

**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 22, 2020**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

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	<b>Pages</b>
<b>1. DISCLOSURE OF INTEREST</b>	
<b>2. COMMUNICATIONS</b>	
<b>3. CONSIDERATION OF PUBLIC HEARING ITEMS</b>	
1. 8188 YONGE INC. ZONING BY-LAW AMENDMENT FILE Z.20.010 - 8136 - 8188 YONGE STREET AND 5 UPLANDS AVENUE VICINITY OF YONGE STREET AND UPLANDS AVENUE Information item from the Deputy City Manager, Infrastructure Development with respect to the above.	3
2. AGAU DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT OP.20.006 ZONING BY-LAW AMENDMENT Z.20.014 10 AND 30 DISERA DRIVE AND 750, 760 AND 770 CENTRE STREET, NORTHWEST OF CENTRE STREET AND DISERA DRIVE Information item from the Deputy City Manager, Infrastructure Development with respect to the above.	23

- |      |   |    |
|------|---|----|
| 3.   | SEVEN VIEW CHRYSLER OFFICIAL PLAN AMENDMENT FILE<br>OP.20.007 ZONING BY-LAW AMENDMENT FILE Z.20.015 - 2661,<br>2685, 2703 AND 2739 HIGHWAY 7 AND 44 KILLALOE ROAD VICINITY<br>OF HIGHWAY 7 AND COSTA ROAD<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above.                        | 45 |
| <br> |   |    |
| 4.   | CHABAD LUBAVITCH OF SOUTHERN ONTARIO OFFICIAL PLAN<br>AMENDMENT FILE OP.19.016 ZONING BY-LAW AMENDMENT FILE<br>Z.19.040 - 8001 BATHURST STREET, SOUTHEAST CORNER OF<br>BATHURST STREET AND FLAMINGO ROAD<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above.                         | 59 |
| <br> |   |    |
| 5.   | PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT<br>FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 - 8337,<br>8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF<br>ISLINGTON AVENUE AND PINE GROVE ROAD<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above. | 81 |

#### 4. ADJOURNMENT

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

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

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(S):** 5

**TITLE: 8188 YONGE INC.**

**ZONING BY-LAW AMENDMENT FILE Z.20.010**

**8136 - 8188 YONGE STREET AND 5 UPLANDS AVENUE**

**VICINITY OF YONGE STREET AND UPLANDS AVENUE**

**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 Zoning By-law Amendment File Z.20.010 for the subject lands shown on Attachment 1. The Owner proposes the development of two, 10-storey mixed-use apartment buildings connected by a 7-storey podium containing 282 residential units, a Floor Space Index of 3.4 times the area of the lots, 726 m<sup>2</sup> of ground floor commercial space, 343 parking spaces within two levels of underground parking, and a privately-owned public space as shown on Attachments 2 to 4.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole for a Zoning By-law Amendment application to permit two, 10-storey mixed-use apartment buildings connected by a 7-storey podium, with ground floor commercial space, two levels of underground parking and a privately-owned public space
- A Zoning By-law Amendment is required to rezone the subject lands to permit the proposed development
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.010 (8188 Yonge Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands'), shown on Attachment 1, includes 6 properties municipally known as 8136, 8140, 8150, 8178 and 8188 Yonge Street and 5 Uplands Avenue and are located on the west side of Yonge Street, between Helen Avenue and Uplands Avenue. The Subject Lands are currently developed with one-storey commercial and retail buildings fronting on Yonge Street and a detached dwelling is located on 5 Uplands Avenue.

### ***A Zoning By-Law Amendment Application has been submitted to rezone the Subject Lands to permit the Development***

8188 Yonge Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.010 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject Lands from "C1 Restricted Commercial Zone", subject to site-specific Exceptions 9(9), 9(264), and 9(389) and "R1V Old Village Residential Zone" with site-specific Exception 9(662), to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Application would facilitate the development of the Subject Lands with two, 10-storey mixed-use apartment buildings connected by a 7-storey podium containing 282 residential units, a Floor Space Index ('FSI') of 3.4 times the area of the lots, 726 m<sup>2</sup> of ground floor commercial space, 343 parking spaces within two levels of underground parking, and a privately-owned public space (the 'Development') as shown on Attachments 2 to 4.

### ***Public Notice was provided in accordance with the Planning Act and the City's 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 Notice Signs were installed along the street frontages of the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, plus the expanded notification area shown in Attachment 1, to the City of Markham, the Rosedale North Ratepayer's Association and to anyone on file with the Office of City Clerk having requested notice.

- c) Comments Received to Date: None as of August 25, 2020

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 received will be reviewed by the Development Planning Department as input in the



application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

#### ***The Development conforms to City of Vaughan Official Plan 2010 ('VOP 2010')***

The properties fronting onto Yonge Street are identified as a "Regional Intensification Corridor" on Schedule 1 "Urban Structure" and are designated "Mid-Rise Mixed-Use" by VOP 2010, Volume 2, Yonge Steeles Corridor Secondary Plan ('YSCSP'). The property located at 5 Uplands Avenue is designated "Low-Rise Residential" by VOP 2010.

The Local Planning Appeal Tribunal ('LPAT') on October 7, 2019, issued an Order for the Subject Lands (File No. PL111184, Appeal #157) approving site-specific policies to the YSCSP of VOP 2010. The Order establishes a permitted building height of 10-storeys and an FSI of 3.4 times the area of the lots for the properties designated "Mid-Rise Mixed-Use" fronting onto Yonge Street. The Order allows for additional uses, including outdoor amenity, privately-owned publicly accessible park, open space, underground parking, access and driveways for the property fronting on Uplands Avenue. The Order also permits the net developable area for the Yonge Street properties to include the land area of 5 Uplands Avenue for the purposes of calculating the FSI.

The Development consists of two, 10-storey mixed-use apartment buildings connected by a 7-storey podium with an FSI of 3.4 times the area of lots. The height and density are focused along Yonge Street. The proposed height of the south building is gradually decreased to provide a transition to the existing "Low-Rise Residential" neighbourhood to the west. An outdoor amenity space / privately owned public space provides a buffer between the north building and the existing neighbourhood. Commercial space is located on the ground floor having frontage on Yonge Street to encourage pedestrian activity and animate the street. The Development conforms to the YSCSP and VOP 2010.

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

The portion of the Subject Lands fronting on Yonge Street are zoned "C1 Restricted Commercial Zone", subject to site-specific Exceptions 9(9), 9(264) and 9(389) by Zoning By-law 1-88. The "C1 Restricted Commercial Zone" permits a variety of retail, service and office uses. The portion of the Subject Land fronting onto Uplands Avenue is zoned "R1V Old Village Residential Zone" subject to site-specific Exception 9(662) by Zoning By-law 1-88 and permits a detached dwelling.

The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to "RA3 Apartment Residential Zone" 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.	Permitted Uses	<ul style="list-style-type: none"> <li>• Apartment Dwelling</li> <li>• Day Nursery</li> </ul>	<p>Permit the following additional uses on the ground floor, up to a maximum combined total Gross Floor Area ('GFA') of 726 m<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>• Bank for Financial Institution</li> <li>• Business or Professional Office</li> <li>• Eating Establishment, Convenience and Take-out</li> <li>• Personal Service Shop</li> <li>• Pharmacy</li> <li>• Store, retail</li> <li>• Store, convenience retail</li> <li>• Supermarket</li> </ul>
b.	Minimum Lot Area Per Unit	67 m <sup>2</sup> /unit	26.7 m <sup>2</sup> /unit
c.	Minimum Front Yard	7.5 m	3 m (Yonge Street)
d.	Minimum Rear Yard	7.5 m	6.9 m (South building to west property line)
e.	Minimum Exterior Side Yard	7.5 m	3.5 m (Uplands Avenue) 3 m (Helen Avenue)
f.	Minimum Landscape Strip Width	6 m	1 m (Uplands Avenue, Yonge Street, Helen Avenue)
g.	Minimum Amenity Area	159 One Bedroom Units @ 20 m <sup>2</sup> /unit = 3,180 m <sup>2</sup>	Total amenity area proposed:

	<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>
		104 Two Bedroom Units @ 55 m <sup>2</sup> /unit = 5,720 m <sup>2</sup> 19 Three Bedroom Units @ 90 m <sup>2</sup> /unit = 1,710 m <sup>2</sup>  Total amenity area required = 10,610 m <sup>2</sup>	2,970 m <sup>2</sup> (10.53 m <sup>2</sup> / unit)
h.	Minimum Parking Requirements	<u>Residential</u> 282 units @ 1.5 spaces/unit = 423 spaces  <u>Visitor</u> 282 units @ 0.25 spaces/unit = 71 spaces  Total Parking Required = 494 spaces	<u>Residential</u> 159 One Bedroom Units @ 0.85 spaces/unit = 136 spaces  104 Two Bedroom Units @ 0.95 spaces/unit = 99 spaces  19 Three Bedroom Units @ 1.15 spaces/unit units = 22 spaces  <u>Visitor</u> 282 units @ 0.20 spaces/unit = 57 spaces  <u>Commercial:</u> 726 m <sup>2</sup> @ 3 spaces/100 m <sup>2</sup> = 22 spaces  Total Parking Proposed = 336 spaces
i.	Minimum Front Yard to Underground Parking	1.8 m	0.8 m (Yonge Street)
j.	Minimum Exterior Side Yard Setbacks to Underground Parking	1.8 m	0.8 m (Uplands Avenue) 1.1 m (Helen Avenue)

