

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

**This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). For deputations, please register by contacting Access Vaughan at 905-832-2281 or [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

**Tuesday, September 15, 2020**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

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**Pages**

- |   |        |
|---|--------|
| <b>1. DISCLOSURE OF INTEREST</b>  |        |
| <br>  |        |
| <b>2. COMMUNICATIONS</b>  |        |
| <br>  |        |
| <b>3. CONSIDERATION OF PUBLIC HEARING ITEMS</b>   |        |
| <br>1. OFFICIAL PLAN AMENDMENT FILE OP.20.005 AND ZONING BY-LAW AMENDMENT FILE Z.20.013 DOUGHTON RESIDENCES CORP. 216 AND 220 DOUGHTON ROAD VICINITY OF DOUGHTON ROAD AND JANE STREET<br>Information item from the Deputy City Manager, Infrastructure Development with respect to the above. | <br>3  |
| <br>  |        |
| <br>2. WEDGEWOOD COLUMBUS LIMITED OFFICIAL PLAN AMENDMENT FILE OP.19.015 ZONING BY-LAW AMENDMENT FILE Z.19.039 7887 WESTON ROAD VICINITY OF WESTON ROAD AND HIGHWAY 7<br>Information item from the Deputy City Manager, Infrastructure Development with respect to the above.                 | <br>29 |

- |      |   |     |
|------|---|-----|
| 3.   | CALLOWAY REIT (400 AND 7) INC. OFFICIAL PLAN AMENDMENT<br>FILE OP.19.012 ZONING BY-LAW AMENDMENT FILE Z.19.036 137<br>CHRISLEA ROAD, 57 AND 101 NORTHVIEW BOULEVARD VICINITY<br>OF HIGHWAY 7 AND HIGHWAY 400<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above. | 69  |
| <br> |   |     |
| 4.   | 7553 ISLINGTON HOLDING INC. OFFICIAL PLAN AMENDMENT FILE<br>OP.08.017 ZONING BY-LAW AMENDMENT FILE Z.16.022 7553<br>ISLINGTON AVENUE & 150 BRUCE STREET VICINITY OF<br>ISLINGTON AVENUE & HIGHWAY 7<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above.          | 133 |

#### 4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
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AND VIDEO BROADCAST

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

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**DATE:** Tuesday, September 15, 2020

**WARD:** 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.20.005 AND  
ZONING BY-LAW AMENDMENT FILE Z.20.013  
DOUGHTON RESIDENCES CORP.  
216 AND 220 DOUGHTON ROAD  
VICINITY OF DOUGHTON ROAD AND JANE STREET**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.005 and Z.20.013 to permit a high-rise residential development consisting of 1,115 residential units within 2, 47 and 49-storey residential towers (Towers A and B), on a shared 4-storey podium comprised of amenity areas and residential units, and 4-levels of underground parking extending beneath a proposed private driveway accessed from Doughton Road.

### **Report Highlights**

- To receive input from the public and Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment applications to permit a high-rise residential development consisting of 1,115 residential units within 2, 47 and 49-storey towers (Towers A and B) on a shared 4-storey podium comprised of amenity areas residential units and with 4-levels of underground parking
- Official Plan and Zoning By-law Amendment applications are required to permit the proposed development to facilitate the proposed increases to the maximum building height, maximum Floor Space Index FSI permissions and to permit a private road in lieu of a local street
- The Subject Lands are located within the Humber River Floodplain and Black Creek Renewal Environmental Assessment Area as identified by the Toronto and Region Conservation Authority
- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio, will be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.20.005 and Z.20.013 (Doughton Residences Corp.) BE RECEIVED; and, that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

### **Background**

The subject lands (the 'Subject Lands') are located in the Vaughan Metropolitan Centre ('VMC') north of Doughton Road and east of Jane Street and are municipally known as 216 and 220 Doughton Road, as shown on Attachment 1. The Subject Lands are currently developed with two existing employment buildings. The surrounding uses are shown on Attachment 1.

#### ***The proposed residential redevelopment of the Subject Lands consists of the following:***

- Two (2) residential towers, with maximum building heights of 49-storeys (Tower A) and 47-storeys (Tower B)
- A total of 1,115 residential units
- A primarily 4-storey podium consisting of residential units and amenity areas
- A total residential gross floor area ('GFA') of 85,409.9 m<sup>2</sup>
- A combined total of indoor and outdoor amenity area GFA 4,448.37 m<sup>2</sup>
- A density Floor Space Index ('FSI') of 11.4 times the area of the lot

- Four (4) levels of underground parking with 668 parking spaces, extending beneath a proposed private driveway that is proposed to replace the planned north-south local road
- A total of 585 long-term and 115 short-term bicycle parking spaces
- One access to underground parking, loading and servicing from Doughton Road along the westerly property line and one access to a private driveway along the easterly property line

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

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands as shown on Attachments 1 and 2. This residential development consists of 2, 47 and 49-storey residential apartment buildings (Towers A and B) on a shared 4-storey podium comprising of ground floor amenity areas and residential uses served by 4 levels of underground parking for a total of 1,151 residential units (the ‘Development’) as shown on Attachments 2 to 5. The following Applications are proposed:

1. Official Plan Amendment File OP.20.005 to amend the Vaughan Official Plan 2010 (“VOP 2010”) and Volume 2 of VOP 2020, specifically, the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”):
  - a. Policy 8.7.12 and Schedule I – to increase the maximum building height from 25-storeys and 30-storeys to 47 and 49-storeys for the respective easterly and westerly portions as delineated by Schedule I.
  - b. Schedule I – to increase the maximum density from 4.5 FSI and 5 FSI to 11.4 FSI
  - c. Policy 8.7.18 – to increase the maximum floor plate size for the two, 47 and 49-storey residential towers from 750 m<sup>2</sup> to 800 m<sup>2</sup>
  - d. Amend Schedules A to K of the VMCSP to illustrate the proposed realignment of a north-south private street.
2. Zoning By-law Amendment File Z.20.013 to amend By-law 1-88 to rezone the Subject Lands from the “EM1 Prestige Employment Area Zone” to “C9 Corporate Centre Zone” to permit the residential uses in the manner shown on Attachment 2, and to permit site-specific development standards identified in Table 1 of this report.

A future Draft Plan of Subdivision and Site Development Application is required to implement the Development. On April 18, 2019, a Pre-Application Consultation (PAC) File PAC.19.023 was held to identify submission requirements for the Applicant's proposal.

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

- a) Date of Notice of Public Hearing was circulated: August 21, 2020.

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 (along the property frontage on Doughton Road), in accordance with the City's Notice Signs Procedures.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands.

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

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

***Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Center Secondary Plan, are required to permit the Development***

Schedules F and J of the VMCSPP identify the Subject Lands within the "Neighbourhood Precinct" land use precinct, and within an existing floodplain, which is subject to the Natural Heritage policies of 5.6.4 to 5.6.10. In accordance with Policy 5.6.6, the underlying land-use designations of "Neighbourhood Precinct", identified on Schedule F, is not currently in effect and will not come into force until conditions of Policy 5.6.6.a. to 5.6.6.c. and 5.6.8 are met to the satisfaction of the City, TRCA and the Province. These conditions include, but are not limited to, remedial flood protection works, and requirements for floodplain analysis and mapping. Therefore, the "Neighbourhood Precinct" land-use designation will only come into force upon these conditions being satisfied. Policy 5.6.7 of the VMCSPP indicates that prior to the conditions of Policy 5.6.6 being satisfied, only existing uses as of the date of approval of this Plan will be

permitted, along with any remedial works of the Black Creek. Once the “Neighbourhood Precinct” designation is in force, the “Neighbourhood Precinct” designation will permit primarily residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities, as required, and retail and service commercial uses. This designation permits a mix of high-rise, mid-rise, low-rise buildings where a mix of apartment and townhouse buildings is encouraged. The Development includes residential uses which conforms to the VMCSPP.

The VMCSPP permits a building height ranging from a 5-storey minimum to 25-storey maximum and density ranging from 2.5 FSI to 4.5 FSI for the easterly portion of the Subject Lands. A building height ranging from a 5-storey minimum to a 30-storey maximum and density ranging from 2.5 FSI to 5 FSI applies for the westerly portion of the Subject Lands. These height and density parameters are defined by Schedule I of the VMCSPP which identifies the north-south public street traversing through the Subject Lands. An Official Plan Amendment will be required to permit maximum building heights of 47 and 49-storeys, and to permit a maximum FSI of 11.4 times the area of the lot.

Policy 8.7.18 of the VMCSPP permits a maximum residential tower floorplate of 750 m<sup>2</sup>; whereas a maximum of 800 m<sup>2</sup> is proposed. The Development represents a 11.4 FSI, with a maximum building height of 47 and 49-storeys, which does not conform to the “Neighbourhood Precinct” designation and the policies of the VMCSPP and requires an amendment to this Plan. Permissions for increased building height and density will be considered and secured through a Section 37 Density and Bonusing Agreement with the City, if supported as good planning.

Schedule C – Street Network of the VMCSPP identifies a 20 to 22 m wide local street bisecting north-south of the Subject Lands. In addition, there is a 15-17 m wide mews identified to the north of the Subject Lands, which was partially secured through the approved project north of the Subject Lands (Draft Plan of Subdivision 19T-13V006) but requires a portion of the Subject Lands to complete. The Development proposes to realign the north-south street, while changing the tenure of the street to a private street. A review of the appropriateness of the proposed change in road tenure will be considered in consultation with the Transportation Division of the VMC Program.

Schedule J – Floodplain and Environmental Open Spaces and Policy 5.6.4 to 5.6.10 identify the Subject Lands as being partially located within the Humber River Floodplain. Policy 5.6.8 indicates that phased development or site alterations may only be permitted subject to conditions of TRCA being satisfied. The TRCA confirms that the Subject Lands are within a regulatory floodplain area within a flood hazard. A floodplain analysis has been requested by the TRCA to assess the potential for any potential floodplain

modifications or consideration of any flood remediation works in order to ensure appropriate floodplain management.

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

The Subject Lands are zoned “EM1 Prestige Employment Area” by By-law 1-88, which does not permit any residential uses. The Owner proposes to amend By-law 1-88 by rezoning the Subject Lands from the “EM1 Prestige Employment Area Zone” to the “C9 Corporate Centre Zone” to permit the residential uses, together with site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 5:

Table 1:

	<b>By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions and rezoning to the C9 Corporate Centre Zone</b>
a.	Gross Floor Area Definition	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, car parking area above or below grade, lockers, mechanical/electrical shafts, garbage chute, stair shafts, washrooms and amenity space required by the By-law within the building or within a separate structure.
b.	Minimum Residential Parking Requirements (Multiple Family Dwelling Apartment Dwelling)	1,055 total parking spaces 882 residential parking spaces 172 visitor parking spaces	0.59 spaces per unit 668 total parking spaces 571 visitor parking spaces 15 visitor parking spaces

	<b>By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions and rezoning to the C9 Corporate Centre Zone</b>
c.	Minimum Accessible Parking Requirements	14 residential parking space (7 Type A, 7 Type B)  5 visitor parking spaces (2 Type A, 3 Type B)	6 residential parking spaces (6 Type A, 0 Type B)  7 visitor parking spaces (3 Type A, 4 Type B)
d.	Minimum Bicycle Parking Width Requirements	1.75 m width	Vertical: 0.61 m width Horizontal: 0.61 m width Locker: 0.915 m width
e.	Minimum Driveway Width	7.5 m	6 m
f.	Minimum Setbacks (Below Finished Grade)	Front Lot Line: 1.8 m	Front Lot Line: 0 m
g.	Minimum Landscape Width	3 m	0 m
h.	Permitted Encroachments	Projections are not permitted into the minimum landscape and front yard	To permit vertical architectural elements and canopies to project into the required landscaping and front yard.
i.	Maximum Building Height	25 m	Tower B: 145 m (47- storeys), exclusive of all

	<b>By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions and rezoning to the C9 Corporate Centre Zone</b>
			mechanical equipment and architectural features  Tower B: 152 m (49-storeys), exclusive of all mechanical equipment and architectural features
j.	Maximum Length of a Building abutting a Street Line	80%	60.6% (abutting Doughton Road)
k.	Maximum Residential Density	67 m <sup>2</sup> /unit	6.51 m <sup>2</sup> /unit (based on the Lot Area of 7,439.69 m <sup>2</sup> )

***Following a preliminary review of the proposal, the VMC Program has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial Policies, York Region Official Plan 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 Provincial Policy Statement (2020) ("PPS"), A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2019) ("The Growth Plan"), and York Region and VOP 2010 policies.</li> </ul>
b.	VMCSP	<p>The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>the objectives 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; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design;</li> <li>the vision of buildings in the VMC, including ensuring the built form frames the streets and supports an engaging, comfortable and active public realm to bring vitality to the streets and contribute positively to the image of Vaughan's downtown;</li> <li>the appropriateness of the proposed building heights (47 and 49-storeys) and density (FSI) of 11.4 times the area of the lot within the "Neighbourhood Precinct" in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighbouring planned uses or the public realm, including shadowing;</li> <li>the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts;</li> <li>Policies 8.7.1 to 8.7.25 regarding built form, including location, massing and design of buildings, building facades, quality of materials fronting streets and mews and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation;</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>• Policy 8.7.11 respecting maximum building height;</li> <li>• Policy 8.7.18 respecting the maximum tower floor plate size of 750 m<sup>2</sup>;</li> <li>• Policy 4.3.1 respecting the street network in considering the proposed private road tenure in lieu of a public street as shown on Schedule C;</li> <li>• Policy 5.6 respecting the lands within the Black Creek Renewal Area and Existing Floodplain as shown on Schedules F and J.</li> <li>• In addition, the following matters are to be reviewed: <ul style="list-style-type: none"> <li>○ Redevelopment of the Subject Lands is subject to resolution of Policy 5.6 in relation to the Black Creek Renewal project and regional floodplain;</li> <li>○ The proposal is not in conformity with the “Neighbourhood Precinct” designation, particularly with respect to built form, massing, height and density</li> <li>○ The alignment of the north-south road in consideration of the functional road alignment design proposed by the adjacent landowner to the north and consideration of properties to the south</li> </ul> </li> </ul> <p>The Owner will be required to work with the VMC Program and the TRCA to resolve these matters above prior to consideration before Committee of the Whole.</p>
c.	Section 37 of the <i>Planning Act</i> Bonusing and Density	<ul style="list-style-type: none"> <li>• Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSPP, the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height and density, will be reviewed in consideration of the following criteria:</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>i) The appropriateness of the proposed increased building heights and density within the “Neighbourhood Precinct” in consideration of the policies in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSPP related to Bonusing and Density. Should the proposed increase in building height and density be determined to meet the criteria of the Official Plan, the proposed community 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 VOP 2010 and the VMCSPP, and there must be adequate community infrastructure to support the increase in building heights and density. The provision of affordable housing in the form of land, residential units or cash contribution to be transferred to York Region (Housing York Inc.) or to a non-profit housing provider, free of cost (including maintenance and condominium fee, if applicable) will be considered as described below; and</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> <p>iv) Bill 197 Economic Recovery Act 2020 received royal assent from the Province of Ontario which made amendments to Section 37 and 37.1 of the <i>Planning Act</i>, specifically in relation to community benefit charges. It is noted that the community benefits charges as identified in the <i>More Homes More Choice Act, 2019 and Plan to Build Ontario</i></p>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<i>Together 2019</i> , are not in force. The Development will be reviewed in consideration of the re-enacted Section 37 and the applicability of the community benefits charges in relation to any proposed increases to height and density.
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>- 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>- 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 to 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 to be affordable housing units.</li> </ul> </li> </ul> <p>Furthermore, Policy 8.1.3 of the VMCSPP identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households;</p> <li>- 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</li> </li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>of a housing options statement, required for all Official Plan Amendment, 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</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 has provided a housing summary within their Planning Justification Report, which is under review by the City. Should additional information be required, the Owner will be required to provide an updated housing statement to the satisfaction of the City, prior to consideration of a Technical Report by the Committee of the Whole.</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 City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Plan, the Black Creek Storm Water Optimization Study Master Plan Class Environmental Assessment (EA), Black Creek Renewal Project, and the VMC Parking Strategy.</li> </ul>
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")</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>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	External Agencies	<ul style="list-style-type: none"> <li>The Subject Lands are within the review areas of York Region, and the Toronto and Region Conservation Authority. 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>- Arborist Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Noise Impact Study</li> <li>- Phase One and Two Environmental Site Assessments</li> <li>- Planning Justification Report</li> <li>- Pedestrian Level Wind Study</li> <li>- Sun Shadow Study</li> <li>- Sustainability Performance Metrics</li> <li>- Transportation Study</li> <li>- Traffic Impact Study</li> </ul> </li> </ul> <p>Additional studies and/or reports may be required as part of the Application review process</p>
j.	Servicing	<ul style="list-style-type: none"> <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 lands</li> </ul>
k.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>As identified in the Pre-Application Consultation (PAC.19.023) on April 18, 2019, a Draft Plan of Subdivision is required for the creation of a public road allowance (20 to 22 m wide north-south local street) and the extension of municipal services (including upgrades required on Doughton Road and low impact development (LID) infrastructure on a local street) required to facilitate the Development. In accordance with Policy 4.3.5, and 10.3 new streets identified on Schedule C – Street</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		Network of the VMCSPP shall be conveyed to the municipality as a condition of approval of a Draft Plan of Subdivision. New development within the VMC that requires the conveyance of land for streets, should generally proceed by way of the subdivision approval process.
k.	Future Site Development Application	<ul style="list-style-type: none"> <li>• In accordance with PAC.19.023, a Site Development Application will be required to permit the mixed-use development, as shown on Attachments 2 to 5, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design, massing, access, site circulation, parking, landscape, amenity area, sun and shadow, wind, noise, servicing and grading, bird-friendly design, and the appropriate built form interface with the surrounding uses and the public realm</li> <li>• Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as permeable pavers, bio-swales, drought tolerant landscape, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc. will be reviewed and implemented through the site plan approval process, if approved</li> <li>• In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score</li> </ul>
l.	Future Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> <li>• A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development</li> </ul>
m.	Development Charges	<ul style="list-style-type: none"> <li>• The Owner will be required to pay the applicable Development Charges (DCs) and is subject to the Area-Specific Development Charges (ASDCs)</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
n.	Cash-in-Lieu 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 parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject Applications are approved</li> </ul>
o.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The TRCA advises that the Subject Lands are located within a regulatory floodplain, and within a flood hazard area. A 10 m buffer to the regulatory floodplain and flood remediation works is required to any proposed building on the Subject Lands. A preliminary floodplain analysis has been submitted and must be approved to the satisfaction of the TRCA, prior to consideration before the Committee of the Whole. The TRCA has identified that additional studies and materials will be required such as an updated topographic survey, and hydrogeological report to demarcate the existing floodplain and Black Creek Renewal Area.</li> </ul>

### **Financial Impact**

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

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

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

### **Conclusion**

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

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

### **Attachments**

1. Context and Location Map



2. Proposed Site Plan and Rezoning
3. Proposed Building Elevations
4. Perspective Rendering

**Prepared by**

Natalie Wong, Senior Planner, VMC Ext 8866  
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Christina Bruce, Director, VMC Program, Ext 8231

**Approved by**



Nick Spensieri, Deputy City Manager  
Infrastructure Development

**Reviewed by**

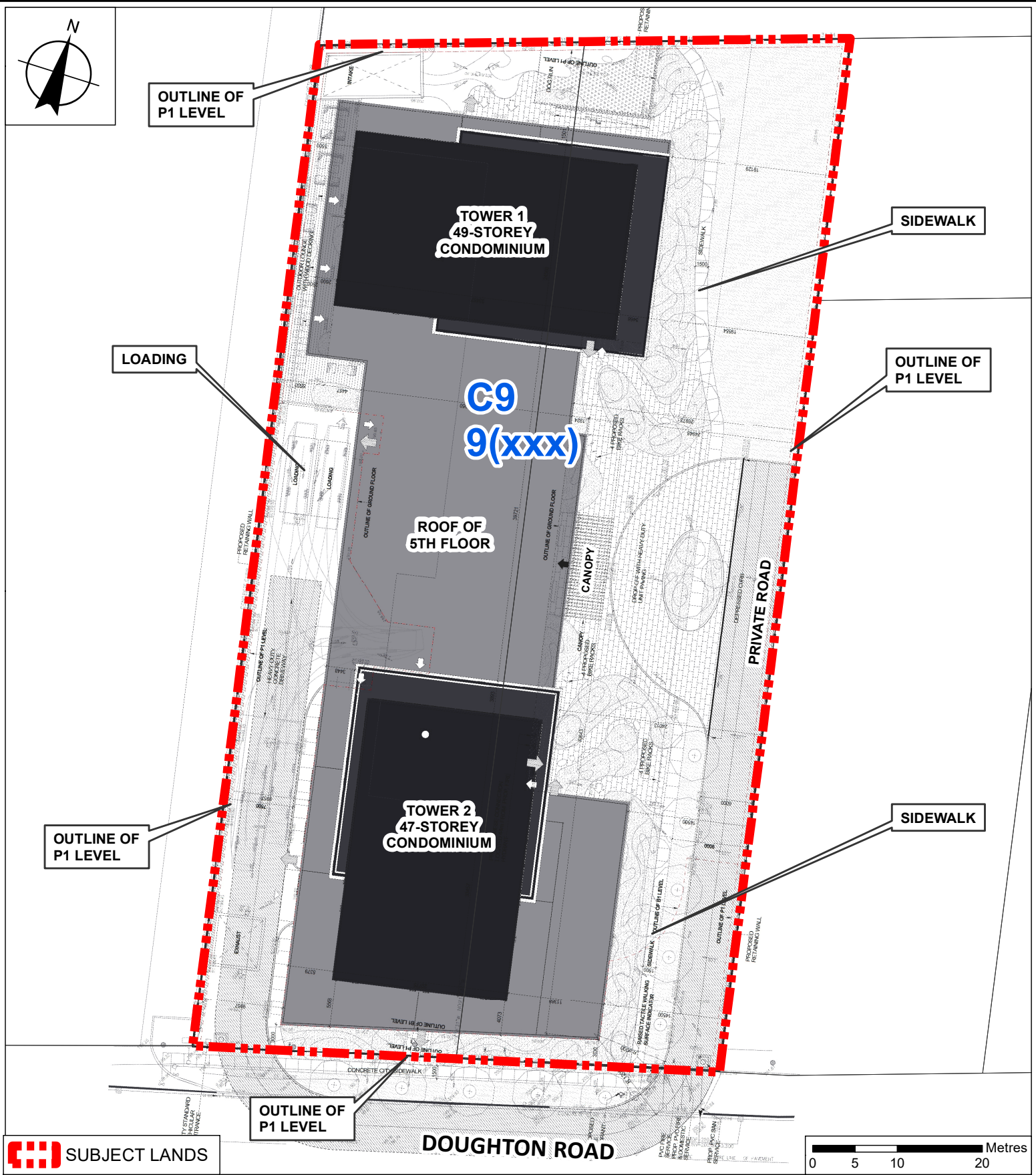


Jim Harnum, City Manager









# Proposed Site Plan and Rezoning

**LOCATION:** 216 and 220 Doughton Road;  
Part of Lot 5, Concession 4

**APPLICANT:**  
Doughton Residences Corp.



# Attachment

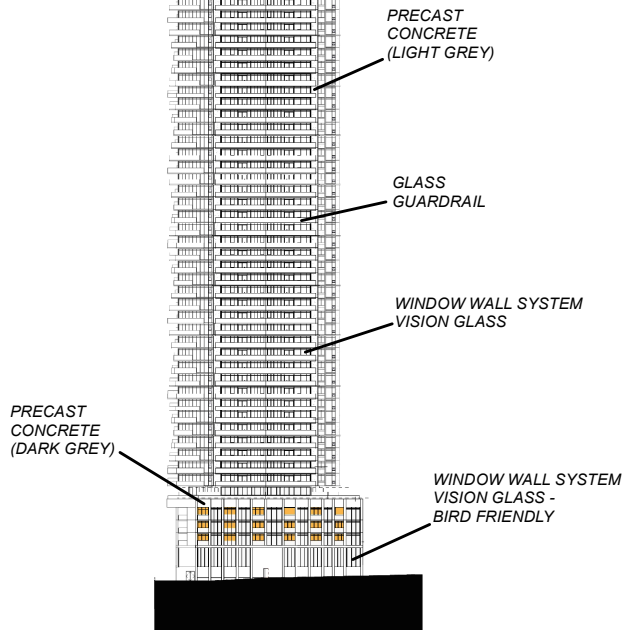
**FILES:**  
OP.20.005 and Z.20.013

**DATE:**  
September 15, 2020

**2**

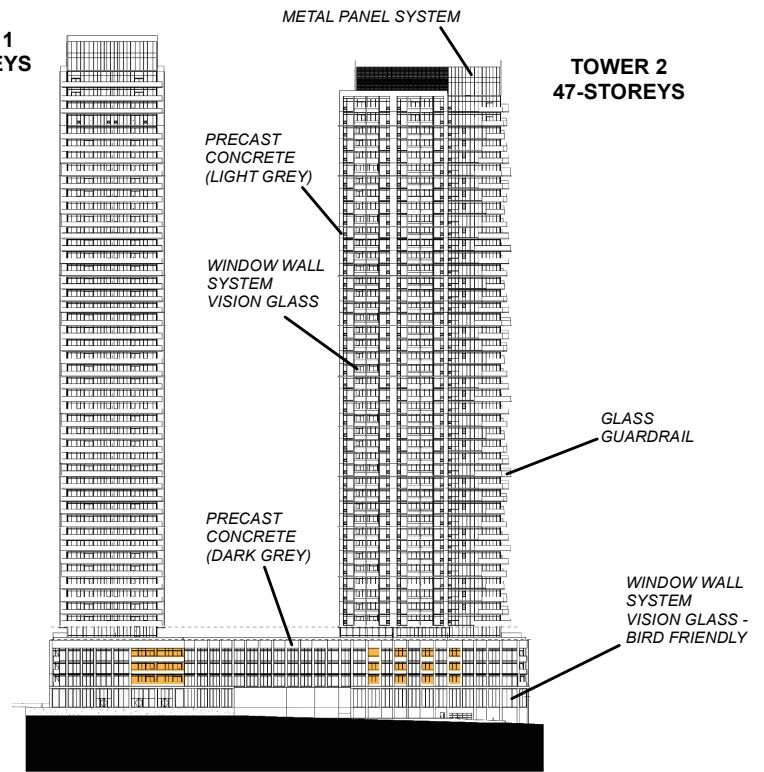


**TOWER 2  
47-STOOREYS**



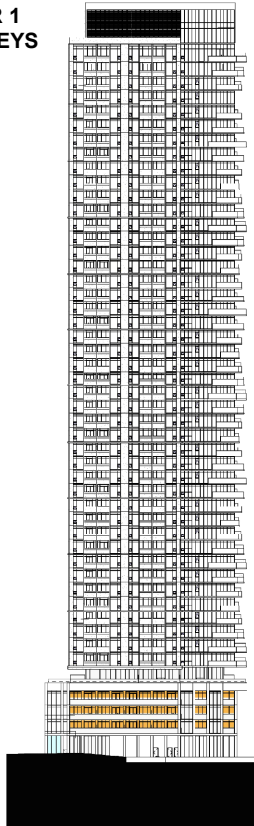
**SOUTH ELEVATION -  
FACING DOUGHTON ROAD**

**TOWER 1  
49-STOOREYS**



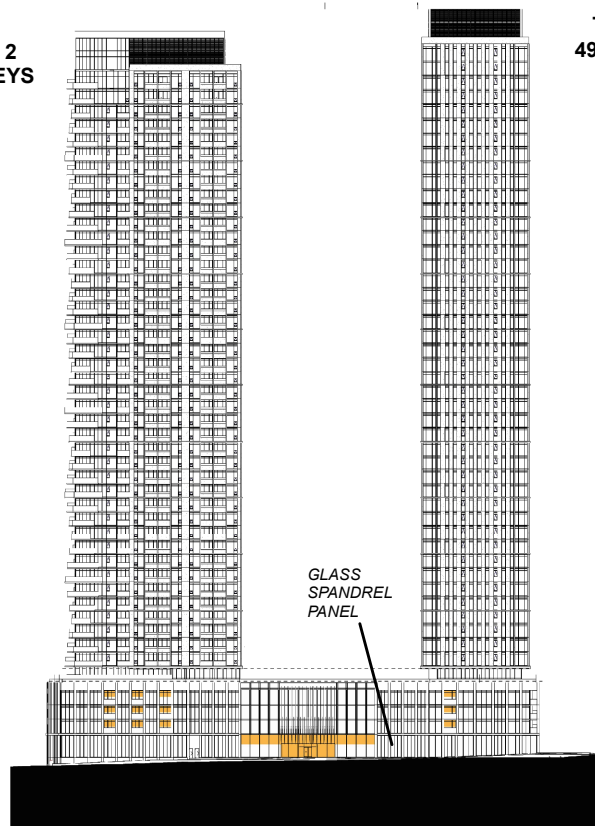
**WEST ELEVATION -  
FACING JANE STREET**

**TOWER 1  
49-STOOREYS**



**NORTH ELEVATION (FACING HIGHWAY 7)**

**TOWER 2  
47-STOOREYS**



**EAST ELEVATION (FACING PROPOSED PRIVATE ROAD)**

**TOWER 1  
49-STOOREYS**

# Proposed Building Elevations

**LOCATION:** 216 and 220 Doughton Road;  
Part of Lot 5, Concession 4

**APPLICANT:**  
Doughton Residences Corp.



# Attachment

**FILES:**  
OP.20.005 and Z.20.013

**DATE:**  
September 15, 2020

**3**





**TOWER 2  
47-STOREYS**

**TOWER 1  
49-STOREYS**



**VIEW LOOKING NORTHWEST**

## Perspective Rendering

**LOCATION:** 216 and 220 Doughton Road;  
Part of Lot 5, Concession 4

**APPLICANT:**  
Doughton Residences Corp.



## Attachment

**FILES:**  
OP.20.005 and Z.20.013

**DATE:**  
September 15, 2020

**4**



## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 15, 2020

**WARD(S):** 3

**TITLE: WEDGEWOOD COLUMBUS LIMITED  
OFFICIAL PLAN AMENDMENT FILE OP.19.015  
ZONING BY-LAW AMENDMENT FILE Z.19.039  
7887 WESTON ROAD  
VICINITY OF WESTON ROAD AND HIGHWAY 7**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**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.19.015 and Z.19.039 for the subject lands shown on Attachment 1. The Owner, in advance of the completion of the Weston 7 Secondary Plan, seeks approval to permit a proposed development consisting of 4 mixed-use buildings divided into 2 development blocks. The north block would contain 2 residential towers (Towers A and B, 40 and 44-storeys) and the south block would contain 2 residential towers (Towers C and D, 44 and 49-storeys) each on a 5-storey podium and separated by a courtyard, as shown on Attachments 2 to 5. The development includes a total of 2,003 apartment units, a maximum Floor Space Index of 9.61 times the area of the lot and 2,822m<sup>2</sup> of commercial gross floor area.

