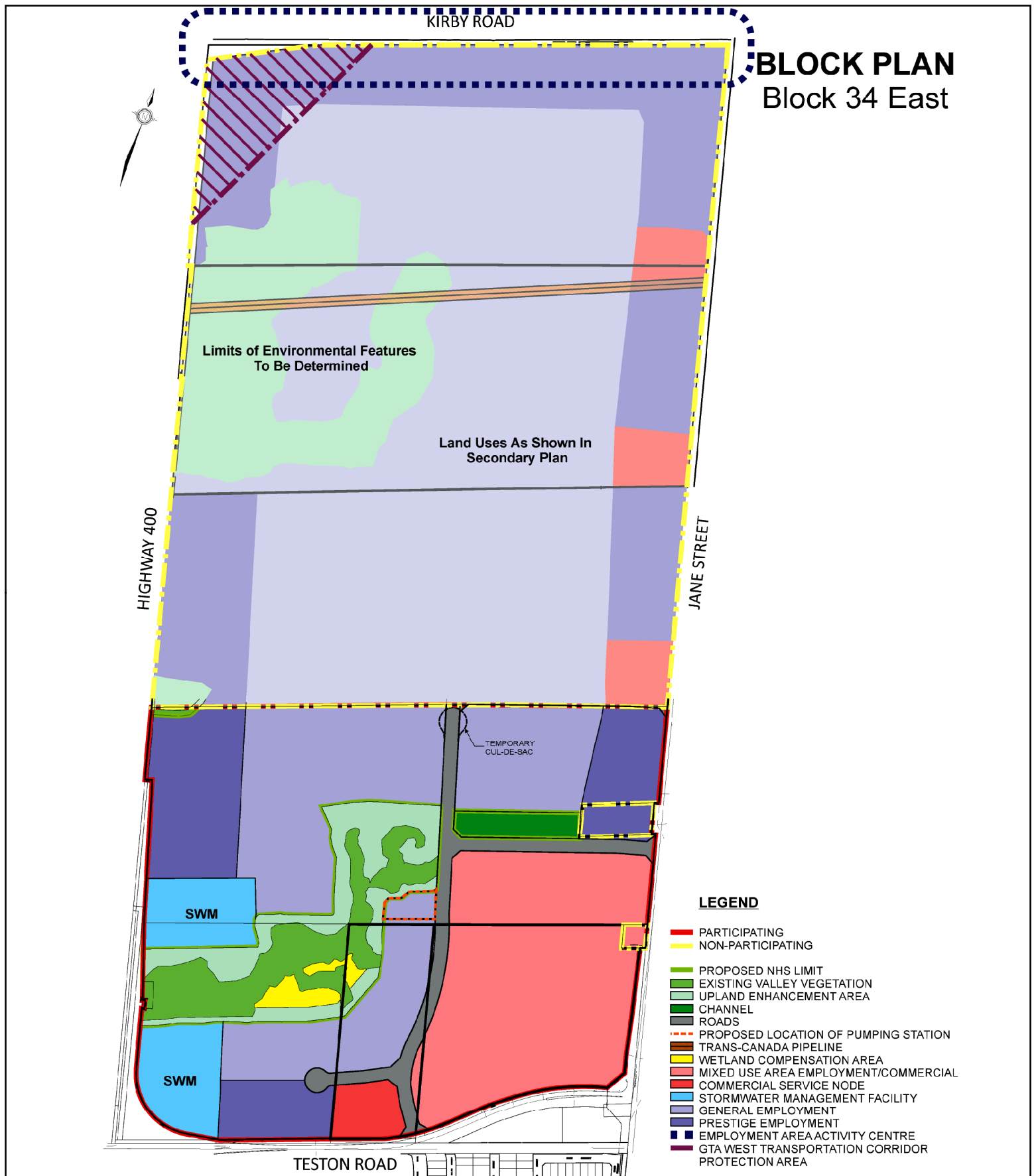


Attachment

FILE:
BL.34E.2014

DATE:
February 04, 2020

1



Block Plan - Block 34 East

LOCATION:
Part of Lots 26 to 30, Concession 5

APPLICANT:
Block 34 East Landowners Group Inc.



Attachment

FILE:
BL.34E.2014

DATE:
February 04, 2020

2

| LAND USE | DESCRIPTION <i>(overview of permission provided, for a complete description of each designation please refer to the relevant policies)</i> |
|--|--|
| Prestige Area | Located adjacent to provincial highways and arterial roads. Prestige Areas shall generally be developed with larger lots for a wide range of industrial, office, business and civic uses. No outside storage of goods or materials shall be permitted in this designation. |
| General Employment Areas (Employment Area General in OPA #450) | Are intended to accommodate uses that do not require higher profile locations. In addition to the uses permitted in the Prestige Areas designation, this designation also permits uses which require outside storage or which would be undertaken outdoors. |
| Mixed Use Areas – Employment/Commercial | <p>Located at the north-west quadrant of the Jane Street and Teston Road intersection and the south-east quadrant of the intersection of Weston Road and Kirby Road, adjacent to a residential area and recognizes existing commercial areas along the east and west side of Highway 400. The purpose of this designation is to permit a range of large scale uses, such as institutional uses, places of worship, hotels and banquet halls. Also permitted in this designation are a range of small scale commercial facilities, in addition to employment uses, which are to be located at a development node which serves the employment area as well as through traffic and adjacent residential areas.</p> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) Individual retail uses in buildings with ground floor plates in excess of 2,800 m² in size and/or, b) Any uses which require outside storage of goods and materials |
| Potential Valley and Stream Corridor | Vaughan contains a significant number of valley systems and stream corridors which are the vital link between the headwaters, mid-reaches and lower-reaches of the watercourses. Valley and stream corridors also perform important ecological functions, are valued landscape units providing topographic and habitat diversity contributing to the overall environmental quality. |

