

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

Tuesday, June 5, 2018

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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	Pages
1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC HEARING ITEMS	
1. OFFICIAL PLAN AMENDMENT FILE OP.17.016 ZONING BY-LAW AMENDMENT FILE Z.17.046 IMPORTANNE MARKETING INC.VICINITY OF REGIONAL ROAD 27 AND HIGHWAY 407 Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. OFFICIAL PLAN AMENDMENT FILE OP.18.002 ZONING BY-LAW AMENDMENT FILE Z.18.003 LABOURERS' UNION NON-PROFIT BUILDING SOCIETY (LiUNA LOCAL 183) VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD 8500 HUNTINGTON ROAD Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.	24
3. ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 RIZMI HOLDINGS LIMITED VICINITY OF DUFFERIN STREET AND KIRBY ROAD Information item from the Deputy City Manager, Planning and Growth Management with respect to the above.	36

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|------|--|----|
| 4.   | OFFICIAL PLAN AMENDMENT FILE OP.18.005 ZONING BY-LAW<br>AMENDMENT FILE Z.18.009 DRAFT PLAN OF SUBDIVISION FILE<br>19T-18V005 1930328 ONTARIO INC.VICINITY OF MAPLECRETE<br>ROAD AND REGIONAL ROAD 7<br>Information item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above. | 50 |
| <br> |  |    |
| 5.   | OFFICIAL PLAN AMENDMENT FILE OP.18.006 ZONING BY-LAW<br>AMENDMENT FILE Z.18.010 CB 10 (ISLINGTON) HOLDING<br>CORP.VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE<br>Information item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above.                                   | 68 |

#### 4. ADJOURNMENT

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

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

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, June 05, 2018

**WARD:** 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.17.016  
ZONING BY-LAW AMENDMENT FILE Z.17.046  
IMPORTANNE MARKETING INC.  
VICINITY OF REGIONAL ROAD 27 AND HIGHWAY 407**

**FROM:**

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

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.17.016 and Z.17.046 for the Subject Lands shown on Attachments #1 and #2, to permit the development of two 12-storey office buildings, an 8-storey hotel and a 4-storey above ground parking structure, as shown on Attachments #3 to #9.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole regarding a development proposal for two 12-storey office buildings, an 8-storey hotel and a 4-storey above ground parking structure.
- Official Plan Amendment and Zoning By-law Amendment applications are required to permit the development.
- 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 Files OP.17.016 and Z.17.046 (Importanne Marketing 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”) are located on the west side of Regional Road 27, north of Highway 407, as shown on Attachment #2, and are municipally known as 7242 Regional Road 27. The Subject Lands are comprised of two parcels of land traversed by Toronto RV Road. The Owner is proposing to realign Toronto RV Road to the east, parallel to Regional Road 27, thereby merging the two parcels into one parcel (the Subject Lands), as shown on Attachment #3. The surrounding land uses are shown on Attachment #2.

On October 15, 2002, Vaughan Council approved Official Plan and Zoning By-law Amendment Files OP.00.022 and Z.00.107 to permit the development of the Subject Lands with a 9-storey hotel, a 2-storey conference/banquet and 7 and 8-storey office buildings with ground floor commercial uses and surface and underground parking, as shown on Attachment #10.

On November 11, 2002, Council adopted OPA #584, which redesignated the Subject Lands from “General Complementary Urban Area” under the Provincial Parkway Belt West Plan, to “Prestige Area” designation, subject to the “Service Node” policies under OPA #450 (Employment Area Plan). The Subject Lands were previously removed from the Provincial Parkway Belt West Plan by Amendment No. 129, which was approved by the Ministry of Municipal Affairs on October 23, 1997.

On November 28, 2002, the Catholic Cemeteries Archdiocese of Toronto (the Owner of the Queen of Heaven Cemetery immediately to the west of the Subject Lands) appealed the decision of Council to the Ontario Municipal Board (the “OMB”). Prior to the commencement of an OMB Hearing, 1168912 Ontario Incorporated and Importanne Marketing Inc. (the Owner) and the Catholic Cemeteries Archdiocese of Toronto (the Appellant) reached a settlement. In Decision/Order No. 1696, issued on October 27, 2004, the OMB approved a modified version of OPA No. 584, which incorporated development criteria to screen the proposed development from the adjacent cemetery lands, road improvements to Regional Road 27 and Toronto RV Road, and to not allow an above ground parking structure.

On December 2, 2013, the OMB partially approved Volume 2 of Vaughan Official Plan 2010 (VOP 2010), Site-Specific Policies, which included the previous OMB modified and approved OPA #584 for the Subject Lands as Site-Specific Policy 13.3, which includes Schedule 13.3.B as shown on Attachment #10.

### ***Official Plan Amendment and Zoning By-law Amendment Applications are required to permit the proposed 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, 12-storey office buildings, an 8-storey hotel and a 4-storey above ground parking structure (the “Development”), as shown on Attachments #3 and #9:



1. Official Plan Amendment File OP.17.016 to amend VOP 2010, Volume 2, Site Specific Policy 13.3, specifically to:
  - a) increase the maximum permitted building height for the office buildings from 7 and 8-storeys to 12-storeys;
  - b) remove the requirement for a 3000 m<sup>2</sup> landscape amenity area; and,
  - c) permit an above ground parking structure whereas, an above ground parking structure is specifically prohibited.
2. Zoning By-law Amendment File Z.17.046, to amend Zoning By-law 1-88 to rezone the Subject Lands from PB2 Parkway Belt Complementary Use Zone to C7 Service Commercial Zone in the manner shown on Attachment #3, 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 Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 11, 2018

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Toronto RV Road and Regional Road 27 frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, and to the West Woodbridge Homeowners' Association
- c) Comments Received:
  - i) M. Everard, email dated February 22, 2018, Acting on behalf of Catholic Cemeteries & Funeral Services – Archdiocese of Toronto, registered owners of Queen of Heaven Cemetery, expressing concerns that the previous OMB Decision on the Subject Lands should run with the lands and that the OMB's Decision should be implemented as approved.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. 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**

Not applicable

## **Analysis and Options**

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

The Subject Lands are designated “Prestige Employment Area” by VOP 2010, Volume 2, Site-Specific Policy 13.3, which permits uses such as offices, hotels with related hospitality, eating establishment and conference/banquet hall facilities, and ancillary retail uses. The Site-Specific Policy also establishes the following development standards and includes a Site Plan (Map 13.3.B, as shown on Attachment #10) that are to be included in the implementing Zoning By-law:

- a) a passive landscaped amenity area containing a minimum area of 3000 m<sup>2</sup>, with a minimum frontage along Toronto RV Road of 45 m immediately south of the adjacent cemetery lands;
- b) The northerly office building will consist of a maximum of 7-storeys, comprised of 6 typical storeys, in addition to the ground floor and a maximum height of 30 m. The southerly office building will consist of a maximum of 8-storeys, comprised of 7 typical storeys, in addition to the ground floor, and a maximum height of 34 m. Any retail facility located between the office buildings shall be a maximum of 1-storey and not exceed 12 metres in height. The hotel building on the Subject Lands will consist of a maximum of 9-storeys, comprised of 6 typical storeys, in addition to the ground floor, a second storey and a mezzanine and a maximum height of 40 m;
- c) All parking shall be located underground or at grade. No parking, shall be located in above ground structures;
- d) Landscaping and fencing requirements and window treatment shall be established by the City and to the satisfaction of the City in the Site Plan; and,
- e) Specific road improvements to the Regional Road 27 and Toronto RV Road intersection.

The proposed Development does not conform to VOP 2010. Amendments to VOP 2010 are required to increase the maximum permitted building height for the office buildings from 7 and 8-storeys to 12-storeys, to permit an above ground parking structure and to remove the requirement for a landscaped amenity area.

In addition, the proposed Development includes an 8-storey hotel building, whereas the Site-Specific Policy 13.3 permits a hotel building with a maximum building height of 9-storeys. The proposed 8-storey hotel building complies with the permitted maximum building height. Should the Applications be approved, the implementing Official Plan Amendment and Zoning By-law Amendment will cap the maximum building height for the hotel use at 8-storeys to reflect the approved development.

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

The Subject Lands are zoned PB2 Parkway Belt Complementary Zone, as shown on Attachment #2, by Zoning By-law 1-88, which does not permit the Prestige Employment uses. The Owner proposes to rezone the Subject Lands to C7 Service Commercial Zone with the following site-specific zoning exceptions:

Table 1

	<b>By-law Standard</b>	<b>C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions to the C7 Commercial Zone</b>
a.	Minimum Exterior Side Yard (Easterly Lot Line)	9 m	3 m (Office “A” and Hotel)  4 m (Office “B”)
b.	Minimum Interior Side Yard (Westerly Lot Line)	6 m	3 m
c.	Minimum Interior Side Yard (South Lot Line to Parking Structure)	6 m	3 m
d.	Minimum Front Yard (Office “A” to South Lot Line )	9 m	4.1 m
e.	Minimum Rear Yard (North Lot Line)	22 m	16.9 m

	By-law Standard	C7 Service Commercial Zone Requirements	Proposed Exceptions to the C7 Commercial Zone
f.	Maximum Building Height	11 m	<p>47.6 m (12-storey Office Buildings)</p> <p>29 m (8-storey Hotel)</p> <p>19 m (4-storey Parking Structure)</p>
g.	Minimum Landscape Strip Along Realigned Toronto RV Road (South and East Lot Lines)	6 m	3 m
h.	Minimum Parking Requirement	<p>Office Use 33,868 m<sup>2</sup> @ 3.5 spaces/100 m<sup>2</sup> = 1186 spaces</p> <p>Retail Use 1076 m<sup>2</sup> @ 6 spaces/100 m<sup>2</sup> = 65 spaces</p> <p>Hotel Use 105 rooms @ 1 space/room = 105 spaces</p> <p>Total Required = 1356 spaces</p>	<p>Office Use 33,868 m<sup>2</sup> @ 2.7 spaces/100 m<sup>2</sup> = 915 spaces</p> <p>Retail Use 1076 m<sup>2</sup> @ 3.53 spaces/100 m<sup>2</sup> = 38 spaces</p> <p>Hotel Use 105 rooms @ 0.9 space/room = 95 spaces</p> <p>Total provided parking spaces = 1048 spaces</p>
i.	Loading Spaces	Not permitted between a building and a street	Permit a Loading Space between a building and a Street (Toronto RV Road)

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.

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Provincial Policies, Regional and City Official Plan Policies. Previous OMB Decision	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the applicable Provincial policies, the York Region Official Plan, the VOP 2010 policies and Volume 2 Site-Specific Policy 13.3 and the previous OMB Decision on the Subject Lands.</li> </ul>
b.	Appropriateness of Proposed Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning and site-specific zoning exceptions required to permit the Development shown on Attachments #3 to #9, will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> <li>– Functional Servicing Report;</li> <li>– Phase 1 Environmental Site Assessment (ESA);</li> <li>– Parking Justification Study;</li> <li>– Traffic Impact Study;</li> <li>– Pedestrian Wind Conditions;</li> <li>– Community Services and Facilities Study;</li> <li>– Environmental Noise Report;</li> <li>– Market Impact Study;</li> <li>– Planning Justification Report;</li> <li>– Urban Design and Sustainability Brief; and</li> <li>– Sun/Shadow Study.</li> </ul> </li> <li>▪ Additional studies and/or reports may be required as part of the development application review process.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Realignment of Toronto RV Road	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposal to realign Toronto RV Road parallel with Regional Road 27 to create one consolidated 1.93 ha parcel of land will be reviewed in consideration of, but not limited to the urbanization, ultimate servicing options, appropriate road width, alignment and the access configuration and design.</li> </ul>
e.	VOP 2010 Policy 13.3, Site-Specific Road Requirements (Policy 13.3.1.8)	<ul style="list-style-type: none"> <li>▪ Policy 13.3 of VOP 2010 includes site-specific road improvement requirements that shall be undertaken to the satisfaction of the Ministry of Transportation Ontario (the "MTO"), York Region and the City including: <ul style="list-style-type: none"> <li>– Traffic signal installation at the Regional Road 27 / Toronto RV Road intersection;</li> <li>– The construction of a southbound right turn lane at the Regional Road 27 / Toronto RV Road intersection; and,</li> <li>– The widening of the eastbound approach of the Regional Road 27 / Toronto RV Road intersection. The widening should accommodate two eastbound and one westbound lane.</li> </ul> </li> <li>▪ The appropriateness of the applicability of these road improvements or additional/modified requirements as may be necessary, will be reviewed.</li> </ul>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application will be required to permit the Development, should the Applications be approved. The following matters, but not limited to, will be addressed together with the Applications in a comprehensive technical report to a future Committee of the Whole Meeting: <ul style="list-style-type: none"> <li>– the appropriateness of the proposed site organization and built form;</li> <li>– the adequate buffering and screening of the parking garage to the neighbouring uses;</li> <li>– the design of all commercial signage and lighting;</li> <li>– the retention and preservation of mature trees on the Subject Lands;</li> <li>– proper vehicular (including service vehicles such as fire and garbage trucks) access and turning movements;</li> <li>– road designs that meet MTO, York Region and City Standards;</li> <li>– pedestrian and barrier free accessibility;</li> <li>– accessibility and the location of the proposed parking spaces; and</li> <li>– appropriate site design and building materials, snow storage areas, stormwater management, and servicing and grading.</li> </ul> </li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved.</li> </ul>
i.	Ministry of Transportation (the “MTO”)	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the MTO’s Permit Control Area.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The Applications have been circulated to the MTO for review and comment. Any issues identified by the MTO will be addressed when the Technical Report is considered.</li> <li>▪ The Owner will be required to obtain a MTO Building and Land Use Permit prior to the commencement of any works on the Subject Lands, should the Applications be approved.</li> </ul>

### **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. The Owner has made a request to exempt the Official Plan Amendment Application from York Region's approval. To date, York Region has not issued a decision regarding the exemption request. 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, at extension 8635.

### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Elevations (Building "A")
6. Conceptual Elevations (Building "B")
7. Conceptual Elevations (Hotel)
8. Conceptual Elevations (Parking Garage)
9. Perspective Rendering
10. VOP 2010, Site Specific Map 13.3.B - Site Plan (Also OMB Approved)



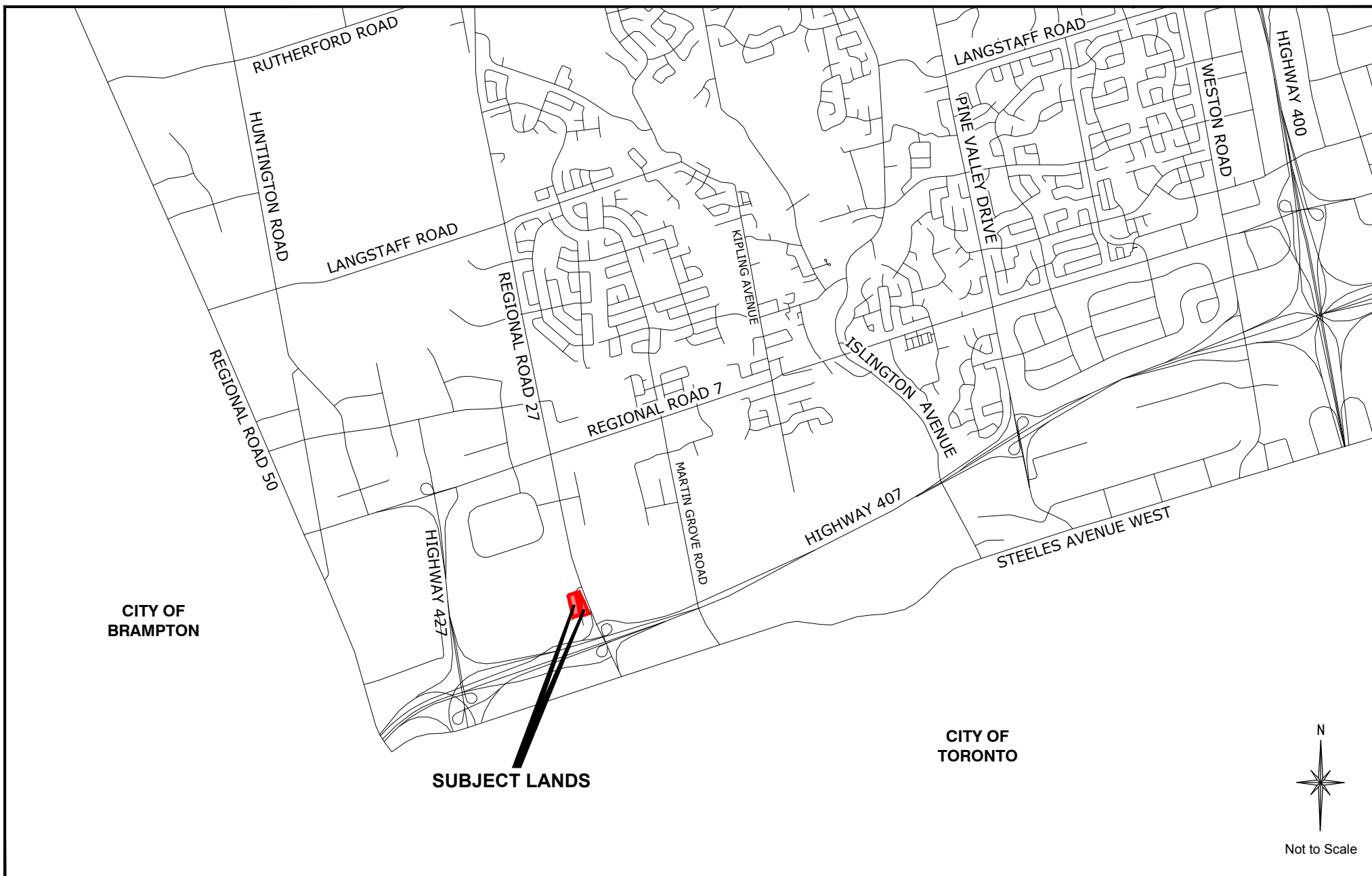
**Prepared by**

Mary Caputo, Senior Planner, ext. 8635

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Context Location Map

Location: Part of Lot 2,  
Concession 8

Applicant:  
Importanne Marketing Inc.