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

***Following a preliminary review of the Application, the Development Planning Department has identified 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 Official Plans, and the LPAT Decision	<ul style="list-style-type: none"> <li>• The Application 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'), the policies of the York Region Official Plan ('YROP 2010'), VOP 2010 and the YSCSP</li> <li>• The Application will be reviewed in accordance with the site-specific LPAT Order issued for the Subject Lands (File No. PL111184)</li> </ul>
b.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the built form compatibility with the existing and planned surrounding land uses and appropriate development standards</li> </ul>
c.	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>- Urban Design and Sustainability Brief</li> <li>- Sun Shadow Study</li> <li>- Pedestrian Level Wind Study</li> <li>- Arborist Report</li> <li>- Community Services Facilities Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Geotechnical Investigation</li> <li>- Hydrogeological Site Assessment</li> <li>- Noise and Vibration Impact Study</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>- Traffic Impact Study</li> <li>- Phase 1 &amp; 2 Environmental Site Assessment</li> <li>- Sustainability Metrics and Summary Letter</li> </ul> <ul style="list-style-type: none"> <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> <li>• Additional studies and/or reports may be required as part of the Application review process</li> </ul>
d.	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>
e.	Design Review Panel	<ul style="list-style-type: none"> <li>• The Development is scheduled to be reviewed by the City of Vaughan Design Review Panel ('DRP') on September 29, 2020</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>• The Subject Lands are located within the review areas of City of Toronto, City of Markham and the Region of York. The Owner will be required to address the comments from the external public agencies, municipalities and the Public, Separate, and French School Boards</li> </ul>
g.	Related Site Development File DA.20.015	<ul style="list-style-type: none"> <li>• The Owner has submitted related Site Development File DA.20.015 for the Development to be reviewed comprehensively and concurrently with the Application. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>- appropriate built form, building elevations and materials, site design, enhanced landscaping, transition with the surrounding land uses and interface with Yonge Street, Uplands Avenue and Helen Avenue</li> <li>- relationship of the ground floor with the public realm, pedestrian connectivity</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>- site circulation, parking, proper vehicular access and turning movements, including service vehicles</li> <li>- barrier-free accessibility</li> <li>- appropriate landscape, amenity and snow storage areas</li> <li>- implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> </ul>
h.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>• A Draft Plan of Condominium Application will be required to establish the condominium tenure of the Development, should the Application be approved</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>• Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Application be approved</li> <li>• In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>• The Owner will be required to pay to the City of Vaughan a cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Application be approved</li> <li>• The final value of the cash-in-lieu of parkland dedication will be determined by the Infrastructure Development Department, Real Estate Services Division</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
k.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>• The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, should the Application be approved</li> <li>• If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, and will be removed once Vaughan Council identifies and allocates servicing capacity for the Subject Lands</li> </ul>
l.	Yonge Subway Extension Metrolinx/Toronto Transit Commission	<ul style="list-style-type: none"> <li>• The planned Yonge Subway Extension (‘YSE’) is a cross-jurisdictional project extending from the City of Toronto into the City of Markham, City of Vaughan and City of Richmond Hill. The YSE includes planned subway stations located on Yonge Street at Steeles Avenue West, Clark Avenue, Royal Orchard Boulevard, and Langstaff Avenue</li> <li>• The Development will be reviewed in consideration of any land requirements from Metrolinx, Toronto Transit Commission, York Region Rapid Transit Corporation and the Region of York including but not limited to, land required during construction and ultimate design for right-of-way, subway connections and any required bus platforms</li> </ul>
m.	Road Widening, Access and Traffic	<ul style="list-style-type: none"> <li>• Part of the Subject Lands are located on Yonge Street, an arterial road under the jurisdiction of York Region with a planned ROW between 30 m and 36m</li> <li>• York Region will identify any required land conveyances</li> <li>• The Development does not include direct access to the Subject Lands from Yonge Street; however, York Region will review the location and design of the proposed access/egress driveway from Uplands Avenue due to its proximity to Yonge Street</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>York Region must review and approve the Traffic Impact Study submitted in support of the Application</li> </ul>
n.	Privately-owned Public Space	<ul style="list-style-type: none"> <li>The Owner has proposed a privately-owned public space on the Subject Lands. If the Application is approved, the Owner will be required to register on title and in favour of the City a public access easement over the privately-owned public space, to ensure public access is maintained in perpetuity</li> </ul>

### **Financial Impact**

There are no funding requirements associated with this report.

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

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

### **Conclusion**

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

**For more information**, please contact: Daniela DeGasperis, Planner, Development Planning Department, ext. 8382.

### **Attachments**

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

### **Prepared by**

Daniela DeGasperis, Planner, ext. 8382

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

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**

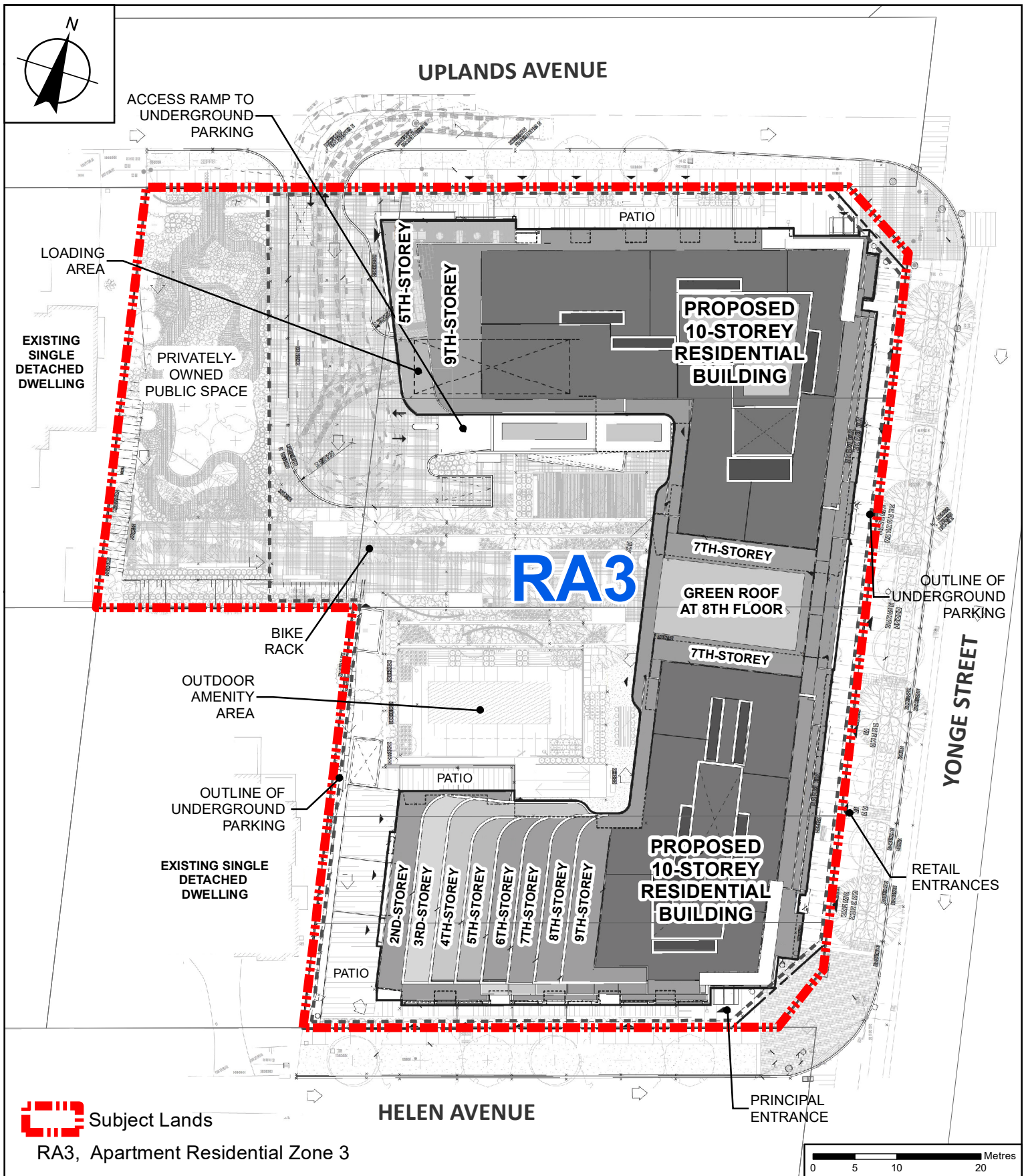
A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager









# Site Plan and Proposed Zoning

**LOCATION:**  
Part of Lot 33, Concession 1

**APPLICANT:**  
8188 Yonge Inc.



## Attachment

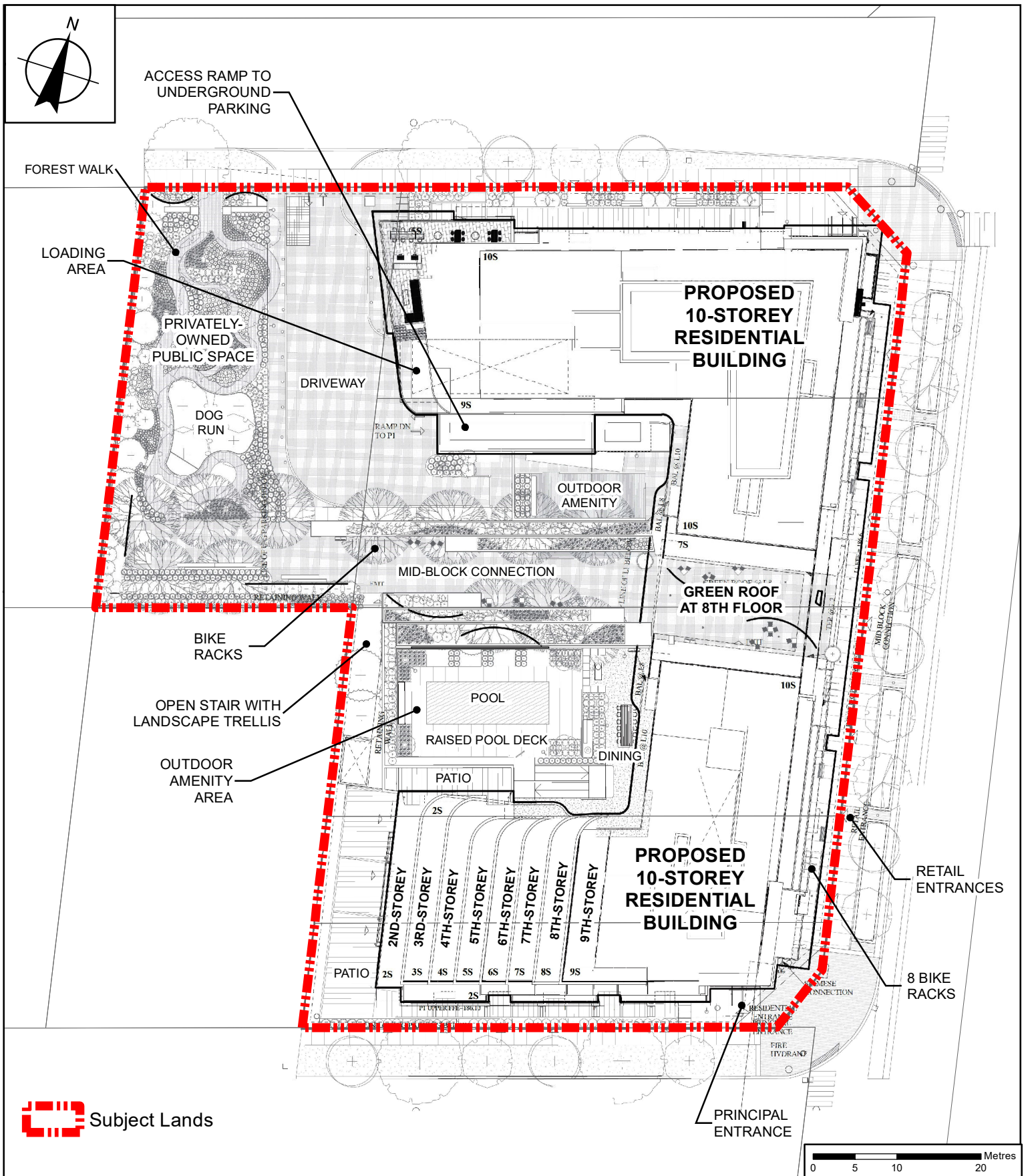
FILE: Z.20.010  
RELATED FILE: DA.20.015