### **Report Highlights**

- To receive input from the public and Committee of the Whole on Official Plan and Zoning By-law Amendment applications to permit the development of 2,003 apartment units within 4 mixed-use buildings ranging in height from 40 to 49-storeys and 2,822 m<sup>2</sup> of commercial gross floor area on the ground floor

### **Report Highlights Continued**

- Official Plan Amendment and Zoning By-law Amendments are required to permit the proposed development
- The development is located within the Weston 7 Secondary Plan Area. The Owner proposes to obtain approval of the applications prior to the completion of the Weston 7 Secondary Plan Study. Should Council approve the Recommendations in this report, Staff will work with the Owner to identify the amount, extent and location of development which could occur in advance of the Secondary Plan being considered by Council
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT should Council approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council, Staff be directed to work with the Owner to identify the amount, extent and location of development on the subject lands which could occur in advance of the Secondary Plan being considered by Council.
2. THAT should Council approve, Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.19.015 and Z.19.039 (Wedgewood Columbus Limited) and receive technical comments.
3. THAT the Public Hearing report for the Official Plan and Zoning By-law Amendment Files OP.19.015 and Z.19.039 (Wedgewood Columbus 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') shown on Attachment 1 are municipally known as 7887 Weston Road and are located on the southeast corner of Weston Road and Chrislea Road. The surrounding land uses are shown on Attachment 1. A multi-unit commercial building currently exists and operates on the Subject Lands.

#### ***Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development in advance of the completion of the Weston 7 Secondary Plan***

Wedgewood Columbus Limited (the 'Owner') has submitted the following applications (the 'Applications'), in advance of the completion of the Weston 7 Secondary Plan, to permit a development consisting of 4 mixed-use buildings divided into 2 development

blocks, the north block would contain 2 residential towers (Towers A and B, 40 and 44-storeys) and the south block would contain 2 residential towers (Towers C and D, 44 and 49-storeys) each on a 5-storey podium and separated by a courtyard (the 'Development'), as shown on Attachments 2 to 5. The Development includes a total of 2,003 apartment units, a maximum Floor Space Index ('FSI') of 9.61 times the area of the lot and 2,822 m<sup>2</sup> of commercial gross floor area:

1. Official Plan Amendment File OP.19.015 to amend City of Vaughan Official Plan 2010 ('VOP 2010') to:
  - redesignate the Subject Lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use" with a maximum building height of 49-storeys (158 m) and an FSI of 9.61 times the area of the Subject Lands, whereas neither a maximum building height nor the FSI are prescribed by VOP 2010
  - establish a policy framework for the redevelopment of the Subject Lands
  - permit a maximum of 2,003 apartment units
  - site-specific amendments, but not limited to, Policy 9.2.3.6 High-Rise Buildings

The proposed Official Plan Amendment containing the policies and schedules, submitted by the Owner, is included as Attachment 6.

2. Zoning By-law Amendment File Z.19.039 to amend Zoning By-law 1-88 to rezone the Subject Lands from "C7 Service Commercial Zone", subject to site-specific Exception 9(754B) by Zoning By-law 1-88 as shown on Attachment 1, to "RA3 Apartment Residential Zone" with site-specific zoning exceptions to permit the Development shown on Attachments 2 to 5.

The proposed Zoning By-law Amendment, containing the zoning exceptions and schedules, submitted by the Owner, is included as Attachment 7.

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

- a) Date the Notice of Public Hearing was circulated: August 21, 2020

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and 3 Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification area within 750 m of the Weston 7 Secondary Plan Area boundary as shown on Attachment 1, to the Weston Downs Ratepayers Association, and those individuals having requested notice.
- c) Comments Received:

The Development Planning Department received written comments from the following (as of August 21, 2020):

- A. Forristal, J. Tersigni and K. Sutton, McMillan LLP, email dated May 14, 2020
- A. Quigg and S. Albanese, IBI Group email, dated July 8, 2020
- S. Tassopoulos and D. Tang, Miller Thomson, email dated May 15, 2020
- R. Singh, Velmar Drive, email dated May 7, 2020
- J. Losiggio, no address provided, email dated May 6, 2020
- V. Lacaria, Polo Crescent, email dated May 6, 2020
- R. Salerno, no address provided, email dated May 6, 2020
- F. and M. Stirpe, email dated May 19, 2020

The following is a summary of the comments provided in the written correspondence received to date. The comments have been organized by theme as follows:

#### **Virtual Public Meetings**

- holding a virtual public meeting during a global pandemic assumes all residents have the technology or the technical knowledge to participate and express their concerns
- a moratorium should be placed on all public hearings until residents have a fair chance to assemble and fully respond
- the Ministry of Municipal Affairs and Housing has suspended several *Planning Act* deadlines
- a virtual public meeting is insufficient for residents to respond in a full and fair way

#### **Traffic and Congestion**

- the Applications and the neighbouring Calloway REIT (400 and 7) Inc. (Attachment 1) applications contain a total of 5,965 residential apartment units and will add to an already congested area and to the traffic gridlock

#### **Solar Energy System**

- the operators of the Solar Energy System located on the roof of the Home Depot, located east of the Subject Lands, provided comments regarding the negative impacts of the Development, including shadows
- the Province, Region of York and City of Vaughan have policies to encourage the use and support of renewable energy systems such as the existing Solar Energy System. The Development is not consistent with and does not conform to policies as it will reduce solar gains and prevent the generation of renewable electricity by the Solar Energy System

### **Completion of the Weston 7 Secondary Plan is Required**

- the processing of the Applications is premature until a secondary plan has been approved for the area
- the Development in its current form is not consistent with and does not conform to existing policies

Any additional written comments received will be forwarded to the Office of City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments 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 to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

The following is a link to the Weston 7 Secondary Plan Phase 1 report:  
[June 19, 2019 Council Weston Road and Highway 7 Secondary Plan Study - Phase 1 Status Update \(Item 1, Report No. 23\)](#)

### **Analysis and Options**

***The Subject Lands are located within an area identified as the Weston Road and Highway 7 Secondary Plan Area. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Plan***

VOP 2010, Schedule 14A - Areas Subject to Secondary Plans, identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area (the 'Weston 7 Secondary Plan'). The Weston 7 Secondary Plan is comprised of a 129ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west (Attachment 16). The study area is located immediately to the west of the VMC, the City's planned downtown, primary growth node and Urban Growth Centre as identified in the A Place to Grow: Growth Plan for the Greater Horseshoe (2019).

Vaughan Council on June 12, 2019, received the Weston 7 Secondary Plan Phase 1 final report and directed Staff to proceed with the request for proposal for Phases 2 and 3 based on the findings of the Phase 1 Report. The objective of Phase 1 (Background) of the Weston 7 Secondary Plan Study included the development of a long-term vision, a draft of three conceptual emerging land use scenarios showed how the character and function of the area can develop in the future and a set of guiding principles including:

- policies in the Weston 7 Secondary Plan will consider the plan area's relationship with the VMC, and with other Primary Centres within the City to ensure the City's urban hierarchy, as shown on Schedule 1 - Urban Structure of VOP 2010, is maintained

- a clearly defined role for Weston and Highway 7 area within the City of Vaughan in order to ensure it complements other Primary Centres and the VMC, rather than competing with them
- while most of the Weston 7 Secondary Plan Area will be planned to be a mixed-use community, policies should build on the current strengths of the area, as a commercial, cultural and entertainment destination

The City has initiated Phase 2 of the Weston 7 Secondary Plan. The preferred land use scenario(s) in Phase 2, will establish the appropriate land uses, building heights and densities and policies to support the area's planned character and function. A Transportation Master Plan ('TMP') forms part of the Phase 2 work.

The Policy Planning and Environmental Sustainability Department ('PPES') has retained a consultant team led by The Planning Partnership for the Weston 7 Secondary Plan Study and WSP for the TMP (Phase 2 and 3 Development of Secondary Plan and Implementation). The Weston 7 Secondary Plan Study is scheduled to be completed by Q4 2021.

Official Plan and Zoning By-law Amendment applications (Calloway REIT (400 and 7) Inc. Files OP.19.012 & Z.19.036 - Attachment 1) for the properties at 137 Chrislea Road, 57 and 101 Northview Boulevard have also been submitted in advance of the completion of the Weston 7 Secondary Plan Study. A separate report addressing these applications is provided as part of this Committee's (Public Hearing) Agenda under separate cover.

***VOP 2010 includes policies regarding the processing of a development application in required Secondary Plan Areas***

VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:

Policy 10.1.1.6 states: "That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area."

Policy 10.1.1.13 states: "That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the applicant attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application."



Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application it states (in part) “That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies... as determined through the Pre-Consultation Meeting.”

A Pre-Application Consultation (‘PAC’) meeting was held on July 11, 2019, whereby City and external review public agency staff identified the submission requirements for the development applications.

The intensity of development proposed by the subject Applications, and the applications submitted by Calloway REIT (400 and 7) Inc. Files OP.19.012 & Z.19.036 (Attachment 1), together represent a significant portion of this quadrant of the Weston 7 Secondary Plan Study Area.

In consideration of the policies of VOP 2020, should Council approve the Recommendations in this report, Staff will continue to work with the Owner to identify the amount, extent and location of development on the Subject Lands which could occur in advance of the Secondary Plan being considered by Council and continue to process the Applications.

***The Development does not conform to VOP 2010***

The Subject Lands are designated “Mid-Rise Mixed-Use” with no prescribed maximum building height or FSI by VOP 2010, Volume 1. The “Mid-Rise Mixed-Use” designation permits a mid-rise building type identified in VOP 2010 as generally buildings over five-storeys in height and up to a maximum of twelve-storeys. The proposed Development does not conform to VOP 2010.

The Subject Lands are located within an Intensification Area - Primary Centre, identified on Schedule 1 - Urban Structure of VOP 2010, with access to and frontage onto a “Regional Transit Priority Network” (Weston Road) and within walking distance to a “Regional Rapid Transit Corridor” (Highway 7). The Subject Lands are located approximately 185 m north of Highway 7 with an existing bus rapid transit service on Highway 7 connecting to the Vaughan Metropolitan Centre (‘VMC’) mobility hub transit spine (consisting of the VMC subway station, SmartVMC bus terminal and the Highway 7 Bus Rapid Transit (‘BRT’) at Millway Avenue). A bus stop is also located at the southeast corner of Weston Road and Chrislea Road.

The Provincial Growth Plan identifies Strategic Growth Areas (‘SGAs’) as areas for intensification. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (‘Growth Plan’) identifies SGAs as areas planned to accommodate intensification and higher density mixed uses in a more compact built form. SGAs include Urban Growth Centres (‘UGC’s’), Major Transit Station Areas (‘MTSAs’) and other intensification areas.

UGCs in York Region include the Vaughan Metropolitan Centre ('VMC'), Richmond Hill Centre/Langstaff Gateway, Markham Centre, and Newmarket Centre.

The Growth Plan defines MTSA as: "the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk."

The Subject Lands are located within the draft MTSA boundary (as identified by York Region as MTSA 11) being the Weston Bus Rapid Transit ('BRT') Station and connects to the VMC mobility hub transit spine. This spine consists of the VMC subway station, SmartVMC bus terminal and Highway 7 Bus Rapid Transit ('BRT') at Millway Avenue, located approximately 1.9 km east of the Subject Lands.

Primary Centres are to be developed as transit-oriented, pedestrian-friendly places to support residents of the Primary Centre while facilitating an appropriate transition to the neighbouring community areas. They are intended to provide uses to serve the Community Areas of the City, including retail, institutional, office and human service uses. VOP 2010 states it is Council policy that Primary Centres shall be planned to develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing; mix of non-residential uses including retail, office, institutional, community facilities, and human services; densities supportive of planned public transit; and a fine grain network of streets suitable for pedestrians and cyclists, among others. They are to encourage a pedestrian-friendly built form by locating active uses at grade and be designed and developed to implement appropriate transition of intensity and use to surrounding Community Areas.

Policy 2.2.1.1 of VOP 2010 establishes a hierarchy of Intensification Areas ranging in height and intensity of use with the VMC being the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The VMC is planned to be the location of the tallest buildings and most intense concentration of development within the City of Vaughan. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high and mid-rise buildings, developed at an intensity supportive of transit.

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

The Subject Lands are zoned "C7 Service Commercial Zone", subject to site-specific Exception 9(754B) by Zoning By-law 1-88. The Development does not comply with Zoning By-law 1-88 and therefore, a Zoning By-law Amendment application is required to implement the proposal. The Owner proposes to rezone the Subject Lands to "RA3 Apartment Residential Zone" with site-specific exceptions to Zoning by-law 1-88 to implement the Development.

The proposed Zoning By-law Amendment, submitted by the Owner, is included as Attachment 7. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (the 'PPS'), <i>A Place to Grow: Growth Plan for the Greater Golden Horseshoe</i> (2019) (the 'Growth Plan'), the York Region Official Plan, Weston 7 Secondary Plan and VOP 2010 Official Plan policies</li> </ul>
b.	Appropriateness of the Proposed Redesignation and Site-Specific Official Plan Amendments and Consideration of the Applications in advance of Council's approval of the Weston 7 Secondary Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Weston 7 Secondary Plan Area, which is not approved at this time</li> <li>▪ Should Council approve the Recommendations in this report, Staff will continue to work with the Owner to identify the amount, extent and location of development on the Subject Lands which could occur in advance of the Secondary Plan being considered by Council and continue to process the applications</li> <li>▪ The Applications will be reviewed in consideration of the required deliverables of the Weston 7 Secondary Plan Study but not limited to, the draft Land Use Plan to determine the appropriate land uses, built form, building height limits, density and building typologies consistent with Vaughan's City-Wide Urban Design Guidelines to support the proposed MTSA's and the Regional Intensification Corridor, Affordable Housing Strategy Report, analysis of parkland requirements in intensification areas, and the transportation network assessment and evaluation</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ Any portion of the Subject Lands considered in advance of the completion of the Weston 7 Secondary Plan will be reviewed in consideration of any emerging policies from the Secondary Plan study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> <li>- High-Rise Mixed-Use</li> <li>- High-Rise Buildings</li> <li>- Intensification Areas - Primary Centres</li> <li>- Regional Intensification Corridors</li> <li>- Retail Uses</li> <li>- Secondary Plan Policies</li> <li>- Appropriateness of the proposed building heights and density, pedestrian network and land use</li> <li>- Affordable Housing Policies</li> <li>- Park and Open Space and Recreation Policies</li> </ul> </li> </ul>
c.	The proposed Development Demonstrates Competing Building Heights and Density with the Vaughan Metropolitan Centre ('VMC')	<ul style="list-style-type: none"> <li>▪ The VMC is intended to contain the tallest buildings and greatest densities as planned through VOP 2010 (Section 2.2.5 Intensification Areas). It is also the only Regional Centre in the City of Vaughan. The VMC is also designated in the Growth Plan (2019) as an Urban Growth Centre ('UGC'). UGCs are to become focal areas for commercial, recreational, cultural and entertainment uses; accommodate and support the transit network at the regional scale; and accommodate significant population and employment growth</li> <li>▪ When the VMC Secondary Plan was approved, the lands west of Highway 400, within the former Vaughan Corporate Centre, were removed and the area was identified as the Weston Road and Highway 7 Secondary Plan, separate and distinct from the VMC</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The proposed building heights and density are comparable and, in some cases, exceed many of the approved and in-progress applications in the VMC, the City's downtown. The proposals are separated by Highway 400 and within a Primary Centre as identified in VOP 2010 (Schedule 1 – Urban Structure). In consideration of the fundamental principle outlined in Phase 1 of the Weston 7 Secondary Plan vision statement and the urban structure established in VOP 2010, this area should not compete with the planned function of the VMC, but should become a complete community supportive of transit and mixed-use development appropriate for a Primary Centre</li> <li>▪ The urban structure of the VMC Secondary Plan includes an intentional transition in heights, densities and land uses towards the boundaries of the downtown, including the frontage along Highway 400 which is designated with an east-west employment precinct and neighbourhood precinct permitting a maximum range of building heights from 10 to 25-storeys, and maximum FSI range from 3.5 to 4 north of Highway 7. Analysis of the contextual relationship, transition and scale should be considered carefully through the review of the Applications</li> <li>▪ The VMC Secondary Plan Update has been initiated and will include collaboration between the VMC and Weston 7 Secondary Plan consultant teams</li> </ul>
d.	Comprehensive Review	<ul style="list-style-type: none"> <li>▪ The Applications will be considered comprehensively with the existing and proposed development in the northeast quadrant of the Weston 7 Secondary Plan Area, including the proposed development by Calloway REIT (400 and 7) Inc. for a masterplan at 137 Chrislea Road, 57 and 101 Northview Boulevard (Attachment 1)</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>with building heights ranging from 8 to 45-storeys and an FSI of 5.84 times the area of the lot</p> <ul style="list-style-type: none"> <li>▪ Transportation studies must investigate both site-specific and wider area transportation impacts while ensuring that potential improvements satisfy any future concerns and/or any upgrades needed to the entire area. The Development may need to be modified to protect for and not preclude the transportation network(s) and infrastructure improvements implemented through the completed Weston 7 Secondary Plan and Transportation Master Plan</li> <li>▪ The studies submitted in support of the Applications will be reviewed to ensure they comprehensively address matters related to land use, built form, transportation, phasing, servicing, open space and community uses</li> <li>▪ The studies must satisfy all requirements of the Ministry of Transportation Ontario and York Region</li> </ul>
e.	Appropriateness of Proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning and amendments to Zoning By-law 1-88 identified on Attachment 7 required to implement the Development will be reviewed in consideration of the existing, planned surrounding land uses and potential consideration of inclusionary zoning as a tool to achieve affordable housing maybe deemed appropriate through the Weston 7 Secondary Plan and/or review of the Applications</li> </ul>
f.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> <li>- Planning &amp; Urban Design Rationale and Community Services &amp; Facilities Study</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Arborist Report and Tree Planting and Preservation Plans</li> <li>- Comprehensive Development Plan</li> <li>- Geotechnical Report</li> <li>- Hydrogeological Report</li> <li>- Scoped MESP &amp; Functional Servicing and Stormwater Management Report</li> <li>- Noise Study</li> <li>- Phase 1 and 2 Environmental Site Assessment</li> <li>- Shadow Study</li> <li>- Traffic Study</li> <li>- Wind Study</li> <li>- Sustainability Scoring Tool and Summary</li> <li>- Aerial Orthophotograph</li> <li>- Architectural Drawing Set</li> <li>- Landscape Plan</li> <li>- Amenity Plan</li> <li>- Green Roof Plan</li> <li>- Transportation Impact Assessment Report</li> <li>- Pedestrian and Bicycle Circulation</li> <li>- Transportation Demand Management Plan</li> <li>- Draft Official Plan Amendment</li> <li>- Draft Zoning By-law Amendment</li> <li>- Renderings</li> </ul> <ul style="list-style-type: none"> <li>▪ These studies and reports are available on the City's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer)</li> <li>▪ Additional studies and/or reports may be required as part of the development application review process</li> <li>▪ The Applications and supporting documents must be reviewed by the appropriate external public review authorities including York Region, the Toronto and Region Conservation Authority, and the Ministry of Transportation Ontario. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the review agencies</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the comments provided by the City of Vaughan Design Review Plan ('DRP') on September 26, 2019</li> </ul>
h.	School Boards	<ul style="list-style-type: none"> <li>▪ The Applications have been circulated to the York Region District, York Catholic District School and to Conseil Scolaire de District Catholique Boards for review and comment</li> <li>▪ The York District School Board has identified the processing of the Applications within the Weston 7 Secondary Plan Area should not proceed prior to the completion of the Secondary Plan process. The process would determine the land use(s) within the entirety of the area, including the designation of a school site to the satisfaction of the School Board to ensure the provision of adequate pupil accommodation</li> </ul>
i.	Parkland/Recreational Opportunities	<ul style="list-style-type: none"> <li>▪ Parkland requirements will be determined through the Weston Road and Highway 7 Secondary Plan Study. Parkland can be secured on the Subject Lands or the Owner could seek to secure lands off-site for parkland purposes. Further dialogue with the Owner and the broader landowners will be required as part of the application review process to determine opportunities to secure sufficient parkland. This matter can be addressed either through Parkland Agreements, the provision of temporary amenity spaces and/or Public Indoor Recreation spaces within the Development or on the Subject Lands and/or in close proximity. A paramount principle will be to ensure that sufficient parkland/recreational opportunities are provided for the future residents of the Development and existing residents in nearby communities</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The Owner shall convey land at the rate of 1ha per 300 units and/or pay to City of Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of Parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu Policy and to the satisfaction of the Real Estate Department</li> </ul>
j.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sewage servicing capacity will be assessed at the site plan approval stage. Should the Applications be approved, a Holding Symbol "(H)" may be applied to the Subject Lands if servicing is unavailable. Removal of the Holding Symbol "(H)" will be conditional on Vaughan Council identifying and allocating servicing capacity to the Subject Lands</li> </ul>
k.	Site Development and Draft Plan of Condominium Applications	<ul style="list-style-type: none"> <li>▪ Site Development and Draft Plan of Condominium Applications will be required, if the Applications are approved, to permit the Development and to establish the future ownership tenure(s) for the buildings</li> </ul>
l.	Bonusing (Section 37 of the <i>Planning Act</i> )	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the Weston 7 Secondary Plan and in the context of the in-effect Section 37 policies within the <i>Planning Act</i>. As of the date of this report the in-effect Section 37 policies are subject to amendment via the COVID-19 Economic Recovery Act, 2020; however, those amendments are not yet in effect. The review of the Applications, where applicable, will consider of the City's Section 37 policies within VOP 2010 and the City's Guidelines for the Implementation of Section 37, whereby Council may authorize an increase in building height and/or density otherwise permitted by VOP 2010, in return for community benefits.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>The amendments to the <i>Planning Act</i> made through the COVID-19 Economic Recovery Act, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefits Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of land</p> <ul style="list-style-type: none"> <li>▪ Should the two-year transition period regarding the new CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred), or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for these lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)</li> </ul>
m.	Road Widening and Access	<ul style="list-style-type: none"> <li>▪ York Region must confirm the final planned road right-of-way width for Weston Road. In addition, driveway access locations, design and road improvements, if required, must be reviewed and approved by York Region</li> </ul>
n.	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> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
o.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines</li> </ul>
p.	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>
q.	Urban Design Guidelines and Public Art	<ul style="list-style-type: none"> <li>▪ In consideration of the scale of the Development, the inclusion of public art is strongly encouraged as part of this Development. Therefore, the Development will be reviewed in consideration of the Public Art Program, City-Wide Streetscape Implementation Manual and Urban Design Guidelines</li> </ul>

### **Financial Impact**

Not Applicable.