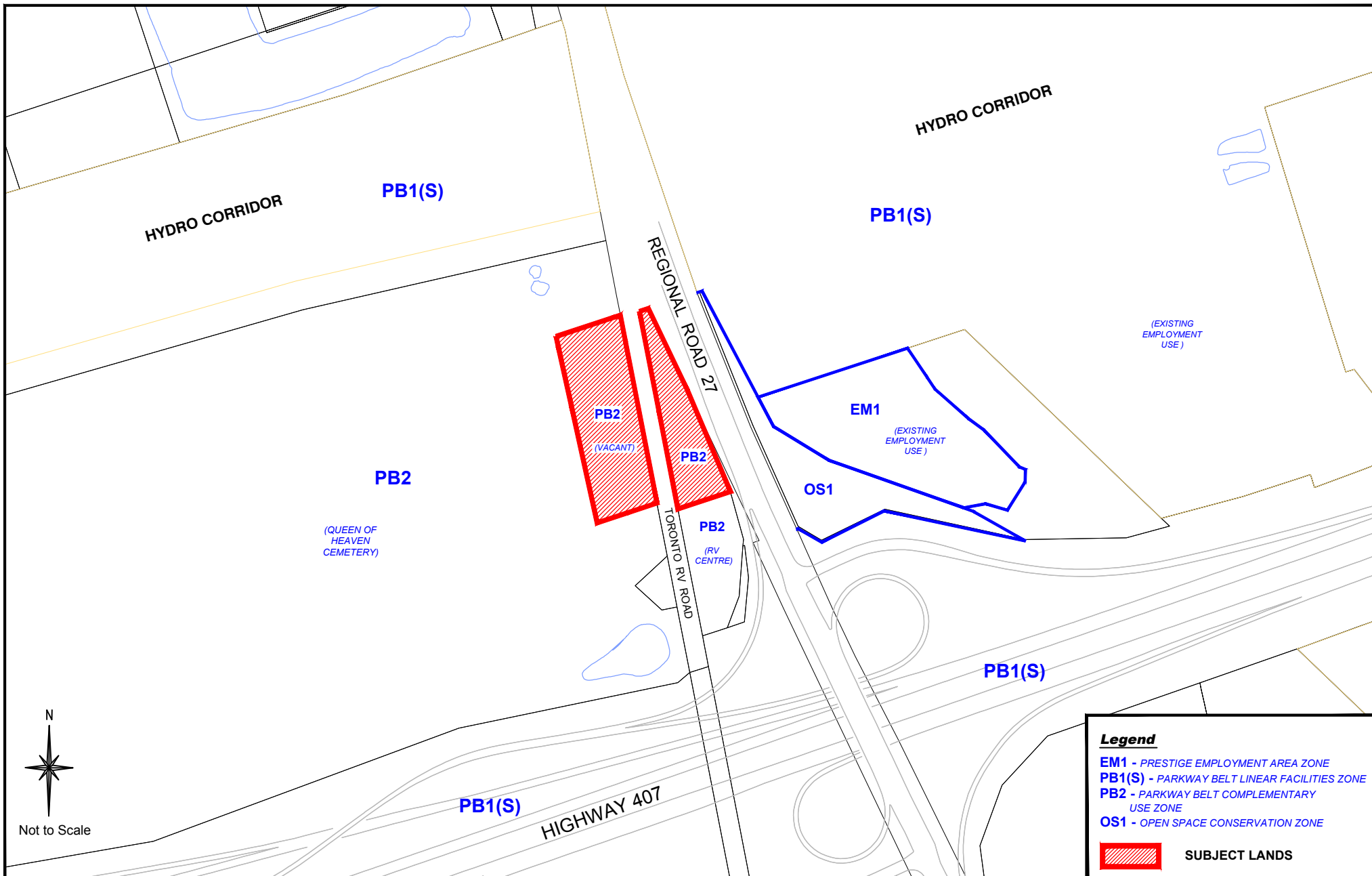
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## Attachment

Files:  
OP.17.016 & Z.17.046

Date:  
June 5, 2018

1



## Location Map

Location: Part of Lot 2,  
Concession 8

Applicant:  
Importanne Marketing Inc.

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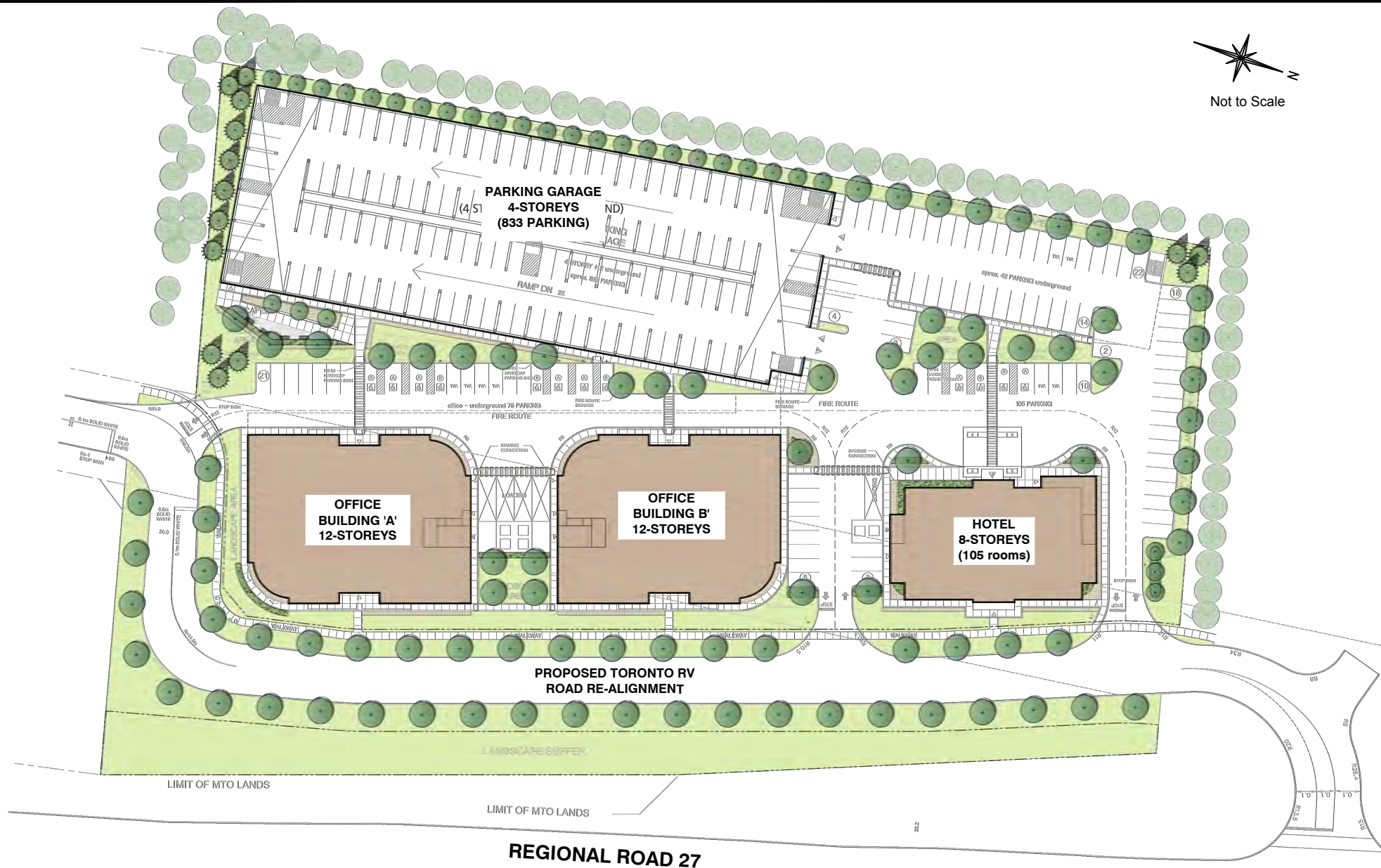
## Attachment

Files:  
OP.17.016 & Z.17.046

Date:  
June 5, 2018

2





## Conceptual Landscape Plan

Location: Part of Lot 2,  
Concession 8

Applicant:  
Importanne Marketing Inc.

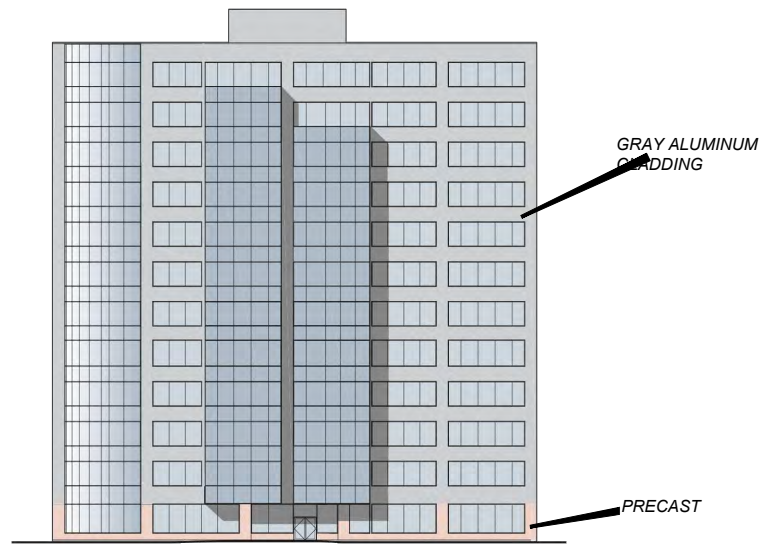
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OP.17.016 & Z.17.046

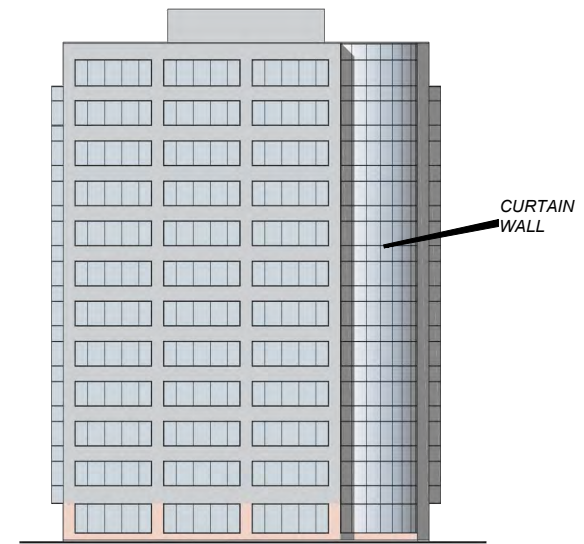
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June 5, 2018

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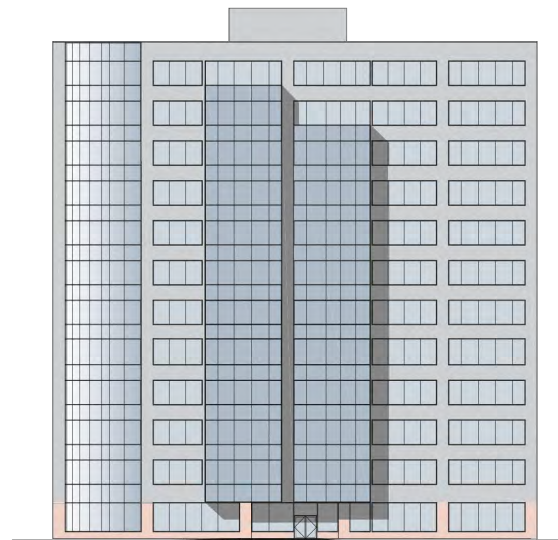




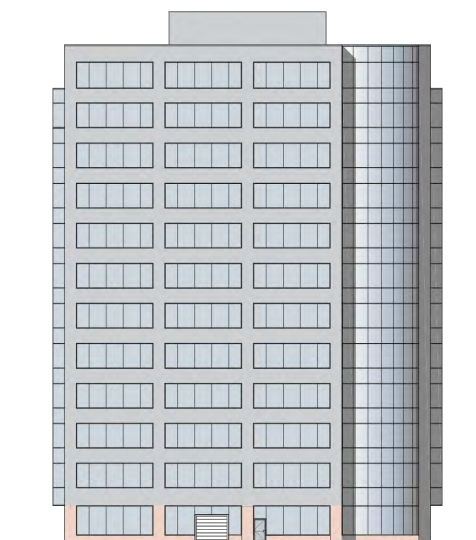
**EAST ELEVATION - FACING PROPOSED TORONTO RV ROAD RE-ALIGNMENT & REGIONAL ROAD 27**



**SOUTH ELEVATION - FACING PROPOSED TORONTO RV ROAD RE-ALIGNMENT**



**WEST (REAR) ELEVATION**



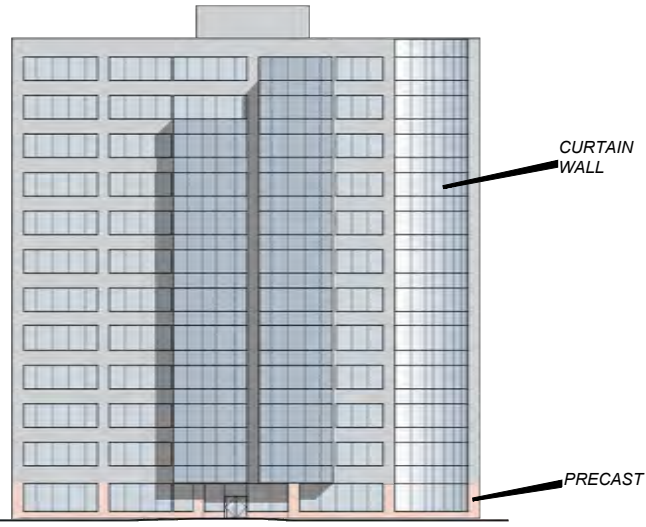
**NORTH ELEVATION**

Not to Scale

## Conceptual Elevations (Building 'A')

Applicant:  
Importanne Marketing Inc.

Location: Part of Lot 2,  
Concession 8



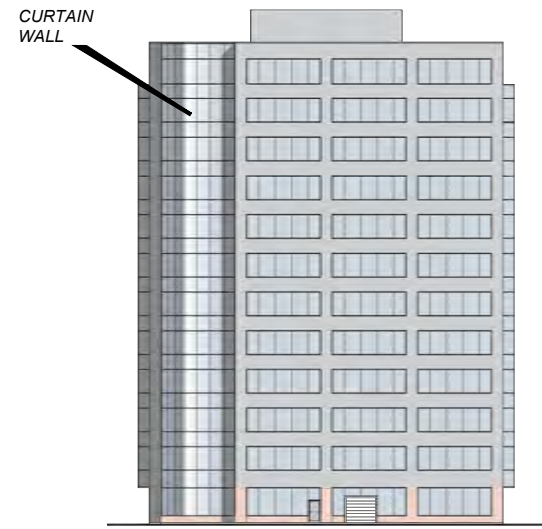
**EAST ELEVATION - FACING PROPOSED TORONTO RV ROAD  
RE-ALIGNMENT & REGIONAL ROAD 27**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

Not to Scale

## Conceptual Elevations (Building 'B')

Applicant:  
Importanne Marketing Inc.