**DATE:**  
September 22, 2020

**2**







# Landscape Plan

**LOCATION:**  
Part of Lot 33, Concession 1

**APPLICANT:**  
8188 Yonge Inc.

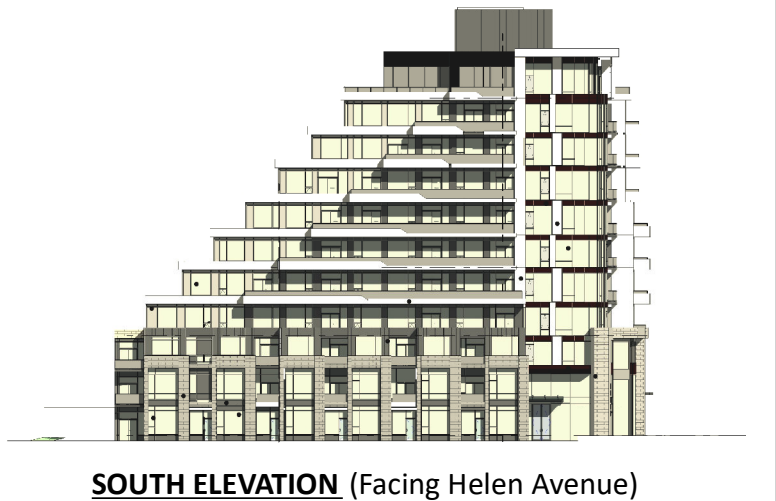
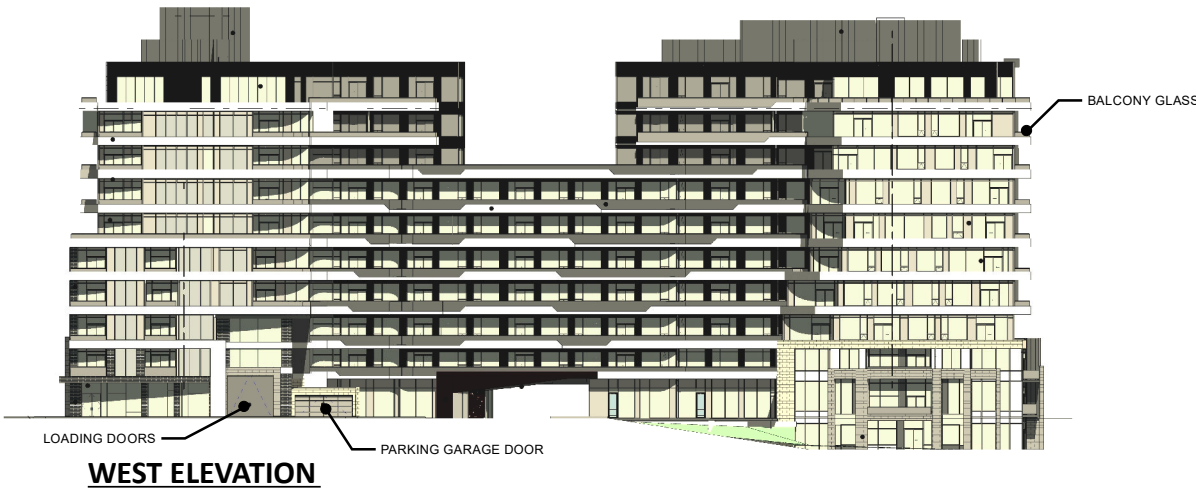
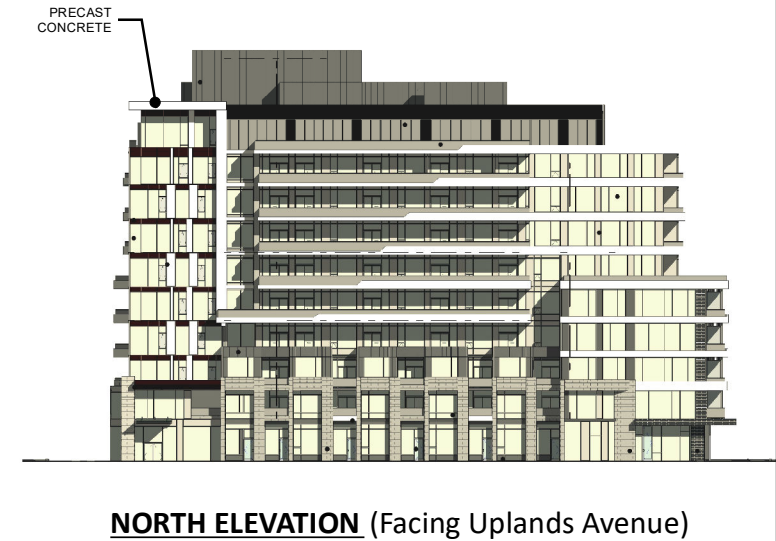
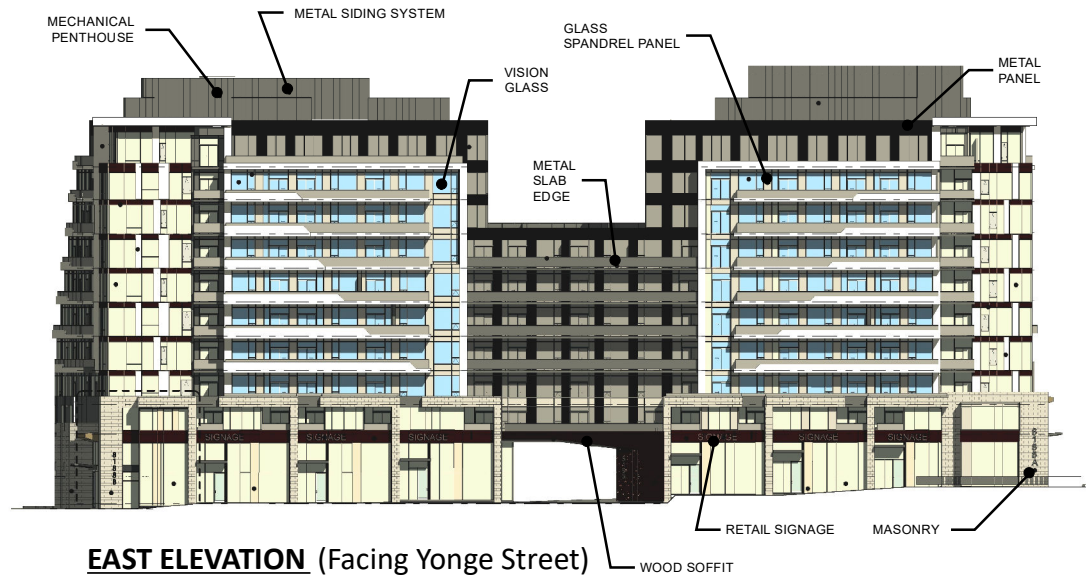


**Attachment**  
**FILE:** Z.20.010  
**RELATED FILE:** DA.20.015  
**DATE:**  
September 22, 2020

**3**







# Building Elevations

**LOCATION:**  
Part of Lot 33, Concession 1

**APPLICANT:**  
8188 Yonge Inc.



# Attachment

**FILE:** Z.20.010  
**RELATED FILE:** DA.20.015

**DATE:**  
September 22, 2020



## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(S):** 5

**TITLE: AGAU DEVELOPMENTS LIMITED  
OFFICIAL PLAN AMENDMENT OP.20.006  
ZONING BY-LAW AMENDMENT Z.20.014  
10 AND 30 DISERA DRIVE AND 750, 760 AND 770 CENTRE  
STREET, NORTHWEST OF CENTRE STREET AND DISERA  
DRIVE**

**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.20.006 and Z.20.014 for the subject lands shown on Attachment 1. The Owner is seeking approval of a development for 27 and 29-storey apartment buildings connected by a 3-storey podium, with 630 residential units and ground floor retail uses, a Floor Space Index of 8.0 times the area of the lot and 510 on-site parking spaces, as shown on Attachments 2 to 4.

**Report Highlights**

To receive input from the public and the Committee of the Whole for a proposed development for 27 and 29-storey apartment buildings connected by a 3-storey podium and including 630 residential units and retail uses  
Official Plan and Zoning By-law Amendments are required to permit the proposed development  
A Site Development Application has been submitted in support of the

## **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.20.006 and Z.20.014 (AGAU Developments Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') are municipally known as 10 and 30 Disera Drive, 750, 760 and 770 Centre Street as shown on Attachment 1. The proposed development is located at the northwest corner of the Subject Lands, on the property municipally known as 770 Centre Street. The balance of the Subject Lands is currently developed with existing multi-unit commercial buildings and surface parking areas proposed to remain and are currently under the same ownership. The surrounding land uses are shown on Attachment 1.