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

The Owner submitted a request to York Region for exemption of the Official Plan Amendment Application from York Region approval and was denied. York Region has advised completion of the Weston Road and Highway 7 Secondary Plan should precede approval of this site-specific Official Plan Amendment Application and accordingly has not granted the request for Regional exemption. Any Regional 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. In addition, 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: Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

### **Attachments**

1. Location Map and Weston 7 Secondary Plan Area
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations - South Block
5. Building Elevations - North Block
6. Draft Official Plan Amendment
7. Draft Zoning By-law Amendment

### **Prepared by**

Margaret Holyday, Senior Planner, ext. 8216

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

Mauro Peverini, Director of Development Planning, ext. 8407

### **Approved by**

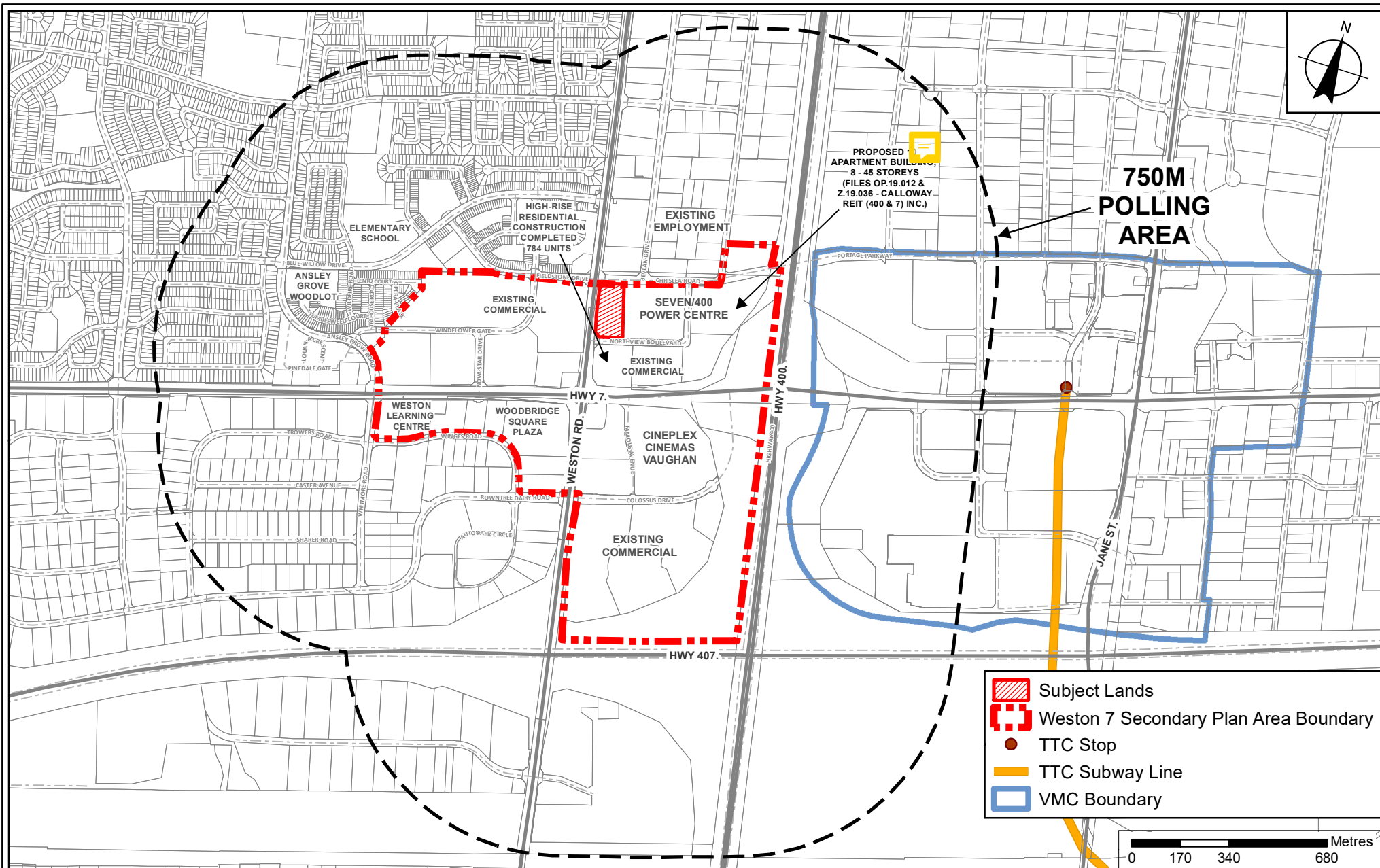
A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager  
Infrastructure Development

### **Reviewed by**

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager



## Location Map and Weston 7 Secondary Plan Area

**Location:**  
Part of Lot 6 Concessions 5

**Applicant:**  
Wedgewood Columbus Limited



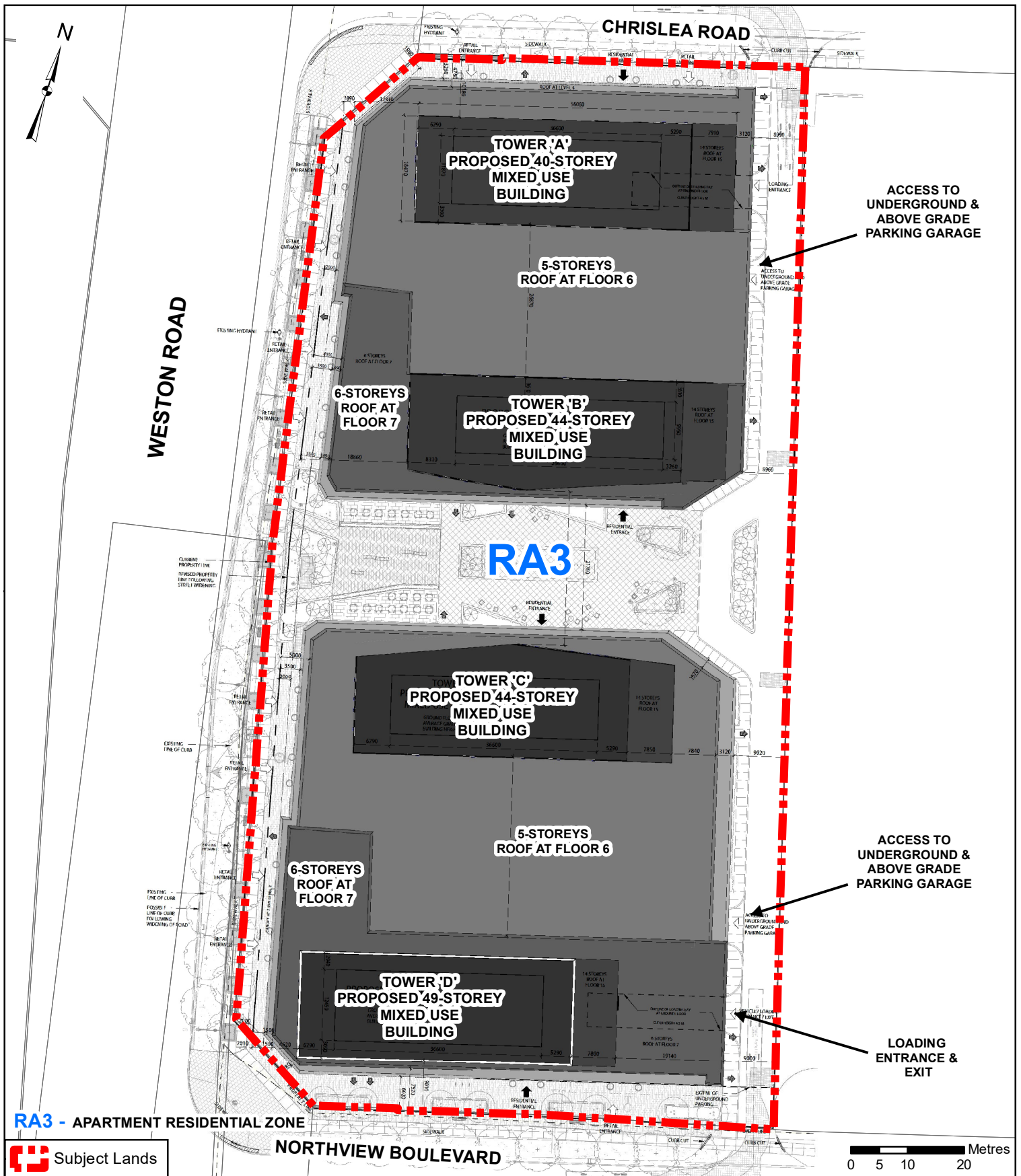
## Attachment

**Files:**  
OP.19.015 & Z.19.039

**Date:**  
September 15, 2020







# Site Plan and Proposed Zoning

Location: Part of Lot 6, Concession 5

Applicant:  
Wedgewood Columbus Limited



## Attachment

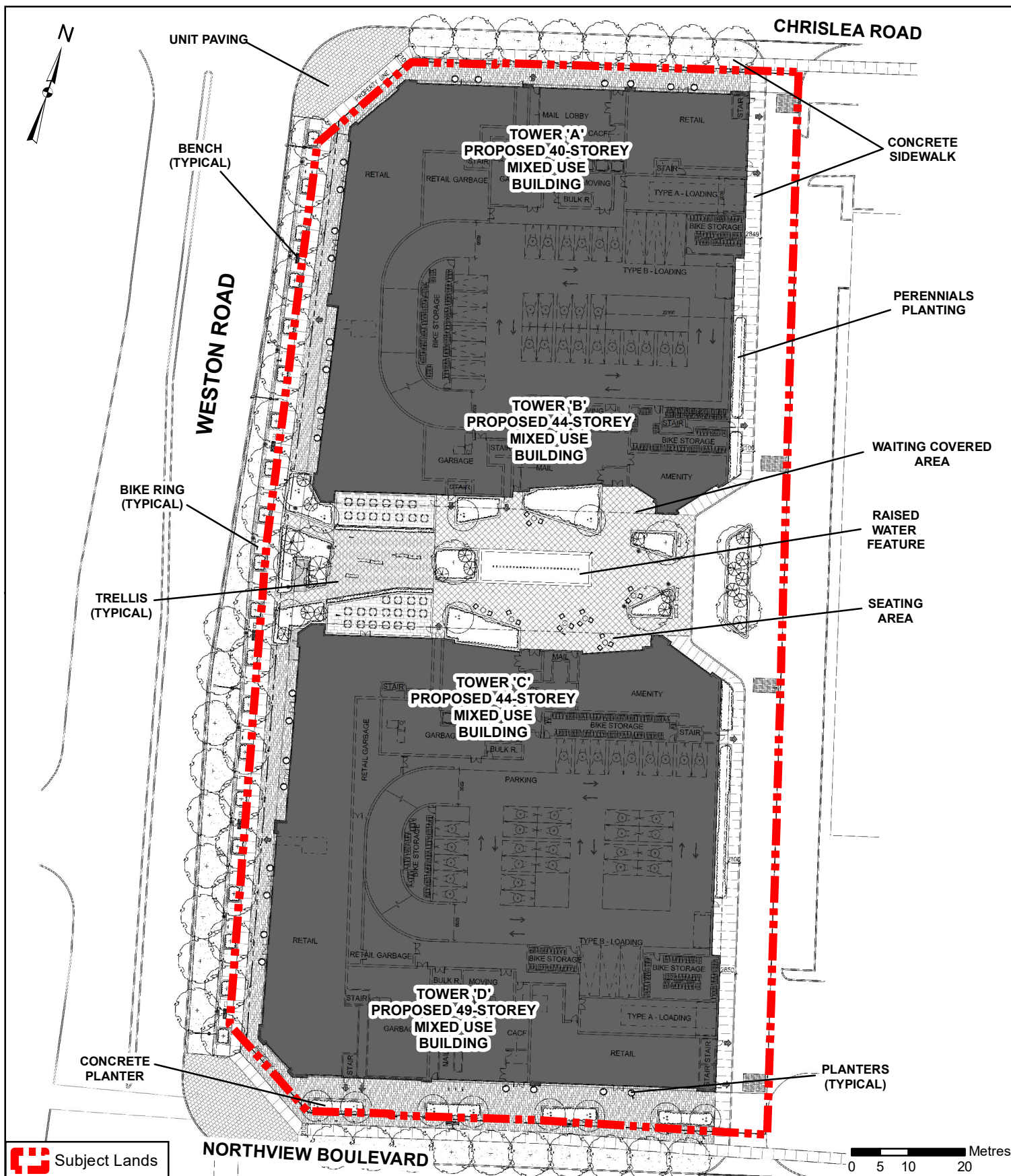
FILES: OP.19.015 and  
Z.19.039

DATE:  
September 15, 2020

2







# Landscape Plan

**Location:**  
Part of Lot 6, Concession 5

**Applicant:**  
Wedgewood Columbus Limited



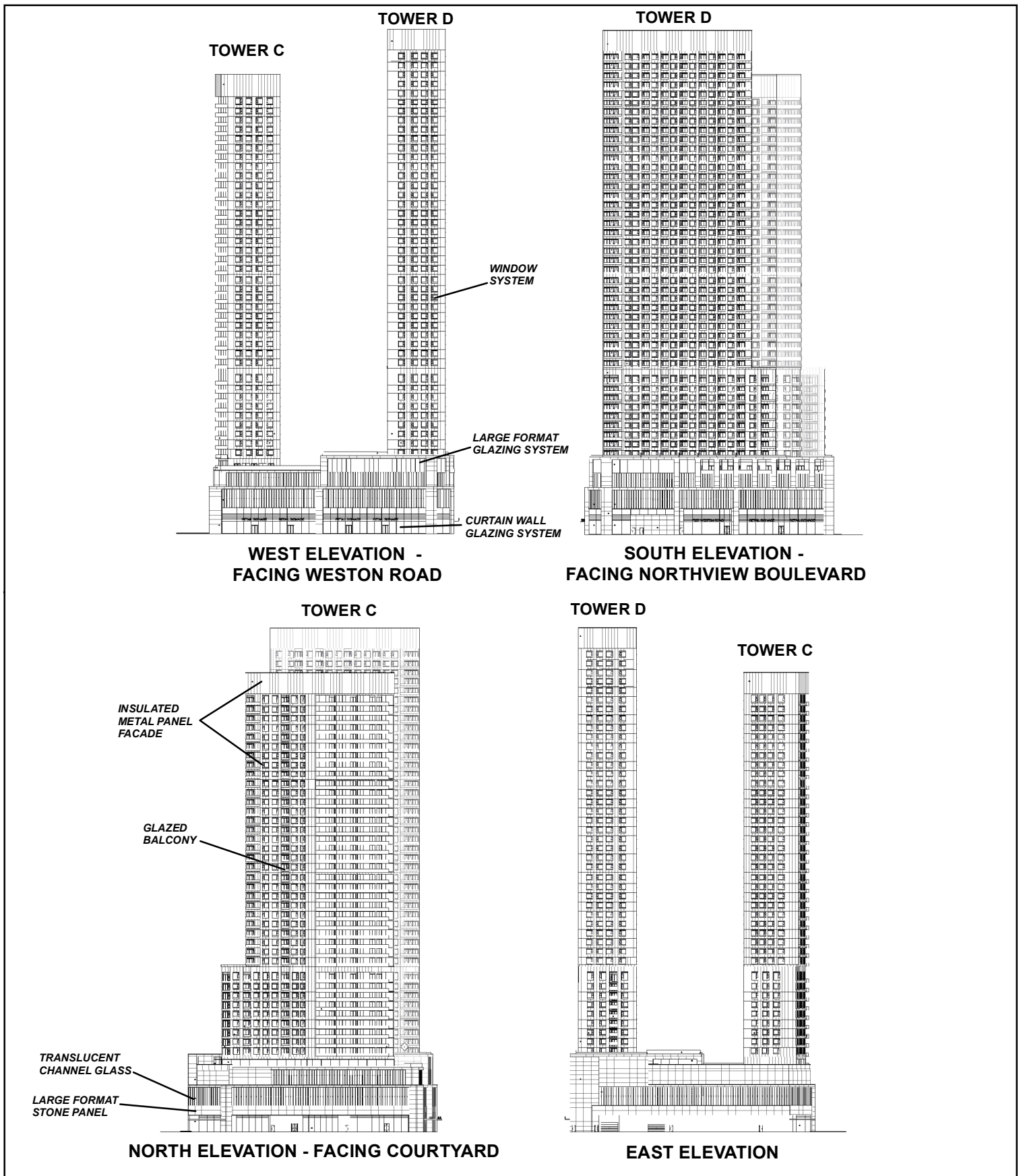
# Attachment

**FILES:** OP.19.015 and  
Z.19.039

**DATE:**  
September 15, 2020

**3**





# Building Elevations - South Block

**Location:** Part of Lot 6, Concession 5

**Applicant:**  
Wedgewood Columbus Limited



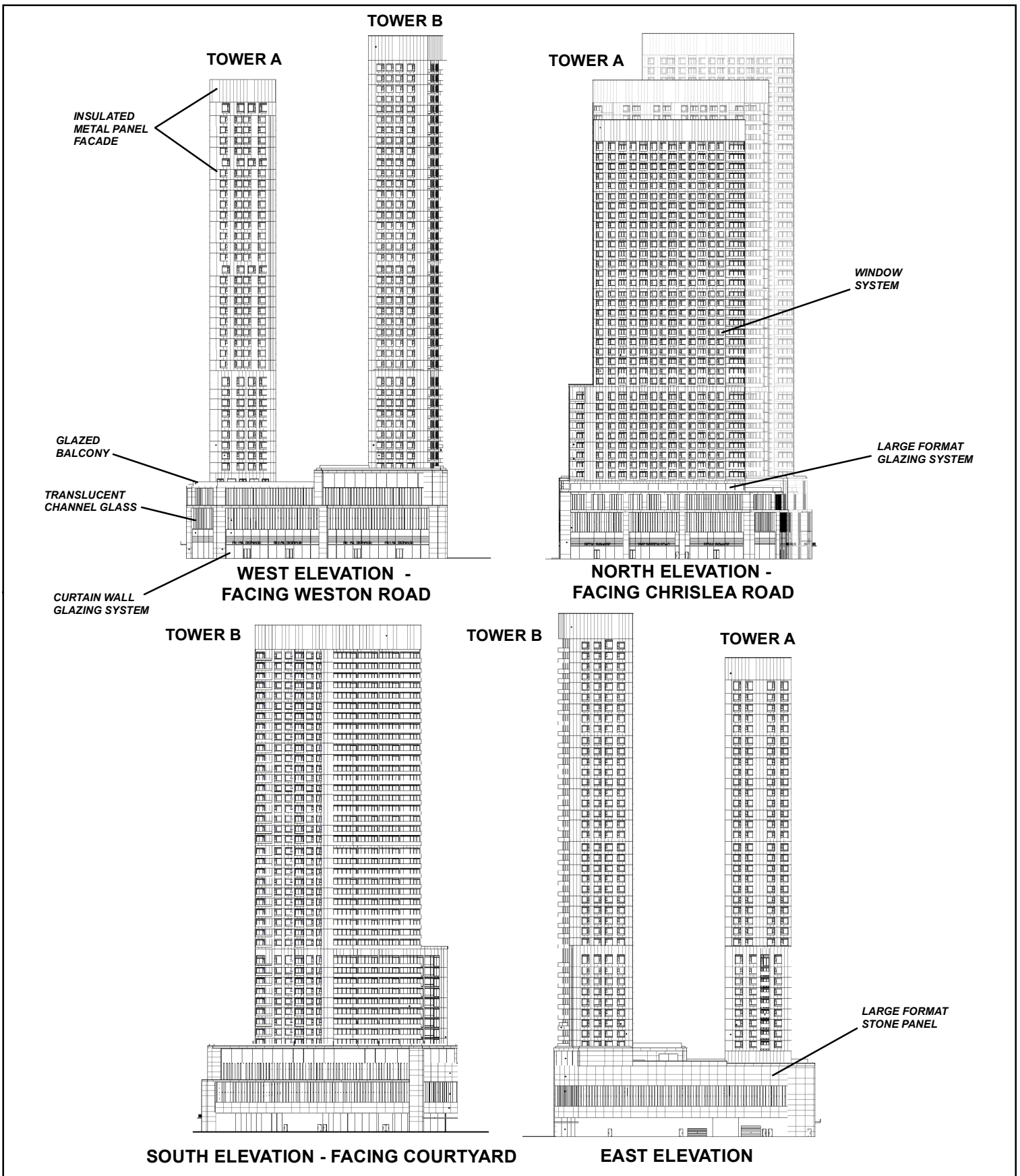
## Attachment

**FILES:** OP.19.015 and  
Z.19.039

**DATE:**  
September 15, 2020

**4**





## Building Elevations - North Block

**Location:** Part of Lot 6, Concession 5

**Applicant:**  
Wedgewood Columbus Limited



55

## Attachment

**FILES:** OP.19.015 and  
Z.19.039

**DATE:**  
September 15, 2020

**5**



***THE CITY OF VAUGHAN***

***By-law***

**BY-LAW No. ~ -2020**

**A By-law to adopt Amendment Number ~ to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number ~ to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect on the day after the last day for filing a notice of appeal.

Enacted by the City of Vaughan Council this ~ day of Month, 2020.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

**AMENDMENT NUMBER ~**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number xx to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.



## I PURPOSE

To amend the Vaughan Official Plan (VOP 2010) to facilitate a mixed use development.

## II LOCATION

The lands subject to this amendment (hereinafter referred to as the “Subject Lands”), are shown on Schedule “1” attached hereto as “Area Subject to Amendment No. ~”. The Subject Lands are located on the east side of Weston Road north of Regional Road (Highway) 7 and are municipally known as 7887 Weston Road.

## III BASIS

The decision to amend the Official Plan, to amend the provisions below and contained in Section IV, is based on the following considerations:

1. The Amendment provides appropriate intensification on an underutilized property in an area of Vaughan that is well served by transit and infrastructure. The Amendment Area will act as a focal point for future growth in the area and preserve stable community areas.
2. The Provincial Policy Statement 2014 (“PPS”) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth in urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
  - i. Efficiently use land, resources, infrastructure, and public service facilities;
  - ii. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
  - iii. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
  - iv. Provide a mix of land uses.The proposed Amendment is consistent with the PPS and promotes its goals and objectives.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“Growth Plan”) is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports mixed-use intensification within built-up urban areas, with a particular focus on urban growth centres. The Amendment area, identified as a “strategic growth area” and including a “major transit station area” on site, will accommodate forecasted growth in a complete community where all daily amenities are met and a range of housing types is provided. The proposed Amendment will provide a denser built form that will accommodate mixed use growth. The proposed Amendment conforms with the Growth Plan by developing on underutilized land, directing growth to an area well-served by transit, and providing a mix of housing options.
4. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an *Urban Area*, which accommodates areas of growth, specifically directing major development to Intensification Areas and land abutting Regional

Corridors. The Amendment area is well positioned within York Region to accommodate growth. The proposed Amendment is consistent with the YROP.

5. The Vaughan Official Plan (“VOP 2010”) supports intensification in areas that are well serviced by transit and other municipal infrastructure. VOP 2010 has recognized the subject lands as an appropriate site for intensification by including the site within a Primary Centre and designating the subject lands Mid-Rise Mixed-Use. VOP 2010 supports redevelopment of underutilized sites within the existing built-up boundary and settlement areas of Vaughan. In consideration of the above, the proposed revitalization meets the intent of the Mid-Rise Mixed-Use designation, but proposes a redesignation to High-Rise Mixed-Use to accommodate a taller building type and reflect appropriate development for an MTSA. Furthermore, it is appropriate for the proposal to proceed in advance of the completion of a Secondary Plan for the Weston 7 area.

#### IV DETAILS OF THE AMENDMENT AND POLICES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedules “1” to this Amendment, attached hereto as “subject lands”.
2. Amending Volume 2, Section 13.1 – “Areas subject to Site-Specific Policies” by adding the following policy to be renumbered in sequential order:  
  
“OPA # ~ 13.1.1.~      The lands municipally known as 7887 Weston and identified on Schedule 14-C (as item #~) are subject to the policies set out in Section 13.~ of this Plan”
3. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies”, and renumbered in sequential order including a location map of the subject lands as per Schedule “1”:

OPA #~ 13.~ 7887 Weston Road

13.~.1              General

13.~.1.1              Notwithstanding the policies within Volume 1 of VOP 2010, the following policies and development criteria shall apply to the lands identified on Map 13.~.A:

13.~.1.2

- a. a maximum number of 2,003 residential units shall be permitted;
- b. a maximum building height of 158 metres (49 storeys) shall be permitted;

- c. a maximum density of 9.61 Floor Space Index shall be permitted;
- d. the placement of towers shall be provided through an implementing zoning by-law;
- e. the overall development of the lands shall be considered with the following reports to be approved through consideration of a zoning by-law amendment application:
  - i. planning rationale / comprehensive development plan;
  - ii. landscape master plans;
  - iii. shadow study
  - iv. traffic impact / phasing report;
  - v. functional servicing report;
  - vi. storm water management report;
  - vii. and any other reports considered appropriate by the municipality.

#### V Implementation

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan comprehensive Zoning By-law 1-88, pursuant to the *Planning Act*, R.S.O. 1990, c. P.13.

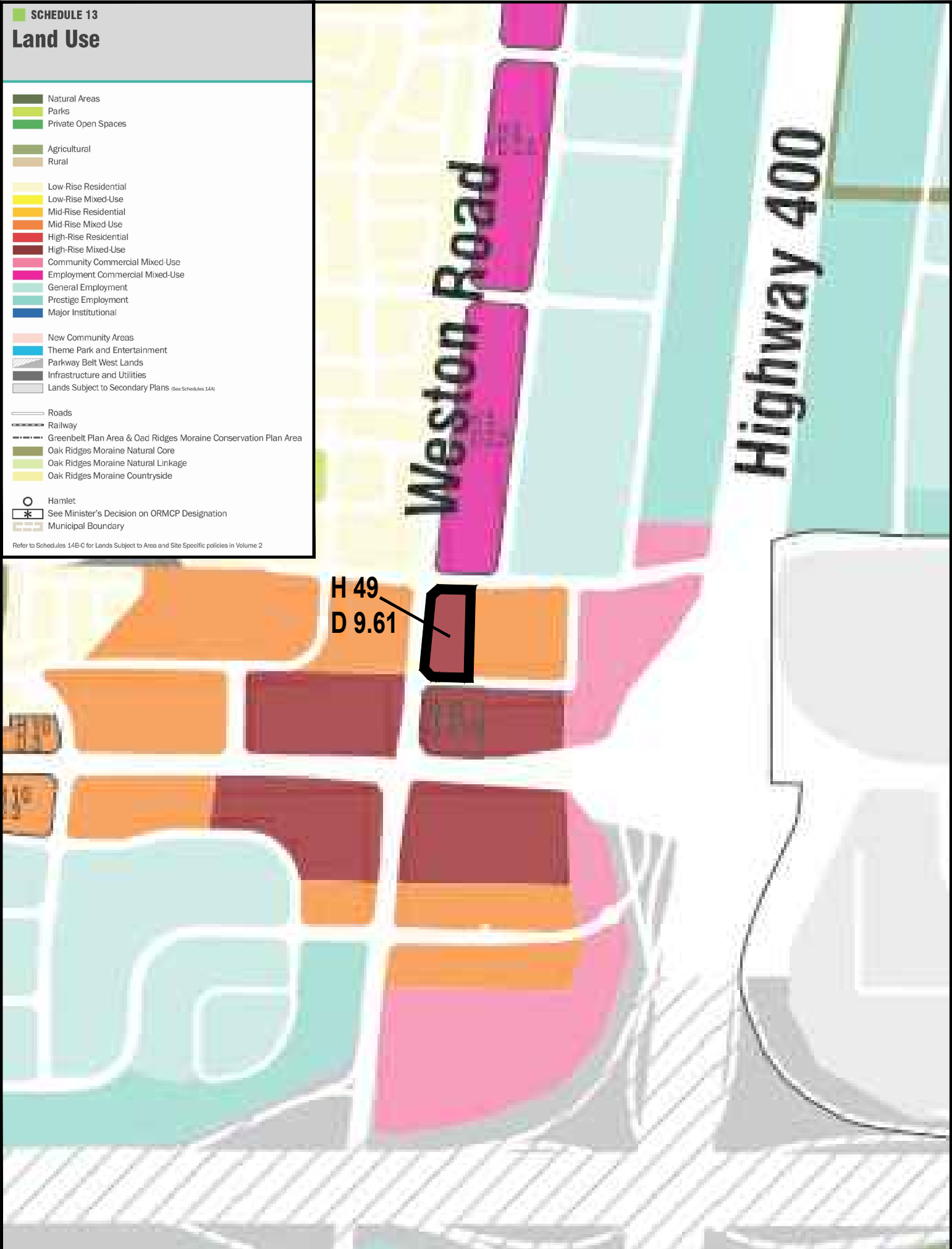
#### VI Interpretation

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2



This is Schedule \_\_\_\_  
To Official Plan Amendment No. \_\_\_\_  
Adopted the \_\_\_\_ Day, of \_\_\_\_\_, 2020

File: \_\_\_\_\_  
Related Files: \_\_\_\_\_  
Location: 7887 Weston Road  
Applicant: \_\_\_\_\_  
City of Vaughan



Lands Subject to  
this Amendment

Attachment 7  
Draft Zoning By-law Amendment  
***THE CITY OF VAUGHAN***  
  
***BY-LAW***

**BY-LAW NUMBER ~ -2020**

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

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

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

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

1. That the City of Vaughan By-Law 1-88, as amended, is hereby further amended by:
  - a. Deleting Exception 9(745B) from Section 9.0 “Exceptions” and substituting the word “Deleted”.
  - b. Rezoning the lands shown on Schedule “E-xxxx”, attached hereto as Schedule “1” from C7 Service Commercial Zone, subject to Exception 9(745B), to RA3 Apartment Residential Zone, subject to Exception 9(xxxx), in the manner show on Schedule “1”.
  - c. Adding the following paragraph to Section 9.0 “Exceptions:  
9(xxxx) A. Notwithstanding the provisions of:
    - a) Subsection 2.0 respecting definitions;
    - b) Subsection 3.8 respecting parking requirements;
    - c) Subjection 3.9 respecting loading space requirements;
    - d) Subsection 4.1.6 respecting minimum amenity areas;
    - e) Subsection 4.12 respecting Uses Permitted in an RA3 Apartment Residential Zone; and,
    - f) Schedule “A” respecting the zone standards in the RA3 Apartment Residential Zone.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “1”:

- aii) Amenity Area – means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development, but shall not include any exclusive area that is only accessible by an individual unit;

Lot – means a parcel of land that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plans of subdivision, plan of condominium, part lot control, consent, and any easement or registrations that are given;

- bi) residential parking spaces shall be provided at a minimum rate of 0.74 spaces per dwelling unit;
- bii) non-residential and visitor parking spaces shall be provided at a shared minimum rate of 0.14 spaces per dwelling unit;
- ci) Loading spaces shall be provided at a minimum rate of 1 loading space for each 400 square metres of commercial or industrial use gross floor area;
- di) Amenity Area shall be provided at a minimum rate of 4.0 square metres per dwelling unit;
- ei) The following uses shall be permitted in an RA3 Apartment Residential Zone with no outdoor display or storage:
- Apartment Dwellings
  - Automotive Retail Store
  - Banking or Financial Institution
  - Banquet Hall, including an eating establishment
  - Brewers Retail Outlet
  - Business or Professional Office
  - Club or Health Centre
  - Day Nursery
  - Eating Establishment
  - Eating Establishment, Convenience
  - Eating Establishment, Take-out
  - Hotel, Motel, Convention Centre
  - L.C.B.O Outlet
  - Motor Vehicle Sales Establishment
  - Multi-Unit Building
  - Office Building
  - Office and Stationary Supply, Sales, Service, Rental
  - Parking Garage
  - Parks and Open Space
  - Personal Service Shop
  - Pet Grooming Establishment, to be contained within a wholly enclosed building
  - Pharmacy
  - Photography Studio
  - Place of Amusement
  - Place of Entertainment
  - Print Shop and Accessory Retail Sales
  - Retail Nursery

- Retail Store
  - Service or Repair Shop
  - Studio
  - Supermarket
  - Tavern
  - Technical or Commercial School
  - Veterinary Clinic
  - Video Store;
- f) The maximum total number of residential units for all buildings in the RA3 Apartment Residential Zone shall be 2,003 residential units;
- fii) The total density for all building in the RA3 Apartment Residential Zone shall not exceed 9.61 FSI (Floor Space Index);
- fiii) The total Gross Floor Area shall not exceed 156,000 m<sup>2</sup> for all buildings in the RA3 Apartment Residential Zone;
- fiv) The maximum building height for buildings within the RA3 Apartment Residential Zone shall be as follows:
- i) North Block, Tower A – 40 storeys and 132 metres
  - ii) North Block, Tower B – 44 storeys and 144 metres
  - iii) South Block, Tower C – 44 storeys and 144 metres
  - iv) South Block, Tower D – 49 storeys and 158 metres
- fv) Front, Side, and Rear Yard Setbacks shall be according to Schedule “1” attached to this by-law.
- d. Adding Schedule E-xxxx respectively attached hereto as Schedule “1”.
2. Schedules “1” shall be and hereby form part of this By-law.
3. Notwithstanding Section 45 (1.3) of the *Planning Act*, the Owner is not required a resolution from Council, as per Section 45 (1.4), to apply for a minor variance before the second anniversary of the day on which this by-law is passed.