Location: Part of Lot 2,  
Concession 8



**VAUGHAN**

Development Planning Department

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## Attachment

Files:  
OP.17.016 & Z.17.046

Date:  
June 5, 2018

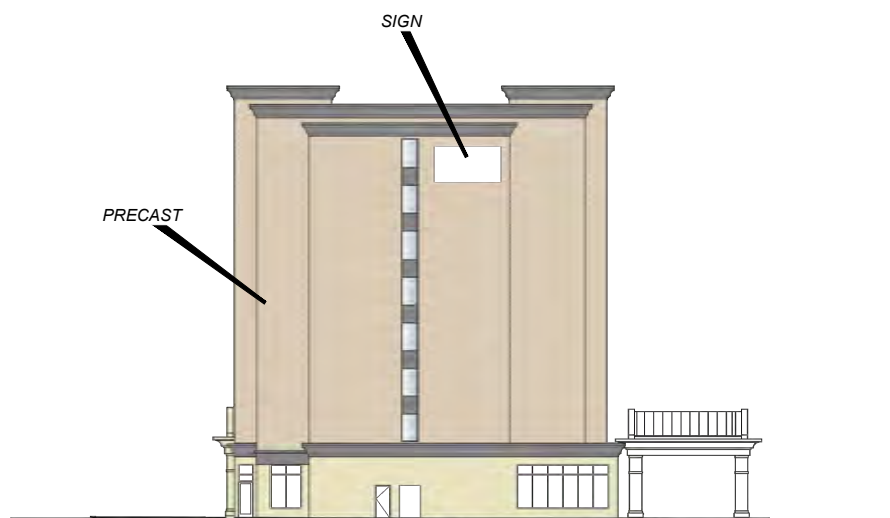
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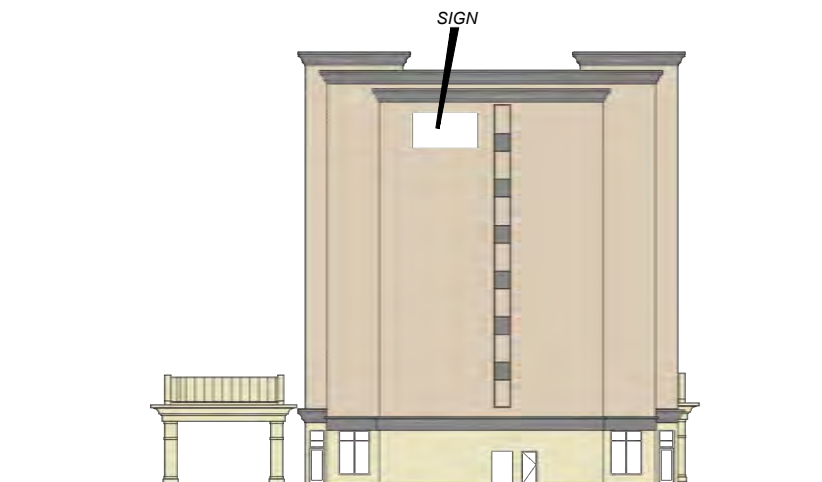
**WEST (FRONT) ELEVATION**



**EAST ELEVATION - FACING PROPOSED TORONTO RV ROAD  
RE-ALIGNMENT & REGIONAL ROAD 27**



**NORTH ELEVATION**



**SOUTH ELEVATION**

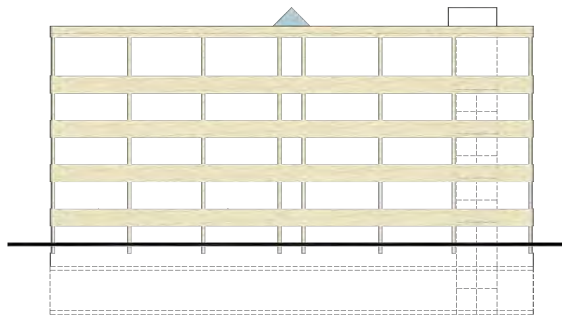
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# *Conceptual Elevations (Hotel)*

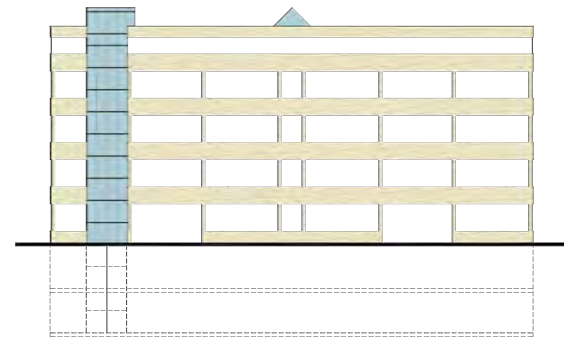
*Applicant:  
Importanne Marketing Inc.*

*Location: Part of Lot 2,  
Concession 8*

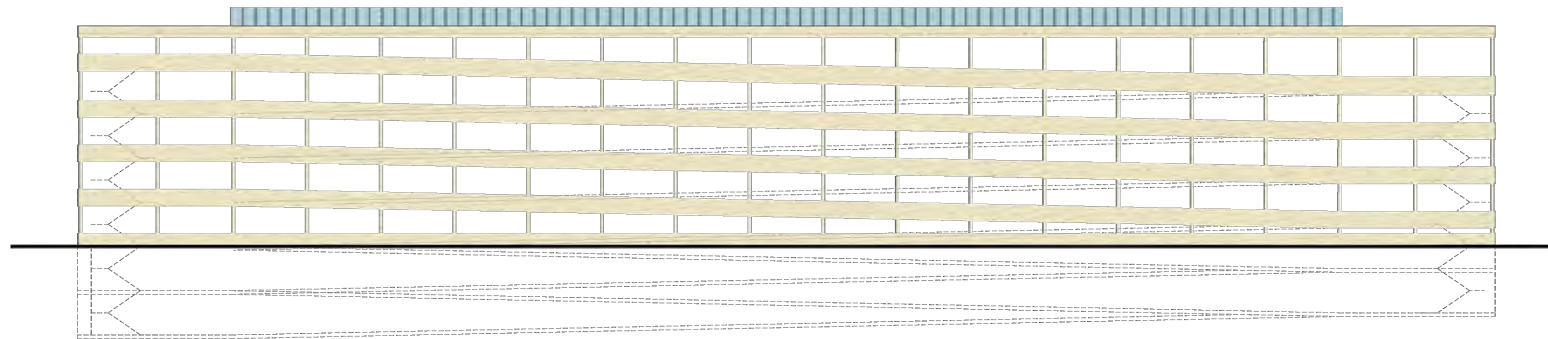




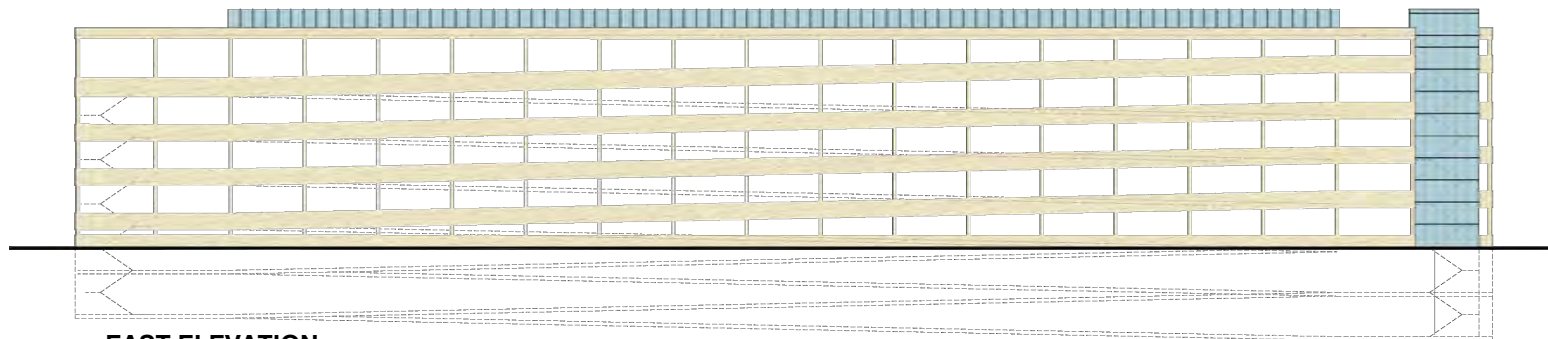
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

Not to Scale

# *Conceptual Elevations (Parking Garage)*

Applicant:  
Importanne Marketing Inc.

Location: Part of Lot 2,  
Concession 8



Not to Scale

## Perspective Rendering

Location: Part of Lot 2,  
Concession 8

Applicant:  
Importanne Marketing Inc.

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**VAUGHAN**

Development Planning Department

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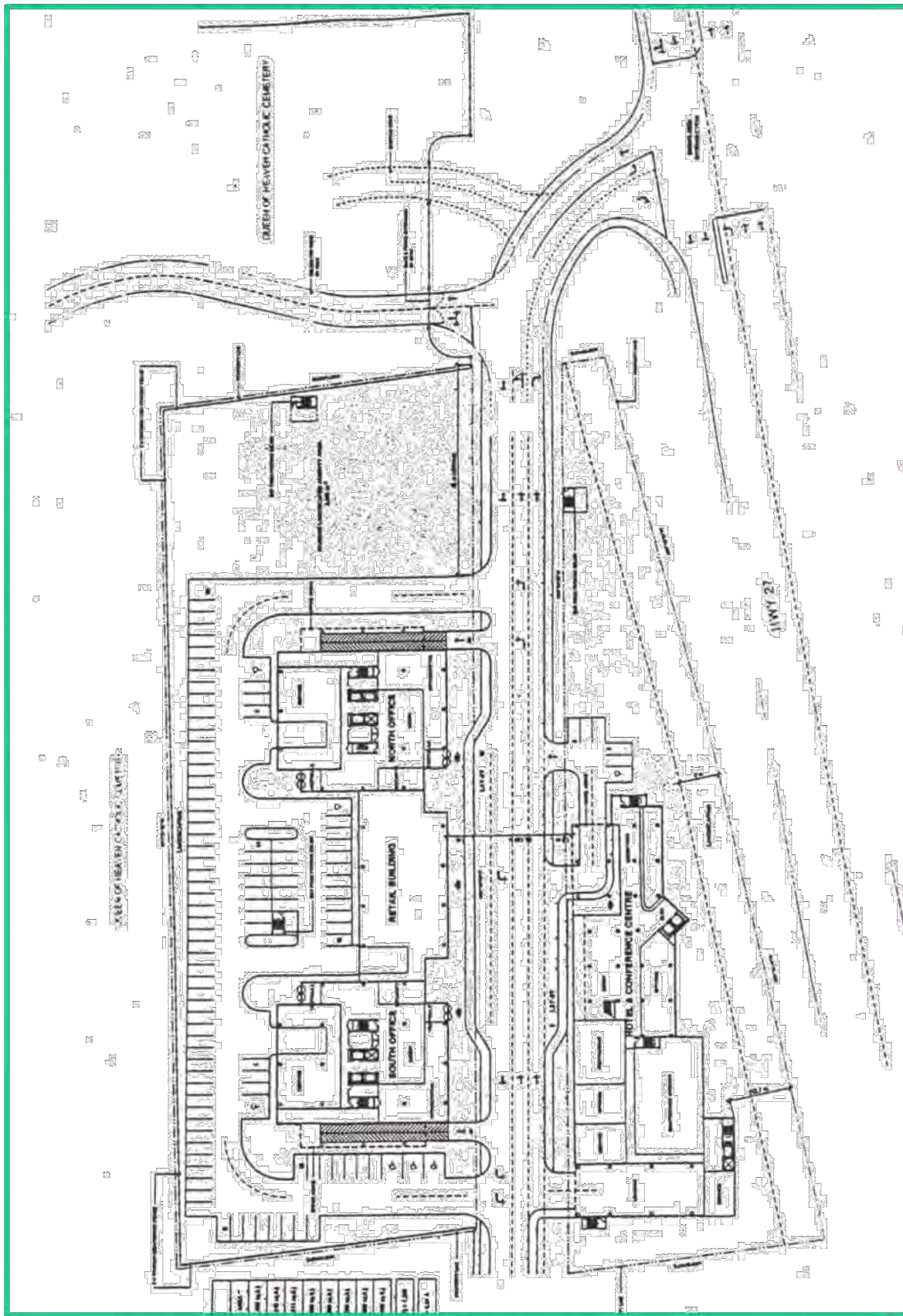
## Attachment

Files:  
OP.17.016 & Z.17.046

Date:  
June 5, 2018

9





Not to Scale

**VOP 2010 Site Specific Map  
13.3.B : 7242 Highway 27 -  
Site Plan (Also OMB Approved)**

Applicant: Importanne Marketing Inc. Location: Part of Lot 2,  
Concession 8



## **Committee of the Whole (Public Hearing) Report**

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**DATE:** Tuesday, June 05, 2018

**WARD(S):** 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.002  
ZONING BY-LAW AMENDMENT FILE Z.18.003  
LABOURERS' UNION NON-PROFIT BUILDING SOCIETY  
(LIUNA LOCAL 183)  
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD  
8500 HUNTINGTON ROAD**

**FROM:**

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

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.002 and Z.18.003 for the Subject Lands, as shown on Attachments #1 and #2, to permit the development of a 6-storey office building with one level of underground parking and surface parking spaces, as shown on Attachments #3 and #4.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole regarding a development proposal for a 6-storey, 28,000 m<sup>2</sup> office building with one level of underground parking and surface parking.
- The proposal does not conform to Vaughan Official Plan 2010 ("VOP 2010") and does not comply with Zoning By-law 1-88. Official Plan and Zoning By-law Amendments are required to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendation**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.002 and Z.18.003 (Labourers' Union Non-Profit Building Society (LiUNA Local 183)) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department be addressed in a comprehensive report to the Committee of the Whole.

## **Background**

The Subject Lands (the "Subject Lands") are located on the west side of Huntington Road, north of Langstaff Road, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

## **Previous Reports/Authority**

Not applicable.

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

The Owner has submitted the following applications (the "Applications") for the Subject Lands shown on Attachments #1 and #2, to permit a 6-storey, 28,000 m<sup>2</sup> office building with one level of underground parking and surface parking (the "Development"), as shown on Attachments #3 and #4:

1. Official Plan Amendment File OP.18.002 to amend the policies of Vaughan Official Plan 2010 ("VOP 2010"), Volume 1, specifically Section 9.2.2.11.c.iii, to increase the maximum permitted Gross Floor Area ("GFA") for an office use from 10,000 m<sup>2</sup> to 28,000 m<sup>2</sup>.
2. Zoning By-law Amendment File Z.18.003 to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", 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 Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 11, 2018  
  
The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: 150 m, and the West Woodbridge Homeowners' Association.  
  
Any additional 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.

## **Analysis and Options**

### ***An amendment to Vaughan Official Plan 2010 (“VOP 2010”) is required to permit the Development***

The Subject Lands are designated “Prestige Employment” by VOP 2010, which permits stand-alone office buildings up to a maximum GFA of 10,000 m<sup>2</sup>. The Development includes a 22,635 m<sup>2</sup> office, 1,200 m<sup>2</sup> for medical office space, and a 3,374 m<sup>2</sup> assembly hall, for a total GFA of 27,209 m<sup>2</sup>. The Owner has requested that a maximum GFA of 28,000 m<sup>2</sup> be permitted for the office building. An Official Plan Amendment is required to increase the maximum permitted building GFA from 10,000 m<sup>2</sup> to 28,000 m<sup>2</sup>.

### ***The Development is consistent with the approved Block Plan***

The Subject Lands are located within the Boca East Investments Limited Block Plan (“Block 64 Plan”), which was approved by Vaughan Council on June 26, 2006, and identifies the Subject Lands for prestige employment uses. The Development is consistent with the approved Block 64 Plan.