### ***Official Plan and Zoning By-law Amendment and Site Development applications have been submitted to permit the development***

AGAU Developments Limited (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands Shown on Attachment 1 to permit a proposed development including 27 and 29-storey apartment buildings connected by a 3-storey podium along Street A (Gatineau Drive extension), with a total of 630 residential units and ground floor retail uses, a Floor Space Index of 8.0 times the area of the lot (the 'Development') as shown on Attachments 2 to 4. A total of 536 parking spaces are proposed, including 510 spaces located on-site and distributed as follows: 139 spaces within the underground parking garage; 371 spaces within the ground floor mezzanine and the 2<sup>nd</sup> and 3<sup>rd</sup> levels of the podium; and 26 shared off-site spaces located on at 10 and 30 Disera Drive owned by the Owner.

1. Official Plan Amendment File OP.20.006 to amend VOP 2010, Volume 2, Area Specific Policy Section 12.11, the Bathurst and Centre Street; Thornhill Town Centre Secondary Plan ('BCTCSP') to redesignate the Subject Lands from "Mid-Rise Mixed Use" and "High-Rise Mixed Use" to "High-Rise Mixed Use", to increase the maximum permitted building height from 14-storeys to 29-storeys and increase the Floor Space Index (FSI) from 2.0 times the lot area to 8.0 times the area of the lot.
2. Zoning By-law Amendment File Z.20.014 to amend Zoning By-law 1-88 to rezone the Subject Lands from "CMU1 Mixed Use 1 Town Centre" and "CMU2 Mixed Use 2 Town Centre" subject to site-specific Exception 9(1225) to "CMU2 Mixed Use 2 Town Centre" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Site Development File DA.20.019 to permit the proposed Development shown on Attachments 2 to 4.

***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 28, 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 150 m radius from the Subject Lands plus the extended polling area as shown on Attachment 5, to the Beverly Glen and Brownridge Ratepayers' Associations, and to anyone on file with the Office of the City Clerk having requested notice
- c) Comments Received to Date: To date the City has received an email from a resident living at 60 Disera Drive, the condominium building to the north of the Subject Lands expressing concern with the size of the building and its proximity to his building.

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

**Previous Reports/Authority**

Not applicable

**Analysis and Options**

***Amendments to the in-effect Bathurst and Centre Street Secondary Plan (Volume 2, Vaughan Official Plan 2010) are required to permit the Development***

The Subject Lands are designated "Mid-Rise Mixed-Use" and "High-Rise Mixed-Use" by VOP 2010, Volume 2, Area Specific Policy Section 12.11, the Bathurst and Centre Street; Thornhill Town Centre Secondary Plan ('BCTCSP'), which was approved by the Local Planning Appeal Tribunal ('LPAT') on April 28, 2020. The land use permits residential, retail, commercial, and mixed-use buildings with building heights ranging from 2 to 14-storeys and a maximum FSI of 2.0 times the area of the lot.

The proposed Development comprised of a 27 and 29-storey apartment buildings connected by a 3-storey podium along Street A (Gatineau Drive extension), with 630 residential units, ground floor retail uses, and an FSI of 8.0 times the area of the lot, does not conform to the land use policies of the BCTCSP and therefore, an amendment to the Official Plan is required.

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

The Subject Lands are Zoned “CMU1 Mixed Use 1 Town Centre” and “CMU2 Mixed Use 2 Town Centre”, subject to site-specific Exception 9(1225) by Zoning By-law 1-88. The current zoning does not permit the proposed Development. Amendments to Zoning By-law 1-88 are required to rezone the Subject Lands to “CMU2 Mixed Use 2 Town Centre” in the manner shown on Attachment 2, together with the following site-specific zoning exceptions identified in Table 1 to permit the Development shown on Attachments 2 to 4:

Table 1

	<b>Zoning By-law 1-88 Standards</b>	<b>CMU2 Town Centre Zone Requirements</b>	<b>Proposed Exceptions to the CMU2 Town Centre Zone</b>
a.	Maximum Building Height and Floor Space Index (FSI)	Maximum Building Height of 14-storeys (44m) and an FSI of 2.0 times the lot area	Maximum Building Height of 27-storeys (90m) for the west tower and 29-storeys (96 m) for the east tower excluding the mechanical penthouse. The maximum FSI shall be 8.0 times the lot area
b.	Definitions	Lot - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	Lot - Means the Subject Lands shall be deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot and or units by way of plans of subdivision, or of condominium, part lot control, consent, and conveyance of private or public roads, strata title arrangements or other permissions, and any easements or registrations granted
c.	Minimum Parking Space Size	2.7 m x 6 m	2.7 m x 5.6 m
d.	Minimum Parking Requirements	Residential - 630 units @ 1.5 spaces/unit = 945 spaces	Residential - 630 units @ 0.75 spaces/unit = 473 spaces

		<p>Visitor - 630 units @ 0.25 spaces/unit = 158 spaces</p> <p>Retail - 861.3 m<sup>2</sup> @ 4 spaces/100 m<sup>2</sup> = 35 spaces</p> <p>Total Parking Required = 1138 spaces</p>	<p>Visitor - 630 units @ .072 spaces/unit = 46 spaces</p> <p>Retail - 861.3 m<sup>2</sup> @ 2 spaces/100 m<sup>2</sup> = 17 spaces</p> <p>Total Parking proposed = 536 spaces (510 spaces located on-site below ground and above ground within the podium and 26 spaces off site)</p>
	Parking Shall be Located on the Lot	Parking to serve the development shall be located on the lot	Permit 26 shared visitor and retail parking spaces to be located off-site on lands owned by the Owner (10 and 30 Disera Drive). The final location shall be identified in the implementing Zoning By-law
e.	Minimum Number of Accessible Parking Spaces	11 Type A and 12 Type B spaces for the residential use and 1 Type A and 1 Type B space for the retail use each having a minimum length of 6 m	11 Type A and 5 Type B for the Development and with a minimum length of 5.6m
f.	Minimum Amenity Area	<p>388, 1 Bedroom units @ 20m<sup>2</sup> / unit = 7760m<sup>2</sup></p> <p>221, 2 Bedroom units @ 55m<sup>2</sup> / unit = 12,155m<sup>2</sup></p> <p>21, 3 Bedroom units @90m<sup>2</sup> = 270 m<sup>2</sup></p> <p>Total Amenity Area Required = 20,185m<sup>2</sup></p>	630 units @ 3.445 m <sup>2</sup> = 2171m <sup>2</sup>
g.	Minimum Front Yard Setback (Gatineau Drive)	<p>6 m (Residential)</p> <p>1 m (Retail)</p>	<p>1 m (Residential)</p> <p>0 m (Retail)</p>
h.	Minimum Setback to Portion of Building	1.8 m	0 m

	Below Ground (Gatineau Drive)		
i.	Lot Frontage	The existing lot frontage is on Centre Street	The lot frontage shall be Gatineau Drive once it is extended
j.	Minimum Landscape Buffer Width	3.5 m (Along north lot line)	1.68 m (along the north lot line)

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***

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity 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> </ul>
b.	Appropriateness of the Proposed Amendments to the City of Vaughan Official Plan	<ul style="list-style-type: none"> <li>The appropriateness of the proposed redesignation of the Subject Lands to a "High- Rise Mixed-Use" designation will be reviewed in consideration of the policies of VOP 2010</li> <li>The Applications will be reviewed in consideration of the Council and York Region adopted BCTCSP policies, including but not limited to the following: <ul style="list-style-type: none"> <li>the appropriateness of redesignating the Subject Lands to "High-Rise Mixed-Use" and the increased building height and density</li> <li>the appropriateness of locating and design of the parking within the above grade podium</li> <li>ensuring the appropriate road network</li> <li>design policies of the Official Plan</li> </ul> </li> </ul>



		<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City's Urban Structure established in VOP 2010</li> </ul>
c.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses and the City's new draft comprehensive zoning by-law</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Urban Design and Sustainability Guidelines and Brief</li> <li>- Community Services and Facilities Plan</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Pedestrian Wind Assessment</li> <li>- Sun/Shadow Study</li> <li>- Hydrogeological Investigation Report</li> <li>- Functional Servicing Report</li> <li>- Noise and Vibration Feasibility Report</li> <li>- Geotechnical Investigation Report</li> <li>- Transportation Impact and Parking Study</li> <li>- Arborist Opinion Brief</li> <li>- Pedestrian and Bicycle Circulation Plan</li> </ul> </li> <li>▪ These 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 Application review process</li> </ul>
e.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Development was reviewed by the City of Vaughan Design Review Panel ('DRP') on April 30, 2020. The DRP comments and recommendations</li> </ul>

		will be considered through the processing of the Applications
f.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program the Development must achieve a Bronze Threshold Overall Application Score</li> <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>
g.	Comprehensive and Development	<ul style="list-style-type: none"> <li>▪ The BCTCSP encourages development to proceed in a comprehensive and progressive manner to facilitate the development within the secondary plan</li> <li>▪ A phasing plan for the overall Subject Lands shall be provided to ensure that proper and coordinated development of the overall Subject Lands is achieved and is compatible and respects the existing and future development and built form conditions within the BCTCSP</li> </ul>
h.	Related Site Development File DA.20.019	<ul style="list-style-type: none"> <li>▪ The Owner submitted Site Development File DA.17.019 concurrently with the Applications to facilitate the Development</li> <li>▪ The Site Development Application will be reviewed to ensure, but not limited to, appropriate site design, architectural details, materials and colours, transition with the surrounding land uses, relationship of the ground floor with the public realm, pedestrian connectivity and barrier free accessibility, vehicular access and internal traffic movements, parking,</li> </ul>