| | |
|--------------------------------------|--|
| Employment Area Activity Centre | <p>These centres are located along lands fronting on Kirby Road. The purpose is to permit development of a concentration of uses designed to provide services to the surrounding employment area and adjacent areas, in addition to the uses permitted in the underlying land use designation. In addition to the permitted land uses, a broad variety of uses including retail and service commercial, hotels, public, non-profit and institutional uses, cultural and entertainment and social facilities shall be permitted where such uses primarily provide a service to the surrounding employment area and contribute to the creation of an urban environment with strong pedestrian orientation.</p> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) individual retail and service commercial uses in buildings with ground floor plates in excess of 929 m²; b) drive-through facilities, gas bars/service stations, either stand alone or associated with other permitted uses; and, c) any uses which require outside storage of goods and materials. |
| Significant Interface Area (SIA) | <p>These areas identify significant intersections, which serve as “gateways” into the employment area. Guidelines will address the design parameters for lands in the Employment Area, and their relationship with lands at the intersection outside of the Employment Area. Permitted uses in the SIA shall be those permitted in the underlying land use designation.</p> |
| Significant Enhanced Landscaped Area | <p>Where development fronts onto Highway 400, a “Significant Enhanced Landscape Area” has been designated. The Urban Design Guidelines will provide detailed direction on the extent and form of the required landscape, topographical, built form and architectural relationships to Highway 400</p> |
| Stormwater Management Facility | <p>The symbols representing stormwater management facilities represent the general locations for such facilities within the Highway 400 North Employment Area. Notwithstanding the location of these designations stormwater management facilities shall be permitted in all designations and will be located and designed to the satisfaction of the City and TRCA and should be integrated with the open space and trail system.</p> |

| | |
|--|---|
| <p>Interchange Study Area and GTA West Transportation Corridor Protection Area</p> | <p>The City of Vaughan recognizes the importance of protecting the Future GTA West Transportation Corridor and its associated interchanges and accesses. It also recognizes the interests of the Province and neighbouring municipalities to ensure that development of the Vaughan 400 North Employment Area does not preclude or predetermine the findings and requirements of the ongoing Environmental Assessment, the potential routing of the corridor and the future location of interchanges and other accesses. Approval of planning applications including Block Plans in the identified Area shall not be released until the Province formally notifies the City and Region in writing that specific lands have been released. For details on such policies please see OPA #637.</p> <p>Note: Lands in Block 34 East which are subject to the policies of the Interchange Study Area and GTA West Transportation Corridor Protection Area are owned by a non-participating landowner.</p> |
| <p>Service Nodes</p> | <p>Services Nodes are to be located at the intersection of arterial and or collector roads. Other areas that are conveniently located or are predominately devoted to another use such as an office complex or a hotel may also be considered.</p> <p>The maximum size of a Service Node shall be 1.2 ha. A Service Node may exceed 1.2 ha to a maximum of 2.4 ha is it is developed in conjunction with a predominant use such as an office complex or hotel.</p> <p>The purpose of a Service Node is to provide for the day to day convenience and service needs of businesses, industries and their employees. Consideration may be given to permit some limited service commercial uses within Service Nodes, which will generally be located in mixed use buildings where feasible. Service commercial includes small scale retail and other commercial uses that primarily serve the business functions within the employment area.</p> <p>Retail warehouse uses are prohibited. Service station may be located as part of a Service Node provided that they are on arterial roads and that there is not more that one service station per intersection.</p> <p>Service Nodes are not shown on Schedule 2D (Schedule C of OPA #637), but acceptable sites will be identified and zoned either through the Block Plan approval process or site specific zoning amendment applications.</p> |

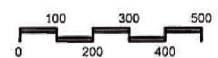
This Is Schedule 'C' to
Amendment No. 637

Schedule 2D to OPA 450 Employment Area (Highway 400 North) Land Use Plan

LEGEND

- Structural Plan Boundary
- Provincial Controlled Access Highway
- Arterial Road
- Primary Road (planned)
- Character Road
- Trans Canada Pipeline
- Employment Area Activity Centre
- Significant Interface Area (SIA)
- ▨ Greenbelt Natural System Area
- ▨ Potential Valley and Stream Corridor
- ⊗ Stormwater Management Facility
- ▲ Conceptual Regional Park (Location to be determined)
- ▨ Prestige Areas
- ▨ Prestige Areas - Office/Business Campus
- ▨ General Employment Area
- ▨ Mixed Use Area - Employment / Commercial
- ▨ Significant Enhanced Landscape Area
- ▨ Low Rise Residential

NOTE: SOME OF THE LANDS
WITHIN THIS AREA ARE LOCATED
WITHIN THE GTA WEST
TRANSPORTATION CORRIDOR
PROTECTION AREA AND/OR
INTERCHANGE STUDY AREA AND
ARE SUBJECT TO POLICY 2.3.3.1
(d) (i) (SCHEDULE "I").