Enacted by City of Vaughan Council on this ~ day of Month, 2020.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

## **SUMMARY TO BY-LAW ~ -2020**

The lands subject to this bylaw are located on the east side of Weston Road, north of Highway 7, municipally known as 7887 Weston Road, as shown on Schedule "1".

The purpose of this by-law is to rezone the subject lands from C7 Service Commercial Zone, as amended by Site-Specific Exception 9(745B) to RA3 Apartment Residential Zone as amended by Site Specific Exception 9(xxxx).

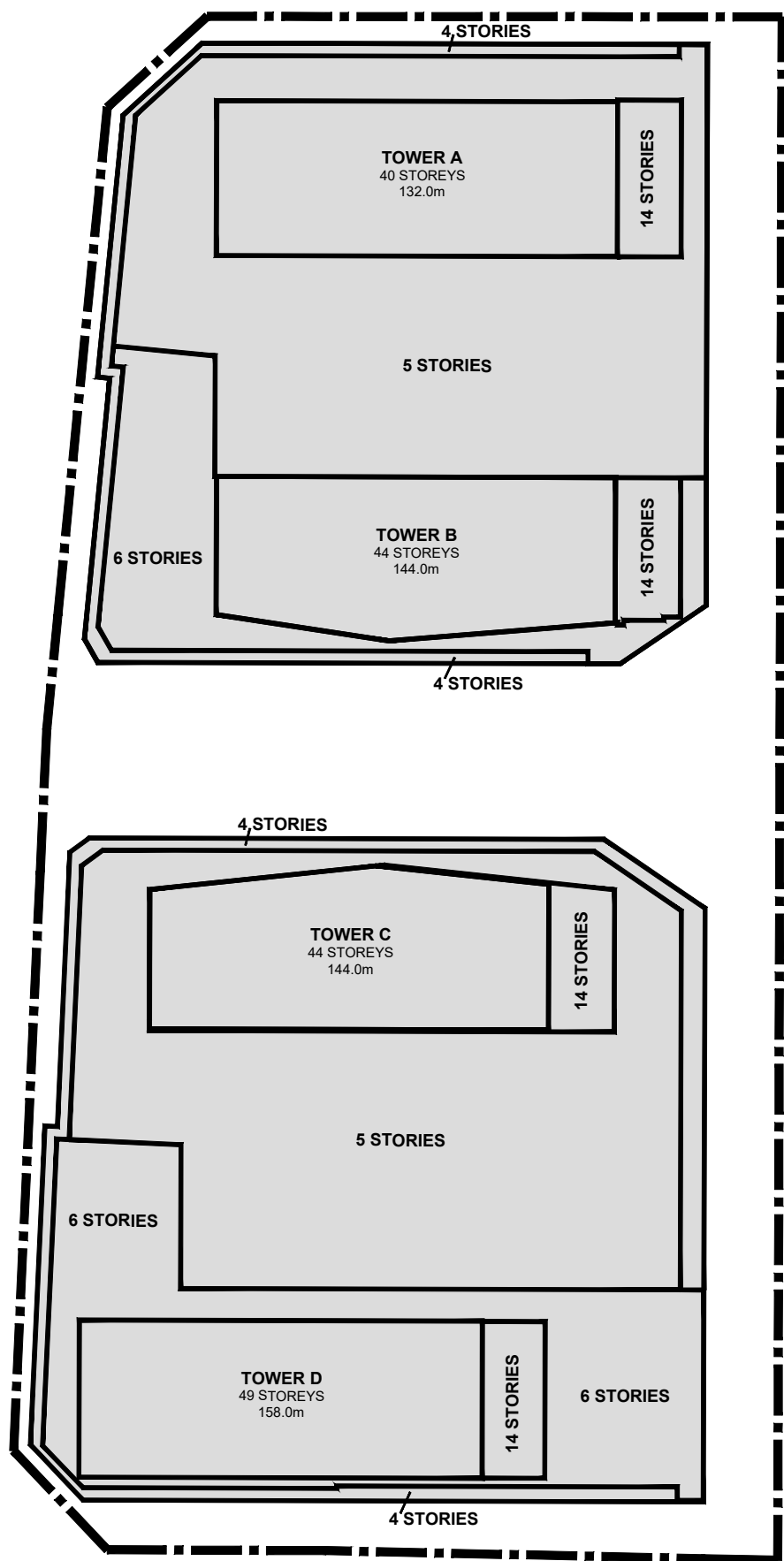
The subject lands permit the following exceptions:

- Residential parking spaces shall be provided at a rate of 0.74 spaces per dwelling unit
- Visitor and commercial parking spaces shall be provided at a combined rate of 0.14 spaces per dwelling unit
- Loading spaces are to be provided at a rate of 1 loading space per 400 square metres of commercial or industrial gross floor area
- site-specific definitions
- amenity area shall be provided at a minimum rate of 4.0 square metres per dwelling unit;
- maximum 2,003 total residential units
- total density shall not exceed 9.61 FSI (Floor Space Index)
- total combined Residential and Commercial GFA shall not exceed 156,000 m<sup>2</sup>
- building envelopes are as shown on Schedule "1"
- the maximum building heights are as follows:
  - i) North Block, Tower A – 40 storeys and 117 metres
  - ii) North Block, Tower B – 45 storeys and 144 metres
  - iii) South Block, Tower C – 45 storeys and 144 metres
  - iv) South Block, Tower D – 50 storeys and 158 metres
- The following permitted uses:
  - Apartment Dwellings
  - Automotive Retail Store
  - Banking or Financial Institution
  - Banquet Hall, including an eating establishment
  - Brewers Retail Outlet
  - Business or Professional Office
  - Club or Health Centre
  - Day Nursery
  - Eating Establishment
  - Eating Establishment, Convenience
  - Eating Establishment, Take-out
  - Hotel, Motel, Convention Centre
  - L.C.B.O Outlet
  - Motor Vehicle Sales Establishment
  - Multi-Unit Building
  - Office Building
  - Office and Stationary Supply, Sales, Service, Rental
  - Parking Garage
  - Parks and Open Space
  - Personal Service Shop
  - Pet Grooming Establishment, to be contained within a wholly enclosed building
  - Pharmacy



- Photography Studio
- Place of Amusement
- Place of Entertainment
- Print Shop and Accessory Retail Sales
- Retail Nursery
- Retail Store
- Service or Repair Shop
- Studio
- Supermarket
- Tavern
- Technical or Commercial School
- Veterinary Clinic
- Video Store;

The zoning by-law also includes a provision to permit the Owner to apply for a minor variance, if necessary, before the 2-year anniversary of the passing of this by-law, without a resolution from Council.



This is Schedule \_\_\_\_  
 To By-Law No. \_\_\_\_  
 Passed the \_\_\_\_ Day, of \_\_\_\_, 2020

File: \_\_\_\_  
 Related Files: \_\_\_\_  
 Location: 7887 Weston Road  
 Applicant: \_\_\_\_  
 City of Vaughan

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 15, 2020

**WARD(S):** 3

**TITLE: CALLOWAY REIT (400 AND 7) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.19.012  
ZONING BY-LAW AMENDMENT FILE Z.19.036  
137 CHRISLEA ROAD, 57 AND 101 NORTHVIEW BOULEVARD  
VICINITY OF HIGHWAY 7 AND HIGHWAY 400**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**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.19.012 and Z.19.036 for the subject lands shown on Attachment 1. The Owner, in advance of the completion of the Weston 7 Secondary Plan, seeks approval of a masterplan, as shown on Attachments 2 to 4, to permit a proposed development consisting of buildings ranging in height from 8 to 45-storeys, with a total of 3,962 apartment units, a retail gross floor area of 4,273 m<sup>2</sup> and a Floor Space Index of 5.84 times the area of the subject lands.

### **Report Highlights**

- To receive input from the public and Committee of the Whole on Official Plan and Zoning By-law Amendment applications to permit a masterplan comprised of buildings ranging in height from 8 to 45-storeys, a total of 3,962 apartment units, a retail gross floor area of 4,273 m<sup>2</sup> and a Floor Space Index of 5.84 times the area of the subject lands
- Official Plan Amendment and Zoning By-law Amendments are required to permit the proposed development

### **Report Highlights Cont'd**

- The development is located within the Weston 7 Secondary Plan Area. The Owner proposes to obtain approval of the applications prior to the completion of the Weston 7 Secondary Plan Study. Should Council approve the Recommendations in this report, Staff will work with the Owner to identify the amount, extent and location of development which could occur in advance of the Secondary Plan being considered by Council
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT should Council approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council, Staff be directed to work with the Owner to identify the amount, extent and location of development on the subject lands which could occur in advance of the Secondary Plan being considered by Council.
2. THAT should Council approve, Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) Inc.) and receive technical comments.
3. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1 are municipally known as 137 Chrislea Road, 57 and 101 Northview Boulevard and are located at the northwest corner of Highway 400 and Highway 7. The surrounding land uses are shown on Attachment 1. Three multi-unit commercial buildings currently exist and operate on the Subject Lands.

#### ***Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development in advance of the completion of the Weston 7 Secondary Plan***

Calloway Reit (400 and 7) Inc., (the 'Owner') has submitted the following applications (the 'Applications'), in advance of the completion of the Weston 7 Secondary Plan, to permit a proposed masterplan consisting of buildings ranging in height from 8 to 45-storesys, with a total 3,962 apartment units, a total retail gross floor area ('GFA') of

4,273m<sup>2</sup> within Blocks E and F and a maximum Floor Space Index ('FSI') of 5.84 times the area of the Subject Lands (the 'Development'), as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.19.012 to amend City of Vaughan Official Plan 2010 ('VOP 2010') to:
  - redesignate the Subject Lands from "Community Commercial Mixed-Use" and "High-Rise Mixed-Use" to "High-Rise Mixed-Use" with a maximum building height of 45-storeys and an FSI of 5.84 times the area of the Subject Lands, whereas neither a maximum building height nor an FSI are prescribed by VOP 2010
  - permit a maximum of 3,962 apartment units
  - establish a policy framework for the redevelopment of the Subject Lands
  - site-specific amendments, but not limited to Policy 9.2.3.6 High-Rise Buildings
  - exempt the Development from Policy 10.1.1.6 to permit amendments to VOP 2010 and Zoning By-law 1-88 prior to the adoption of the Weston 7 Secondary Plan

The proposed Official Plan Amendment containing the policies and schedules submitted by the Owner is included as Attachment 5.

2. Zoning By-law Amendment File Z.19.036 to amend Zoning By-law 1-88 to maintain the "C10 Corporate District Zone" and permit site-specific zoning exceptions to permit the proposed Development shown on Attachments 2 to 4.

The proposed Zoning By-law Amendment containing the zoning exceptions and schedules submitted by the Owner is included as Attachment 6.

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

- a) Date the Notice of Public Hearing was circulated: August 21, 2020

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and 3 Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification area within 750 m of the Weston 7 Secondary Plan Area boundary as shown on Attachment 1, to the Weston Downs Ratepayers Association and those individuals having requested notice.
- c) Comments Received

The Development Planning Department received written comments from the following (as of August 21, 2020):

- J. Losiggio, no address provided, email dated May 6, 2020
- V. Lacaria, Polo Crescent, email dated May 6, 2020
- R. Salerno, no address provided, email dated May 6, 2020
- R. Singh, Velmar Drive, email dated May 7, 2020
- F. and M. Stirpe, email dated May 19, 2020
- J. Tersigni, JDF Realty Ltd., email dated June 18, 2020
- A. Quigg and S. Albanese, IBI Group, email dated July 8, 2020

The following is a summary of the comments provided in the written correspondence received to date. The comments have been organized by theme as follows:

### **Virtual Public Meetings**

- holding a virtual public meeting during a global pandemic assumes all residents have the technology or the technical knowledge to participate and express their concerns
- a moratorium should be placed on all public hearings until residents have a fair chance to assemble and fully respond.
- the Ministry of Municipal Affairs and Housing has suspended several *Planning Act* deadlines
- a virtual public meeting is insufficient for residents to respond in a full and fair way

### **Traffic and Congestion**

- the Applications and the neighbouring Wedgewood Columbus Limited (Attachment 1) applications contain a total 5,965 residential apartment units and will add to an already congested area and to the traffic gridlock

Any additional written comments received will be forwarded to the Office of City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments 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 to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

The following is the link to the Weston 7 Secondary Plan Study (Phase 1) report:  
[June 19, 2019 Council Weston Road and Highway 7 Secondary Plan Study - Phase 1 Status Update \(Item 1, Report No. 23\)](#)

## **Analysis and Options**

***The Subject Lands are located within an area identified as the Weston Road and Highway 7 Secondary Plan Area. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Plan***

VOP 2010, Schedule 14A - Areas Subject to Secondary Plans, identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area (the 'Weston 7 Secondary Plan'). The Weston 7 Secondary Plan is comprised of a 129ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west (Attachment 1). The study area is located immediately to the west of the VMC, the City's planned downtown, primary growth node and Urban Growth Centre as identified in A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019.

Vaughan Council on June 12, 2019, received the Weston 7 Secondary Plan Phase 1 final report and directed Staff to proceed with the request for proposal for Phases 2 and 3 based on the findings of the Phase 1 Report. The objective of Phase 1 (Background) of the Weston 7 Secondary Plan Study included the development of a long-term vision, a draft of three conceptual emerging land use scenarios showing how the character and function of the area can develop in the future and a set of guiding principles including:

- policies in the Weston 7 Secondary Plan will consider the plan area's relationship with the VMC, and with other Primary Centres within the City to ensure the City's urban hierarchy, as shown on Schedule 1 - Urban Structure of VOP 2010, is maintained
- a clearly defined role for the Weston and Highway 7 area within the City of Vaughan in order to ensure it complements other Primary Centres and the VMC, rather than competing with them
- while most of the Weston 7 Secondary Plan area will be planned to be a mixed-use community, policies should build on the current strengths of the area, as a commercial, cultural and entertainment destination

The City has initiated Phase 2 of the Weston 7 Secondary Plan. The preferred land use scenario(s) in Phase 2, will establish the appropriate land uses, building heights and densities and policies to support the area's planned character and function. A Transportation Master Plan ('TMP') forms part of the Phase 2 work.

The Policy Planning and Environmental Sustainability Department ('PPES') has retained a consultant team led by The Planning Partnership for the Weston 7 Secondary Plan Study and WSP for the TMP (Phase 2 and 3 Development of Secondary Plan and Implementation). The Weston 7 Secondary Plan Study is scheduled to be completed by Q4 2021.

Official Plan and Zoning By-law Amendment applications (Wedgewood Columbus Limited - Files OP.19.015 and Z.19.039 - Attachment 1) for the property at 7887 Weston

Road, have also been submitted in advance of the completion of the Weston 7 Secondary Plan Study. A separate report addressing these applications is provided as part of this Committee's (Public Hearing) Agenda under separate cover.

***VOP 2010 includes policies regarding the processing of a development application in required Secondary Plan Areas***

VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:

Policy 10.1.1.6 states: "That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area."

Policy 10.1.1.13 states: "That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the Owner attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application."

Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application, it states (in part) "That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies...as determined through the Pre-Consultation Meeting."

A Pre-Application Consultation ('PAC') meeting was held on November 29, 2019, whereby City and external public review agency staff identified the submission requirements for the development applications.

The intensity of development proposed by the subject Applications, and the applications submitted by Wedgewood Columbus Limited Files OP.19.015 & Z.19.039 (Attachment 1), together represent a significant portion of the northeast quadrant of the Weston 7 Secondary Plan Area.

In consideration of the policies of VOP 2020, should Council approve the Recommendations in this report, Staff will continue to work with the Owner to identify the amount, extent and location of development on the Subject Lands which could occur in advance of the Secondary Plan being considered by Council and continue to process the Applications.

***The Development does not conform to VOP 2010***

The Subject Lands are designated "Community Commercial Mixed-Use" and "High-Rise Mixed-Use" with no prescribed maximum building height or density (FSI) by VOP 2010. The "High Rise Mixed-Use" designation abutting Highway 7 (Attachment 2) permits a High-Rise Building type identified in VOP 2010 as generally being a building over



twelve-storeys in height. “Community Commercial Mixed-Use” areas are predominantly commercial areas appropriate for non-residential intensification making efficient use of existing or planned rapid transit and transit investments. These areas are planned to be developed with commercial buildings with a variety of business uses to occur in proximity to each other in order to assist the City in achieving its intensification objectives and meeting the commercial needs of residents and businesses. The Development does not conform to VOP 2010.

The Subject Lands are located within an Intensification Area - Primary Centre, identified on Schedule 1 - Urban Structure of VOP 2010. These lands have access to and frontage onto a “Regional Rapid Transit Corridor” (Highway 7) and are within walking distance to a “Regional Transit Priority Network” (Weston Road). There is an existing bus rapid transit service on Highway 7 connecting to the Vaughan Metropolitan Centre (‘VMC’) mobility hub transit spine (consisting of the VMC subway station, SmartVMC bus terminal and the Highway 7 Bus Rapid Transit (‘BRT’) at Millway Avenue) approximately 1.5 km east of the Subject Lands. A BRT Transit stop is also located at Highway 7 and Weston Road.

The Provincial Growth Plan identifies Strategic Growth Areas (‘SGAs’) as areas for intensification. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (‘Growth Plan’) identifies SGAs as areas planned to accommodate intensification and higher density mixed uses in a more compact built form. SGAs include Urban Growth Centres (‘UGC’s’), Major Transit Station Areas (‘MTSAs’) and other intensification areas. UGCs in York Region include the Vaughan Metropolitan Centre (‘VMC’), Richmond Hill Centre/Langstaff Gateway, Markham Centre, and Newmarket Centre.

The Growth Plan defines MTSAs as: “the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.”

The Subject Lands are located within the draft MTSA boundary (identified by York Region as MTSA 11) being the Weston Bus Rapid Transit (‘BRT’) Station located approximately between 175 m to 680 m away from the Subject Lands and connects to the VMC mobility hub transit spine. This spine consists of the VMC subway station, SmartVMC bus terminal and Highway 7 Bus Rapid Transit (‘BRT’) at Millway Avenue located approximately 1.5 km east of the Subject Lands.

Primary Centres are to be developed as transit-oriented, pedestrian-friendly places to support residents of the Primary Centre while facilitating an appropriate transition to the neighbouring community areas. They are intended to provide uses to serve the Community Areas of the City, including retail, institutional, office and human service uses. VOP 2010 states it is Council policy that Primary Centres shall be planned to develop with a mix of housing types and tenures, including housing suitable for seniors

and families with children and affordable housing; mix of non-residential uses including retail, office, institutional, community facilities, and human services; densities supportive of planned public transit; and a fine grain network of streets suitable for pedestrians and cyclists, among others. They are to encourage a pedestrian-friendly built form by locating active uses at grade and be designed and developed to implement appropriate transition of intensity and use to surrounding Community Areas.

Policy 2.2.1.1 of VOP 2010 establishes a hierarchy of Intensification Areas ranging in height and intensity of use with the VMC being the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The VMC is planned to be the location of the tallest buildings and most intense concentration of development within the City of Vaughan. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high and mid-rise buildings, developed at an intensity supportive of transit.

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

The Subject Lands are zoned “C10 Corporate District Zone”, subject to site-specific Exception 9(1209) by Zoning By-law 1-88. The Owner is proposing to maintain the “C10 Corporate District Zone” together with site-specific exceptions. The Development does not comply with Zoning By-law 1-88 and therefore, a Zoning By-law Amendment application is required to implement the Development.

The proposed Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (the ‘PPS’), <i>A Place to Grow: Growth Plan for the Greater Golden Horseshoe</i> (2019) (the ‘Growth Plan’), the York Region Official Plan, Weston 7 Secondary Plan and VOP 2010 Official Plan policies</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of the Proposed Redesignation and Site-Specific Official Plan Amendments and Consideration of the Applications in advance of Council's approval of the Weston 7 Secondary Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Weston 7 Secondary Plan Area, which is not approved at this time</li> <li>▪ Should Council approve the Recommendations in this report, Staff will continue to work with the Owner to identify the amount, extent and location of development on the Subject Lands which could occur in advance of the Secondary Plan being considered by Council and continue to process the applications</li> <li>▪ The Applications will be reviewed in consideration of the required deliverables of the Weston 7 Secondary Plan Study, but not limited to, the draft Land Use Plan to determine the appropriate land uses, built form, building height limits, density and building typologies consistent with Vaughan's City-Wide Urban Design Guidelines to support the proposed MTSA's and the Regional Intensification Corridor, Affordable Housing Strategy Report, analysis of parkland requirements in intensification areas, and the transportation network assessment and evaluation</li> <li>▪ Any portion of the Subject Lands considered in advance of the completion of the Weston 7 Secondary Plan will be reviewed in consideration of any emerging policies from the Secondary Plan study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> <li>- High-Rise Mixed-Use</li> <li>- High-Rise Buildings</li> <li>- Intensification Areas - Primary Centres</li> <li>- Regional Intensification Corridors</li> <li>- Major Retail Uses</li> <li>- Secondary Plan Policies</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Appropriateness of the proposed building heights and density, road and pedestrian network, and land use</li> <li>- Transportation network assessment</li> <li>- Affordable Housing Policies</li> <li>- Park and Open Space and Recreation Policies</li> </ul>
c.	The proposed Master Plan Demonstrates Competing Building Heights and Density with the Vaughan Metropolitan Centre ('VMC')	<ul style="list-style-type: none"> <li>▪ The VMC is intended to contain the tallest buildings and greatest densities as planned through VOP 2010 (Section 2.2.5 Intensification Areas). It is also the only Regional Centre in the City of Vaughan. The VMC is also designated in the Growth Plan (2019) as an Urban Growth Centre ('UGC'). UGCs are to become focal areas for commercial, recreational, cultural and entertainment uses; accommodate and support the transit network at the regional scale; and accommodate significant population and employment growth</li> <li>▪ When the VMC Secondary Plan was approved, the lands west of Highway 400, within the former Vaughan Corporate Centre, identified as the Weston Road and Highway 7 Secondary Plan separate and distinct from the VMC</li> <li>▪ The proposed building heights and density are comparable and, in some cases, exceed many of the approved and in-progress applications in the VMC, the City's downtown. The proposals are separated by Highway 400 and within a Primary Centre as identified in VOP 2010 (Schedule 1 - Urban Structure). In consideration of the fundamental principle outlined in Phase 1 of the Weston 7 Secondary Plan vision statement and the Urban Structure established in VOP 2010, this area should not compete with the planned function of the VMC, but should become a complete community</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>supportive of transit and mixed-use development appropriate for a Primary Centre.</p> <ul style="list-style-type: none"> <li>▪ The urban structure of the VMC Secondary Plan includes an intentional transition in heights, densities and land uses towards the boundaries of the downtown, including the frontage along Highway 400 which is designated with an east-west employment precinct and neighbourhood precinct permitting a maximum range of building heights from 10 to 25-storeys, and maximum FSI range from 3.5 to 4 north of Highway 7. Analysis of the contextual relationship, transition and scale should be considered carefully through the review of the Applications</li> <li>▪ The VMC Secondary Plan Update has been initiated and will include collaboration between the VMC and Weston 7 Secondary Plan consultant teams</li> </ul>
d.	Comprehensive Review	<ul style="list-style-type: none"> <li>▪ The Applications will be considered comprehensively with the existing and proposed development in the northeast quadrant of the Weston 7 Secondary Plan Area, including the proposed development by Wedgewood Columbus Limited for 4 mixed-use apartment buildings on 7887 Weston Road (Attachment 1), with building heights ranging from 40 to 49-storeys and an FSI of 9.61 times the area of the lot</li> <li>▪ Transportation studies must investigate both site-specific and wider area transportation impacts while ensuring that potential improvements satisfy any future concerns and/or any upgrades needed to the entire area. The Development may need to be modified to protect for and not preclude the transportation network(s) and infrastructure improvements implemented through the completed Weston 7</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>Secondary Plan and Transportation Master Plan</p> <ul style="list-style-type: none"> <li>▪ The studies submitted in support of the Applications will be reviewed to ensure they comprehensively address matters related to land use, built form, transportation, phasing, servicing, open space and community uses</li> <li>▪ The studies must satisfy all requirements of the Ministry of Transportation Ontario and York Region</li> </ul>
e.	Appropriateness of Proposed Site-Specific Zoning Exceptions Site-Specific and Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 identified on Attachment 6 required to implement the Development will be reviewed in consideration of the existing and planned surrounding land uses and potential consideration of inclusionary zoning as a tool to achieve affordable housing maybe deemed appropriate through the Weston 7 Secondary Plan and/or review of the Applications</li> </ul>
f.	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>- Legal Survey Plan</li> <li>- Context Map</li> <li>- Concept Plan</li> <li>- Site and Building Cross Sections</li> <li>- Pedestrian and Bicycle Circulation Plan</li> <li>- Phasing Plan</li> <li>- Landscape Master Plan</li> <li>- Park and Open Space Master Plan</li> <li>- Transportation Impact Study and Parking Study</li> <li>- Planning Justification Report</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>- Community Services and Facilities Study</li> <li>- Aerial Orthophotograph</li> <li>- Draft Official Plan Amendment</li> <li>- Draft Zoning By-law Amendment</li> <li>- Functional Servicing Report</li> <li>- Stormwater Management Report</li> <li>- Master Environmental Servicing Plan</li> <li>- Shadow Study</li> <li>- Sustainability Matrix Report</li> <li>- Urban Design and Sustainability Guidelines</li> <li>- Air Quality Assessment</li> <li>- Arborist Report</li> <li>- Aviation Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Geotechnical Report</li> <li>- Hydrogeological Report</li> <li>- Noise Study</li> <li>- Wind Study</li> <li>- Tree Inventory and Protection Plan</li> </ul> <ul style="list-style-type: none"> <li>▪ These studies and reports are available on the City's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer)</li> <li>▪ Additional studies and/or reports may be required as part of the development application review process.</li> <li>▪ The Applications and supporting documents must be reviewed by the appropriate external public review authorities including York Region, the Toronto and Region Conservation Authority, and the Ministry of Transportation Ontario. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the review agencies</li> </ul>
g.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the comments provided by the</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		City of Vaughan Design Review Plan ('DRP') on February 27, 2020
h.	School Boards	<ul style="list-style-type: none"> <li>▪ The Applications have been circulated to the York Region District, York Catholic District School Boards and Conseil Scolaire de District Catholique for review and comment</li> <li>▪ The York District School Board has identified the processing of the Applications within the Weston 7 Secondary Plan Area should not proceed prior to the completion of the Secondary Plan process. The process would determine the land uses within the entirety of the area including the designation of a school site to the satisfaction of the School Board to ensure the provision of adequate pupil accommodation</li> </ul>
i.	Parkland/Recreational Opportunities	<ul style="list-style-type: none"> <li>▪ Parkland requirements will be determined through the approved Weston 7 Secondary Plan Study. Parkland can be secured on the Subject Lands or the Owner could seek to secure lands off-site for parkland purposes. Further dialogue with the Owner and the broader landowners will be required as part of the application review process to determine opportunities to secure sufficient parkland. This matter can be addressed either through Parkland Agreements, the provision of temporary amenity spaces and/or Public Indoor Recreation spaces within the Development or on the Subject Lands, and/or in close proximity. A paramount principle will be to ensure that sufficient parkland/recreational opportunities are provided for the future residents of the Development and existing residents in nearby communities</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The Owner shall convey land at the rate of 1 hectare per 300 units and/or pay to the City of Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of parkland at the rate of 1 hectare per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu Policy and to the satisfaction of the Real Estate Department</li> </ul>
j.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of Regional water and sewage servicing capacity will be assessed at the site plan approval stage. Should the Applications be approved a Holding Symbol "(H)" may be applied to the Subject Lands if servicing is unavailable. Removal of the Holding Symbol "(H)" will be conditional on Vaughan Council identifying and allocating servicing capacity to the Subject Lands</li> </ul>
k.	Site Development and Draft Plan of Condominium Applications	<ul style="list-style-type: none"> <li>▪ Site Development and Draft Plan of Condominium Applications will be required, if the Applications are approved, to permit the Development and to establish the future ownership tenure(s) for the buildings</li> </ul>
l.	Bonusing (Section 37 of the <i>Planning Act</i> )	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the Weston 7 Secondary Plan and in the context of the in-effect Section 37 policies within the <i>Planning Act</i>. As of the date of this report the in-effect Section 37 policies are subject to amendment via the COVID-19 Economic Recovery Act, 2020; however, those amendments are not yet in effect. The review of the Applications, where applicable, will consider of the City's Section 37 policies within VOP 2010 and the City's Guidelines for the Implementation of Section 37, whereby Council may authorize an increase in building height</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>and/or density otherwise permitted by VOP 2010, in return for community benefits. The amendments to the Planning Act made through the COVID-19 Economic Recovery Act, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefits Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of land</p> <ul style="list-style-type: none"> <li>▪ Should the two-year transition period regarding the new CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred), or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for these lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)</li> </ul>
m.	Road Widening and Access	<ul style="list-style-type: none"> <li>▪ York Region must confirm the final planned road right-of-way width for Highway 7. In addition, driveway access locations, design and road improvements, if required, must be reviewed and approved by York Region</li> </ul>
n.	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>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>
o.	Road Network	<ul style="list-style-type: none"> <li>▪ The Development is divided into individual blocks established through a network of private roads. The appropriateness of a private road network to serve the Development will be reviewed</li> <li>▪ Should the City determine a public road network is warranted, the proposed FSI will increase, as VOP 2010 does not include the area of land devoted to public roads in the calculation of the FSI</li> <li>▪ The road requirements (e.g. private versus public, road profiles, widths, etc.) will be reviewed in consideration of the Weston 7 Secondary Plan and Transportation Master Plan</li> </ul>
p.	Portage Parkway Bridge	<ul style="list-style-type: none"> <li>▪ The Planning Justification Report and the Traffic Impact Analysis discusses the potential for pedestrian improvements on the existing Portage bridge to enhance connectivity between the Subject Lands and the VMC. Details of the Owner's financial contribution towards any bridge improvements have not been provided. The technical, financial responsibility and implementation details/feasibility will be reviewed</li> </ul>
q.	Design Guidelines and Public Art	<ul style="list-style-type: none"> <li>▪ In consideration of the scale of the Development, the inclusion of public art is strongly encouraged as part of this Development. Therefore, the Development will be reviewed in consideration of the City-Wide Public Art Program, City-Wide Streetscape</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		Implementation Manual and Urban Design Guidelines
r.	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>

### **Financial Impact**

Not Applicable.