		<p>landscaping, servicing and grading, and appropriate amenity area(s)</p> <ul style="list-style-type: none"> <li>All issues identified through the review of a Site Development Application must be addressed to the satisfaction of the City</li> </ul>
i.	Allocation and Servicing	<ul style="list-style-type: none"> <li>Vaughan Council must be identified and allocate the availability of water and sanitary servicing capacity for the Development by, if the Applications are approved. If servicing is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, to be removed once servicing capacity is identified and allocated to the Subject Lands by Vaughan Council</li> </ul>
j.	Proposed Roads and Road Widenings	<ul style="list-style-type: none"> <li>Map 12.11B of the BCTCSP identifies a Transportation Network for the Secondary Plan Map 12.11B including roads required for the development of lands within the plan. The proposed Development and phasing plan for the overall Subject Lands will be reviewed in consideration of policies of the BCTCSP and any future road requirements, widenings, easements or conveyances required to support the transportation network</li> </ul>
k.	Parks and Publicly Accessible Open Space	<ul style="list-style-type: none"> <li>The BCTCSP requires parks to be developed within the plan and where appropriate to satisfy the passive recreational needs of existing and future residents in the BCTCSP through various phases. The establishment/need of parks, urban parks and open space linkages shall be determined through the review of the Applications</li> </ul>
l.	Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> <li>The Owner will be required to submit a Draft Plan of Condominium Application(s), to facilitate the standard condominium tenure of the Development, should the Applications be approved</li> </ul>

m.	Cash-in-lieu of Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan a cash-in-lieu of the dedication of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Infrastructure Delivery Department, Real Estate Services</li> </ul>
n.	Bonusing (Section 37 of the <i>Planning Act</i> )	<ul style="list-style-type: none"> <li>▪ The Development exceeds the maximum permitted building height and density identified in VOP 2010. The <i>Planning Act</i>, the policies in VOP 2010 and the City of Vaughan Implementation Guidelines for Section 37 permit an increase in building height and density in exchange for community benefits. The review of the Applications, where applicable, will consider the City's Section 37 policies within VOP 2010 and the City's Guidelines for the Implementation of Section 37</li> <li>▪ 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 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</li> <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</li> </ul>

		<p>Amendment for the Subject 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)</p> <ul style="list-style-type: none"> <li>▪ The implementing Zoning By-law will include provisions regarding the Owner entering a density bonusing Agreement, to the satisfaction of the City of Vaughan, should the Applications be approved</li> </ul>
o.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure an appropriate range and mix of unit sizes and types are included in the Development to meet the City's affordable housing goals</li> </ul>

### **Financial Impact**

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

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any Regional issues will be addressed when the technical report is considered. The Owner has requested an exemption from Regional Approval for Official Plan Amendment File OP.20.006. To date, York Region has not provided a response on the Regional exemption request.

### **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 Eugene Fera, Senior Planner, Development Planning Department, ext. 8003.

### **Attachments**

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

4. Building Elevations
5. Extended Polling Area Map

**Prepared by**

Eugene Fera, Senior Planner, ext. 8003

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

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

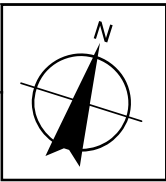












14 BIKE  
PARKING  
SPACES

46 BIKE  
PARKING  
SPACES

SLOPE UP 6% TO LEVEL 1 MEZZ

SLOPE DN 5% TO  
PARKING LEVEL 1

LEVEL 1  
70 SPACES  
(incl 2 barrier-free)

RESIDENTIAL  
AND RETAIL  
LOADING

27-STOREY  
RESIDENTIAL  
BUILDING

29-STOREY  
RESIDENTIAL  
BUILDING

OPEN TO ABOVE

PRIMARY RESIDENTIAL ENTRANCE


PRIMARY RETAIL ENTRANCE

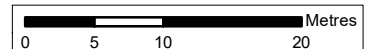
STREET 'A'  
(GATINEAU DRIVE  
EXTENSION)

BICYCLE  
RING

OUTDOOR  
SEATING

UNIT PAVING  
ON CONCRETE  
BASE

 SUBJECT LANDS

 Metres  
0 5 10 20

# Landscape Plan

LOCATION: Part of Lot 6,  
Concession 2

APPLICANT:  
AGAU Developments Limited



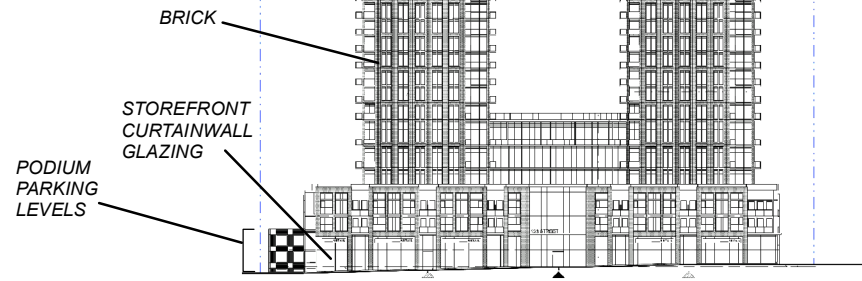
## Attachment

FILES: OP.20.006,  
Z.20.014 and DA.20.019

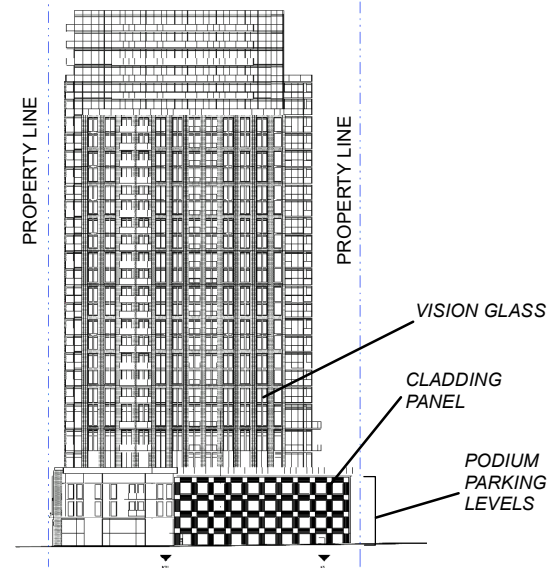
DATE: September 22, 2020

# 3

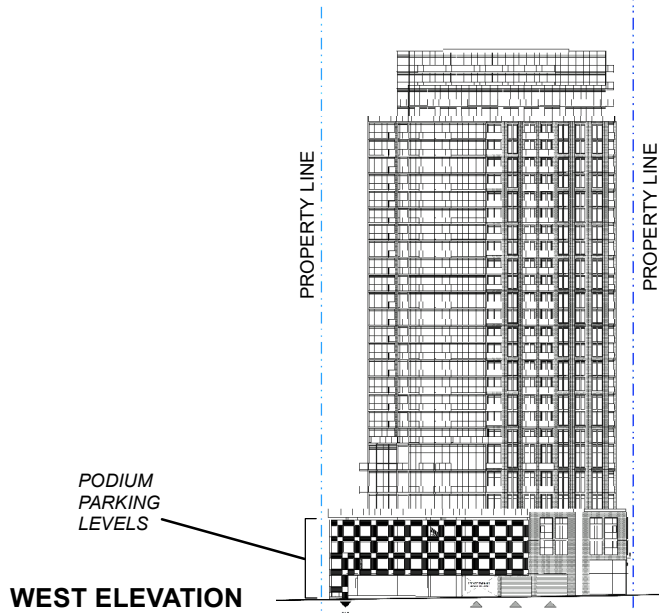




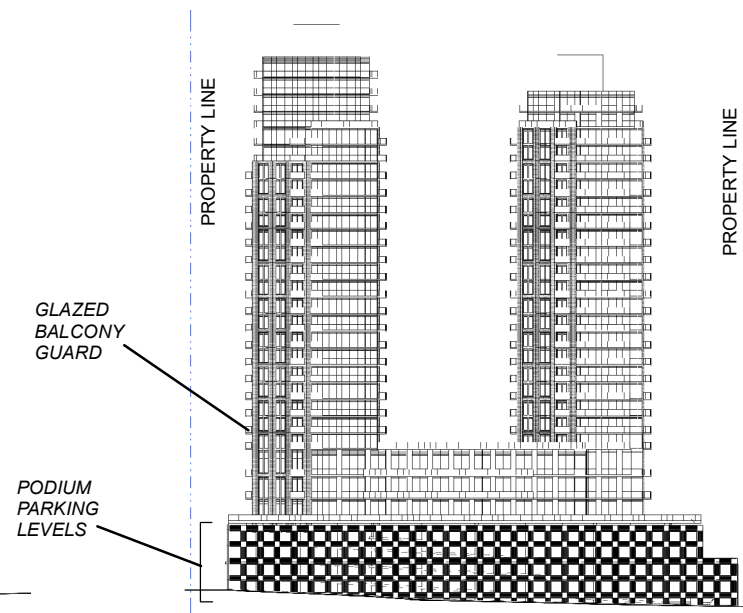
**SOUTH (FRONT) ELEVATION - FACING STREET 'A'**