### ***Amendments to Zoning By-law 1-88 are required to rezone the Subject Lands and permit site-specific development standards to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit a stand-alone office building. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1

	<b>By-law Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
a.	Permitted Uses	Accessory uses to an Office Building are not permitted.	To permit the following Accessory Uses: <ul style="list-style-type: none"> <li>• Assembly Hall with a maximum GFA of 3,374 m<sup>2</sup></li> <li>• Medical Office Area with a maximum GFA of 1,200 m<sup>2</sup></li> </ul>

	By-law Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
			<p>limited to the following uses only:</p> <ul style="list-style-type: none"> <li>• Pharmacy;</li> <li>• Vision Optical Centre; and,</li> <li>• Credit Union (Bank)</li> </ul>
b.	Minimum Number of Parking Spaces	<p>Office Space: 23,835 m<sup>2</sup> x 3.5 spaces /100 m<sup>2</sup> = 835 spaces</p> <p>Assembly Hall: 3,374 m<sup>2</sup> x 11 spaces /100 m<sup>2</sup> = 372 spaces</p> <p>Total Parking Required = 1,207 spaces</p>	<p>Office Space: 23,835 m<sup>2</sup> x 3.27 spaces/100 m<sup>2</sup> = 780 spaces</p> <p>Assembly Hall: 3,374 m<sup>2</sup> x 7 spaces/100 m<sup>2</sup> = 237 spaces</p> <p>Total Parking Proposed = 1,017 spaces</p>

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

***Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in greater detail***

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with PPS, Growth Plan, and YROP 2010	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the applicable Provincial policies including the <i>Provincial Policy Statement</i> (the “PPS”), <i>Places to Grow Plan for the Greater Golden Horseshoe</i> (the “Growth Plan”), and the policies of the York Region (“YROP 2010”) and Vaughan Official Plan 2010 (“VOP 2010”).</li> </ul>
b.	Conformity with VOP 2010	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the applicable policies of VOP 2010.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The “Prestige Employment” designation of VOP 2010 permits office uses up to a maximum building GFA of 10,000 m<sup>2</sup>.</li> </ul>
c.	Appropriateness of the Proposed Official Plan and Zoning By-law Amendments	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ 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"> <li>• Archeological Report;</li> <li>• Arborist Report;</li> <li>• Functional Servicing Report;</li> <li>• Geotechnical Investigation;</li> <li>• Parking Study;</li> <li>• Pedestrian Level Wind Study;</li> <li>• Phase 1 Environmental Site Assessment;</li> <li>• Scoped Heritage Impact Assessment (“HIA”);</li> <li>• Planning Justification Report;</li> <li>• Traffic Impact Study; and,</li> <li>• Urban Design Brief.</li> </ul> </li> </ul>
e.	Block 64 and Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Block 64 Block Plan. The Development must be reviewed in consideration of the applicable Urban Design Guidelines for Block 64.</li> <li>▪ The Applications will be reviewed in consideration of the approved Block Plan, with particular consideration of the location of any required public collector roads (i.e. west and south roads), and public infrastructure.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Block 64 Developer's Group Agreement	<ul style="list-style-type: none"> <li>▪ The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 64 Developer's Group Agreement to the satisfaction of the Block 64 Trustee and the City of Vaughan.</li> </ul>
g.	Scoped Heritage Impact Assessment ("HIA") (abutting lands to the north)	<ul style="list-style-type: none"> <li>▪ A designated heritage building, known as the Robert Agar House, as shown on Attachment #2, is located on the lands to the north of the Subject Lands, that are under the same ownership (LiUNA Local 183).</li> <li>▪ The Owner has submitted a scoped Heritage Impact Assessment ("HIA") to assess the impact of the Development on the heritage building. Considerations to reduce all potential shadowing and visual impacts, and the protection of the existing trees along the property line will be given to mitigate any impact to the heritage building.</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, should the Applications be approved.</li> </ul>
i.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required to permit the Development shown on Attachments #3 and #4, to be reviewed comprehensively with the subject Applications, should the subject Applications be approved. The following matters, but not limited to, will be considered: <ul style="list-style-type: none"> <li>- Pedestrian and barrier-free accessibility;</li> <li>- The relationship of the proposed built form, building setbacks, building height and design on the Subject Lands and in the immediate area;</li> <li>- The appropriate site design, massing and building materials in consideration of the heritage building located on the adjacent property (south);</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- The amount and provision of surface parking to serve the intended main office and accessory uses and any other future uses;</li> <li>- Proper vehicular access and turning movements from all roads (including service vehicles such as fire and garbage trucks); and,</li> <li>- The consideration for the timing and construction of the future roads (west and south), the future road widening on Huntington Road, and the requirement for a secondary access to serve the proposed Development.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, 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.</li> </ul>

### **Financial Impact**

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

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

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

The Owner has requested that York Region exempt the Official Plan Amendment Application, if approved by the City of Vaughan, from York Region's approval. Section 8.3.8 of YROP 2010 includes criteria that permit York Region to exempt an Official Plan Amendment Application from York Region's approval. The Official Plan Amendment Application is considered to be eligible for Regional exemption, and the Owner's request for Regional Exemption has been forwarded to the York Region Community Planning and Development Services Department.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of these 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, Planner, at extension 8866.

## **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan & Proposed Zoning
4. Perspective Rendering

## **Prepared by**

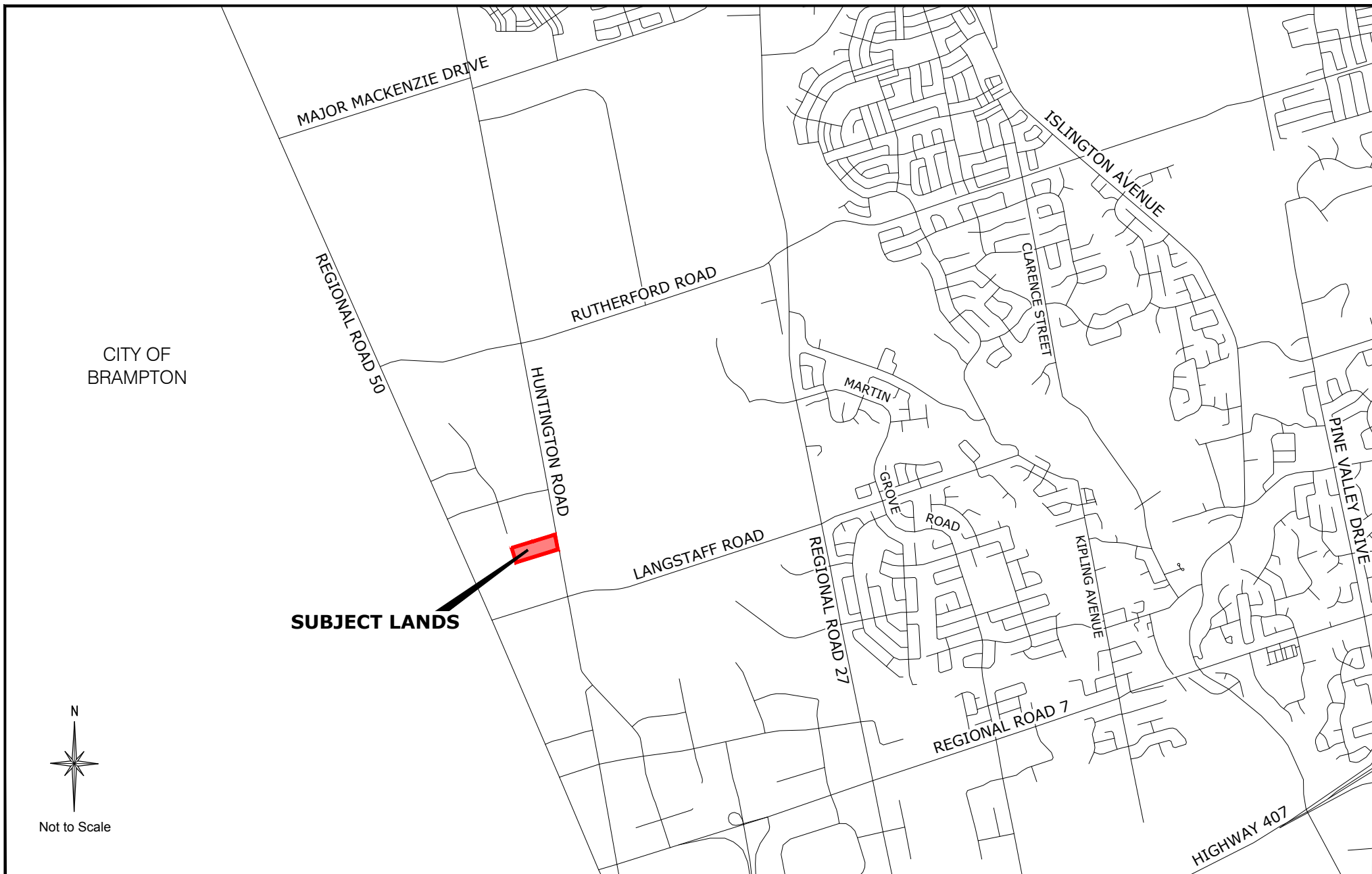
Natalie Wong, Planner ext.8866

Clement Messere, Senior Planner, ext.8409

Carmela Marrelli, Interim Senior Manager, ext.8791

Mauro Peverini, Director of Development Planning ext. 8407

/LG



## Context Location Map

Location: Part of Lots 11 & 12,  
Concession 10

Applicant: Labourers' Union Non-Profit  
Building Society (LiUNA Local 183)

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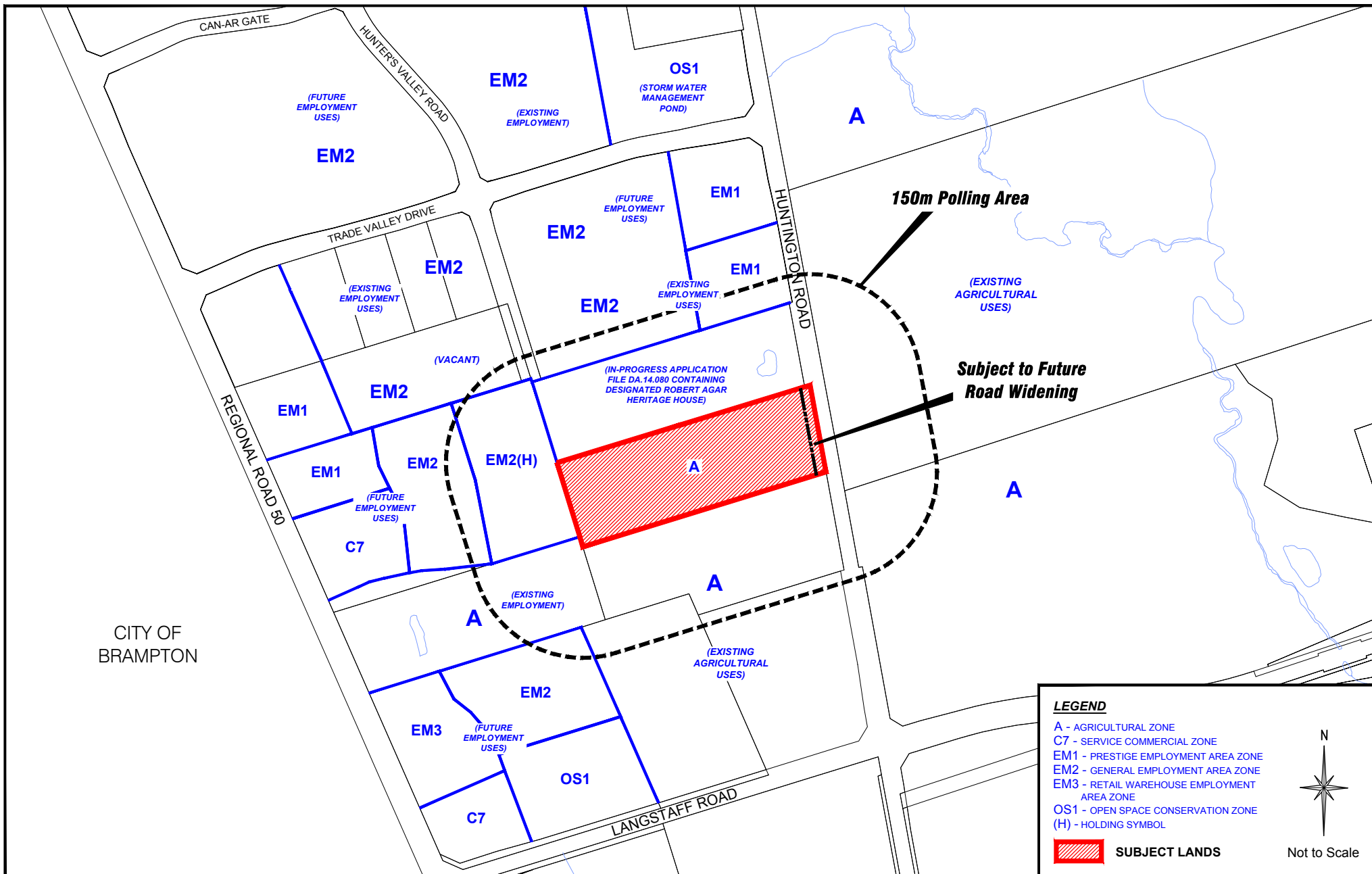
Page 32

Attachment

Files:  
OP.18.002 & Z.18.003

Date:  
June 5, 2018

1

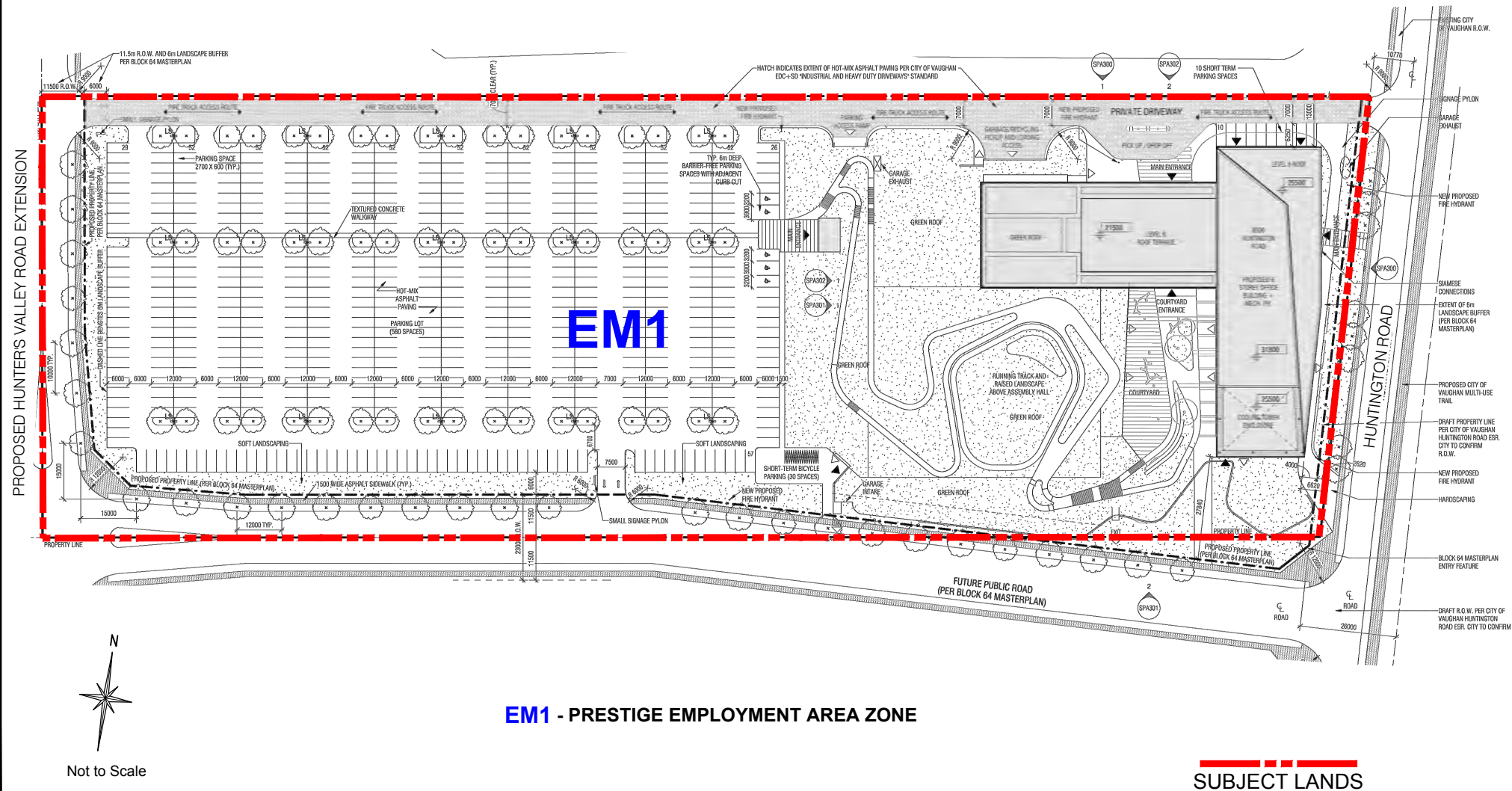


## Location Map

Location: Part of Lots 11 & 12,  
Concession 10

Applicant: Labourers' Union Non-Profit  
Building Society (LiUNA Local 183)

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# Conceptual Site Plan & Proposed Zoning

Applicant: Labourers' Union Non-Profit  
Building Society (LiUNA Local 183)

Location: Part of Lots 11 & 12,  
Concession 10

Attachment

Files:  
OP.18.002 & Z.18.003

Date:  
June 5, 2018

3





**FRONT PERSPECTIVE FACING EAST (HUNTINGTON ROAD)**

Not to Scale

## *Perspective Rendering*

*Location: Part of Lots 11 & 12,  
Concession 10*

*Applicant: Labourers' Union Non-Profit  
Building Society (LiUNA Local 183)*

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## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, June 05, 2018

**WARD:** 1

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.18.004  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V004  
RIZMI HOLDINGS LIMITED  
VICINITY OF DUFFERIN STREET AND KIRBY ROAD**

**FROM:**

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

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.004 and Draft Plan of Subdivision File 19T-18V004 to rezone the Subject Lands shown on Attachments #1 and #2, and to permit a residential plan of subdivision consisting of 410 lots that would be developed with detached dwellings, as shown on Attachment #3.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a residential plan of subdivision consisting of 410 lots for detached dwellings.
- A Zoning By-law Amendment and Draft Plan of Subdivision are required to permit the proposed development.
- 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 File Z.18.004 and Draft Plan of Subdivision File 19T-18V004 (Rizmi Holdings Limited) BE



RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The Subject Lands (the "Subject Lands") are located on the east side of Dufferin Street, are municipally known as 11333 Dufferin Street and shown as Subject Lands on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2. The Subject Lands are developed with a concrete recycling operation, where used concrete is crushed on the site, stock-piled and sold as aggregate.