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

The Owner submitted a request to York Region for exemption of the Official Plan Amendment Application from York Region approval and was denied. York Region has advised completion of the Weston Road and Highway 7 Secondary Plan should precede approval of this site-specific Official Plan Amendment Application and accordingly has not granted the request for Regional exemption. Any Regional 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. In addition, 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: Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

### **Attachments**

1. Location Map and Weston 7 Secondary Plan Area
2. Master Plan, Existing Official Plan Designations and Proposed Zoning
3. General Building Heights Plan
4. Landscape Plan
5. Draft Official Plan Amendment
6. Draft Zoning By-law Amendment

**Prepared by**

Margaret Holyday, Senior Planner, ext. 8216

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

Mauro Peverini, Director of Development Planning, ext. 8407

**Approved by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

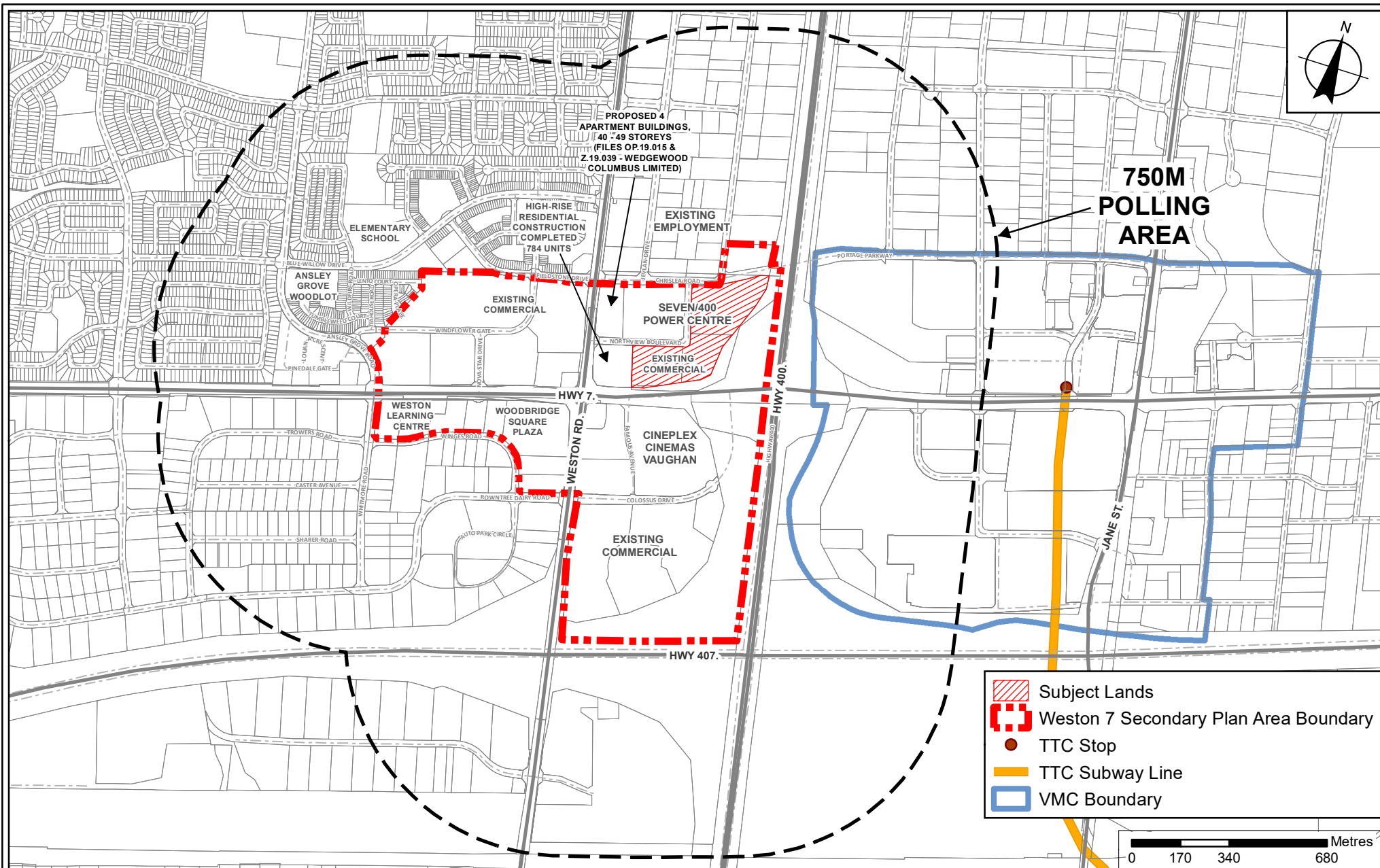
Nick Spensieri, Deputy City Manager  
Infrastructure Development

**Reviewed by**

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager





## Location Map and Weston 7 Secondary Plan Area

**Location:**  
Part of Lots 4,5,6 Concessions 5,6

**Applicant:**  
Calloway REIT (400 and 7) Inc.



## Attachment

**Files:**  
OP.19.012 & Z.19.036

**Date:**  
September 15, 2020







# Master Plan, Existing Official Plan Designations and Proposed Zoning

**LOCATION:** Part of Lot 6, Concession 5

**APPLICANT:**  
Calloway REIT (400 and 7) Inc.



**Attachment**

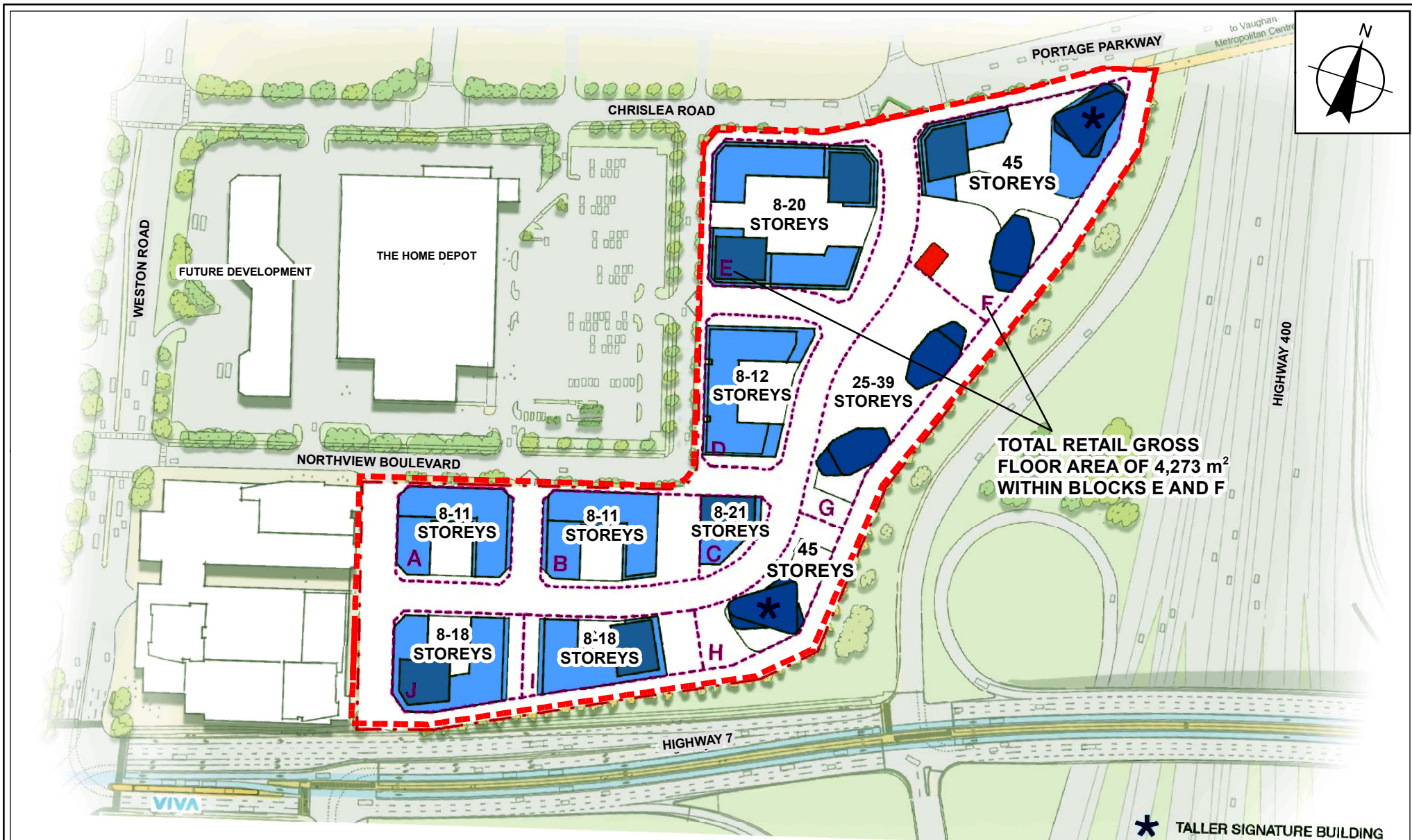
**FILES:**  
OP.19.012 and Z.19.036

**DATE:**  
September 15, 2020

**2**







Subject Lands

0 50 100 200 Metres

## General Building Heights Plan

**LOCATION:**  
Part of Lot 6, Concession 5

**APPLICANT:**  
Calloway REIT (400 and 7) Inc.



Attachment

**FILES:**  
OP.19.012 and Z.19.036

**DATE:**  
September 15, 2020

3







# Landscape Plan

**LOCATION:**  
Part of Lot 6, Concession 5

**APPLICANT:**  
Calloway REIT (400 and 7) Inc.



## Attachment

**FILES:**  
OP.19.012 and Z.19.036

**DATE:**  
September 15, 2020

4



ATTACHMENT 5  
DRAFT OFFICIAL PLAN AMENDMENT

**THE CITY OF VAUGHAN**

**BY-LAW**

**BY-LAW NUMBER XXX-XX**

**A By-Law to adopt Amendment Number XX to the Vaughan Official Plan 2010 of the Vaughan Planning Area.**

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

1. THAT the attached Amendment Number XX to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule "1" and "2", is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

**AMENDMENT NUMBER XX**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" and "2", "constitute Amendment Number XX to the Official Plan of the Vaughan Planning Area.

**DRAFT**



## I. PURPOSE

The purpose of this amendment to the Vaughan Official Plan 2010 ("VOP2010") is to amend the provisions of VOP2010 to add a site-specific policies on lands shown on Schedule "1". The purpose of the Amendment is to:

- i. To permit the Subject Lands from Community Commercial Mixed Use to Mixed Use High Density.
- ii. Establish a policy framework for the redevelopment of the Subject Lands.
- iii. To permit the maximum density on the Subject Lands of 6.0 times the lot area and building height up to 45 Storeys, subject to the provisions in the implementing Zoning By-law.

## II. LOCATION

The portion of lands subject to this Amendment, hereinafter referred to as the "Subject Lands" are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. X". The lands are located north of Highway 7 and west of Highway 400, municipally addresses as 57, 101 & 137 Northview Boulevard in the City of Vaughan.

## III. BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Amendment promotes a density along a Regional Corridor, where public investment in higher-order transit, being the VivaNext Bus Rapid Transit ("BRT") along Regional Road 7 (the "higher-order transit") is located. The Subject Lands are in an area that is serviced by infrastructure that is existing, under construction, and planned, which efficiently utilizes land and resources at a density within the Regional Corridor that supports the surrounding higher-order transit investments.

2. The Provincial Policy Statement (“PPS”) 2014, provides the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas. The PPS promotes efficient, cost-effective development and land use patterns. The development intensifies the existing underutilized site in a designated settlement area, at a higher density than the existing surrounding land uses, and contributes to the overall range of housing options that would meet Vaughan’s housing needs. It utilizes the Subject Lands efficiently, takes advantage of existing and planned infrastructure within the built-up area, and reduces land consumption and servicing costs. This provides opportunities to reduce the negative impact of climate change by promoting active transportation through reduced parking ratios, and the proximity to public transportation, pedestrian and bicycle friendly environments that encourage walking and cycling. The development is consistent with the long term economic prosperity and housing policies of the PPS and it represents a significant investment that supports the economic prosperity and contributes to the urban environment in the Weston and 7 area. A range of residential unit types in an urban environment is offered that would accommodate additional population within the future Weston and 7 Secondary Plan area that would support the planned and existing retail, office and cultural uses. The development is consistent with the policies of the PPS and promotes its goals and objectives.
3. The Provincial Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) is intended to guide the development of land; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types. The development includes a mix of residential and at-grade commercial uses that are accessible to the residents of the Weston and 7 area, which would assist in achieving the population targets set out in the Growth Plan within City’s urban boundary. The development benefits from the existing and planned infrastructure. The development

focuses new growth through the intensification on an underutilized site that provides a mixed-use, pedestrian-friendly environment located adjacent to higher-order transit that will reduce the demand for vehicles. The development conforms with the policy framework of the Growth Plan as it makes efficient use of the Subject Lands and existing infrastructure, is located adjacent to existing and under construction/planned higher-order transit and provides housing options at a density that supports the transportation investments in the Weston and 7 Secondary Plan Area (a Major Transit Station Area).

4. The York Region Official Plan ("YROP") designates the Subject Lands "Urban Area", which is in a "Regional Corridor". The YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscape, and public streetscapes. The development consists of approximately 3,960 residential apartment units that range in size that contribute to a diverse housing stock in the Region that is immediately adjacent to existing and planned employment, retail, open space, community facilities, and higher-order transit. The development is urban and compact in form. The buildings are oriented and designed to include main entrances with access to surrounding streets and proposed open spaces, which would provide a pedestrian-friendly urban form that integrates with, and is enhanced by the high-quality streetscape. The development incorporates a series of on-site long-term and short-term bicycle storage facilities to support and encourage active modes of transportation. The combination of the enhanced streetscape, open space and the introduction of the residential apartment units would complement the existing and planned surrounding commercial, office, retail, and community facility uses in proximity of the Subject Lands, thereby contributing to the success of the Weston and 7 Secondary Plan area as a complete community. The development conforms to the YROP as it includes a mix of unit types and contributes to a range of housing choices in the City to meet the needs of residents and workers of York Region. It would also support and achieve an urban and integrated transportation system within a Regional Corridor as a focus of economic activity and culture, and contribute to a high-quality and sustainable community in the Weston and 7 area.

5. The Subject Lands are along the VivaNext Bus Rapid Transit ("BRT") along Regional Road 7, which provides connections to Spadina Subway extension into the VMC and YRT Mobility Hub. The BRT feeds the mobility hub within the VMC, the development will provide transit supportive residential and employment densities in a vibrant place for activity and major regional destination connections, which is vital in the creation of a high-quality downtown.
6. This Amendment is facilitated by Section 37 of the Planning Act, VOP 2010, and the "City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act", where Vaughan Council may authorize an increase in building height and density in return for the provision of community benefits. Sections 10.1.2.9 of VOP 2010 includes policies that permit bonusing for increased building height and density in return for the provision of community benefits in the form of facilities, services or other matters provided that the development represents good planning. The development is considered good planning as it addresses the policies contained in the Official Plan, including urban design policies and objectives, the relationship of the development to its context, the adjacent streets, the creation of a good public realm, improvements to the public realm adjacent to the site, including off-site improvements and adequate infrastructure.
7. On \_\_\_\_\_, 2020, York Region exempted this Amendment from York Region approval, in accordance with Policy 10.1.2.9 of the YROP, as it does not adversely affect Regional planning policies or interests.
8. The statutory Public Hearing was held \_\_\_\_\_, 2020. The recommendation of the Committee of the Whole to receive the Public Hearing report \_\_\_\_\_, 2020. A comprehensive report to the Committee of the Whole, was ratified by Vaughan Council on \_\_\_\_\_, 2020, when Vaughan Council approved Official Plan Amendment File OP.\_\_\_\_\_, including an exemption from Policy 10.1.1.6 of the VOP2010.

#### IV. DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The VOP 2010 is hereby amended by:

1. Policy 10.1.1.6 of the VOP 2010 does not apply.
2. Adding the following after Policy 9.2.\_\_\_\_, Area \_\_\_\_:

"(OPA #\_\_\_\_) Area \_\_\_\_

9.2.\_\_\_\_.\_\_\_\_ Introduction

This site-specific policy constitutes a part of the City of Vaughan Official Plan Weston and 7 Secondary Plan. It replaces all previous Official Plan Amendments applicable to the Subject Lands including OPA 500.

Users of this site-specific policy should refer to the comprehensive Official Plan (Volume 1) for general policies applicable to the Subject Lands.

9.2.\_\_\_\_.\_\_\_\_ Vision and Principles

The City of Vaughan plans to create an urban place within one of the City's Intensification Areas, and specifically a Primary Centre. Primary Centres take many forms and evolve in different ways, with successful intensification sharing the following basic traits:

- They contain a range of uses and activities, providing diverse opportunities for working and living.
- They can be fully experienced on foot.
- They are highly accessible by all other modes of urban transportation, including transit, bicycle and automobiles.
- They have greater density of buildings and people in the City.
- Their public realms are rich and generous, are built to a high standard, and comprised of a variety of spaces, including places to gather.

The following principles describe the long-term vision for the Subject Lands:

##### Transit-oriented

- The highest densities will be concentrated along Regional Corridors, Major Arterial Roads, and Highway 400.
- Mobility connections throughout the Subject Lands are shall be attractive and contain pedestrian amenities;
- Direction linkages to the higher-order transit shall be provided through the Subject Lands.

#### Walkable

- A fine-grain network of streets and pathways will minimize walking distances and provide route options for vehicular traffic.
- A mix of uses will be provided within short walking distance of homes and workplaces.
- Buildings that frame the street and streetscape elements will support a safe, comfortable and interesting pedestrian environment.
- A diversity of interconnected open spaces will future contribute to enjoyable walking experiences.

#### Accessible

- The street network and transit system will facilitate easy access to and from the Subject Lands connecting to the Vaughan Metropolitan Centre to the east by transit, car, bicycle and other modes of active transportation.
- The Subject Lands will remain accessible to and from Highways 400 and 407.

#### Beautiful

- The architecture of buildings will be of a high standard and complement their planned surroundings.
- Art should be provided in key open space areas;
- Trees will line all private streets to define the Subject Lands.

#### 9.2.\_\_\_\_.\_\_\_\_ Objectives

##### High Transit Usage

#### 9.2.\_\_\_\_.\_\_\_\_ Optimizing and planned investments in rapid transit

The extension of the VIVA rapid transit system along Highway 7, complemented by the Spadina Subway Line and YRT Mobility hub, creates the opportunity for a high-density Regional Corridor. The Subject Lands shall be developed in a manner which utilizes the full potential of transit investment along Highway 7 by incorporating higher transit supportive densities.

#### Grid of Streets

#### 9.2.\_\_\_\_.\_\_\_\_ Establish a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system

The role of private streets will facilitate movement by walking, cycling, transit, car and truck; they also provide valuable frontage for development. A fine-grain grid of private streets, along with open space linkages in the Subject Lands will be fundamental to encouraging walking, which in turn promotes transit use.

## Open Space System

### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Develop a generous open space system

A diversity of open spaces will be ensure the Subject Lands are attractive and livable. The open spaces shall be gathering places for both residents and visitors that provide linkages through the Subject Lands and surrounding area.

## Green Development

### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Ensuring development incorporates green infrastructure and green building technologies

The Subject Lands should become a showcase for sustainable development. Individual buildings and blocks should employ high efficiency, low-impact systems for energy, water and waste.

## Design Excellence

### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Ensuring all development displays a quality of refinement in materials and design

Development within the Subject Lands should be urban. Buildings should frame and address the streets and open spaces. It is encouraged that the buildings, streets and opens spaces shall be designed and built for longevity and elegance.

### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Streets and Transportation

The transportation network and policies for the Subject Lands have been developed to support the growth projections for the Subject Lands as well as facilitate connections to the Vaughan Metropolitan Centre. The further general intent of the policies in this section is to:

- Develop a multi-modal transportation system which connects to existing and planned infrastructure that is efficient, safe and convenient.
- Encourage route usage of existing and planning transit services by residents and visitors to the Subject Lands.
- Encourage walking or cycling.
- Encourage the diversion of through traffic.
- Ensure the provisions and efficient use of parking facilities.
- Ensure planned and appropriate transportation infrastructure is incorporated into development that supports the urban design objectives of this plan.

### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ General Policies

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Street life shall be a central vision for the Subject Lands. All development in the Subject Lands, including infrastructure and building should promote walking. Sidewalks and areas for pedestrians shall be

generous, streets shall be designed for slow speeds and on-street parking, and streetscapes shall include pedestrian amenities and wayfinding elements.

9.2.\_\_\_\_\_.\_\_\_\_\_ The transportation system developed for the Subject Lands, including street network and other elements of the pedestrian realm shall be planned for universal accessibility.

9.2.\_\_\_\_\_.\_\_\_\_\_ The City may require with Site Plan Review applications for development, the submission of a traffic impact study that assesses the impacts of the proposal on the street network, including the impacts of truck traffic that accommodates neighbouring industrial uses, and/or a pedestrian and bicycle circulation plan that demonstrates how the development facilitates access and circulation by transit users, cyclists and pedestrians.

9.2.\_\_\_\_\_.\_\_\_\_\_ Travel demand management (TDM) will be critical to achieving a balanced transportation system for the Subject Lands. Applications for development generally shall be required to include TDM plans prepared by a qualified consultant that describe facilities and programs intended to discourage single-occupancy vehicle trips, minimize parking, and promote transit use, cycling, car and bike sharing, and car-pooling.

#### 9.2.\_\_\_\_\_.\_\_\_\_\_ Street Network

9.2.\_\_\_\_\_.\_\_\_\_\_ A fine grain grid of private streets is fundamental and shall optimize connectivity while providing flexibility for a range of development scenarios. The precise location, alignment and design of private streets shall occur through the development approvals process.

9.2.\_\_\_\_\_.\_\_\_\_\_ Streets and intersections shall incorporate design standards and features intended to facilitate walking and street life.

9.2.\_\_\_\_\_.\_\_\_\_\_ In general, vehicular access to development for parking, servicing and pick-up/drop-off shall be provided from interior streets and laneways.

#### 9.2.\_\_\_\_\_.\_\_\_\_\_ Streetscaping

9.2.\_\_\_\_\_.\_\_\_\_\_ In general, all streets shall be developed with pedestrian zones, street trees, and vehicular and pedestrian scale lighting. These zones should include sidewalks and other hardscaping intended for pedestrians.



9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Street furnishings, which include benches, bike racks, bollards, bus shelters, kiosks, newspaper vending machines, trash and recycling bins, banners and special lighting, should be used as unifying landscape elements. Street furnishing should consist of materials utilitarian in character and function. A low maintenance, vandal resistant, easily replaceable and recognizable family of furnishings with common themes and colour palettes shall be identified.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Street lighting on all streets should be used as a unifying streetscape. Street lighting shall consist of a coordinated family of poles and figures for both pedestrian and vehicular lighting, which are to be a durable material and minimize glare. Generally, light poles shall be capable of incorporating pedestrian-scale lights and banners. In keeping with the character of the area.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The design and construction standards for paving shall add interest and coherency to the pedestrian realm through pattern, colour and texture. Generally, crosswalks shall have a paving treatment distinct from the roadway to highlight the pedestrian network. All streets shall be accessible for the disabled through curb ramps, surface textures and clear passage ways.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Trees, and street trees in particular, are intended to be a distinguishing visual element throughout the Subject Lands. All streets should be lined with appropriate trees resistant to salt, disease, drought and pests. Street trees shall be consistently spaced, generally 6-8 metres apart on centre. Generous tree and planting pits/trenches should be provided for maximum soil area to allow roots to spread and water and air to penetrate. Drip or other water-conserving systems should be installed in planting pits. Attractive grates or covers over tree pits or low, decorative tree guards should be used in high pedestrian areas. Other plants in planting pits or raised planters may be considered.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Art shall be considered to enhance the pedestrian realm, adding culture, beauty and interest to streetscapes as well as parks, other open spaces and buildings.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Generally, all electrical and telecommunication cabling within right-of-ways, including proposed piping for district energy, shall be located underground. The integration of required above ground utility infrastructure in adjacent buildings shall be encouraged. Any utility boxes required within the right-of-way shall be well integrated with the design of the streetscape.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Bicycle Network

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ All streets shall be designed for safety, comfort and convenience of cyclists.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Bike lock-up facilities shall be provided at all destinations within the Subject Lands.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ All apartment buildings shall include secure, indoor private bicycle parking and storage facilities. The Zoning By-law shall establish the minimum requirements.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Parking

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Vehicular parking facilities shall take multiple forms, including underground and above ground parking structures, small surface lots and on-street parking. Structured parking shall be the preferred form for off-street parking. Where surface parking is proposed as part of an initial phase of development, the phasing plan shall show how in subsequent phases, the parking will be incorporated into parking structures.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Transit supportive parking standards for residential and non-residential uses shall be adopted by the City to facilitate development within the Subject Lands and encourage non-automobile travel.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The design of off-street parking facilities shall be encouraged to accommodate spaces for car-share programs and include reserved spaces for drivers of car-share vehicles.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ On-street parking shall be encouraged on the private streets throughout the Subject Lands.

9.2.\_\_\_\_.\_\_\_\_ Energy, Water and the Natural Environment

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ General Policies

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ All development in the Subject Lands shall have regard for the goals and objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan).

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Energy Infrastructure

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The City shall work with landowners to implement a district energy system.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ In the absence of a district energy system or to complement and support district energy, the generation and use of on-site renewable energy, such as solar, wind and geothermal, shall be encouraged. All new development shall include or make provision for the future installation of solar capture equipment.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Required transformers and utility boxes shall be located underground or within buildings wherever possible.

#### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Water and Wastewater Services

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Servicing infrastructure for water and wastewater shall be planned on a comprehensive basis, having regard for the long-term development potential of the Subject Lands.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Phasing of development shall be coordinated with the phasing of municipal services. The processing and approval of development applications shall be contingent on the availability of water and wastewater capacity, as identified by the Region of York and distributed/allocated by the City.

#### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Stormwater Management

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Stormwater management practices and facilities shall be guided, designed and implemented to the satisfaction of the City and the Toronto and Region Conservation Authority, in consultation with the Ministry of Transportation.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ On-site Low Impact Development (LID) measures and streetscape elements intended to minimize stormwater run-off, such as rainwater harvesting and reuse systems, bio-swales or water features, permeable paving materials and green roofs, shall be encouraged. All new residential buildings shall be required to install rainwater harvesting and recirculation/ reuse systems for outdoor irrigation and outdoor water uses.

#### 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Environmental Site Design

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The policies below are intended to augment the policies of Section 9.1.3 of Volume 1 of the Official Plan and the policies regarding Sustainable Buildings in Section 5.2 of the York Region Official Plan.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ All private development shall be encouraged to strive for a LEED Gold or higher rating.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ To mitigate the urban heat island effect, increase the energy efficiency of buildings and reduce stormwater run-off, green roofs and/or cool roofing materials as well as soft landscaping shall be encouraged on the

flat portion of rooftops. All commercial and multi-unit residential buildings, excluding townhouses and stacked townhouses, and mixed use buildings shall be encouraged to:

- have a green roof with a minimum 50% coverage or,
- contain solar capture equipment over a minimum of 60% of the roof or,
- use cool roofing materials for a minimum of 80% of the roof or,
- use a combination of the above for a minimum of 70% of the roof.