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH (REAR) ELEVATION**

Not to Scale

## Building Elevations

**LOCATION:**  
Part of Lot 6, Concession 2

**APPLICANT:**  
AGAU Developments Limited

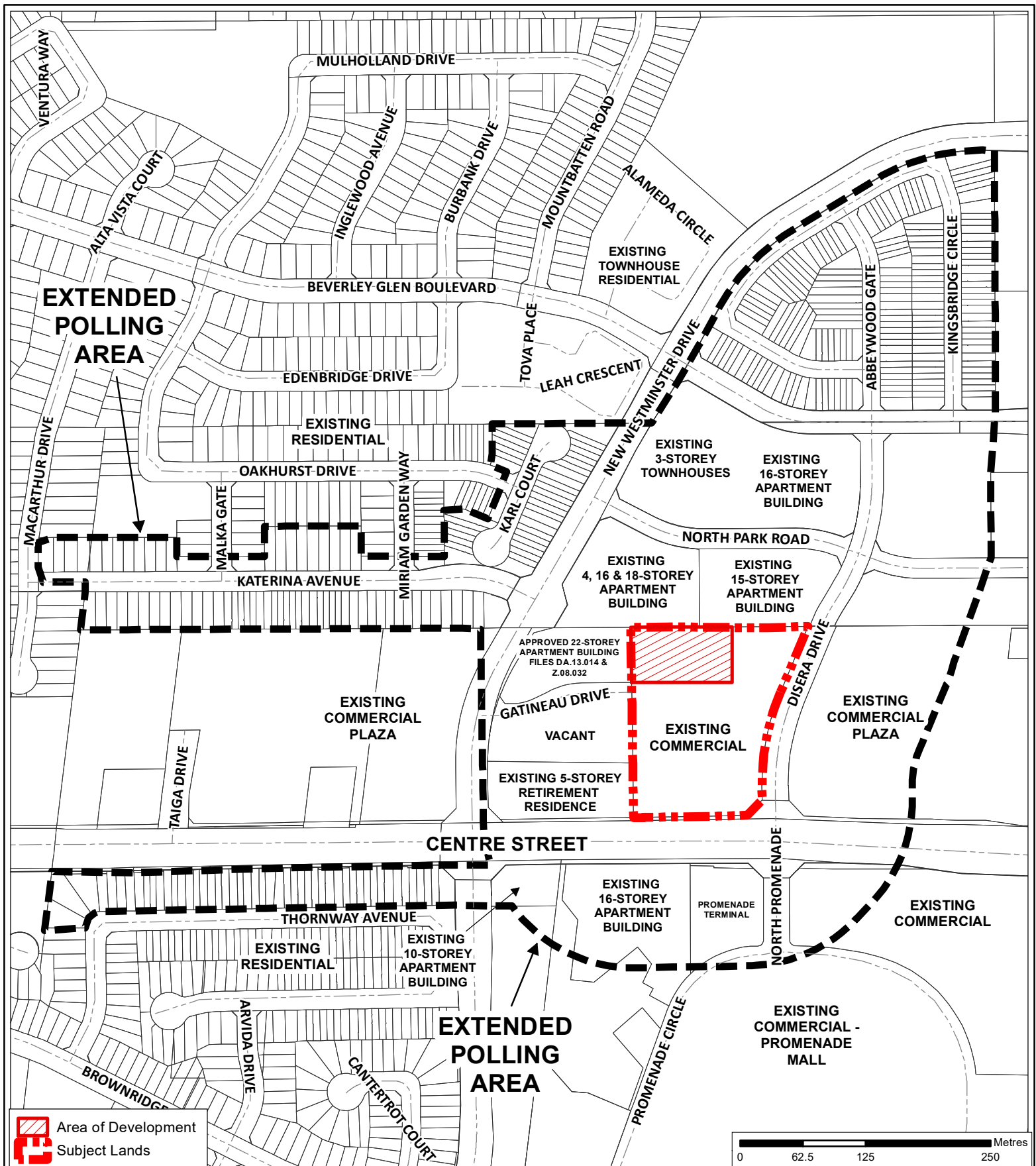


**FILES:** OP.20.006,  
Z.20.014 and DA.20.019

**DATE:** September 22, 2020

**4**





## Extended Polling Area Map

**LOCATION:** Part of Lot 6,  
Concession 2

**APPLICANT:**  
AGAU Developments Limited



## Attachment

**FILES:** OP.20.006,  
Z.20.014 and DA.20.019

**DATE:** September 22, 2020

**5**





## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(S):** 4

**TITLE: SEVEN VIEW CHRYSLER  
OFFICIAL PLAN AMENDMENT FILE OP.20.007  
ZONING BY-LAW AMENDMENT FILE Z.20.015  
2661, 2685, 2703 AND 2739 HIGHWAY 7 AND  
44 KILLALOE ROAD  
VICINITY OF HIGHWAY 7 AND COSTA ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.20.007 and Z.20.015 (Seven View Chrysler) for the subject lands shown on Attachment 1. The Owner proposes to expand the permitted motor vehicles sales establishment and permit the outside storage of motor vehicles for a temporary time period of three years onto adjacent lands as follows:

- 2739 Highway 7, the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road: to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit the outside storage of motor vehicles without an associated building
- 2661 Highway 7: to amend Zoning By-law 1-88 to permit a motor vehicles sales establishment (existing building used for office administration) with outside storage of motor vehicles
- 2703 Highway 7: to amend Zoning By-law 1-88 to permit a motor vehicles sales establishment (existing buildings are used for auto body details and repairs) with outside storage of motor vehicles

Note: No new structures or buildings are proposed on the Subject Lands

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposal to permit the expansion of the existing motor vehicles sales establishment (Seven View Chrysler) and the outside storage of motor vehicles on the subject lands for a temporary period of 3 years
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the temporary uses
- A technical report will be prepared by the Development Planning Department

### **Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.20.007 and Z.20.015 (Seven View Chrysler), BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **Background**

The subject lands (the 'Subject Lands') are located on the south side of Highway 7, east and west of Costa Road and are municipally known as 2661, 2685, 2703, 2739 Highway 7 and 44 Killaloe Road as shown on Attachment 1. The Subject lands have a combined area of approximately 16,393.17 m<sup>2</sup> (4.05 acres).

Seven View Chrysler is an existing Motor Vehicles Sales Establishment operating at 2685 Highway 7. The motor vehicles sales establishment use is permitted through an Ontario Municipal Board ('OMB') decision issued on February 6, 1979 for the front (north) portion of 2685 Highway 7. Seven View Chrysler has expanded the existing use onto the properties municipally known as rear (south) portion of 2685 Highway 7, 2661 Highway 7, 2739 Highway 7, 2703 Highway 7 and 44 Killaloe Road. In order to permit the expansion of the existing motor vehicles sales establishment and associated outside storage of motor vehicles on the adjacent properties for a temporary period of three years, amendments to the Official Plan and Zoning By-law 1-88 are required.

### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit the Motor Vehicle Sales Establishment and Outdoor Storage of Motor Vehicles***

Seven View Chrysler (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 to permit the following:

1. Official Plan Amendment File OP.20.007 to amend Vaughan Official Plan 2010 ('VOP 2010') to permit the outside storage of motor vehicles without an associated building on 44 Killaloe Road, the rear (south) portion of 2685 Highway 7 and 2739 Highway 7
2. Zoning By-law Amendment File Z.20.015 to amend Zoning By-law 1-88 to permit a motor vehicles sales establishment and outside storage of motor vehicles

Item 3

Page 2 of 10

without an associated building for a temporary period of 3 years with site-specific zoning exceptions identified in Tables 1 and 2 of this report for the Subject Lands shown on Attachment 1 and 2 as follows:

- 2703 Highway 7: permit a motor vehicles sales establishment (existing buildings are used for auto body details and repairs) with outside storage of motor vehicles
- 2661 Highway 7: permit a motor vehicles sales establishment (existing building is used for office administration) with outside storage of motor vehicles
- 44 Killaloe Road, the rear (south) portion of 2685 Highway 7 and 2739 Highway 7: permit outside storage of motor vehicles without an associated building

The Applications include a total of 679 motor vehicle parking spaces on the Subject Lands distributed as follows:

- 2661 Highway 7 - 154 spaces
- 2685 Highway 7 - 28 spaces (existing Seven View Chrysler)
- 2685 Highway 7 rear (south) portion and 44 Killaloe Road - 238 spaces
- 2703 Highway 7 - 137 spaces
- 2739 Highway 7 - 122 spaces

The arrangement of the outside storage of motor vehicles will be further reviewed through the processing of the Applications. Any changes to the parking arrangement will be considered in a future technical report that will go before the Committee of the Whole.

***Public Notice was provided in accordance with the Planning Act and Council's Notification 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). Notice Signs were installed along Highway 7, Costa Road and Killaloe Road frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, the Concord West Ratepayers Association, residential buildings at 2900 Highway 7, 2910 Highway 7 and 7895 Jane Street.
- c) Comments Received to Date: None

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

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

***Amendments to the “Employment Commercial Mixed-Use” and “General Employment” policies of VOP 2010 are required to permit the proposed uses***  
2661, 2703 and 2739 Highway 7 are designated “Employment Commercial Mixed-Use” by VOP 2010. This designation permits office uses, hotel, cultural and entertainment uses, retail use provided it does not exceed 3,500 square metres, and gas stations. The rear (south) portion of 2685 Highway 7 and 44 Killaloe Road are designated “General Employment” by VOP 2010. The “General Employment” designation permits a range of industrial uses including manufacturing, warehouse (but not retail warehouse), processing, transportation, distribution and accessory office and/or retail uses. These permitted uses may or may not require outside storage.

Amendments to VOP 2010 are required to permit the outside storage of motor vehicles without an associated building at 44 Killaloe Road, the rear (south) portion of 2685 Highway 7 and 2739 Highway 7 on the entirety of the lots.

2661, 2703 and 2739 Highway 7 are in a “Regional Intensification Corridors within Employment Areas” by VOP 2010. Lands within this designation are encouraged to develop for non-residential intensification purpose that make use of existing or planned transit investment. Commercial buildings are to be compact and within close proximity to each other. The Applications do not include new buildings or site alternation, however the existing conditions on the Subject Lands and the proposed uses, including the outside storage of motor vehicles will be evaluated in consideration of the policies directives of VOP 2010, specifically the objective of the “Regional Intensification Corridors within Employment Areas”.