The Minister of Municipal Affairs and Housing on February 3, 2015, issued an Order (the "Minister's Order") pursuant to Section 18 (1) of the Oak Ridges Moraine Conservation Act 2001 to amend the relevant Official Plan(s) and Zoning By-law(s) by Order for the Subject Lands. The Minister's Order amends the 1994 Official Plan of the Regional Municipality of York through Official Plan Amendment #72 ("OPA 72"), Vaughan Official Plan #600 ("OPA 600") through Official Plan Amendment #747 ("OPA 747") and the City's Zoning By-law 1-88 by way of site-specific Zoning Exception Paragraph 9(1416).

The Ministers Order specifically states that notwithstanding subsection 2.5 "Oak Ridges Moraine" policies of the 1994 Official Plan of The Regional Municipality of York, notwithstanding subsection 6.2 "Rural Use Area" policies of OPA #600 and site-specific zoning Exception 9(1416) to the City's Zoning By-law 1-88; the Subject Lands are to be developed for urban uses and only on the basis of full municipal services, an approved and registered plan of subdivision and an approved implementing zoning by-law.

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development pursuant to the Minister's Order dated February 3, 2015***

The Owner has submitted the following applications (the "Applications") for the Subject Lands shown on Attachments #1 and #2 to facilitate a residential plan of subdivision with 410 lots (the "Development") that would be developed with detached dwellings, as shown on Attachment #3:

1. Zoning By-law Amendment File Z.18.004 to amend Zoning By-law 1-88, to rezone the Subject Lands from "FUA Future Urban Area Zone," subject to site-specific Exception 9(1416), as shown on Attachment #2, to "RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "OS1 Open Space Conservation Zone", "OS2 Open Space Park Zone", "OS4 Open Space Woodlot Zone" and "OS5 Open Space Environmental Protection Zone" in the manner shown on Attachment #3.
2. Draft Plan of Subdivision File 19T-18V004 as shown on Attachment #3 for a residential plan of subdivision consisting of the following:

<u>Lot/Blocks</u>	<u>Land Use</u>	<u>ha</u>	<u>Units</u>
Lots 1 - 410	Detached Residential (lot frontages 12m - 20m)	23.17ha	410 units
Blocks 411, 412, 416, 417	0.3 m Reserve	0.02ha	
Blocks 418 - 421	Open Space Park	2.21ha	
Blocks 415, 422	Open Space Walkway	0.07ha	
Block 413	Stormwater Pond	0.91ha	
Block 414	Natural Heritage System	3.34ha	
Roads 10.5 m to 20 m	(Public Roads "A" - "T")	8.99ha	
Total		38.71ha	410 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: May 11, 2018.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An extended notification area beyond 150 m, as shown on Attachment #2, and to the MacKenzie Ridge 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 the final technical report at a future Committee of the Whole meeting.

**Previous Reports/Authority**

N/A

**Analysis and Options**

***The Subject Lands are identified as "Minister's Decision on Oak Ridges Moraine Conservation Plan ("ORMCP") by Vaughan Official Plan 2010 and the York Region Official Plan 2010***

Vaughan Official Plan 2010 ("VOP 2010") identifies the Subject Lands as "Minister's Decision on ORMCP Designation" on all applicable Schedules and does not include policies for the Subject Lands, and instead refers to the Minister's Order. The York Region Official Plan 2010 similarly identifies the Subject Lands on Map 1, "Regional

Structure" and does not include policies regarding the Subject Lands, and instead refers to the Minister's Order.

***The Subject Lands are identified as "Refer to Minister's Decision" by in-effect Region of York Official Plan 1994, as amended by site-specific OPA #72 (the "Minister's Order")***

The Minister's Order effectively amends the 1994 Official Plan of the Regional Municipality of York by way of site-specific OPA 72 for the Subject Lands. OPA 72 specifically amends Map 11, "Oak Ridges Moraine Conservation Plan Land Use Designation" to outline the Subject Lands with the notation "Subject to Clauses 2.5.14 and 5.9.10.11 Special Provisions for the lands municipally known as 11333 Dufferin Street." The Minister's Order specifically states that notwithstanding the policies of subsection 2.5 "Oak Ridges Moraine" and subsection 5.9 "Rural Policy Area" of the 1994 Official Plan of The Regional Municipality of York, the Subject Lands are intended to be developed for urban uses and the lands shall only be developed on the basis of full municipal services, an approved and registered plan of subdivision and an approved implementing zoning by-law." The Owner has submitted the Applications in accordance with site-specific OPA 72, which forms part of the Minister's Order.

***The proposed Development conforms to in-effect OPA 600 as amended by site-specific OPA 747***

The Subject Lands are designated "Low Density Residential" and "Valley and Stream Corridor" by in-effect OPA 600 as amended by the site-specific Minister's Order (OPA 747) and shall only be developed on the basis of full municipal services and an approved and registered draft plan of subdivision and implementing zoning by-law.

The "Low Density Residential" designation permits detached and semi-detached houses with a maximum residential density of 18 units per residential hectare with a mix of lot frontages and schools, parks and open space, private home daycare, home occupations and local convenience centres. The policies of OPA 600 governing Valley and Stream Corridors apply to the Subject Lands.

OPA 747 states that the final land use boundaries shall be confirmed through the processing of a plan of subdivision based on the technical analysis of the supporting information provided, to the satisfaction of the City, York Region and any affected review agencies. This policy permits the appropriate zoning and standards to be established through the concurrent review of a draft plan of subdivision and zoning by-law amendment, which will reflect the outcome of the draft plan of subdivision approval process.

OPA 747 does not identify a location for a municipal park. The location of a municipal park(s) will be established through the draft plan of subdivision process in accordance with the policies of OPA 600, to the satisfaction of the City.

In accordance with the Minister's Order, the Owner has submitted Draft Plan of Subdivision File 19T-18V004 and Zoning By-law Amendment File Z.18.004 to rezone the Subject Lands and facilitate a residential plan of subdivision. The proposed residential plan of subdivision shown on Attachment #3 includes 410 lots for detached dwelling units with lot frontages ranging from 12 m to 20 m and a residential density of 12.74 units per hectare. The proposed Development conforms to the Official Plan.

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

The Subject Lands are zoned "FUA Future Urban Area Zone", as shown on Attachment #2, by Zoning By-law 1-88 and are subject to site-specific Exception 9(1416), as set out in the Minister's Order. Site-specific Exception 9(1416) permits the future development of residential, local commercial and open space uses on the Subject Lands. The Exception states that the Subject Lands shall be subject to future *Planning Act* Applications including but not limited to Zoning By-law Amendment and Draft Plan of Subdivision Applications in order to identify the appropriate land use zones, delineate development limits, roadways, buffers, parks, stormwater management facilities and infrastructure, setbacks for utilities and the protection of open space.

In accordance with the provisions of site-specific zoning Exception 9(1416), the Owner has submitted Zoning By-law Amendment File Z.18.004 to rezone the Subject Lands from "FUA Future Urban Area" as shown on Attachment #2, to "RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "OS1 Open Space Conservation Zone", "OS2 Open Space Park Zone", "OS4 Open Space Woodlot Zone" and "OS5 Open Space Environmental Protection Zone", in the manner shown on Attachment #3. The Owner is not proposing any exceptions to the proposed zone categories.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with the Minister's Order, Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the Minister's Order, together with all applicable statutory policies including the <i>Provincial Policy Statement</i> (2014) (the "PPS"), <i>Places to Grow – the Growth Plan for the Greater Golden Horseshoe</i> (2017) (the "Growth Plan"), the 1994 York Region Official Plan (the "YROP") as amended by OPA 72 and OPA 600, as amended by site-specific OPA 747.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed RD1, RD2, RD3, OS1, OS2, OS4 and OS5 Zones as shown on Attachment #3, will be reviewed in consideration of conformity with the Minister's Order, compatibility with the surrounding existing and planned land uses, including the proposed lotting pattern, street design and access, park location, size and configuration, stormwater management facilities and the limits of development and necessary buffers.</li> <li>▪ In accordance with OPA 747, the development limits of the Subject Lands must be established to the satisfaction of York Region, the Toronto and Region Conservation Authority, the City and the appropriate review agencies.</li> </ul>
c.	Appropriateness of the Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ Should Vaughan Council approve the Applications, the required Draft Plan of Subdivision conditions will be included to address the following, but not limited to, access (including the requirements for the extension of Kirby Road and potential widening of Dufferin Street), road widths, alignments and connections, servicing and grading, environmental, noise and other municipal, regional and public agency and utility requirements.</li> <li>▪ Review will be given to the proposed park location, size and configuration in accordance with the policies of OPA 747, to the satisfaction of the Parks Development Department.</li> <li>▪ In accordance with policies of OPA 747, the development limits of the Subject Lands must be established to the satisfaction of York Region, the Toronto and Region Conservation Authority, the City and any affected review agencies in consideration of the presence of Environmentally Sensitive Areas to employ both urban design, environmental design and mitigation measures that serve to optimize and preserve these characteristics. The approved measures will be reflected in the draft plan of subdivision and the implementing zoning by-law, if the Applications are approved.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Kirby Road Environmental Assessment Study(EAS)	<ul style="list-style-type: none"> <li>▪ Rizmi Holdings Limited (“RHL”), as permitted by Council December 2015, is undertaking an Environmental Assessment Study (“EAS”) for the Kirby Road extension between Dufferin Street and Bathurst Street. Schaeffers Consulting Engineers has been retained by RHL to carry out the EAS and to establish the preferred road alignment and design.</li> <li>▪ The EAS, initiated in May 2017, is proceeding as a Schedule C project in accordance with the Municipal Engineers Association’ Municipal Class Environmental Assessment October 2000, as amended in 2007, 2011 and 2015. The ongoing EAS identifies a long list of alternative road alignments for the missing Kirby Road link, connecting Bathurst Street to Dufferin Street, as shown on Attachment #4 that is subject to systematic evaluation through the study process.</li> <li>▪ The Owner must modify the Draft Plan of Subdivision, if required, to reflect the final outcome of and as subject to the Kirby Road EAS. This may include and is not limited to the delineation and acquisition of any required road widenings, protection of natural features, accommodation of routing alternatives through the local road network adjustments to the internal road and lotting pattern and/or the application of the Holding Symbol "(H)" pursuant to the provisions of the <i>Planning Act</i>.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ In accordance with the implementation policies of OPA 747, 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 the respective public approval authority: <ul style="list-style-type: none"> <li>- Urban Design and Draft Architectural Guidelines;</li> <li>- Typical Building Elevations;</li> <li>- Landscape Master Plan;</li> <li>- Arborist Report and Edge Management Plan, Tree Inventory and Preservation Plan;</li> <li>- Stage 1 and 2 Archaeological Assessment;</li> <li>- Master Environmental Servicing Plan/Functional</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>Servicing Report;</p> <ul style="list-style-type: none"> <li>- Phase 1 Environmental Site Assessment;</li> <li>- Phase 2 Environmental Site Assessment;</li> <li>- Supplemental Phase 2 Environmental Site Assessment;</li> <li>- Traffic Assessment Study;</li> <li>- Environmental Noise Report;</li> <li>- Geotechnical Investigation;</li> <li>- Environmental Impact Study;</li> <li>- Hydrogeological Investigation and Water Balance Report;</li> <li>- Draft Plan of Subdivision;</li> <li>- Sustainability Matrix;</li> <li>- Parkland Dedication Plan; and,</li> <li>- Preliminary Phasing Plan.</li> </ul> <p>▪ The requirement for additional studies/reports may be identified as part of the Application review process.</p>
f.	Water and Servicing Allocation	<p>▪ The availability of water and sanitary servicing capacity for the proposed Development must be identified and formally allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the entirety of the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Vaughan Council.</p>
g.	Sustainable Development	<p>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the draft plan of subdivision process, if the applications are approved.</p>
h.	Toronto and Region Conservation Authority (the “TRCA”)	<p>▪ The Subject Lands are located within the TRCA’s Regulated Area pursuant to Ontario Regulation 166/06. The Applications have been circulated to the</p>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		TRCA for review and comment. The Owner must satisfy the requirements of the TRCA.
i.	TransCanada	<ul style="list-style-type: none"> <li>TransCanada has three high pressure natural pipelines along the south limits of the Subject Lands. The Application have been circulated to TransCanada for review and comment. The Owner must satisfy the requirements of TransCanada.</li> </ul>

### **Financial Impact**

N/A

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. In accordance with the Region's "One-Window" policy, the Applications will be circulated to the appropriate Provincial Ministries, including but not limited to, the Ministry of Natural Resources and Forestry. Any Regional or Provincial 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: Christina Napoli, Senior Planner, Development Planning Department, Extension: 8483

### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-18V004 and Proposed Zoning



4. Environmental Assessment Study Kirby Road Extension (Dufferin Street to Bathurst Street) Public Information Centre #1, Long List of Alternative Road Alignments, June 29, 2017