9.2.\_\_\_\_\_.\_\_\_\_\_ A significant portion of non-roof hardscapes shall use high-albedo surface materials and/or be heavily shaded by trees.

9.2.\_\_\_\_\_.\_\_\_\_\_ Development shall be designed to maximize opportunities for solar gain while respecting the urban design objectives and policies of this plan.

9.2.\_\_\_\_\_.\_\_\_\_\_ Consistent with Policy 9.1.3.3 of Volume 1 of the Official Plan, applications for development within the Subject Lands shall include a Sustainable Development Report at the time of Site Plan Review that describes how the proposed development supports this plan's objectives regarding environmental sustainability. Sustainable Development Reports shall address at a minimum the following:

- energy efficiency;
- water conservation;
- renewable energy use;
- heat island mitigation;
- stormwater management; and,
- solid waste management.

9.2.\_\_\_\_\_.\_\_\_\_\_ Parks and Open Spaces

9.2.\_\_\_\_\_.\_\_\_\_\_ Generally, parkland shall be secured through the plan of subdivision and site plan processes.

9.2.\_\_\_\_\_.\_\_\_\_\_ Residential developments shall include private outdoor amenity space. Private amenity space shall not count toward parkland dedication.

9.2.\_\_\_\_\_.\_\_\_\_\_ Parks and open spaces provide critical connections within the larger pedestrian and bicycle network. They should be designed with

movement desire lines in mind and generally should accommodate pedestrian through-traffic and, where appropriate, cycling.

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Notwithstanding the land use policies of this plan, small-scale park supporting uses (cafes, vendors, kiosks, etc.) may be permitted within parks on the Subject Lands. Their program, size and final location will be determined through Site Plan Review, and they shall be subject to urban design guidelines and applicable by-laws and regulations, to the satisfaction of the City.

#### 9.2.\_\_\_\_\_.\_\_\_\_\_. Community Services, Cultural Facilities and Public Art

##### 9.2.\_\_\_\_\_.\_\_\_\_\_. General Policies

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. The appropriate timing for most community services will be dependent on the pace and nature of development within the Subject Lands. The City shall regularly monitor development trends and social conditions in the Subject Lands and surrounding Weston and 7 Secondary Plan Area. As population thresholds for major community facilities, including schools, community recreation centres and emergency services, are approached, the City shall work with the Region of York, the School Boards and other public agencies to assess the need for community facilities and determine or confirm the appropriate location(s), general configuration and program for required facilities. In the case of City services, at the appropriate time, the City shall secure the land or space for required facilities through dedication, purchase, lease, expropriation or other arrangements with affected landowners.

#### 9.2.\_\_\_\_\_.\_\_\_\_\_. Land Use and Density

##### 9.2.\_\_\_\_\_.\_\_\_\_\_. General Policies

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Proposed residential and other sensitive land uses close to existing industrial uses shall demonstrate compatibility and, where necessary, mitigate the impact of the existing use in terms of noise, vibration, air quality, lighting, overlook and traffic generation, in general accordance with all Provincial and municipal guidelines.

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Further to Policy 9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. , the development of residential and other noise sensitive land uses shall have regard for potential noise and vibration impacts from industry and other existing uses and major streets within and in proximity to the Subject Lands. Applications for residential development and other noise sensitive land uses shall include a noise and vibration study to the satisfaction of the City and in accordance with Provincial guidelines, to identify any appropriate measures to mitigate adverse impacts from the source of noise and vibration as well as to ensure noise compliance for adjacent regulated industries is maintained.

9.2.\_\_\_\_\_.\_\_\_\_\_ The Subject Lands are designated as a Class 4 area vis-à-vis Provincial noise guidelines.

9.2.\_\_\_\_\_.\_\_\_\_\_ As per Policy 5.2.3.8 of Volume 1 of the Vaughan Official Plan 2010, new drive-through facilities shall only be permitted on the basis of a site-specific amendment to this plan.

9.2.\_\_\_\_\_.\_\_\_\_\_ A setback of 14 metres will apply to all future developments that occur adjacent to the Ministry of Transportation right-of-way in accordance with Ministry policy and will be measured from the highway property line. If the Ministry of Transportation, based on a valid and documented technical rationale, determines that a setback of 14 metres is not required in a specific location, the Ministry may identify an alternate setback in writing to the City of Vaughan. This policy is not meant to detract from the process of obtaining necessary Ministry of Transportation permits prior to the commencement of construction.

9.2.\_\_\_\_\_.\_\_\_\_\_ The City shall seek to meet or exceed an overall density target of 160 people and jobs per hectare for the Subject Lands..

9.2.\_\_\_\_\_.\_\_\_\_\_ The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new private streets, City street widenings/extensions and mews.

9.2.\_\_\_\_\_.\_\_\_\_\_ The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking, elevator shafts, stairs, and loading docks.

9.2.\_\_\_\_\_.\_\_\_\_\_ Notwithstanding the maximum heights identified on Schedule 2, development on the Subject Lands and associated construction activities are subject to height limitations based on Transport Canada criteria related to the continued operation of nearby airports.

9.2.\_\_\_\_\_.\_\_\_\_\_ Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site) within the Subject Lands, subject to the following:

- A Zoning By-law Amendment for both the donor and receiver sites involved in the transfer shall be required;

- A formal agreement between the property owner(s) and the City of Vaughan will be required prior to or concurrent with any Zoning By-law Amendment being approved by Council, and if approved, will be registered on title of the donor and receiver sites.
- The development receiving the transfer of height and/or density will be subject to the policies of the location it is in; and
- The city may require technical studies demonstrating that the taller and denser building (s) will have acceptable impacts;

This exchange of height and/or density shall not trigger Section 37 requirements for the receiver site. Any future increase in height and/or density on the donor site above the revised maximums prescribed in the Zoning By-law will be subject to a further Zoning By-law Amendment and will require Section 37 contribution.

#### 9.2.\_\_\_\_.\_\_\_\_ High Rise Mixed Use Precinct Designation

#### 9.2.\_\_\_\_.\_\_\_\_ General Policies

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ A broad mix of uses shall be encouraged in the High Rise Mixed Use, as shown on Schedule 2, with a concentration of residential uses. A mix of high rise and mid-rise buildings, as described in Policy \_\_\_\_\_, shall also be encouraged.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ The following uses generally shall be permitted in the High Rise Mixed Use Precinct:

- Corporate, professional or government office;
- Hotel;
- Conference facility;
- College or university;
- Commercial school;
- Retail, service commercial and public uses, including:
  - retail stores
  - restaurants (including patios)
  - places of entertainment
  - personal and business services
  - professional offices and public institutions
  - financial institutions
  - public school, library, cultural facility or community centre
  - daycares (including outdoor play areas)
- Large scale retail, in accordance with 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_;
- Major Retail over 10,000 square metres;
- Residential dwelling;
- Self-storage;
- Research and Development facilities;
- Dedicated above-grade parking facilities;
- Public parking;
- Art studio;

- Place of worship;
- Park.

## 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Retail

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Where retail or service commercial uses are proposed on the ground floor of buildings, ground floor heights generally shall generally be a minimum of 5 metres floor to floor, and windows shall correspond appropriately to the height of ground floors.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Where retail uses are proposed above the first floor of buildings, these portions of the buildings are encouraged to be substantially glazed, where feasible, as determined through the development approval process.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Large scale retail uses are retail uses with a gross floor area greater than 5,000 square metres, include but are not limited to department stores, furniture, appliance or home improvement stores, and full-size grocery stores. To reduce the impact on the pedestrian realm resulting from the scale of such uses, large scale retail uses shall be urban in form.

To achieve this urban form, the ground floor street wall of large scale retail uses shall be animated through a high degree of articulation and fenestration including such features as large amounts of clear glazing, multiple entrances (where practical), and smaller street-oriented retail uses. Large scale retail uses shall locate the bulk of their floor area behind smaller, street-oriented retail uses and/or above the ground floor. Internal servicing areas for such uses shall be encouraged, and external servicing areas shall be located on rear laneways where feasible and screened from public view.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Where retail uses are located on a street or mews there generally shall be multiple retail units on each block, with the width of stores and the frequency of store entrances contributing to a continuously active public realm and a visual rhythm of storefronts along the street.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Generally, entrances to retail establishments shall be flush with the sidewalk. In order to maintain a strong relationship to the street, the ground floor of buildings occupied by other uses should generally be raised no higher than one metre above the average ground level elevation at the street.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Individual retail and service commercial uses generally shall not be permitted below grade. Exceptions may be made to permit one level of retail below grade for large-scale commercial uses generally greater than 1,000 square metres in size, and accessory service commercial uses, provided that they are connected to the ground-floor of multi-storey buildings.



## 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Built Form

The intent of the built form policies is to define principles that will help manage the physical form and character of new development in the Subject Lands. All Site Plan Review applications must be accompanied by plans that demonstrate how the urban design policies below will be implemented.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ A wide variety of building types shall be encouraged across the Subject Lands. Notwithstanding Policy 9.2.3 of Volume 1 of the Official Plan, they shall include the following:

- Mid-rise buildings (5-10 storeys) may contain apartments, offices, institutional uses or a mix of uses. Mid-rise apartment buildings that do not have retail on the ground floor generally shall incorporate 1-2 storey grade-related units. The perceived mass of mid-rise buildings should be reduced through vertical articulation of the façade and building step-backs at the upper floors or other design treatments. Mid-rise buildings are appropriate throughout the Master Plan Area.
- High-rise buildings (above 10 storeys) may also contain a range of uses. To establish a street wall and mitigate shadow and wind impacts, high-rise buildings generally shall take a podium and tower form. Depending on the location, podiums may contain apartments, grade-related units, office space, retail uses, parking or a mix of these. Alternatives to a podium may be considered, where the City is satisfied that the desired streetscape and micro-climatic conditions will be achieved. High-rise buildings are most appropriate in the High Rise-Mixed Use Precinct and along/facing Highway 7 and Highway 400. They may also be appropriate in other locations adjacent to collector streets and parks, where it is demonstrated that they are compatible with the surrounding built form planned.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The location, massing and design of buildings shall contribute to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria set out in Policies 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ to 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ below

### Setbacks

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Buildings generally shall be built to a consistent build-to line defined in the Zoning By-law, generally 2-5 metres from the edge of the right-of-way. Maximum and minimum setbacks and build-to lines shall be included in the Zoning By-law.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Small-scale park supporting uses (cafes, vendors, kiosks, etc.) in parks and squares are exempt from setback requirements. Their precise location will be determined through Site Plan Review and shall be subject to the satisfaction of the City.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Generally, mid-rise and high-rise buildings shall contribute to a consistent street wall that is at least 2 to 3 storeys high at the build-to line.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Other than features such as balconies, bay windows, canopies, awnings, signage, art, patios, porticos, stairs and ramps where appropriate, no building elements above ground should be located in a setback zone. This zone should be designed to serve the ground floor uses and feature high quality landscape treatments. Front yard fencing, where appropriate, shall be low and built of attractive, long-lasting materials. Where underground parking is located beneath a setback zone, its design and construction shall not prevent the planting of trees, where appropriate, and shall consider utility requirements.

#### Ground Floors

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Fixed architectural awnings shall generally be provided for weather protection for pedestrians. Colonnades along the street and fixed soft awnings shall be generally discouraged. Where the City considers a colonnade to be appropriate, it shall have a minimum height of two storeys and shall be consistent for the length of the block.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Large residential lobby frontages, pick-up and drop-off areas and lay-bys should generally be located on private streets, mews and/or laneways, where feasible, and generally shall not be located on arterial or collector streets.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Front stoops and porches for ground-floor residential units are encouraged to be elevated from the street

#### Height

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ A variety of building heights is desirable within most city blocks within the Subject Lands. Notwithstanding Schedule 2, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated

on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements.

#### Massing

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Buildings shall be located and massed to define the edges of streets.

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Recognizing the Subject Lands are to be an urban environment, buildings shall be massed to minimize as much as is practical the extent and duration of shadows on parks, other open space, private amenity space and retail streets in the spring, summer and fall.

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. The upper floors of a mid-rise building generally shall be stepped back from the walls of the building facing a street or open space. On local streets the step-back generally should occur at the fifth storey. On collector streets, the step-back generally should occur at the sixth or seventh storey.

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Throughout the Subject Lands high-rise building podiums shall generally have a minimum height of 3 storeys. The maximum height of high-rise building podiums shall generally be 6 storeys. Generally, towers shall be set back from the edges of podiums.

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. Tower elements of high-rise residential buildings shall be 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 850 square metres. There are no restrictions on office tower floorplates. The distance between the facing walls of two residential towers shall generally be a minimum of 25 metres. The distance between the facing walls of a residential tower and an office tower may be reduced to a minimum of 20 metres, subject to appropriate site and building design. Lesser separation distances between office towers may be permitted.

#### Building Exteriors

9.2.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_.\_\_\_\_\_. All buildings should have detailed and well-articulated façades with high quality materials fronting streets. Where feasible, buildings fronting mews should have detailed and well-articulated facades with high quality materials. Generally, the street-facing ground floor wall of a mixed-use building shall be substantially glazed and blank walls shall generally be avoided.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Long buildings, generally those over 40 metres long, shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Generally, there should be variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should also be variation in finishing materials between the podium and tower of a high-rise building.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Mechanical penthouses and elevator cores shall be screened and integrated into the design of buildings.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Generally balconies shall be recessed and/or integrated into the design of the building facade. Exposed concrete balconies shall be discouraged.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ As per 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ flat roofs are encouraged to incorporate green roofs, solar capture equipment and/or cool roof materials. Mid-rise buildings, particularly when neighbouring high-rise buildings, shall be strongly encouraged to incorporate green roofs to enhance the views of those living or working in neighbouring high-rise buildings.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Parking Facilities

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The location of parking and servicing facilities shall adhere to the following policies to ensure they are conveniently located but do not have an adverse impact on the public realm:

- a) Entrances to parking and servicing areas generally shall be on local streets, mews and/or laneways and should be consolidated in order to maximize and accentuate building frontages and/or front yards and minimize the number of curb cuts required. Shared driveways and parking ramps between two properties shall be encouraged.
- b) Loading and service areas generally shall be enclosed within a building and located in the interior of a development block. Where loading and servicing is visible at the rear or side of a building, it shall be screened. Underground loading and service areas shall be encouraged.
- c) Parking for residential apartment uses and residential mixed use buildings, including visitor parking, shall be located underground where feasible. Alternatively, parking for residential apartment uses may be permitted in above ground structures where integrated within the podium of the building, subject to Policy 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_. Limited short-term surface parking (e.g., taxi/delivery pick-up and drop-off) shall be permitted.
- d) Parking for institutional, office and retail uses shall be located underground where feasible, and may be provided in above-grade

structures integrated within the podium of the building, subject to Policy 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.

- e) Where two or more levels of underground parking are provided for a residential, office or mixed-use building, two levels of above-grade parking integrated within the podium of the building may be excluded from the calculation of the total height of the building, and the GFA of the parking area may be excluded from the calculation of the total density of the building. Where the frontage of an integrated parking structure contains active uses in accordance with Policy 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_, the majority of GFA of each level of the integrate above-grade parking structure must be used for parking in order for this provision to apply.
- f) Recognizing the transitional nature of the early development of the Subject Lands, parking may be permitted in dedicated above-grade parking structures, subject to Policy 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.
- g) Surface parking may be permitted it all areas of the Subject Lands. Off-street surface parking shall not be located between the building and the street, unless it is an interim condition for a phased development.

Off-site parking may be permitted for all uses, with the exception of residential uses, provided it is located generally within 400 metres of the development. 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Parking structures shall adhere to the following additional criteria to ensure they are well integrated with the Subject Lands' built fabric:

- a) Parking integrated within the podium of a building shall generally be accessed from a local street, mews or laneway and shall be encouraged to be located in the middle of a block or behind other uses.
- b) Where parking is integrated into the podium of a building and faces a public street/open space (excluding Highways 400 and 407), the ground floor shall be occupied by commercial, institutional or residential uses wherever possible. The façade of the upper floors of an above-grade parking structure shall be well designed to appear as a fenestrated building, with well-articulated openings and high-quality materials, subject to review through the development approval process.
- c) Entrances to above-grade or underground parking structures on public streets shall generally be integrated into the design of the building.
- d) Pedestrian entrances to integrated parking structures shall be clearly identified and well-lit and designed with consideration for CPTED principles.
- e) Dedicated/stand-alone above-grade parking structures shall generally be accessed from a local street, mews or laneway and shall be encouraged to be located in the middle of a block or behind other uses.
- f) Where a dedicated above-grade parking structure faces a public street/open space (excluding Highways 400 and 407), the ground floor shall be occupied by commercial, institutional or residential uses wherever possible. The façade of the upper floors of a dedicated above-grade parking structure shall be well designed to appear as a fenestrated building, with well-articulated openings and high-quality materials, subject to review through the development approval process.

- g) Pedestrian entrances for dedicated above-grade parking structures shall be clearly identified and well-lit and designed with consideration for CPTED principles.

9.2.\_\_\_\_.\_\_\_\_ Administration and Interpretation

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Status of Uses Permitted Under Previous Official Plans

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Existing land uses throughout the Master Plan Area are expected to continue to exist in the near term, and some may remain for the foreseeable future.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Expansions of previously approved uses that are not consistent with this plan shall be permitted without amendment to the plan, provided that the intent of the plan, as it applies to adjacent properties, is not compromised and the tests prescribed below are satisfied:

- a) The proposed increase in gross floor area is accommodated within the existing building footprint and/or through an expansion that does not increase the footprint of any one building by more than 10%;
- b) The street network envisioned by this plan is not compromised or precluded in the long-term;
- c) The proposed expansion or enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the Zoning By-law;
- d) The characteristics of the existing use and the extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting, parking and traffic generation;
- e) The neighbouring uses will be protected where necessary by the provision of landscaping, buffering or screening, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by lighting or advertising signs. Such provisions and regulations shall be applied to the proposed extension or enlargement and, where feasible, shall also be extended to the existing use in order to improve its compatibility with the surrounding area; In all cases where an existing use severely impacts the surrounding area,
- f) Consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application for extension or enlargement of the existing use, especially where public health and welfare are directly affected.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Interpretation

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ These Site-specific policies are a statement of policy for the Subject Lands The City may permit some flexibility in the interpretation of general policies, provided the intent of the principles and policies of the plan are maintained.

9.2.\_\_\_\_\_.\_\_\_\_\_ The schedules included in this plan are general. Minor adjustments to the boundaries of designations are permitted without amendment to the plan, except where the designations are established by fixed boundaries, such as existing street right-of-ways, or where they are specifically stated as fixed in the policies of this plan.

9.2.\_\_\_\_\_.\_\_\_\_\_ Where lists or examples of permitted uses are provided, they are intended to indicate the possible range and type of uses that are to be considered. Specific uses not listed but considered by the City to be similar to the listed uses and to conform to the general intent of the applicable land use designation may be recognized as a permitted use and recognized in the implementing zoning by-law.

9.2.\_\_\_\_\_.\_\_\_\_\_ Minor variations from numerical requirements in the plan, with the exception of maximum and minimum heights and densities, may be permitted without an Official Plan Amendment where it is demonstrated through a Site Plan Review application to be appropriate and provided that the general intent of the plan is maintained.

9.2.\_\_\_\_\_.\_\_\_\_\_ Implementation

9.2.\_\_\_\_\_.\_\_\_\_\_ General

9.2.\_\_\_\_\_.\_\_\_\_\_ This Site Specific Policies shall be implemented using some or all of the following, as provided for under the Planning Act:

- a) the approval of individual draft plans of subdivision/condominium and part lot control exemptions;
- b) the enactment of zoning by-laws;
- c) the use of density and height bonusing provisions;
- d) the execution of Letters of Undertaking and/or registration of site plan agreements;
- e) the use of the Holding Symbol "H";
- f) the dedication of parkland or cash-in-lieu of parkland;
- g) the use of powers and incentives enabled by a Community Improvement Plan;
- h) the use of development agreements registered on title.

9.2.\_\_\_\_\_.\_\_\_\_\_ The City shall work cooperatively with the Region of York, the Toronto and Region Conservation Authority and the relevant transit providers, in consultation with landowners, the public and developers, to facilitate and coordinate implementation of public and private development for the Subject Lands, in accordance with the policies set forth hereto.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_ Infrastructure

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ The City, through the development approval process and consistent with the Planning Act, shall assist the Region of York in protecting and obtaining lands required for right-of-ways, street widening or other facilities for the provision of public transit services through the development approval process.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ Where lands have been identified as required for the construction of the street network or for parkland, and where such lands are the subject of a development application, the dedication of such lands shall be required as a condition of development approval, in accordance with the Planning Act.

9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ To encourage, support and expedite development of the Subject Lands, the City shall include planned transportation improvements in the capital works forecasts and any Development Charges By-law, in such a fashion as to permit development without delay. The City will urge other levels of government to proceed likewise in circumstances where the jurisdiction for a transportation network improvement is not with the City. The specific need and timing for these improvements will be determined based on the monitoring program set out in 9.2.\_\_\_\_.\_\_\_\_.\_\_\_\_.\_\_\_\_ of this plan.

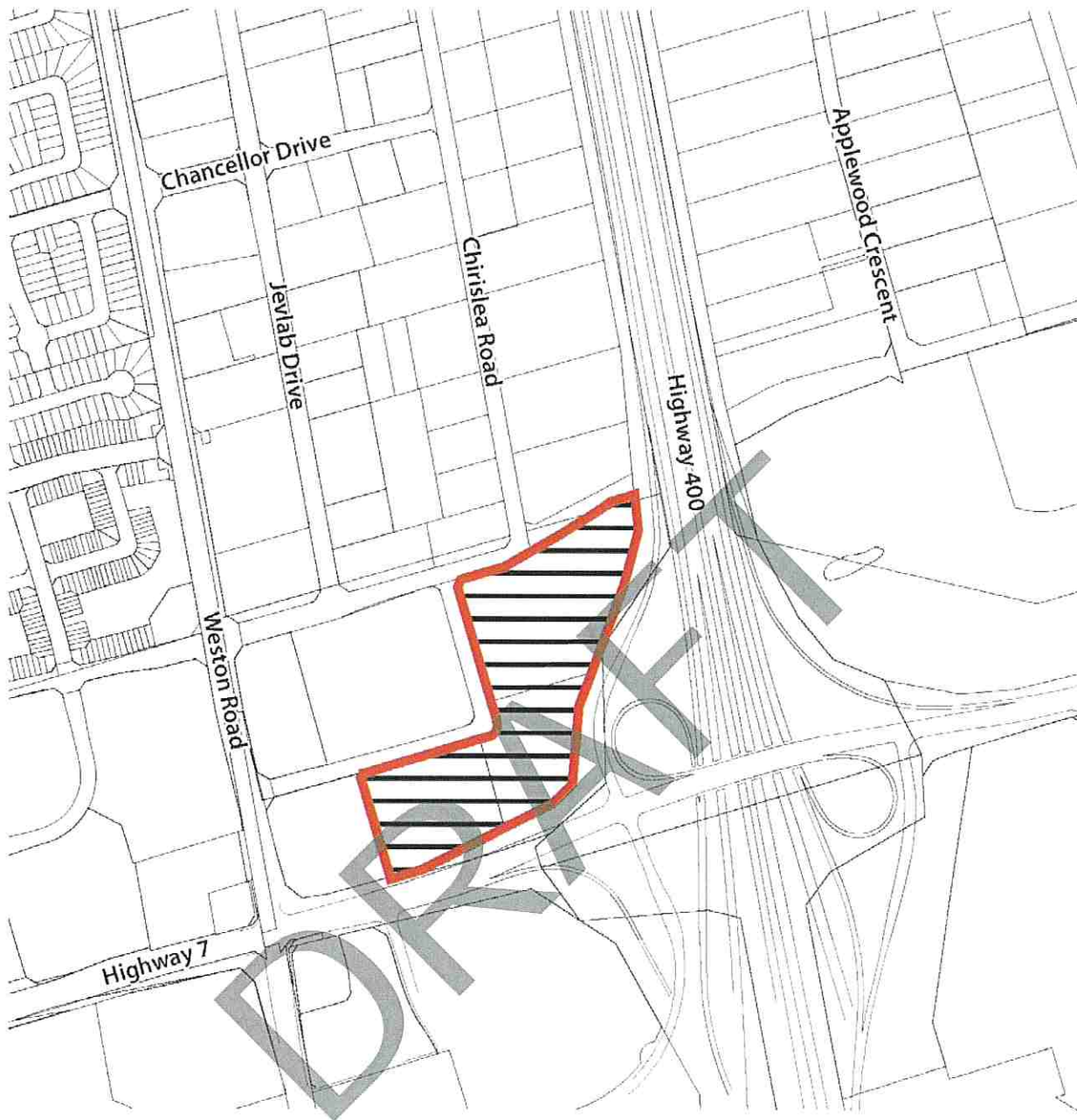
V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1- 88, and Site Plan approvals, pursuant to the Planning Act.

VI. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that plan, shall apply with respect to this amendment.





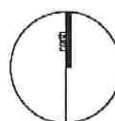
## Schedule 1

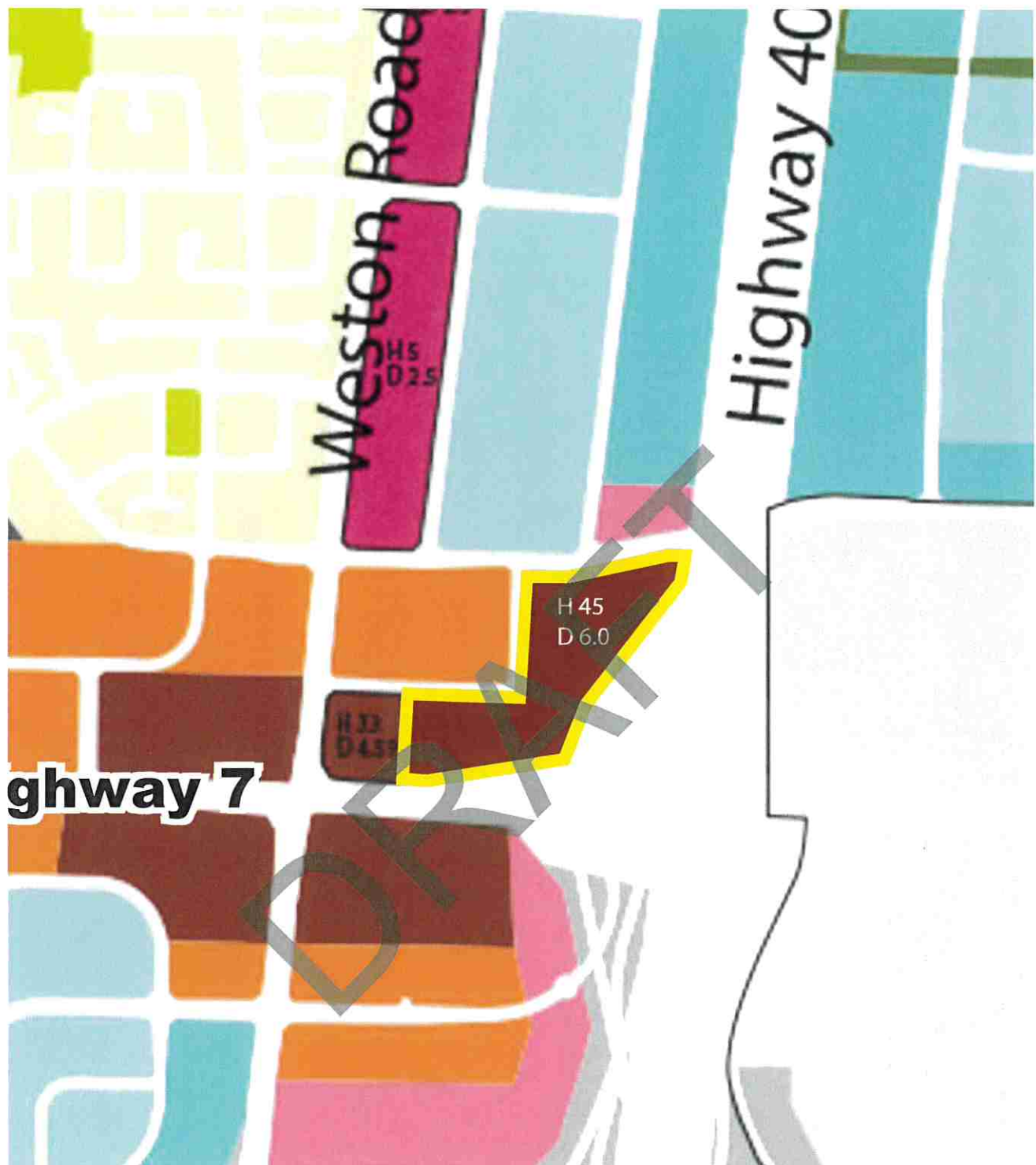
### LEGEND

- Subject Lands
- Area Subject to Amendment no. XXX

DATE: December 16, 2019 SCALE: NTS

Highway 7 & Weston Road,  
Vaughan, Ontario





Data Source: City of Vaughan Official Plan- Schedule 13 Land Use (De

## Module 2 of Vaughan Official Plan Land Use

Plan Redesignation from  
 e Mixed -use and Community  
 rcial Mixed-use to  
 ie Mixed-use"

DATE: December 18, 2019

SCALE 1:10000



ATTACHMENT 6  
DRAFT ZONING BY-LAW AMENDMENT  
*THE CITY OF VAUGHAN*  
***BY-LAW***

**BY-LAW NUMBER XXX-**  
**2020**

**A By-law to amend City of Vaughan By-law 1-88.**

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

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

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

1. That the City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a. Deleting Schedule "1" and substituting therefor the Schedule "1" attached hereto.
  - b. Deleting Schedule "E-1335" and substituting therefor the Schedule "E-1335" as Schedule "2", thereby effectively zoning the Subject Lands C10 Corporate District Zone, specifically identified as shown attached hereto on Schedule "2".
  - a. Deleting Key Map 5B and substituting therefor the Key 5B attached hereto as Schedule "2".
  - b. Adding Schedule "3" to identified maximum permitted height attached hereto.
  - c. Adding the following Paragraph Section 9.0 "EXCEPTIONS: (XXXX)" Notwithstanding the provisions of:
    - a) Subsection 2.0 respecting the definition of Lot, Amenity Area and Parking Space;
    - b) Subsection 3.8 respecting Parking Requirements;
    - c) Subsections 3.9 respecting Loading Space Requirements;

- d) Subsection 3.17 respecting Portions of Buildings Below Grade;
- e) Subsection 5.1.1 respecting Landscaping Area in the C10 Corporate District Zone;
- f) Subsection 5.1.5 respecting Commercial Zone Requirements and Schedule "A2" respecting the Zone Requirements in the C10 Corporate District Zone; and
- g) Subsection 5.11 respecting permitted land uses in the C10 Corporate District Zone.