***Amendments to Zoning By-law 1-88 are required to permit the proposed uses***  
2661, 2703 and 2739 Highway 7 are zoned “C6 Highway Commercial Zone” and the rear (south) portion of 2685 Highway 7 and 44 Killaloe Road are zoned “EM2 General Employment Area Zone” by Zoning By-law 1-88. The “C6 Highway Commercial Zone” and the “EM2 General Employment Zone” do not permit a motor vehicles sale establishment and the outside storage of motor vehicles. Amendments to Zoning By-law 1-88 are required to permit the proposed uses on a temporary basis for a period of 3 years together with the following site-specific exceptions:

Table 1: Lands zoned C6 Highway Commercial Zone - 2661, 2703 and 2739 Highway 7

	<b>Zoning By-law 1-88 Standards</b>	<b>C6 Highway Commercial Zone</b>	<b>Proposed Exceptions to the C6 Highway Commercial Zone Requirements</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- Automobile Gas Bar</li> <li>- Automobile Service Station</li> <li>- Car Rental Agency</li> <li>- Car Wash</li> <li>- Eating Establishment, Convenience Eating Establishment, and Take-Out Eating Establishment, provided such uses are operate in conjunction with an Automobile Services Station</li> <li>- Hotel/Motel</li> <li>- Public Garage</li> </ul>	<p>Permit the following additional uses for a temporary period of three years:</p> <p><u>2703 Highway 7</u> A motor vehicles sales establishment (auto body details and repairs) with outside storage of motor vehicles</p> <p><u>2661 Highway 7</u> A motor vehicles sales establishment (office administration) with outside storage of motor vehicles</p> <p><u>2739 Highway 7</u> The outside storage of motor vehicles without an associated building</p>
b.	Minimum Parking Space Size	6 m x 2.7 m	5.5 m x 2.5 m (all spaces)
c.	Minimum Aisle Width	6m	5.5 m (2739 Highway 7)
d.	Minimum Landscape Area	A minimum of 10% of the area of every lot on which a building or structure is erected shall be used for no other purpose than landscaping	This provision shall not apply (all the properties)
e.	Minimum Landscape Strip Abutting a Street Line	6 m	<ul style="list-style-type: none"> <li>- 2661 Highway 7: 0 m along Highway 7</li> <li>- 2703 Highway 7: 0.7 m along Highway</li> </ul>

	<b>Zoning By-law 1-88 Standards</b>	<b>C6 Highway Commercial Zone</b>	<b>Proposed Exceptions to the C6 Highway Commercial Zone Requirements</b>
			- 2739 Highway 7: 0 m along Highway 7 & Costa Road
f.	Open Storage 2739 Highway 7	The open storage shall be accessory to the permitted commercial use carried on in an enclosed building on the same lot	The open storage of motor vehicles shall be accessory to the permitted commercial use carried on in an enclosed building not on the same lot
g.	Permitted Goods and Materials for Open storage	The open storage of goods or materials which are obnoxious, visually or otherwise, including motor vehicles, machinery, appliances or equipment shall not be permitted	The open storage of goods or materials shall include motor vehicles (all properties)

**Table 2: Lands Zoned “EM2 General Employment Zone” – the rear (south) portion of  
2685 Highway 7 and 44 Killaloe Road**

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Area Zone</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop, subject to Section 3.8</li> <li>- All Season Sports Facility, subject to Section 3.8</li> <li>- Autobody Repair Shop</li> <li>- Building Supply Outlet</li> <li>- Car Brokerage, including trucks</li> <li>- Club or Health Centre</li> <li>- Contractor's Yard</li> </ul>	Permit outside storage of motor vehicles without an associated building as additional use of for a temporary period of three years (all properties)

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Area Zone</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
		<ul style="list-style-type: none"> <li>- Equipment Sales/ Rental Establishment</li> <li>- Meat Packing and Processing, not including accessory outside storage</li> <li>- Public Garage</li> <li>- Scrap Paper Storage, sorting or Baling</li> <li>- Service or Repair Shop, including repair of heavy equipment</li> <li>- Truck Terminal</li> </ul>	
b.	Minimum Parking Space Size	6 m x 2.7 m	5.5 m x 2.5 m (all properties)
c.	Minimum Landscape Area	Minimum of five (5%) percent of the entire lot area of every lot in an Employment Area Zone, on which a building or structure is erected, shall be used for no purpose other than landscaping.	This provision shall not apply (all properties)
d.	Minimum Landscape Strip Abutting a Street Line (Killaloe Road)	3 m	0 m
e.	Maximum Lot Coverage for Outside Storage	Maximum 30% of the lot area	100% of the lot area shall be used for the outside storage of motor vehicles
f.	Building Associated with Outside Storage	Outside storage is not permitted on any lot unless there is an existing building with a gross floor area of at least 550 square metres	Permit the outside storage of motor vehicles on a lot without a building (all properties)
g.	Location of outside storage	No outside storage shall be located in any front yard,	This provision shall not apply

	<b>Zoning By-law 1-88 Standards</b>	<b>EM2 General Employment Area Zone</b>	<b>Proposed Exceptions to the EM2 General Employment Area Zone Requirements</b>
		exterior side yard or between any main building and a street line, and further shall be no closer than twenty (20) metres to any street line	

Additional zoning exceptions may be identified through a detailed review of the Application, which 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>COMMENTS</b>
a.	Consistency and Conformity 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 2010 (the 'YROP')</li> </ul>
b.	City of Vaughan Official Plan	<ul style="list-style-type: none"> <li>The appropriateness of the proposed uses within the "Employment Commercial Mixed-Use" and the "General Employment" designations will be reviewed in consideration of the policies of VOP 2010</li> </ul>
c.	Temporary Use By-law Policies of VOP 2010	<ul style="list-style-type: none"> <li>Section 10.1.2.4 of VOP 2010, enables the City to enact Temporary Use By-laws for the temporary use of land, buildings or structures. The temporary use must be consistent with the general intent of VOP 2010; compatible with adjacent land-uses; temporary in nature; located in an area where sufficient servicing and transportation capacity exists; and,</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p>maintains the long-term viability of the lands for the uses permitted by VOP 2010</p> <ul style="list-style-type: none"> <li>The proposed uses will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010</li> </ul>
d.	Regional Corridor	<ul style="list-style-type: none"> <li>The majority of the Subject Lands front onto a regional corridor where investment in transit improvements have been established. Transit-oriented-design is encouraged along Highway 7 and the Applications will be reviewed in consideration of the “Regional Intensification Corridor within Employment Areas” policies of VOP 2010</li> </ul>
e.	Appropriateness of the Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed uses and the site-specific amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses</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>Site Plan</li> <li>Planning Justification Report</li> <li>Draft Official Plan Amendment</li> <li>Draft Zoning By-law Amendment</li> <li>Traffic Impact Study</li> </ul> </li> <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 Application review process</li> </ul>

## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.20.007 in accordance with the YROP and York Region By-law A-0265-189-017. York Region has not advised on the status of the request for exemption. Any issues identified by York Region will be addressed through a technical report at a future Committee of the Whole meeting.

## **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 technical report at a future Committee of the Whole meeting.

**For more information**, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

## **Attachments**

1. Context and Location Map
2. Site Plan

## **Prepared by**

OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

## **Approved by**

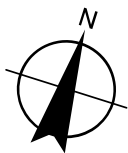


Nick Spensieri, Deputy City Manager  
Infrastructure Development

## **Reviewed by**



Jim Harnum, City Manager



## CONTEXT MAP

MCCLEARY COURT

SUBJECT LANDS

HWY 7.

JANE ST.

KEELE ST.

HWY 407.

EM1

EXISTING  
EMPLOYMENT /  
COMMERCIAL USES

HIGHWAY-7

EM1

C6

2739 HIGHWAY 7

C6

2703 HIGHWAY 7

C2

C2

EM1

EXISTING  
MOTOR  
VEHICLE SALES  
ESTABLISHMENT  
(SEVEN VIEW  
CHRYSLER)

EM2

2685  
HIGHWAY 7 -  
SOUTH PORTION

EM2

44  
KILLALOE ROAD

EM2

PINECREST  
MOTEL

EXISTING  
EMPLOYMENT

EM2

PRIVATE

EM4

EM2



Subject Lands

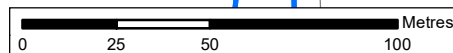
C2, General Commercial Zone

C6, Highway Commercial Zone

EM1, Prestige Employment Area

EM2, General Employment Area

EM4, Employment Area Transportation  
Zone



## Context and Location Map

### LOCATION:

Part of Lot 5, Concession 4

### APPLICANT:

Seven View Chrysler



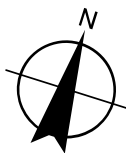
## Attachment

FILES:  
OP.20.007 and Z.20.015

DATE:  
September 22, 2020

1

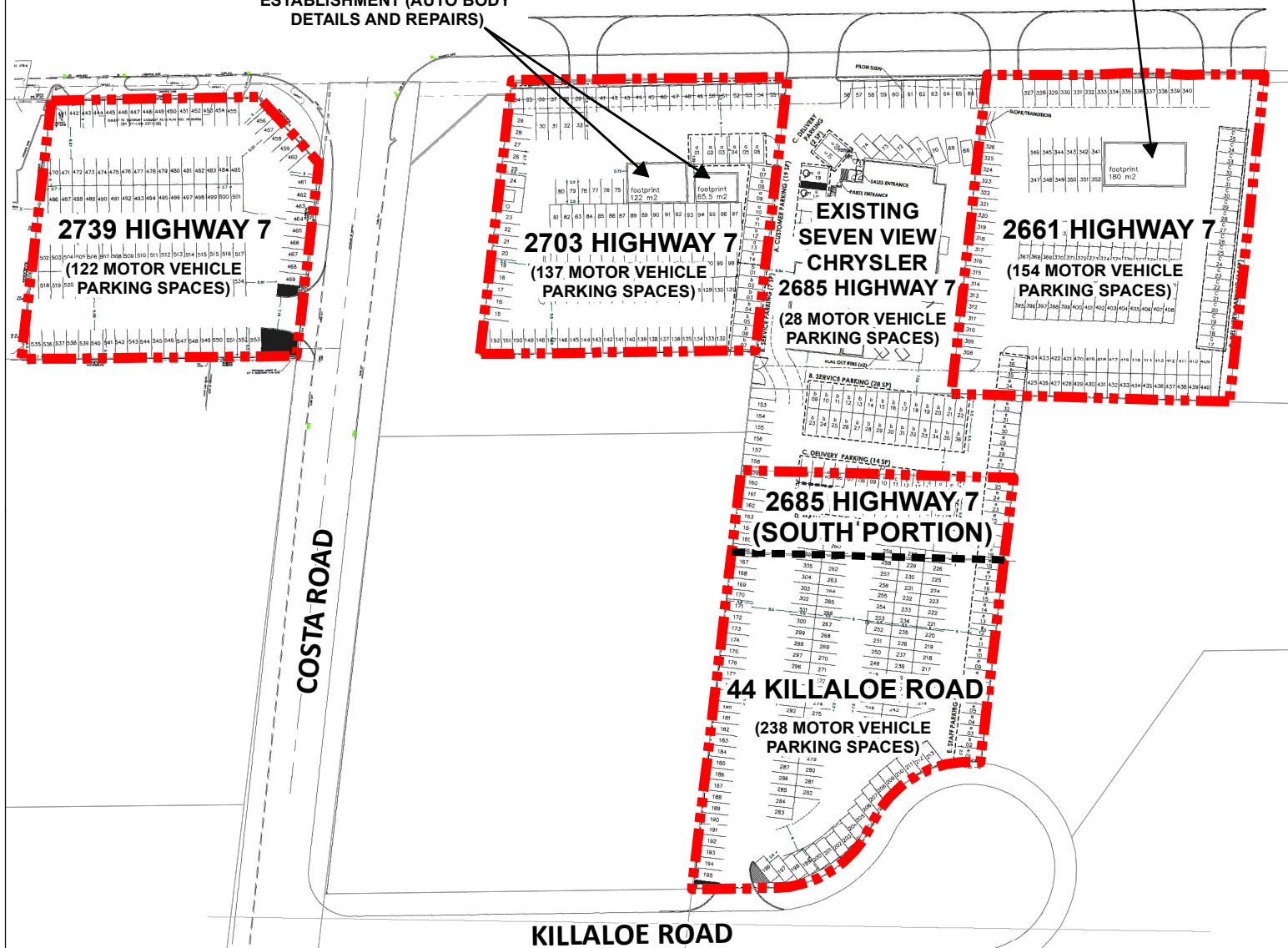




EXISTING BUILDING USED  
FOR MOTOR VEHICLE SALES  
ESTABLISHMENT (AUTO BODY  
DETAILS AND REPAIRS)