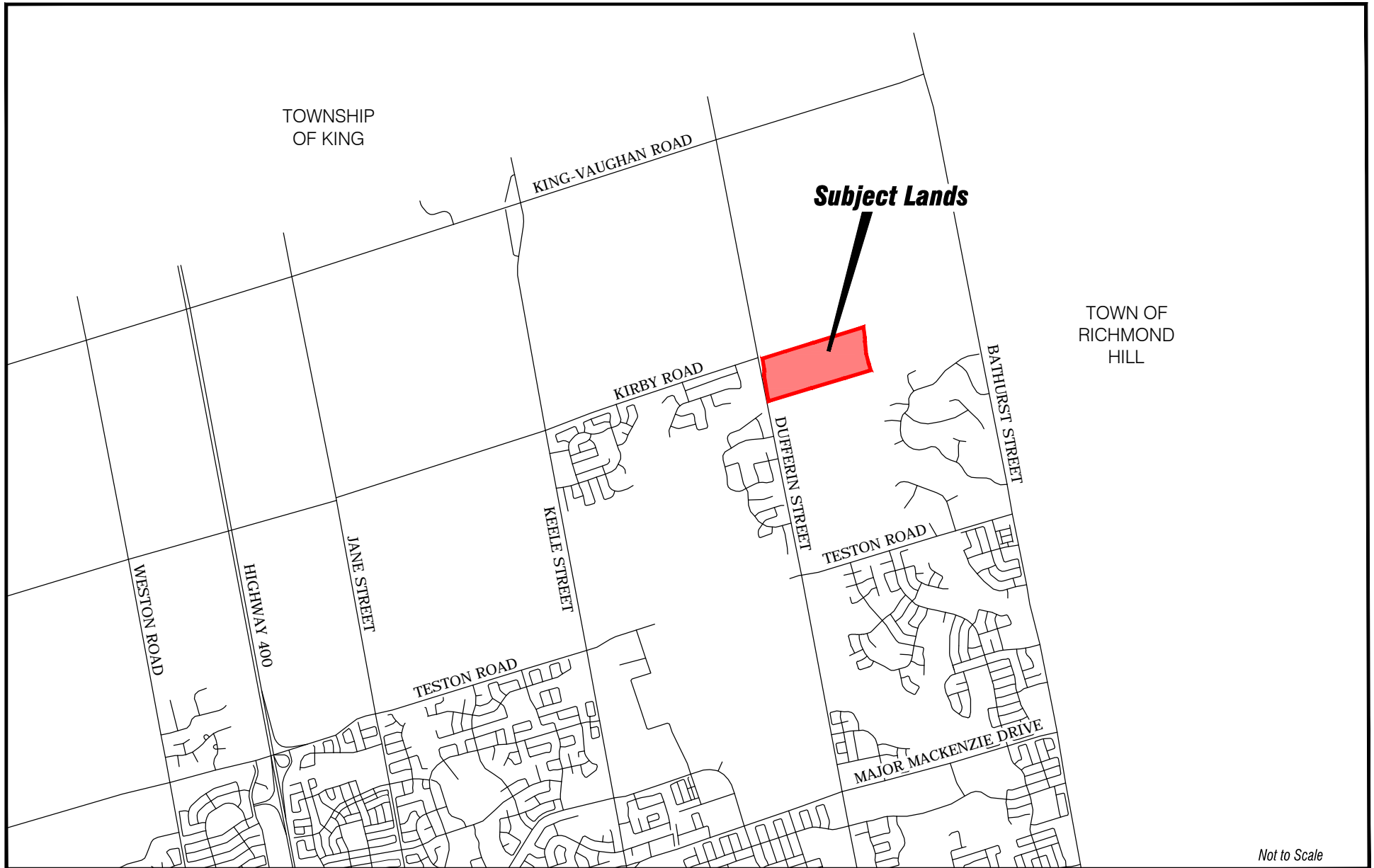
**Prepared by**

Christina Napoli, Senior Planner, ext. 8483

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

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



## Context Location Map

LOCATION:  
Part of Lot 30, Concession 2

APPLICANT:  
Rizmi Holdings Limited

N:\GIS\_Archive\Attachments\19T\19t-18v004etal.dwg



## Attachment

FILES: Z.18.004 &  
19T-18V004

DATE:  
June 5, 2018

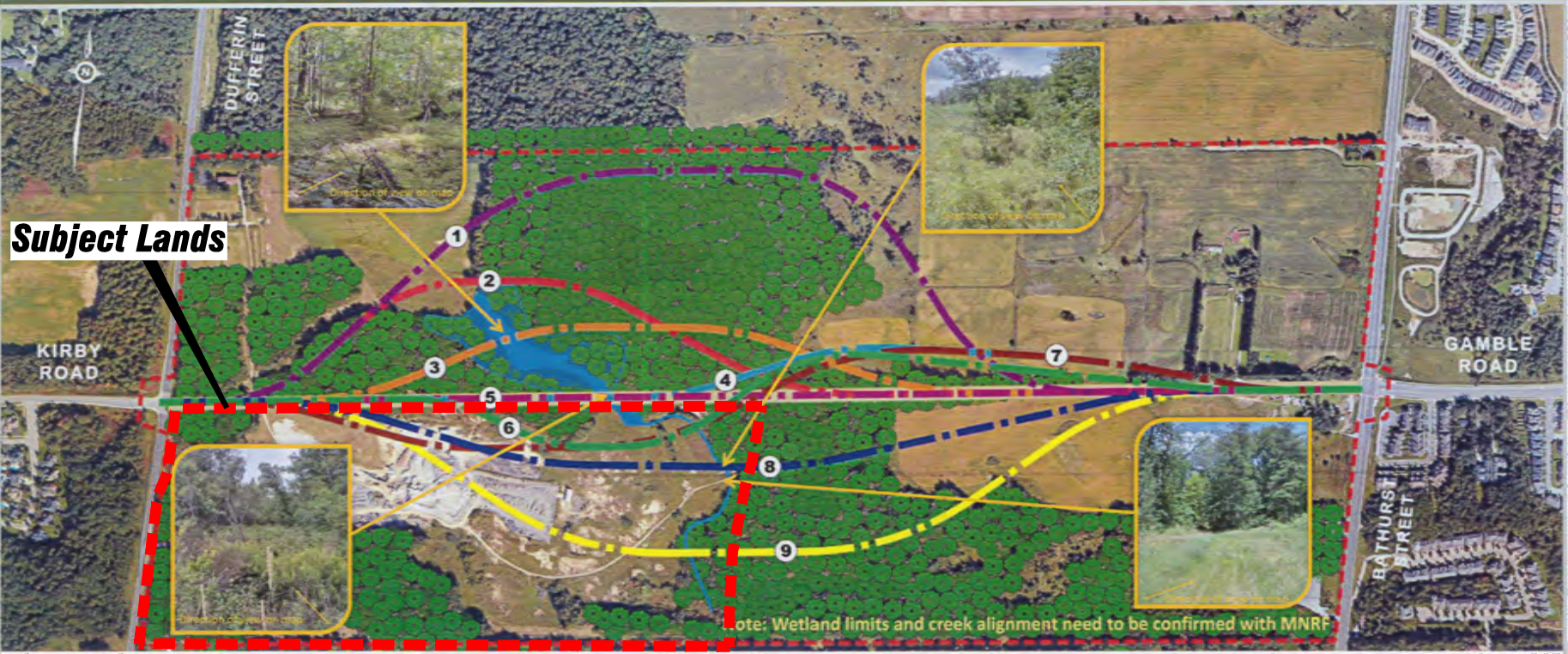
1







# Long List of Alternative Road Alignments



- Subject Lands**
- 1** MAJOR NORTHERLY DIVERSION TO AVOID WETLAND AND DENSE FOREST
- 2** MODERATE NORTHERLY DIVERSION TO AVOID WETLAND AND GROUNDWATER DISCHARGE AREA
- 3** MINOR NORTHERLY DIVERSION WITH WETLAND CROSSING TO AVOID DENSE FOREST
- 4** MINOR NORTHERLY DIVERSION WITH WETLAND CROSSING TO MINIMIZE IMPACTS TO FOREST
- 5** DIRECT EXTENSION WITH WETLAND CROSSING
- 6** SOUTH TO NORTH MINOR JOG DIVERSION TO AVOID WETLAND AND MINIMIZE IMPACTS TO FOREST
- 7** SOUTH TO NORTH MINOR JOG DIVERSION TO AVOID WETLAND AND MINIMIZE IMPACTS TO FOREST
- 8** MINOR SOUTHERLY DIVERSION TO AVOID WETLAND
- 9** MODERATE SOUTHERLY DIVERSION TO AVOID WETLAND AND MINIMIZE IMPACTS TO DENSE FOREST

Kirby Road Extension EAS



Environmental Assessment Study, Kirby Road Extension (Dufferin Street to Bathurst Street)  
Public Information Centre #1, Long List of Alternative Road Alignments, June 29, 2017



Attachment

APPLICANT: Rizmi Holdings Limited  
FILES: Z.18.004 & 19T-18V004

LOCATION: Part of Lot 30, Concession 2  
DATE: June 5, 2018

4

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, June 05, 2018

**WARD:** 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.005  
ZONING BY-LAW AMENDMENT FILE Z.18.009  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V005  
1930328 ONTARIO INC.  
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 Official Plan and Zoning By-law Amendment Files OP.18.005 and Z.18.009 and Draft Plan of Subdivision File 19T-18V005 for the Subject Lands to permit a 962-unit residential mixed-use development (the “Development”) in the Vaughan Metropolitan Centre (“VMC”), consisting of two apartment buildings (33 and 39-storeys) with ground floor commercial uses, and a seven-storey mid-rise building.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on the Development consisting of 962 residential units in the VMC in two apartment buildings with ground floor commercial uses (33 and 39-storeys) and a mid-rise building (7-storeys).
- Official Plan and Zoning By-law Amendments and a Draft Plan of Subdivision approval are required to permit the Development.
- A technical report 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 Files OP.18.005, Z.18.009, and 19T-18V005 (1930328 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands ("Subject Lands") are located on the southeast corner of Maplecrete Road and Regional Road 7, and are municipally known as 2901 Regional 7, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

### ***Official Plan Amendment, 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 Attachments #1 and #2 to permit the Development, as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.18.005 to amend Volume 2 of the Vaughan Official Plan 2010 ("VOP 2010"), specifically the Vaughan Metropolitan Centre Secondary Plan (the "VMC Secondary Plan"), to:
  - a) increase the maximum permitted building height from 30-storeys to 33-storeys (south tower) and 39-storeys (north tower); and
  - b) increase the maximum permitted density (Floor Space Index – "FSI") from 5 to 5.72 times the area of the Subject Lands.
2. Zoning By-law Amendment File Z.18.009, to rezone the Subject Lands from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone, in the manner shown on Attachment #3, to permit site-specific development standards identified in Table 1 of this report, and to permit the increased building height and density for the Development in return for the provision of community benefits, pursuant to Section 37 of the *Planning Act*, the policies of the Vaughan Official Plan 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*.
3. Draft Plan of Subdivision File 19T-18V005, as shown on Attachment #4, consisting of the following:

Blocks 1 and 5 for 962 residential units	1.1685 ha
Blocks 3, 7, and 9 for road widening	0.03699 ha
Block 2, 4, 6, and 8 for 0.3 m reserves	0.0036 ha
<u>Block B for new local road Street "B"</u>	<u>0.2376 ha</u>
Total	1.44669 ha



The Draft Plan of Subdivision application has been submitted to facilitate the creation of the development blocks and a new local road.

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

- a) Date the Notice of Public Hearing was circulated: May 11, 2018.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed along Maplecrete Road and Regional Road 7, in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m

- c) 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 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**

Not applicable.

**Analysis and Options**

***Amendments to Volume 2 of Vaughan Official Plan 2010 (the VMC Secondary Plan) are required to permit the Development***

The Subject Lands are designated "Station Precinct" by the VMC Secondary Plan, which forms part of Volume 2 of VOP 2010. The designation permits a broad mix of uses, including residential dwellings, retail, and service commercial. The Development includes residential and retail uses, which conforms to the VMC Secondary Plan.

The VMC Secondary Plan permits a maximum building height of 30-storeys and a maximum density (Floor Space Index - "FSI") of 5 times the area of the lot on the Subject Lands. The Development exceeds the maximum building height and density permissions of the VMC Secondary Plan. Therefore, the Development does not conform to the Official Plan and an amendment to VOP 2010, specifically the VMC Secondary Plan, is required.

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

The Subject Lands, which are identified as a "Landmark Location" with no prescribed maximum building height, are zoned EM1 Prestige Employment Area Zone by Zoning



By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to C9 Corporate Centre Zone, together with the following site-specific zoning exceptions to permit the Development shown on Attachments #3 to #5:

Table 1

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exception to the C9 Corporate Centre Zone</b>
a.	Minimum Lot Area (Block 5)	5,000 m <sup>2</sup>	3,300 m <sup>2</sup>
b.	Minimum Lot Frontage (Block 5)	50 m	30 m (Maplecrete Road)
c.	Minimum Front Yard Setback (Maplecrete Road)	3 m	2.5 m (Blocks 1 and 5)
d.	Minimum Rear Yard Setback (East Property Line)	6 m	2.8 m (Block 1)
e.	Minimum Exterior Yard Setback (along Street "B")	3 m	2 m (Block 1)
f.	Maximum Balcony Projection	1.8 m into the sight triangle (Maplecrete Road and Regional Road 7)	2.6 m into the sight triangle above the third storey
g.	Minimum Landscape Strip Width	6 m	4.3 m (Regional Road 7) 2.5 m (Maplecrete Road)

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment #3. 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 Development Planning Department has identified following matters to be reviewed in greater detail***

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial Policies, York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of all applicable statutory policies including the <i>Provincial Policy Statement (2014)</i> ("PPS"), <i>Places to Grow - The Growth Plan for the Greater Golden Horsehoe (2017)</i> ("The Growth Plan") and the York Region and City of Vaughan Official Plan policies.</li> </ul>
b.	VMC Secondary Plan	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the following policies contained in the VMC Secondary Plan, including, but not limited to: <ul style="list-style-type: none"> <li>a) the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;</li> <li>b) the objective of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; and optimize existing and planned investments in rapid transit;</li> <li>c) the vision of buildings in all areas in the VMC, including ensuring the built form frames the streets and supports an inviting, comfortable and active public realm to bring vitality to the streets, and</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>contribute positively to the image of Vaughan's downtown;</p> <p>d) the appropriateness of the proposed 33 and 39 storey building heights and density (FSI) of 5.71 times the area of the lot in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from taller 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) Policy 8.7.1 regarding the built form policies and Policy 8.7.2 regarding the location, massing, and design of buildings and the contribution to human-scaled street walls, attractive streetscapes, a varied sky line, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria set out in Policies 8.7.3 to 8.7.25;</p> <p>g) Policy 8.7.18 regarding tower elements of high-rise residential buildings being slender and spaced apart from one another to minimize shadow impacts and the loss of sky views, maintain privacy and contribute to an interesting skyline. The maximum size of a residential tower floor plate shall be approximately 750 m<sup>2</sup>;</p> <p>h) Policy 8.7.20 regarding building exteriors and long buildings, generally</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>over 40 m, shall be designed to break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in materials. In addition, Policy 8.7.21 requires variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should be variation in finishing materials between the podium and the tower of a high-rise building; and</p> <p>i) the fine-grain street network and public transportation policies related to the requirement for the planned new east-west local street (22 m right-of-way).</p>
c.	Section 37 of the <i>Planning Act</i>	<p>▪ The Owner proposes an increased building height and density in excess of what is permitted by VOP 2010 in return for the provision of community benefits, pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>. The request for additional height and density will be reviewed in consideration of the following:</p> <p>i) the appropriateness of the proposed increased building height and density in consideration of the policies of Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMC Secondary Plan. Should the proposed increase in building height and density be determined to meet the criteria of the Official Plan, the proposed community</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>benefits must be identified, to the satisfaction of the City;</p> <p>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 height and density, the Development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMC Secondary Plan, and there must be adequate community infrastructure to support the increase in building height 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</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>

	MATTERS TO BE REVIEWED	COMMENTS
d.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ 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"> <li>i) 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.</li> <li>ii) 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"> <li>▪ requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities; and</li> <li>▪ requiring a minimum of 35% of new residential units in Key development areas be affordable housing units.</li> </ul> </li> </ul> </li> </ul> <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</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>affordable units for low and moderate income households.</p> <p>iii) 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"> <li>▪ the total distribution of housing types;</li> <li>▪ tenure types and distribution;</li> <li>▪ the range of unit sizes, both in terms of floor area and number of bedrooms;</li> <li>▪ special residential components, such as social or senior housing; and</li> <li>▪ the proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement.</li> </ul> <p>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"> <li>▪ The Development will be reviewed in consideration of the City-wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Master Plan and the draft VMC Parking Strategy.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
f.	Vaughan Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”) on November 30, 2017. The Development must be further considered at a second DRP meeting.</li> </ul>
g.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
h.	External Agencies Review - Canadian National Railway, the Ministry of Transportation Ontario, and York Region	<ul style="list-style-type: none"> <li>▪ The Subject Lands are within the review areas of the Canadian National Railway (“CNR”) rail line, the Ministry of Transportation Ontario (“MTO”), 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.</li> </ul>
i.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ 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"> <li>- Planning Justification Report</li> <li>- Conceptual Site Plan and Landscape Master Plan</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Transportation Impact Study</li> <li>- Environmental Noise Assessment</li> <li>- Sustainability Metrics</li> <li>- Urban Design Brief</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>- Phases 1 and 2 Environmental Site Assessments</li> <li>- Hydrogeological Report</li> <li>- Geotechnical Report</li> </ul> <ul style="list-style-type: none"> <li>▪ Additional studies and/or reports may be required as part of the Applications review process.</li> </ul>
j.	Draft Plan of Subdivision Application	<ul style="list-style-type: none"> <li>▪ The Draft Plan of Subdivision File 19T-18V005 will be reviewed in coordination with the adjacent existing and planned area context respecting, but not limited to, servicing connections, grading, and road alignments, required road widenings, to the satisfaction of the City.</li> </ul>
k.	Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required, if the subject Applications are approved, and will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscape, sun and shadow, and servicing and grading.</li> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, 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.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
I.	Servicing	<ul style="list-style-type: none"> <li>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 Subject Lands.</li> </ul>

### **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. 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: Stephen Lue, Senior Planner, Development Planning Department, Extension 8210.

### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Draft Plan of Subdivision File 19T-18V005
5. Colour Perspective - North

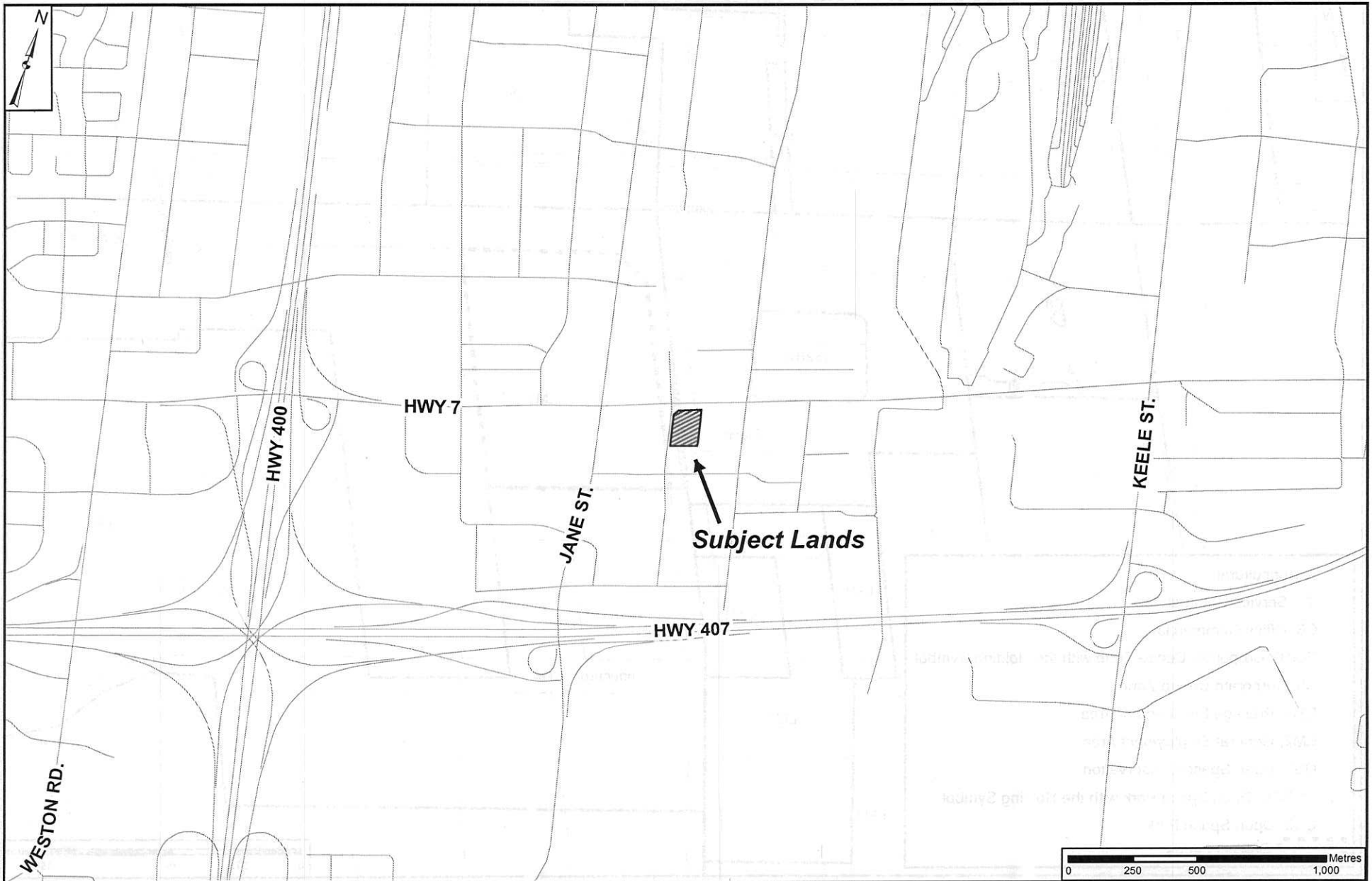
### **Prepared by**

Stephen Lue, Senior Planner, extension 8210

Carmela Marrelli, Interim Senior Manager of Development Planning, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/CM



# Context Location Map

**LOCATION:**  
Part Lot 5, Concession 4

**APPLICANT:**  
1930328 Ontario Inc.

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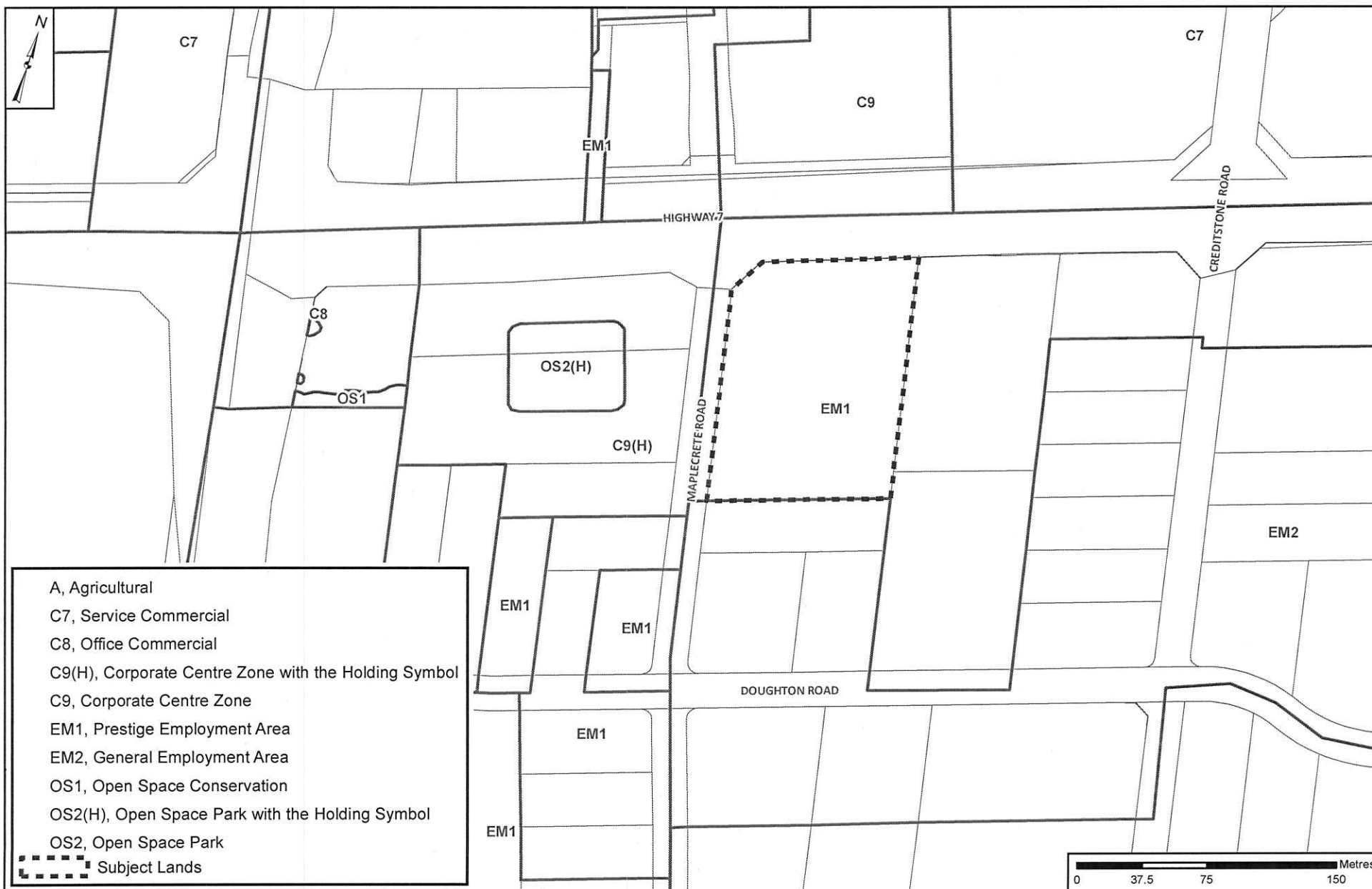
# Attachment

**FILES:**  
OP.18.005, Z.18.009, 19T-18V005

**DATE:**  
June 5, 2018

1

Printed on: 5/3/2018



## Location Map

**LOCATION:**  
Part Lot 5, Concession 4

**APPLICANT:**  
1930328 Ontario Inc.

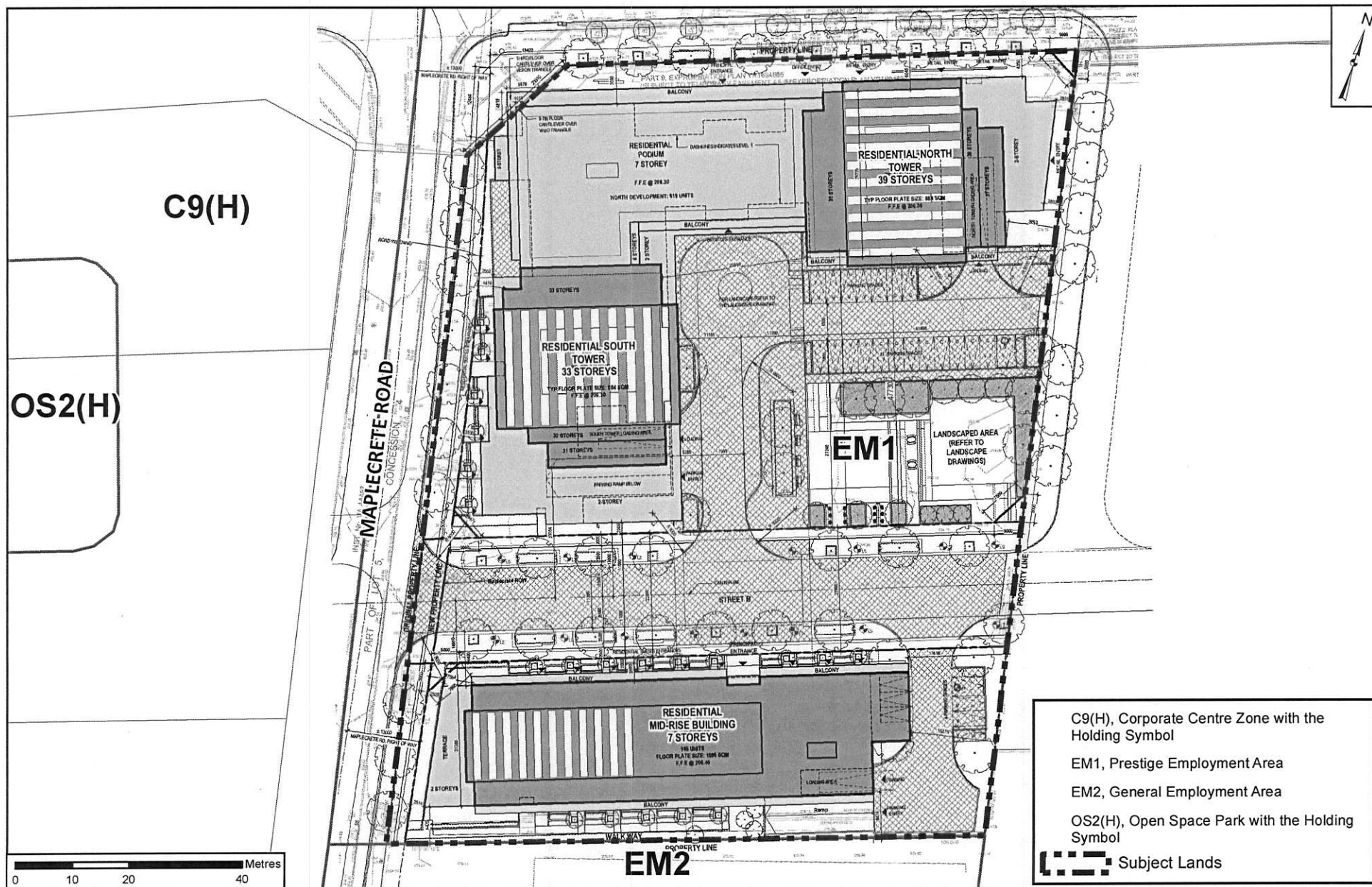


## Attachment

**FILES:**  
OP.18.005, Z.18.009, 19T-18V005

**DATE:**  
June 5, 2018

**2**



## Conceptual Site Plan and Proposed Zoning

**LOCATION:**  
Part Lot 5, Concession 4

**APPLICANT:**  
1930328 Ontario Inc.

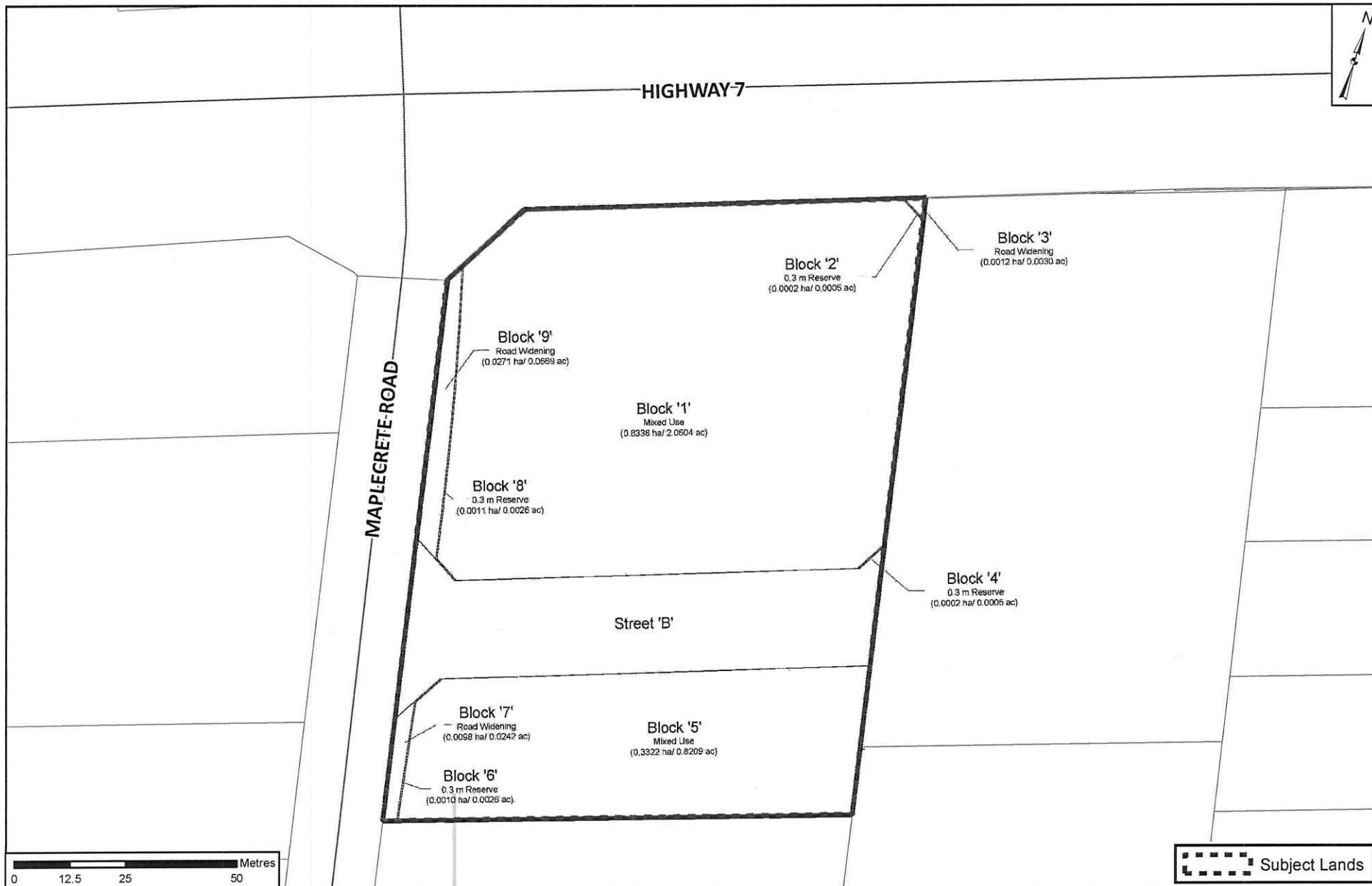


## Attachment

**FILES:**  
OP.18.005, Z.18.009, 19T-18V005

**DATE:**  
June 5, 2018

3



# Draft Plan of Subdivision File 19T-18V005

**LOCATION:**  
Part Lot 5, Concession 4

**APPLICANT:**  
1930328 Ontario Inc.

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## Attachment

**FILES:**  
OP.18.005, Z.18.009, 19T-18V005

**DATE:**  
June 5, 2018

**4**





## Perspective - North Along Regional Road 7

**LOCATION:**  
Part Lot 5, Concession 4

**APPLICANT:**  
1930328 Ontario Inc.

Document Path: N:\GIS\_Archive\Attachments\OP\OP.18.005\OP.18.005\_ColourPerspectiveMap.mxd



## Attachment

**FILES:**  
OP.18.005, Z.18.009, 19T-18V005

**DATE:**  
June 5, 2018

**5**

## **Committee of the Whole (Public Hearing) Report**

---

**DATE:** Tuesday, June 05, 2018

**WARD:** 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.006  
ZONING BY-LAW AMENDMENT FILE Z.18.010  
CB 10 (ISLINGTON) HOLDING CORP.  
VICINITY OF ISLINGTON AVENUE AND HARTMAN 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.18.006 and Z.18.010 (CB 10 (Islington) Holding Corp.) for the Subject Lands shown on Attachments #1 and #2, to amend City of Vaughan Official Plan 2010 and Zoning By-law 1-88, to permit the development of 6, 4-storey townhouse dwellings, as shown on Attachments #3 to #6.