The following provisions shall apply to the lands as shown as "Subject Lands", on Schedule "E-XXXX", attached hereto as Schedule "1":

- ai) for the purpose of this by-law, the minimum amenity area shall be 1 sq. m per dwelling unit;
- aii) for the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provision of Zoning By-law 1-88;
- bi) the minimum parking space dimensions shall be 2.7 m by 5.6 m;
- bii) the required parking requirements shall be:
  - i. residential parking requirements shall be a minimum 0.5 to a maximum of 0.7 parking spaces per dwelling unit;
  - ii. residential visitor parking requirements shall be 0.10 parking spaces per dwelling unit;
  - iii. non-residential parking requirements shall be a minimum of 1.5 to a maximum of 3.0 parking spaces per 100 sq. m of Gross Floor Area.

- biii) residential visitor and non-residential parking shall be permitted to be provided off-site;
- biv) residential visitor and non-residential parking shall be permitted to be shared;
- ci) one loading space for each building and may be shared between uses within the building. The loading space is to be a minimum size of 3.5 m in width, 13.0 m in length and 6.5 m vertical clearance;
- di) the minimum setback from the property to the nearest part of the building below finished grade shall be 0 m;
- ei) the minimum landscape strip widths shall be 0 metres;
- fi) the maximum building height shall be permitted as in accordance with Schedule "3" to identified maximum permitted height attached hereto. Maximum Building Height is exclusive of all mechanical equipment and architectural features.
- fii) the maximum gross floor area for the Subject Lands as shown on Schedule 1 shall be 477,500 sq.m
- fiv) the minimum rear yard setback shall be 0 metres;
- gi) in addition to those uses permitted in a C10 Corporate District Zone, "Apartment Dwelling" and "Open Space" shall be permitted.

2. Schedules "1", and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

### SUMMARY TO BY-LAW XXX-201

The lands subject to this By-law are located on the north side of Highway 7 and east of Highway 400, City of Vaughan.

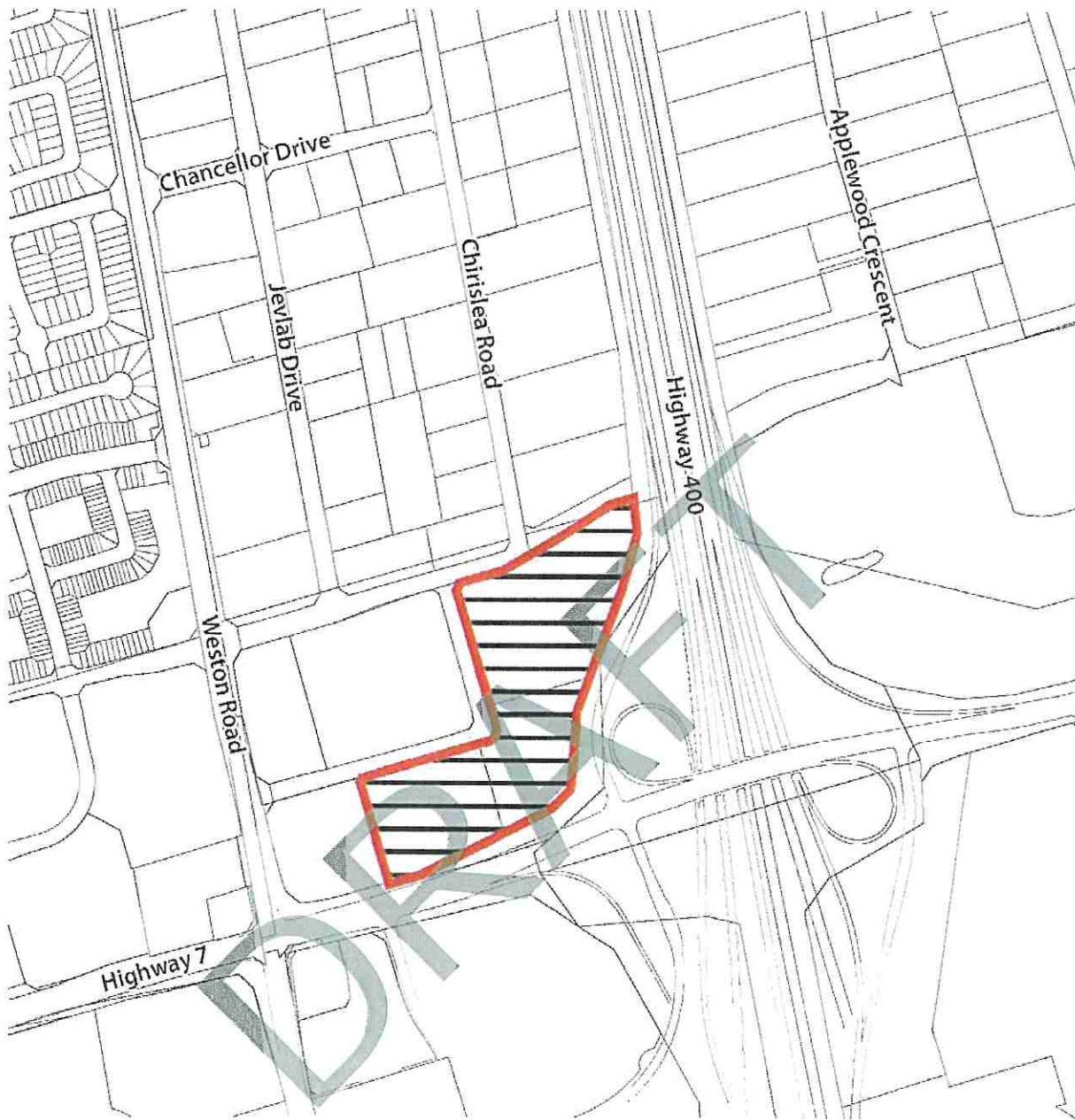
The purpose of this by-law is to facilitate the proposed Master Plan Area.

To facilitate the mixed use development on the Subject Lands, the following site-specific zoning exceptions, which build on the existing site-specific Exception 9(XXXX), are permitted:

- a) Minimum amenity area shall be 1 sq. m per dwelling unit;
- b) The Subject Lands are deemed to be one lot, regardless of the number of buildings constructed;
- c) Minimum parking space dimension shall be 2.7 m by 5.6 m;
- d) Minimum residential, visitor and non-residential parking requirements;
- e) Residential visitor and non-residential parking shall be permitted to be provided off-site;
- f) Residential visitor and non-residential parking shall be permitted to be shared;
- g) Permit one shared loading space (Type G) for each mixed use building;
- h) Minimum setback from the property to the nearest part of the building below finished grade shall be 0;
- i) Minimum landscape strip of 0 metres;
- j) Maximum building height;
- k) Maximum gross floor area for the Subject Lands as shown on Schedule 1 shall be 477,500 sq. m;
- l) Minimum Rear Yard Setback shall be 0 metres;
- m) Permit additional use of "Apartment Dwelling";
- n) Permit additional use of "Open Space".


DRAFT





## Schedule 1

### LEGEND

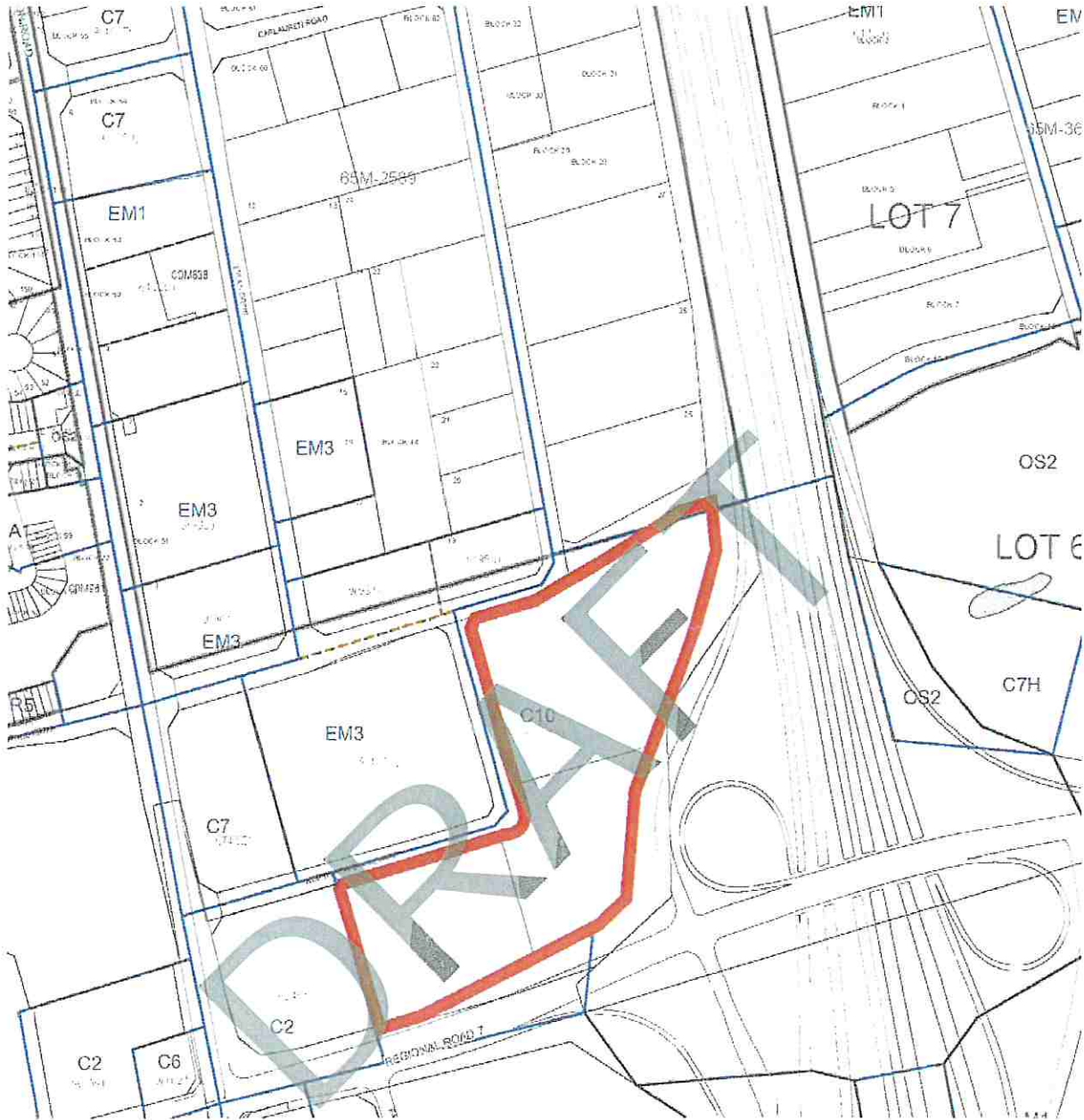
 Subject Lands

DATE: December 16, 2019

SCALE: NTS

Highway 7 & Weston Road,  
Vaughan, Ontario





## Schedule 2

### LEGEND

Subject Lands

DATE: December 16, 2019

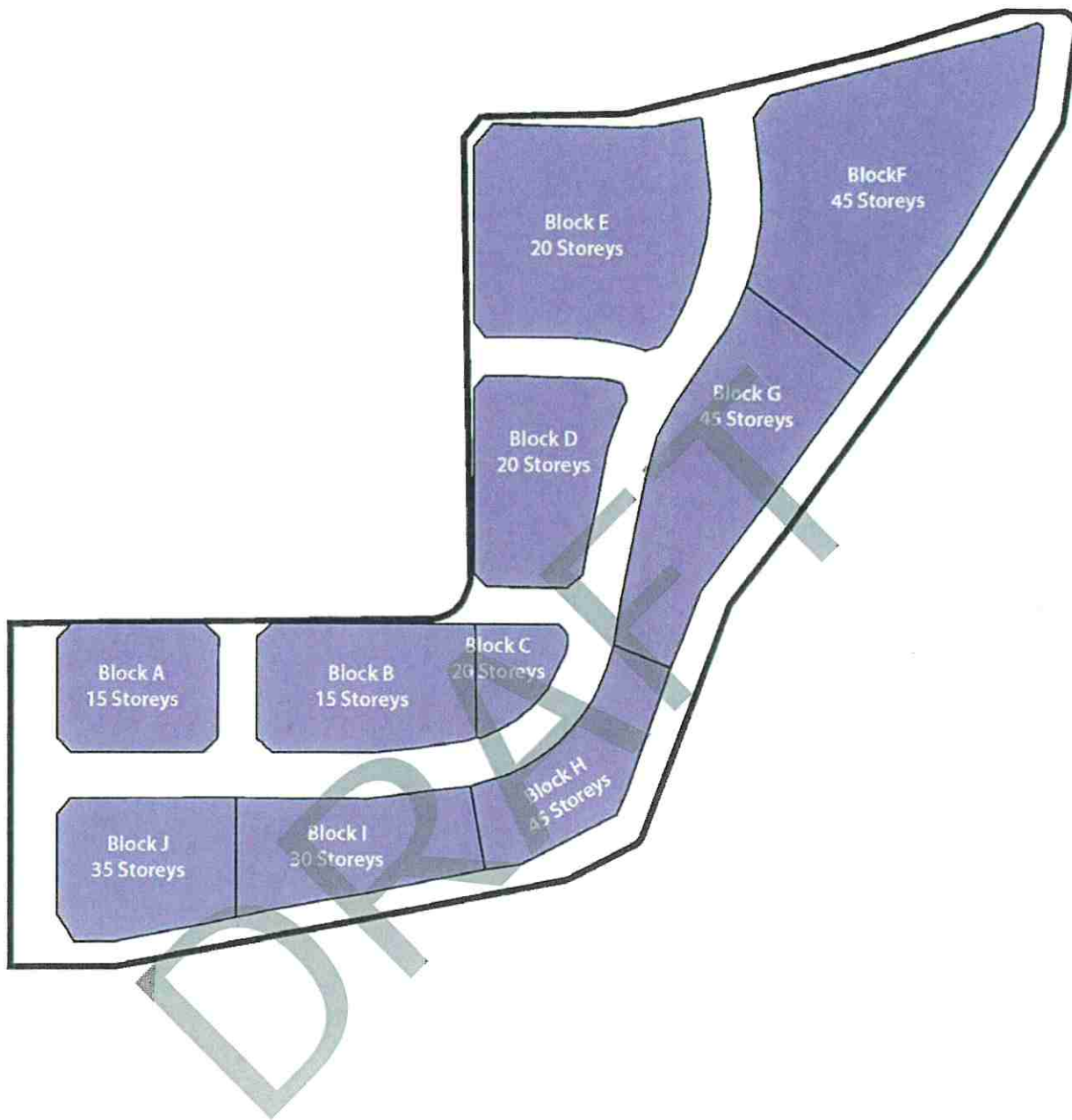
SCALE: NTS



Highway 7 & Weston Road,  
Vaughan, Ontario








Schedule 3

**LEGEND**

 Subject Lands

Maximum Height

DATE: December 18, 2019

SCALE: NTS

Highway 7 & Weston Road,  
Vaughan, Ontario





## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 15, 2020

**WARD(S):** 2

**TITLE: 7553 ISLINGTON HOLDING INC.  
OFFICIAL PLAN AMENDMENT FILE OP.08.017  
ZONING BY-LAW AMENDMENT FILE Z.16.022  
7553 ISLINGTON AVENUE & 150 BRUCE STREET  
VICINITY OF ISLINGTON AVENUE & HIGHWAY 7**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**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.08.017 and Z.16.022 for the subject lands shown on Attachment 1. The Owner is seeking approval for a development consisting of a 21-storey residential apartment building with 530 units and 7 levels of parking containing 549 parking spaces and 318 bicycle parking spaces.

**Report Highlights**

- To receive input from the public and the Committee of the Whole for a proposed development consisting of a 21-storey residential apartment building with 530 residential units and 7 levels of parking containing 549 parking spaces and 318 bicycle parking spaces
- Official Plan and Zoning By-law Amendments 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 Official Plan and Zoning By-law Amendment Files OP.08.017 and Z.16.022 (7553 Islington Holding Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1 are located on the east side of Islington Avenue, south of Highway 7, municipally known as 7553 Islington Avenue and 150 Bruce Street. The Subject Lands are currently developed with 2 single detached dwellings. The surrounding land uses are shown on Attachment 1.

### **Original Development Proposal - Official Plan Amendment File OP.08.017**

In 2008, the then Owner, Renee Nicolini, submitted Official Plan Amendment File OP.08.017 to redesignate the Subject Lands from "Open Space" (7553 Islington Avenue) and "Low Density Residential" (150 Bruce Street) to "High Density Residential" to facilitate the development of two, 22-storey residential apartment buildings connected by a 5-storey podium with 632 units and 4 levels of underground containing 890 parking spaces, as shown on Attachment 5.

The Committee of the Whole (Public Hearing) on March 3, 2009, considered Official Plan Amendment File OP.08.017, wherein residents made comments regarding the proposed building height, increased traffic congestion and the loss of trees and green space resulting from the proposed development.

During the initial processing of the Official Plan Amendment application a number of issues were identified including: conformity with Provincial policies, applicable Regional and City Official Plan policies, requirements and policies of the Toronto and Region Conservation Authority (the 'TRCA'); the appropriateness and compatibility of the proposed development in context with the surrounding land uses; environmental considerations; and the potential impacts on the surrounding road network and municipal infrastructure.

On June 28, 2012, the Owner appealed Vaughan Official Plan 2010, Volume 1, "Natural Area" designation as it applies to the Subject Lands.

### **Submission of Zoning By-law Amendment File Z.16.022**

The Owner (7553 Islington Holding Inc.) on May 13, 2016, revised the Official Plan Amendment application to redesignate the Subject Lands from "Open Space" and "Low Density Residential" to "Mid-Rise Residential" and submitted Zoning By-law Amendment File Z.16.022 to rezone the Subject Lands from "OS1 Open Space Conservation Zone", "A Agricultural Zone" and "R1 Residential Zone" subject to site-specific Exception 9(643) to "RA3 Apartment Residential Zone" and "OS1 Open Space Conservation Zone" together with site specific exceptions. The Owner revised the development proposal to include two, 19-storey residential buildings with 490 units, and 7-levels of parking containing 494 parking spaces as shown on Attachment 6.

### **Ontario Municipal Board Appeal**

The Owner on February 10, 2017, appealed the Official Plan and Zoning By-law Amendment applications to the former Ontario Municipal Board (the 'OMB'), now the Local Planning Appeal Tribunal ('LPAT') for non-decision by the City. A Pre-hearing Conference ('PHC') was held on August 9, 2017 and resulted in an OMB Order, issued

August 16, 2017, adjourning the hearing *sine die* without setting a further PHC date. The OMB encouraged the Owner to establish a principle of development by applying for a permit from the TRCA for the proposed development. This decision and Order from the first PHC was subject to a Request for Review pursuant to Section 43 of the *Ontario Municipal Board Act*, filed by the Owner. On December 8, 2017, the OMB's Request to Review Decision concluded an error in law occurred at the PHC when the OMB ordered the proceedings be adjourned *sine die* until the principle of development was first confirmed by the TRCA because there were no statutory provision for doing so. On January 24, 2018, the OMB ordered the Decision issued of August 16, 2017 be rescinded and a new PHC be scheduled.

Furthermore, a PHC was held on November 9, 2018, wherein the LPAT agreed to a phased hearing approach to first, determine the appropriate development limits for the Subject Lands, then consider other planning issues of the development. On July 12, 2013, the Owner submitted a revised development proposal for a 21-storey residential apartment building (Attachments 2-4) on the Subject Lands for review by the City and commenting agencies.

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

7553 Islington Holding Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit the 21-storey apartment building with 530 units (the 'Development') shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.08.017 to amend in-effect Official Plan Amendment 240 (Woodbridge Community Plan) to redesignate the east portion of the Subject Lands from "Open Space" (7553 Islington Avenue) and "Low Density Residential" (150 Bruce Street) to "Mid-Rise Residential" with a maximum Floor Space Index ('FSI') of 2.82 times the area of the lot and a maximum building height of 21-storeys.
2. Zoning By-law Amendment File Z.16.022 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone", "OS1 Open Space Conservation Zone" (7553 Islington Avenue) and "R1 Residential Zone" subject to site-specific Exception 9(643) (150 Bruce Street) to "RA3 Apartment Residential Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2, and to permit 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 and to an extended notification area***

- a) Date the Notice of Public Hearing was circulated: August 21, 2020

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

b) Circulation Area: A minimum 250 m radius from the Subject Lands, to the West Woodbridge Homeowners Association, Vaughanwood Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice

c) Comments Received:

The Development Planning Department received written comments from the following (as of September 1, 2020):

- A. McGuire, Vittorio DeLuca Dr., email dated August 28, 2020

The following is a summary of the comments provided in the written correspondence received to date.

- the 21-storey residential apartment building is too high and should not be located in the surrounding low-rise neighbourhood

### **Previous Reports/Authority**

[Committee of the Whole \(Public Hearing\) Meeting March 3, 2009](#)

### **Analysis and Options**

***The Development is not permitted in the “Open Space” and “Low Rise Residential” designations of in-effect Official Plan Amendment 240 (Woodbridge Community Plan) and therefore, an Official Plan Amendment Application is required***

7553 Islington Avenue is designated “Open Space” by in-effect Official Plan Amendment 240 (Woodbridge Community Plan) – (‘OPA 240’), as amended by site-specific OPA 269. The “Open Space” designation permits community and neighbourhood parks and pedestrian-bicycle linkways. OPA 269, a site-specific policy, permits one combined physical residence and professional office subject to the conformity with specific development and implementation policies.

Part 1, Section 3.5 of OPA 240 states areas designated “Open Space” are defined as being environmentally sensitive and have been designated as “Open Space” and identified as Environmentally Sensitive Areas in recognition of their valuable scenic, educational and wildlife habitat significance. Development surrounding these areas have been restricted to open space or low density use to minimize traffic and any negative environmental impact which may occur.

150 Bruce Street is designated “Low Density Residential” by OPA 240 as amended. The “Low Density Residential” designation permits detached and semi-detached dwelling units.

The proposed Development for a 21-storey residential apartment building, with a density of 2.82 FSI does not conform to the “Open Space” and the “Low Density Residential” policies of OPA 240, as amended.

***Vaughan Official Plan 2010, Volume 1 has been appealed to the Local Planning Appeal Tribunal***

The Subject Lands are identified as “Natural Areas and Countryside” by VOP 2010 – Schedule 1 – Urban Structure. “Natural Area and Countryside” are key features on Vaughan’s landscape and contribute to the overall environmental health of the City and wider Region. They form part of the larger Regional Greenlands System ultimately extending south through Toronto to Lake Ontario. The Urban Structure identifies these areas to be protected in a manner that allows them to contribute to provide vital ecosystem functions.

The Subject Lands are designated “Natural Areas” by VOP 2010. VOP 2010 states “Natural Areas” shall be protected and their ecological functions preserved through maintenance, restoration or, where possible, improvement through additional linkages or corridors between features to facilitate the connectivity of the overall network.

“Natural Areas” are subject to the “Core Features” policies of the Natural Heritage Network in Section 3.2 of VOP 2010. The “Core Features” policies of VOP 2010 restrict development or site alteration. “Core Features” are the core elements of the Natural Heritage Network to be protected and enhanced and only permit natural area management, such as for forest, fish and wildlife management, for the purposes of maintaining and enhancing the associated functions, conservation and flood or erosion control projects, transportation, infrastructure and utilities, and low-intensity and passive recreational activities not resulting in a negative impact on the Core Features and will not have a negative impact on the ecosystem function.

The proposed Development for a 21-storey residential apartment building with 7 level of parking, built into the existing valley slope and with a density of 2.82 FSI does not conform to the policies of VOP 2010.

On June 28, 2012, the Owner appealed VOP 2010 to the former OMB, now the LPAT, specifically on the basis of identifying the Subject Lands as “Natural Areas and Countryside” on Schedule 1 – Urban Structure and “Core Features” component of the Natural Heritage Network on Schedule 2 – Natural Heritage Network; and, designating the Subject Lands as “Natural Areas” on Schedule 13 – Land Use.

***The Development is not permitted in the “A Agricultural Zone”, “OS1 Open Space Conservation Zone” and the “R1 Residential Zone” and therefore, a Zoning By-law Amendment Application is required***

The Subject Lands are zoned “A Agricultural Zone” and “OS1 Open Space Conservation Zone” (7553 Islington Avenue) and “R1 Residential Zone” subject to site specific Exception 9(643) (150 Bruce Street) by Zoning By-law 1-88. This zoning does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to

rezone the Subject Lands to “RA3 Apartment Residential Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment 2 together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 4:

**Table 1:**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
a.	Minimum Interior Side Yard	35 m	7 m (South Lot Line)
b.	Maximum Building Height	44 m	70 m (Islington Avenue)
c.	Minimum Yard to OS1 Open Space Conservation Zone	7.5 m	4 m
d.	Minimum Amenity Area	424 One Bedroom Units x 20 m <sup>2</sup> /unit = 8,480 m <sup>2</sup>  78 Two Bedroom Units x 55 m <sup>2</sup> /unit = 4,290 m <sup>2</sup>  28 Three Bedroom Units x 90 m <sup>2</sup> /unit = 2,520 m <sup>2</sup>  Total required amenity area = 15,290 m <sup>2</sup>	Provide a total amenity area of 2,120 m <sup>2</sup>
e.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 530 units = 795 spaces  <u>Visitor</u> 0.25 spaces/unit x 530 units = 133 spaces  Total Parking Required = 928 spaces	<u>Residential</u> 0.884 spaces/unit x 530 units = 469 spaces  <u>Visitor</u> 0.15 spaces/unit x 530 units = 80 spaces  Total Parking Proposed = 549 spaces

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



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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies and York Region Official Plan	<ul style="list-style-type: none"> <li>• The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS') , A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP 2010')</li> <li>• In particular, the Applications will be reviewed in consideration of the applicable Provincial, Regional and City Natural Heritage and Environmental policies</li> </ul>
b.	City of Vaughan Official Plan	<ul style="list-style-type: none"> <li>• The appropriateness of removing the Subject Lands from the "Open Space" designation and redesignating them to a "Mid-Rise Residential" designation will be reviewed in consideration of the policies of the in-effect OPA 240, as amended by OPA 269, including, but not limited to the following: <ul style="list-style-type: none"> <li>- the applicable environmental policies and the impact on environmentally significant features</li> <li>- the driveway access on Islington Avenue is located within the floodplain</li> <li>- intensification policies of the Official Plan</li> <li>- compatibility with surrounding land uses</li> <li>- the "Mid-Rise Residential" designation does not permit a development defined as a "High-Rise building" in VOP 2010</li> </ul> </li> <li>• The Applications will be reviewed in consideration of the Council and York Region adopted policies of VOP 2010, including but not limited to, the following: <ul style="list-style-type: none"> <li>- the Subject Lands are designated "Natural Area" by VOP 2010, Schedule 13 – Land Use, and are further identified as being a "Core Feature" by VOP 2010, Schedule 2 – Natural Heritage Network. As such, the Development will be reviewed in consideration of the Natural Heritage Network policies of VOP 2010</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- the appropriateness of removing the Subject Lands from “Natural Areas” designation to permit the Development shall be reviewed</li> <li>- the restriction of development or site alteration within lands identified as Natural Areas and Countryside within the Urban Structure</li> </ul>
c.	Appropriateness of the Proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of amending Zoning By-law 1-88 to rezone the Subject Lands from an Open Space Conservation Zone lands to a Residential Zone with the site-specific amendments to permit the Development will be reviewed in consideration of the permitted uses and protection of lands within the Open Space Conservation Zone, built form compatibility with the existing and planned surrounding land uses and appropriate development standards</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>• The following studies and reports were submitted in support of the Application and 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>- Urban Design and Sustainability Brief</li> <li>- Wind Study</li> <li>- Sun Shadow Study</li> <li>- Arborist Report and Tree Preservation Plan</li> <li>- Hazard Tree Report</li> <li>- Traffic Impact Study</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Noise and Vibration Impact Study</li> <li>- Geotechnical Study</li> <li>- Environmental Impact Statement</li> <li>- Flood Risk Assessment</li> </ul> </li> <li>• These reports are available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer)</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>Additional studies and/or reports may be required as part of the application review process</li> </ul>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines</li> </ul>
f.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> <li>The Subject Lands are located within the TRCA's regulated area, and therefore, the Owner must satisfy all requirements of the TRCA</li> <li>The development limits for the Subject Lands have not been finalized to the satisfaction of the City and TRCA</li> <li>The Subject Lands are part of the Natural Heritage System and within a significant valley land and a significant woodland</li> <li>The Applications have been reviewed by the TRCA in consideration of, but not limited to the following: <ul style="list-style-type: none"> <li>development and site alteration within the Natural Heritage System, Significant Natural Features, and Hazard Lands</li> <li>proposed access within the floodplain</li> <li>development within the TRCA's Regulated Area</li> </ul> </li> <li>The TRCA does not support the Applications as they do not demonstrate conformity or consistency with applicable policies and regulations</li> </ul>
g.	Driveway Accesses	<ul style="list-style-type: none"> <li>The access driveways from Islington Avenue and to Bruce Street serving the Development will be reviewed in consideration of their locations within a floodplain and on the slope within an erosion hazard</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. The Community Planning and Development Services Department has conducted a review of the Official Plan Amendment File OP.08.017 and it is not supported by York Region Staff. York Region staff identified Development conflicts with the local and Regional planned urban structure, as the area is not planned for this level of intensification.