OPA 637 - Land Use Plan

LOCATION:
Part of Lots 26 to 30, Concession 5

APPLICANT:
Block 34 East Landowners Group Inc.

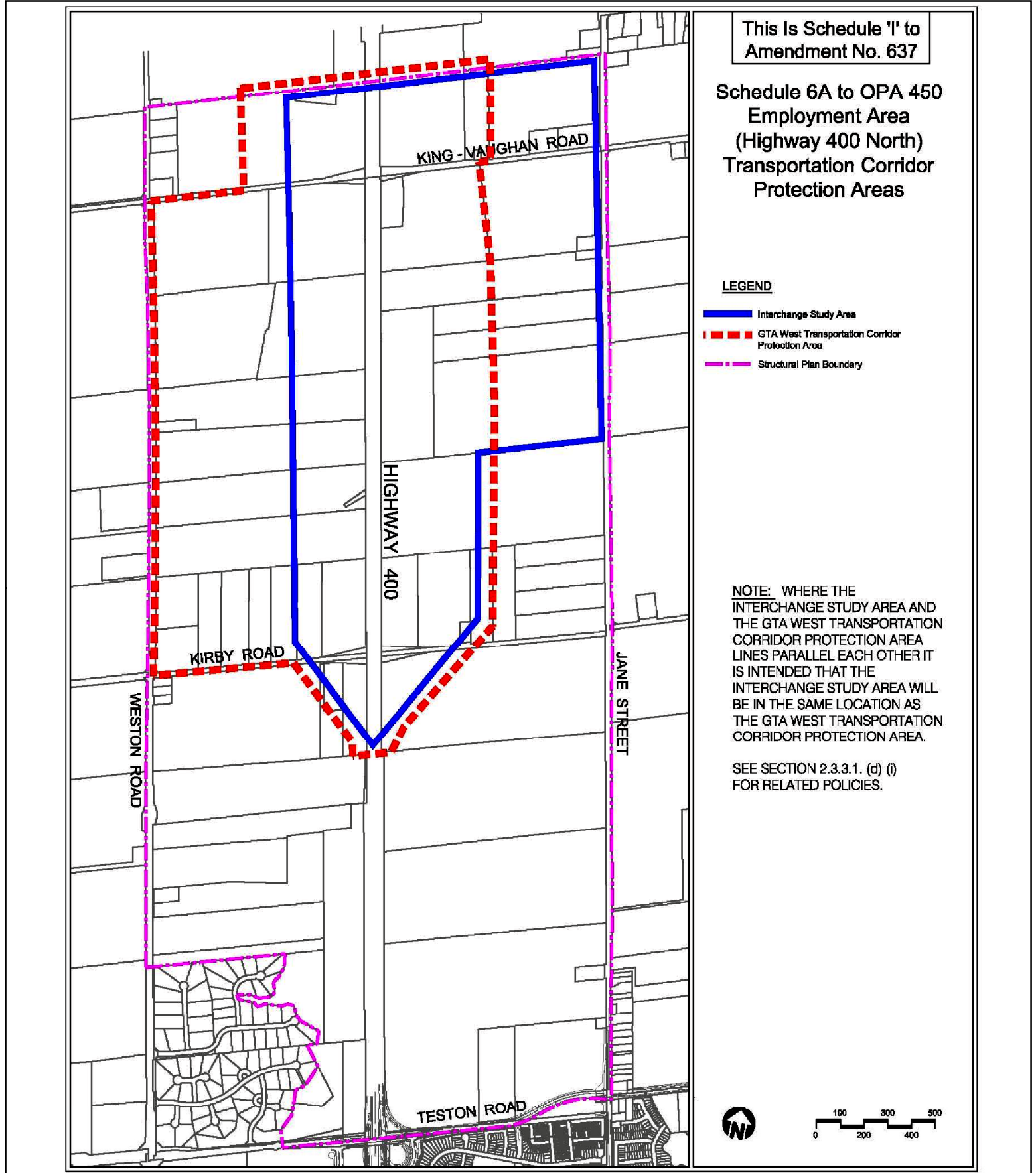


Attachment

FILE:
BL.34E.2014

DATE:
February 04, 2020

4



OPA 637 - Transportation Corridor Protection Areas

LOCATION:
Part of Lots 26 to 30, Concession 5

APPLICANT:
Block 34 East Landowners Group Inc.



Attachment

FILE:
BL.34E.2014

DATE:
February 04, 2020

5