**Report Highlights**

- To receive input from the public and the Committee of the Whole on proposed amendments to the City's Official Plan and Zoning By-law to permit the development of 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendation**

1. THAT the Public Hearing report for Files OP.18.006 and Z.18.010 (CB 10 (Islington) Holding Corp.) 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 Attachments #1 and #2 are located on the southeast corner of Islington Avenue and Hartman Avenue, and are municipally known as 8295 Islington Avenue. The surrounding land uses are shown on Attachment #2.

### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed 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 6, 4-storey townhouse dwellings (the “Development”), as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.18.006 to amend Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, specifically to increase the maximum permitted Floor Space Index (“FSI”) from 0.5 to 1.4 times the area of the lot and to increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (12.4 m).
2. Zoning By-law Amendment File Z.18.010 to rezone the Subject Lands from “R2 Residential Zone” to “RM1 Multiple Residential Zone” in the manner shown on Attachment #3, 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 Council’s Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 11, 2018.

The Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Islington Avenue and Hartman Avenue frontages in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the Greater Woodbridge Ratepayers’ Association, Village of Woodbridge Ratepayers’ Association and Vaughanwood 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**

Not applicable

### **Analysis and Options**

#### ***Amendments to Vaughan Official Plan 2010 are required to permit the Development***

The Subject Lands are designated “Low-Rise Residential (2)” by VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan. This designation permits 3½ - storey townhouse dwellings and a maximum residential density (FSI) of 0.5 times the area of the lot. The proposed Development for 6, 4-storey townhouse dwellings with a density of 1.4 FSI, does not conform to VOP 2010.

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

The Subject Lands are zoned R2 Residential Zone by Zoning By-law 1-88, which does not permit townhouse dwellings. The Owner proposes to rezone the Subject Lands to “RM1 Multiple Residential Zone” with the following site-specific zoning exceptions:

**Table 1**

	<b>By-law Standard</b>	<b>RM1 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM1 Multiple Residential Zone</b>
a.	Minimum Lot Frontage	6 m/unit	4.7 m (Unit 2) 5.22 m (Units 3-5)
b.	Minimum Lot Area per Unit	180 m <sup>2</sup>	119 m <sup>2</sup> (Units 2-5) 162 m <sup>2</sup> (Units 6)
c.	Rear Yard	7.5 m	5 m
d.	Maximum Building Height	11 m	12.4 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the applicable Provincial policies, and the policies of the York Region Official Plan, and VOP 2010, Volume 2 - Woodbridge Centre Secondary Plan.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands to permit the Development as shown on Attachment #3 to #6, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to proposed townhouse use and built-form compatibility.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> <li>– Planning Justification Report</li> <li>– Tree Preservation Plan</li> <li>– Phase 1 Environmental Site Assessment (ESA)</li> <li>– Environmental Noise Assessment</li> <li>– Arborist Report</li> <li>– Servicing and Stormwater Management Report</li> <li>– Geotechnical Report</li> </ul> </li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the 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.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Road Widening	<ul style="list-style-type: none"> <li>This portion of Islington Avenue has been identified for a future road widening. York Region must approve the final planned road right-of-way width, any road improvements and the final design of Islington Avenue, which may result in additional or modified zoning exceptions to those identified in Table 1.</li> </ul>
f.	Cash-in-Lieu of the Dedication of Parkland	<ul style="list-style-type: none"> <li>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, should the Applications be approved.</li> </ul>
g.	Toronto and Region Conservation Authority (the "TRCA")	<ul style="list-style-type: none"> <li>The Subject Lands fall within the TRCA's regulated area and therefore, must be reviewed by the TRCA.</li> </ul>
h.	Urban Design Policies	<ul style="list-style-type: none"> <li>The proposed development will be reviewed in consideration of the Urban Design Policies within the Woodbridge Centre Secondary Plan for the Islington Avenue Corridor.</li> </ul>
i.	Existing Trees	<ul style="list-style-type: none"> <li>The Arborist Report and Tree Preservation Plan submitted in support of the Applications must be reviewed and approved by the Development Planning, Forestry and Horticulture Division, and Parks Development Departments. Should it be determined that trees are proposed to be removed, then the appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.</li> </ul>

j.	Related Site Development File DA.18.017	<ul style="list-style-type: none"> <li>▪ The related Site Development Application submitted to facilitate the Development will be reviewed to ensure, but not limited to: the appropriate building and site design; impact on the adjacent properties to the south and east; access; internal pedestrian and traffic circulation; sufficient parking; private amenity space and landscaping; impact on the bus stop located on Islington Avenue; stormwater management; servicing and grading; building materials; transition between the proposed development and surrounding land uses; pedestrian connectivity; and appropriate site amenity areas, should the Applications be approved.</li> <li>▪ All issues identified through the review of the Site Development File must be addressed to the satisfaction of the City and will be considered at a future Committee of the Whole meeting, together with the subject Applications.</li> </ul>
k.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the Applications are approved.</li> </ul>
l.	Future Part Lot Control Application	<ul style="list-style-type: none"> <li>▪ A future Part Lot Control Application will be required to create the lots for the freehold townhouse units fronting onto Hartman Avenue, if the Applications are approved.</li> </ul>

### **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. The Owner has a made a

request to York Region to exempt the Official Plan Amendment Application from York Region approval. To date, York Region has not issued a decision regarding the exemption request. 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, at extension 8635.

## **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Elevations
6. Perspective Renderings

## **Prepared by**

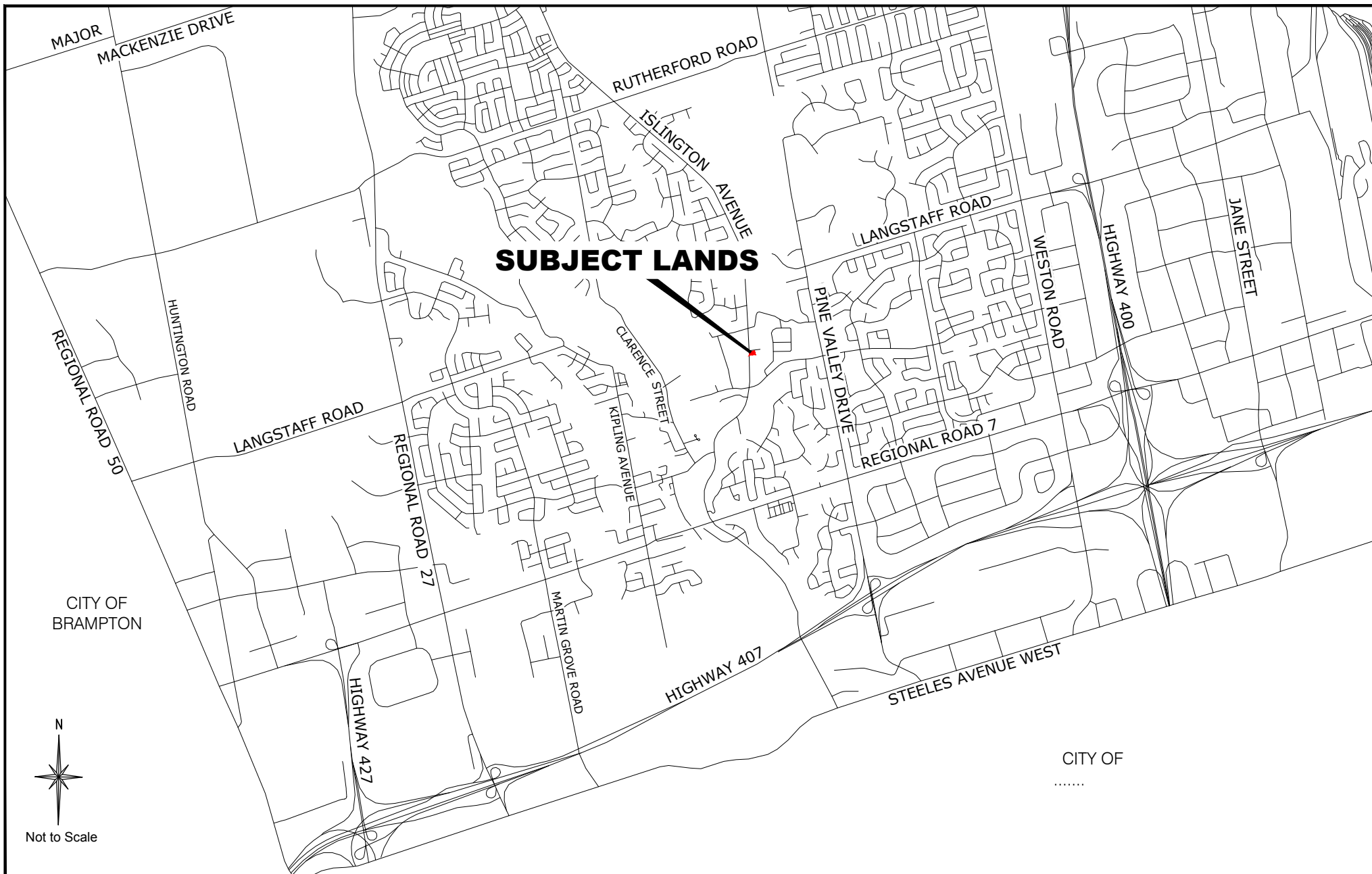
Mary Caputo, Senior Planner, ext. 8635

Carmela Marrelli, Interim Senior Manager, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



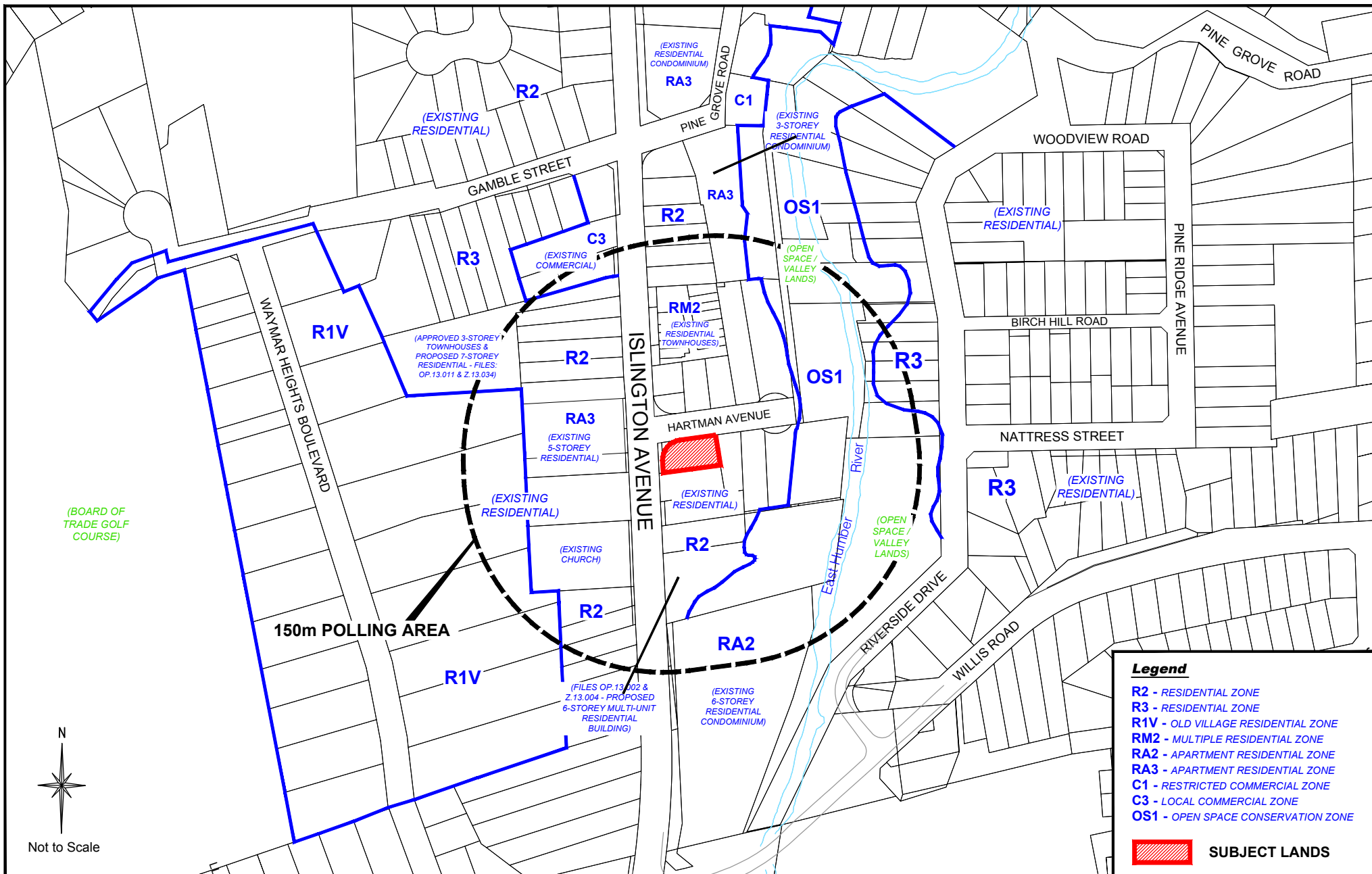


## Context Location Map

Location: Part of Lot 9,  
Concession 7

Applicant:  
CB 10 (Islington) Holding Corp.

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## Location Map

Location: Part of Lot 9,  
Concession 7

Applicant:  
CB 10 (Islington) Holding Corp.

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## Attachment

Files: OP.18.006,  
Z.18.010, & DA.18.017

Date:  
June 5, 2018

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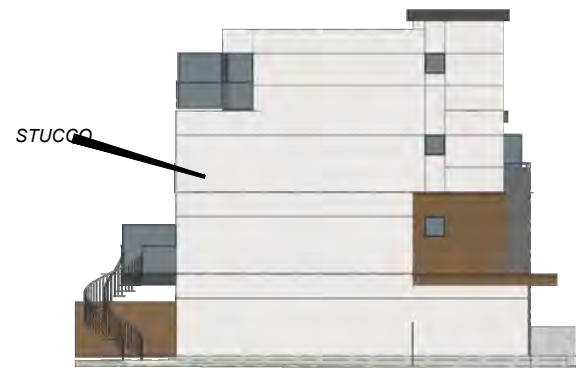




NORTH (FRONT) ELEVATION - FACING HARTMAN AVENUE



WEST (SIDE) ELEVATION - FACING ISLINGTON AVENUE



EAST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION

Not to Scale

## Elevations

Location: Part of Lot 9,  
Concession 7

Applicant:  
CB 10 (Islington) Holding Corp.

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NORTH (FRONT) ELEVATION - FACING HARTMAN AVENUE



NORTH-EAST ELEVATION -  
LOOKING WEST



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST (SIDE) ELEVATION

Not to Scale

## Perspective Renderings

Location: Part of Lot 9,  
Concession 7

Applicant:  
CB 10 (Islington) Holding Corp.

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