Regional Staff also identified the Development as being severely constrained by Natural Heritage Features. The Subject Lands are within the Regional Greenbelt System and the proposed access from Islington Avenue is within the Humber River Floodplain. The Subject Lands have a significant elevation change between Islington Avenue to the rear of the site, along Bruce Street. The Development will require cutting into the slope and removing a significant number of trees and other vegetation. Given the Natural Heritage Features in the area and within the Subject Lands, there are more appropriate locations for planned intensification. Regional Staff do not support the approval of Official Plan Amendment File OP.08.017

## **Conclusion**

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

**For more information**, please contact: Mary Caputo, Senior Planner, Development Planning Department, ext. 8635

## **Attachments**

1. Context and Location Map
2. Proposed Zoning and Conceptual Site Plan
3. Conceptual Landscape Plan
4. Conceptual Elevations
5. Original Proposal - OP.08.017 (October 30, 2008)
6. Revised Proposal - Z.16.022 (May 13, 2016)

## **Prepared by**

Mary Caputo, Senior Planner - ext. 8635  
Carmela Marrelli, Senior Manager of Development Planning - ext. 8791  
Mauro Peverini, Director of Development Planning - ext. 8407

**Approved by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal flourish extending to the right.

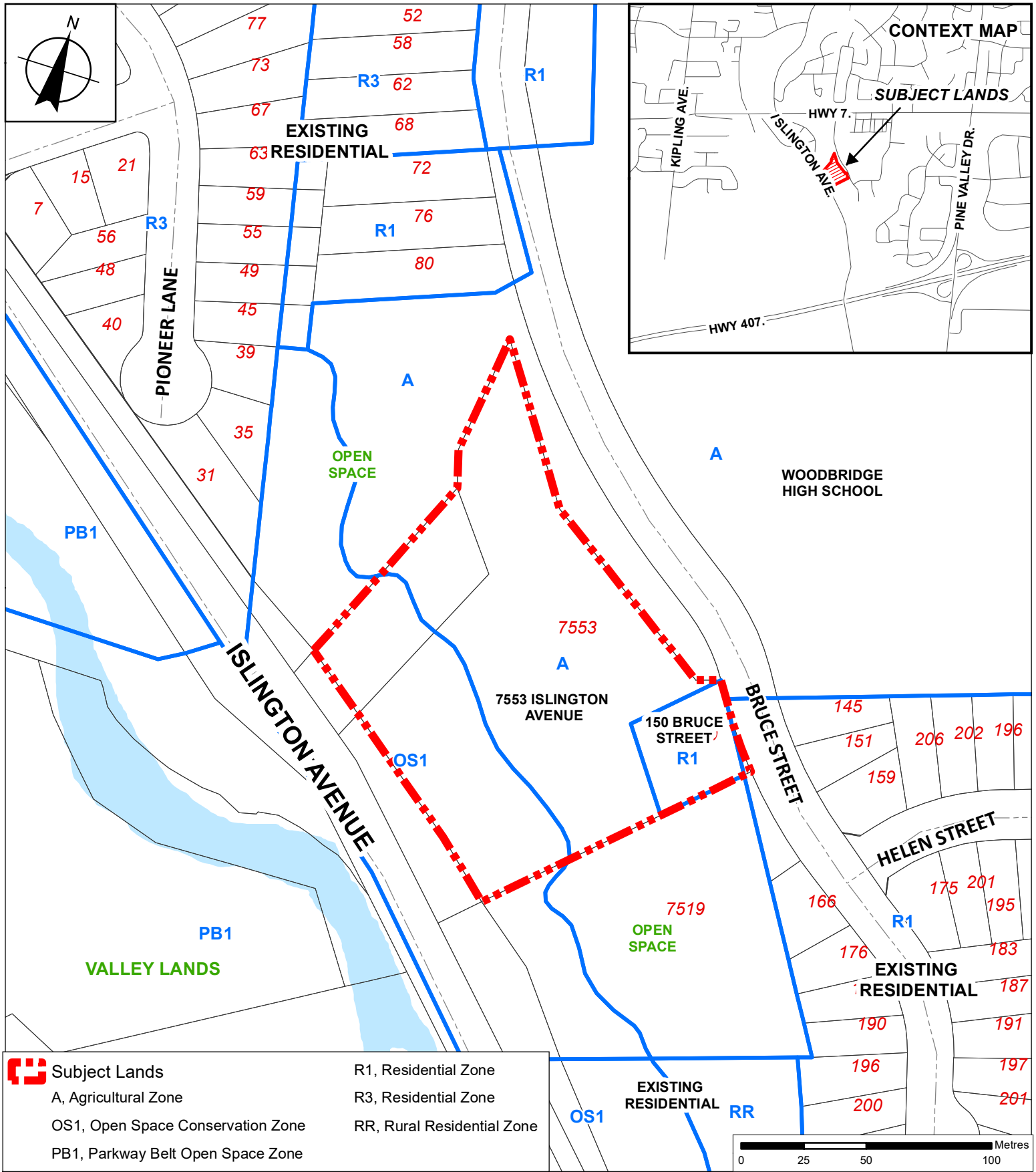
Nick Spensieri, Deputy City Manager  
Infrastructure Development

**Reviewed by**

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal flourish extending to the right.

Jim Harnum, City Manager





- Subject Lands
- A, Agricultural Zone
- OS1, Open Space Conservation Zone
- PB1, Parkway Belt Open Space Zone
- R1, Residential Zone
- R3, Residential Zone
- RR, Rural Residential Zone

# Context and Location Map

**LOCATION:**  
Part of Lots 4 and 5, Concession 7

**APPLICANT:**  
7553 Islington Holding Inc.



# Attachment

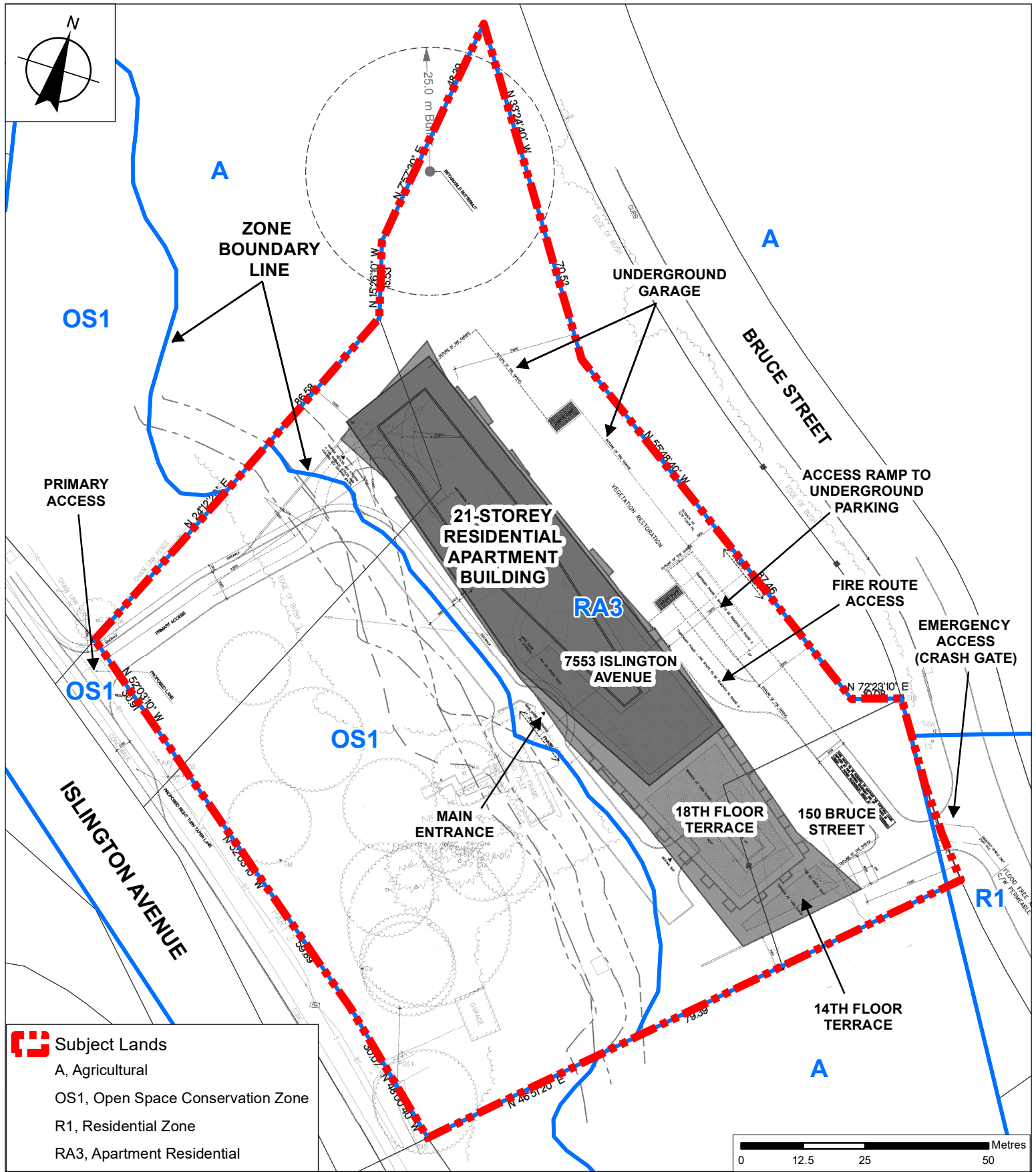
**FILES:** OP.08.017 and Z.16.022

**DATE:** September 15, 2020

**1**







# Proposed Zoning and Conceptual Site Plan

**LOCATION:**  
Part of Lots 4 and 5, Concession 7

**APPLICANT:**  
7553 Islington Holding Inc.



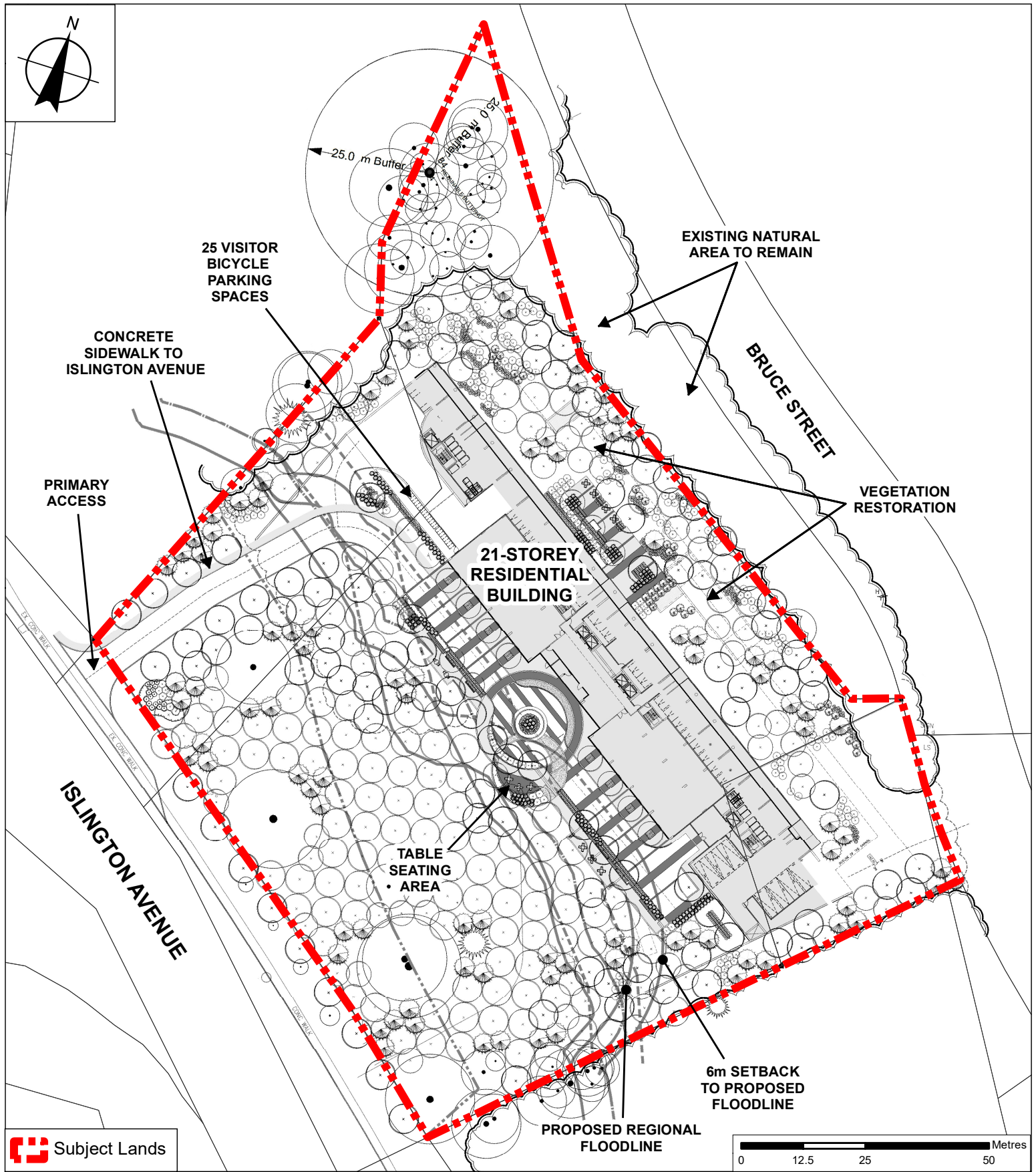
## Attachment


**FILES:** OP.08.017 and Z.16.022

**DATE:** September 15, 2020

2





 Subject Lands

# Conceptual Landscape Plan

**LOCATION:**  
Part of Lots 4 and 5, Concession 7

**APPLICANT:**  
7553 Islington Holding Inc.



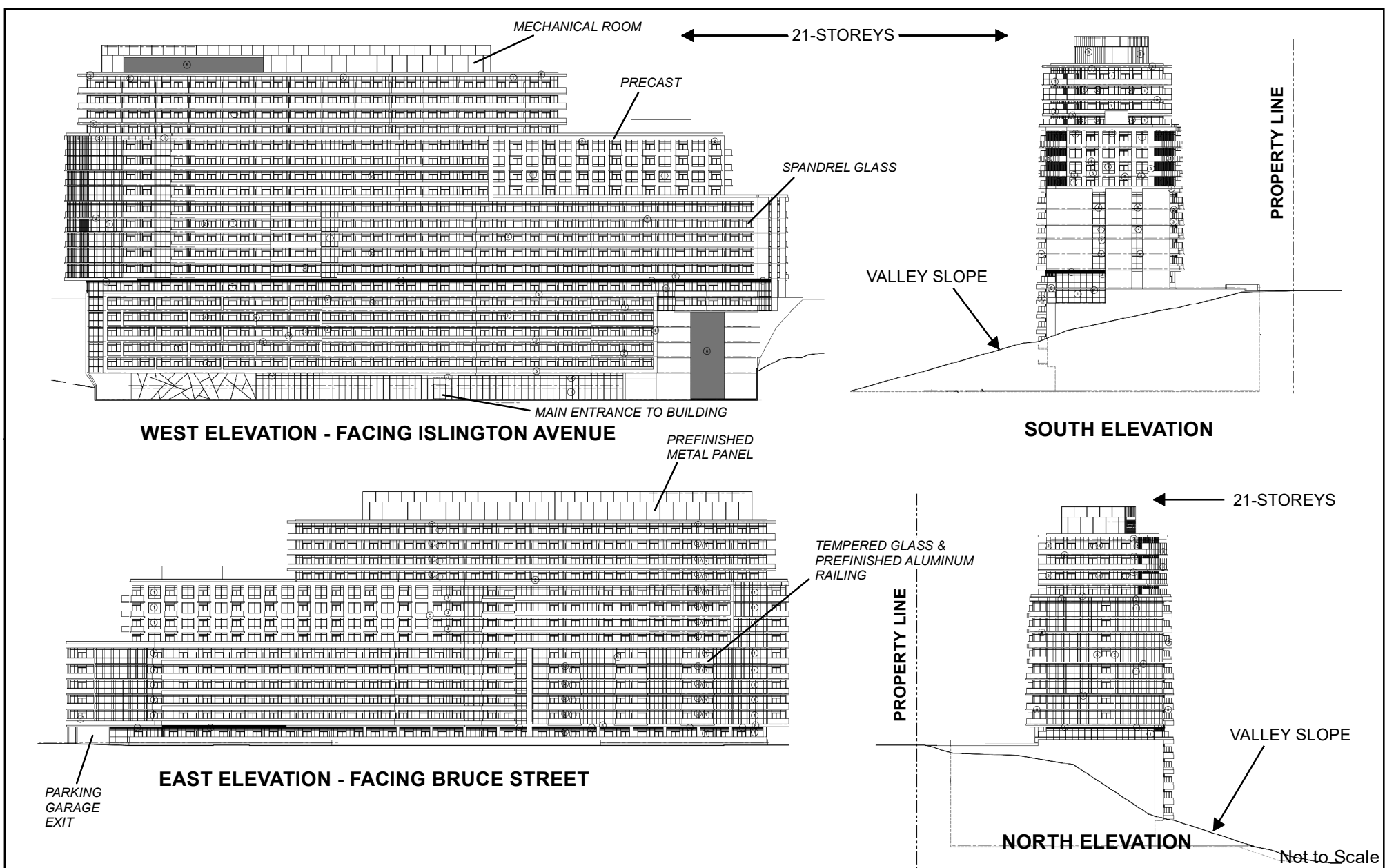
## Attachment

**FILES:** OP.08.017 and  
Z.16.022

**DATE:** September 15, 2020

3





# Conceptual Elevations

**LOCATION:**  
Part of Lots 4 and 5, Concession 7

**APPLICANT:**  
7553 Islington Holding Inc.

**VAUGHAN**  
Development Planning

**Attachment**

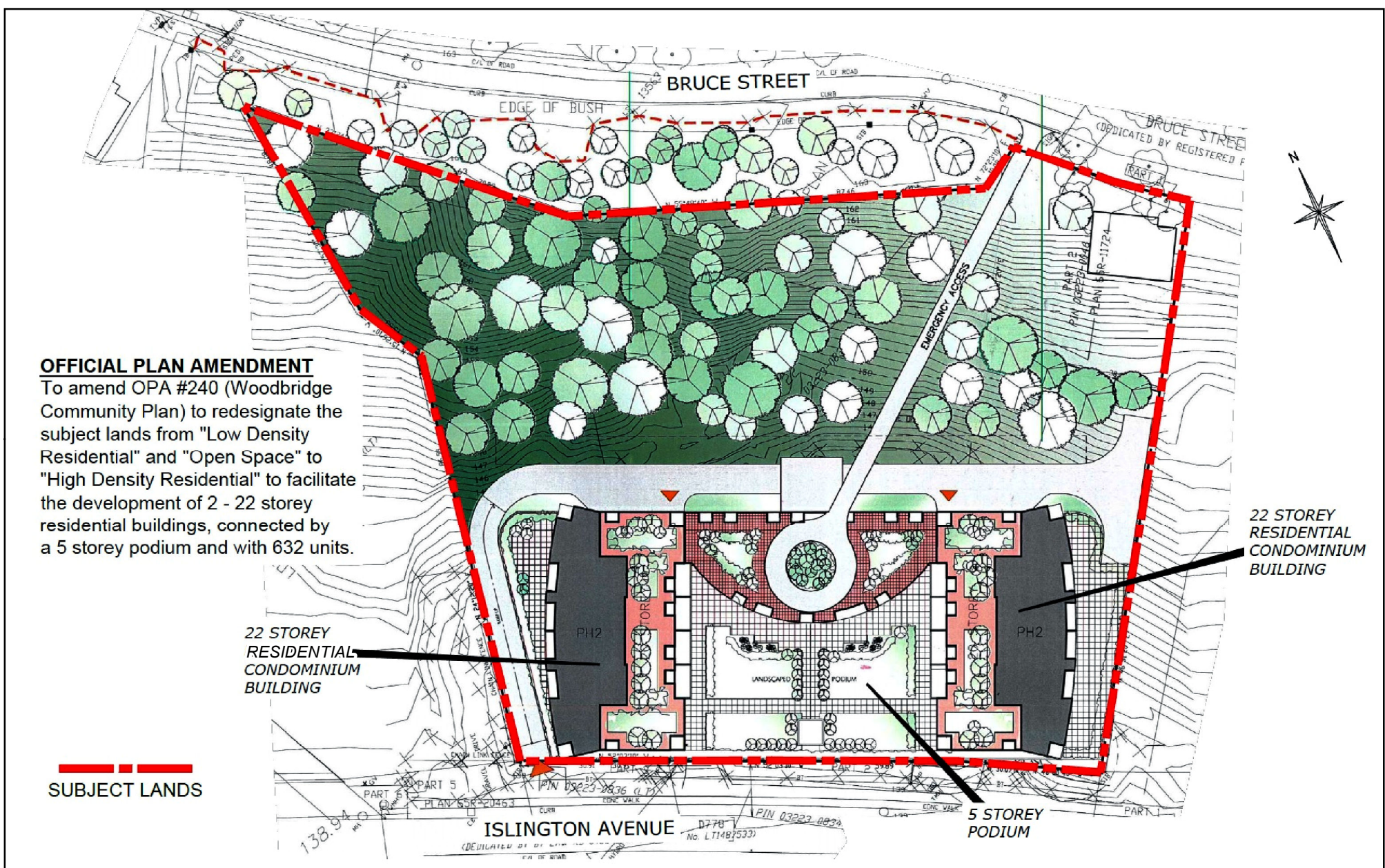
FILES: OP.08.017 and Z.16.022

DATE: September 15, 2020

# 4







**OFFICIAL PLAN AMENDMENT**  
 To amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands from "Low Density Residential" and "Open Space" to "High Density Residential" to facilitate the development of 2 - 22 storey residential buildings, connected by a 5 storey podium and with 632 units.

**SUBJECT LANDS**

22 STOREY  
 RESIDENTIAL  
 CONDOMINIUM  
 BUILDING

22 STOREY  
 RESIDENTIAL  
 CONDOMINIUM  
 BUILDING

5 STOREY  
 PODIUM

**Original Proposal -  
 File OP.08.017 (October 30, 2018)**

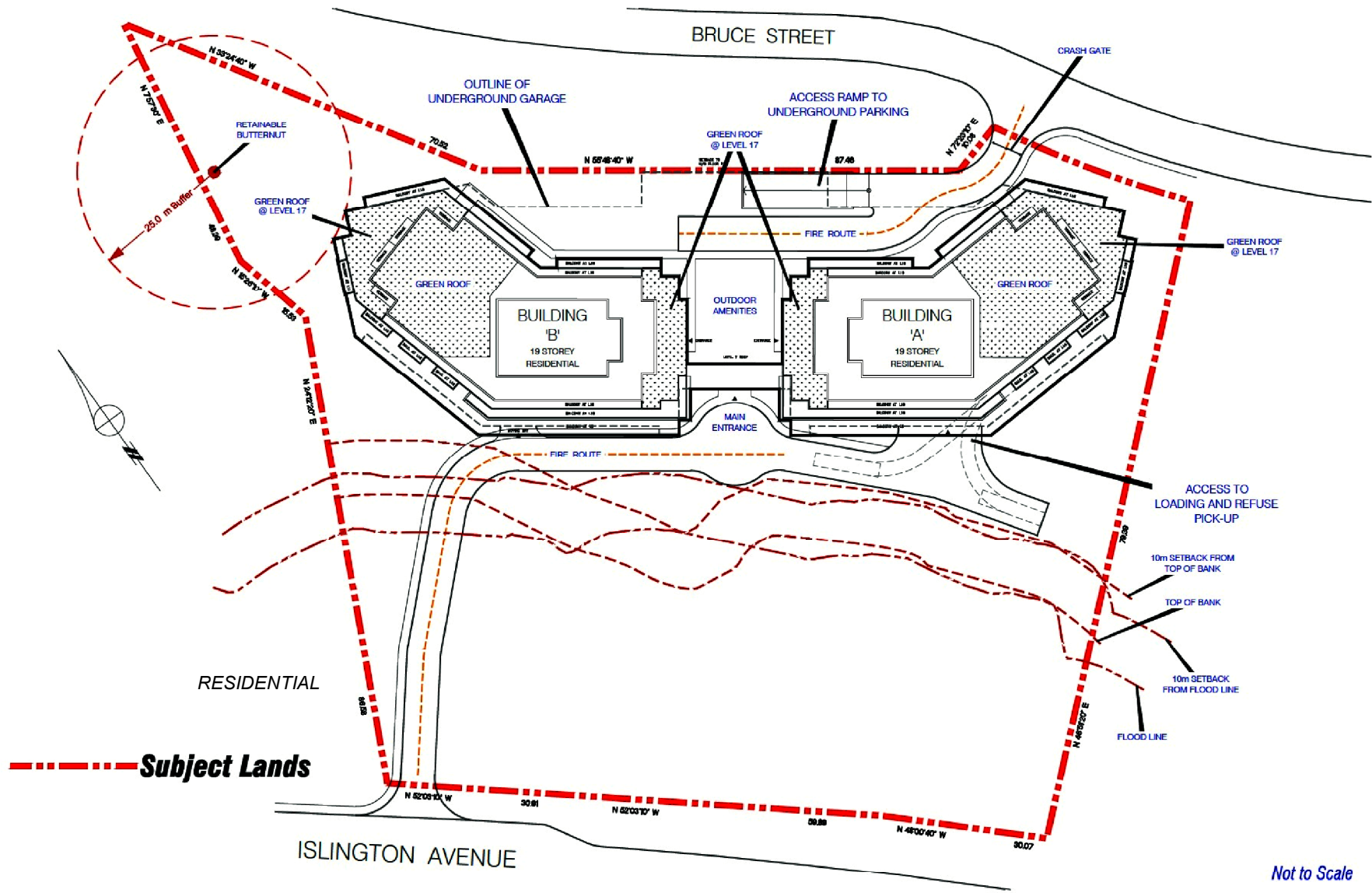
**LOCATION:** Part of Lots 4 and 5, Concession 7  
**APPLICANT:** 7553 Islington Holding Inc.



**Attachment**  
**FILES:** OP.08.017 and Z.16.022  
**DATE:** September 15, 2020  
**5**







## Revised Proposal - File Z.16.022 (May 13, 2016)

**LOCATION:**  
Part of Lots 4 and 5, Concession 7

**APPLICANT:**  
7553 Islington Holding Inc.



**Attachment**

**FILES:** OP.08.017 and  
Z.16.022

**DATE:**  
September 15, 2020

**6**