HIGHWAY 7

EXISTING BUILDING USED  
FOR MOTOR VEHICLE  
SALES ESTABLISHMENT  
(OFFICE ADMINISTRATION)



 Subject Lands

0 15 30 60 Metres

## Site Plan

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

**APPLICANT:**  
Seven View Chrysler



## Attachment

**FILES:**  
OP.20.007 and Z.20.015

**DATE:**  
September 22, 2020

2



## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(s):** 5

**TITLE: CHABAD LUBAVITCH OF SOUTHERN ONTARIO  
OFFICIAL PLAN AMENDMENT FILE OP.19.016  
ZONING BY-LAW AMENDMENT FILE Z.19.040  
8001 BATHURST STREET, SOUTHEAST CORNER OF  
BATHURST STREET AND FLAMINGO ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.016 and Z.19.040 (Chabad Lubavitch of Southern Ontario) for the subject lands shown on Attachment 1. The Owner seeks approval to permit the development of a tiered 3 to 12-storey residential building with 125 units, a Floor Space Index of 1.83 times the area of the lot, 1,175 m<sup>2</sup> of Gross Floor Area within the proposed residential building devoted to a Place of Worship (the social hall), 33 surface parking spaces and 204 parking spaces located within a 2 level underground parking garage as shown on Attachments 2 to 4.

**Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed tiered 3 to 12-storey residential building with 125 units, a Floor Space Index of 1.83 times the lot area, 1,175 m<sup>2</sup> of Gross Floor Area within the proposed residential building devoted to a Place of Worship (the social hall), 33 surface parking spaces and 204 parking spaces located within a 2 level underground parking garage
- Official Plan and Zoning By-law Amendments are required to permit the proposed development
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.016 and Z.19.040 (Chabad Lubavitch of Southern Ontario), BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole meeting.

## **Background**

The subject lands (the 'Subject Lands') are municipally known as 8001 Bathurst Street and are located on the southeast corner of Bathurst Street and Flamingo Road. The Subject Lands and surrounding land uses are shown on Attachment 1.

The Subject Lands are currently developed with a Place of Worship (4,151.4 m<sup>2</sup>), known as the Chabad Flamingo Synagogue. The proposed tiered 3 to 12-storey residential building will be attached to the south side of the existing Place of Worship building, replacing the majority of the existing surface parking area. The Place of Worship would remain within the existing building and a 1,175 m<sup>2</sup> expansion of the Place of Worship (the social hall) extends into the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the proposed residential building.

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

The Owner has submitted the following applications (the 'Applications') to permit a tiered 3 to 12-storey residential building with 125 units, a FSI of 1.83 times the area of the lot, 1,175 m<sup>2</sup> GFA within the proposed residential building devoted to a Place of Worship (the social hall), 33 surface parking spaces and 204 parking spaces within 2 a level underground parking garage (the 'Development') as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.19.016 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential" with a maximum permitted FSI of 1.83 times the area of the lot and a building height of 12-storeys.
2. Zoning By-law Amendment File Z.19.040 to rezone the Subject Lands from "R2 Residential Zone" to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: August 28, 2020.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca). Notice Signs regarding the proposal were also installed along Bathurst Street, Highcliffe Drive and Flamingo Road frontages in accordance with the City's Notice Signs Procedures and Protocols.



b) Circulation Area: 300 m radius from the Subject Lands and to the Rosedale North Ratepayers Association.

c) Comments received:

The Development Planning Department has received written comments from the following individuals:

- Dr. D. Segall, Flamingo Rd., email dated January 24, 2020
- K. Kofsky, Highcliffe Dr., email dated January 27, 2020
- S. Zibman, email dated January 28, 2020
- S. Schreiber, email dated January 28, 2020
- S. Zibman, email dated January 29, 2020
- G. Nazari, email dated January 30, 2020
- Y. Choi, email dated February 3, 2020
- R. Mor, Highcliffe Dr., email dated February 4, 2020
- J. Bortz, Worth Blvd., email dated February 24, 2020
- J. Ginsberg, email dated May 6, 2020
- Fern, Stephen, Lisa, Michael Lutwak and Z. Barzalai, Flamingo Rd., dated May 23<sup>rd</sup>, 2020
- Helen Chun, Worth Blvd, email dated July 1, 2020

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

#### **Privacy, Shadow and View**

- the Development will have adverse shadow impact on adjacent properties
- the Development will overlook the backyards of neighbouring properties

#### **Access, Traffic, Parking**

- the Development will generate an increase of on-street parking on Flamingo Road and Highcliffe Drive during events and times of worship for the existing Synagogue
- the existing driveway on Bathurst Street is not designed to support traffic generated from the Synagogue and the Development
- the existing driveway access point for the Development is too close to the Bathurst Street and Flamingo Road intersection
- the Development should not be built in a congested area
- the Development will limit parking capacity and access to the Synagogue
- the existing public pedestrian access abutting the Subject Lands will make it easy for residents and visitors of the Development to park on Highcliffe Drive

#### **Density, Built Form and Building Design**

- the Development is too large and too high

- the Development does not fit into the urban context of the neighbourhood comprised of detached houses
- the increased density to the neighbourhood will place a strain on existing local facilities, such as parks, tennis courts and community centres

### **Construction**

- exhaust and fumes from the building will have an adverse impact on adjacent residential development
- it is unclear how noise, vibration and dust during the construction period will be mitigated and managed
- there will be impacts to the foundations of adjacent homes during shoring and excavation of the Subject Lands

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

As a response to resident's comments, the Owner is in the process of revising the Development and has provided the Development Planning Department with a draft site plan as shown on Attachment 5.

The revisions include the following:

- a second 'right-in/right-out' driveway access to Bathurst Street (subject to York Region approval)
- a ramp to the underground parking garage from Bathurst Street
- reduction in building mass and terracing of the south side of the building
- increased setback from the existing residential development to the south, from 8.7 m to 20 m
- a reduction in the number of units from 125 to 92
- a reduction in FSI from 1.83 to 1.74
- added a terrace on the 3<sup>rd</sup> floor and along east side of the building

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options:**

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

The Subject Lands are designated "Low-Rise Residential" by VOP 2010 and permits "Low-Rise" buildings such as detached, semi-detached, townhouse, and institutional buildings with a maximum height of 3-storeys.

The Owner proposes to redesignate the Subject Lands to "Mid-Rise Residential", to permit a tiered 3 to 12-storey residential building with 125 units, an FSI of 1.83 times the lot area and a 1,175 m<sup>2</sup> expansion of the Place of Worship (the social hall).

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

The Subject Lands are zoned "R2 Residential Zone" by Zoning By-law 1-88, which does not permit the Development. The Owner is proposing to rezone the Subject Lands to "RA3 Apartment Residential Zone", together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
a.	Minimum Number of Required Parking Spaces	<u>Residential</u> 125 units @ 1.5 space/unit = 188 parking spaces  125 units @ 0.25 visitor parking/unit = 32 parking spaces  <u>Institutional</u> 4,151.4 m <sup>2</sup> + 1,175 m <sup>2</sup> = 5,326.4 m <sup>2</sup> @ 11 spaces/100 m <sup>2</sup> = 586 parking spaces  Total parking required = 806 parking spaces	<u>Residential</u> 80 units @ 0.85 spaces/1-bedroom unit = 68 parking spaces  34 units @ 0.95 spaces/2-bedroom unit = 33 parking spaces  11 units @ 1.15 spaces/ 3-bedroom units = 13 parking spaces  <u>Visitor/Institutional</u> 123 parking spaces  Total parking proposed = 237 parking spaces
b.	Minimum Front Yard (Flamingo Road)	7.5 m	7.4 m
c.	Minimum Exterior Side Yard (Bathurst Street)	7.5 m	3.5 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
d.	Minimum Amenity Area	<p>80 1-bedroom units @ 20 m<sup>2</sup> per unit = 1,600 m<sup>2</sup></p> <p>34 2-bedroom units @ 55 m<sup>2</sup> per unit = 1,870 m<sup>2</sup></p> <p>11 3-bedroom units @ 90 m<sup>2</sup> per unit = 990 m<sup>2</sup></p> <p>Total Amenity Area Required = 4,460 m<sup>2</sup></p>	Total amenity area proposed = 797 m <sup>2</sup>
e.	Minimum Landscape Width Abutting a Residential Zone	2.4 m	1 m (Along south property line)
f.	Minimum Landscape Strip Abutting a Street Line	6 m	3.5 m (Bathurst Street)
g.	Minimum Landscape Strip Around the Periphery of Outdoor Parking Area	3 m	1 m
h.	Screening of Outdoor Parking Area	An outdoor parking area shall be screened from the street and shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres.	This provision shall not apply

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered at 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>COMMENTS</b>
a.	Consistency and Conformity with Provincial Plans and Official Plans	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed for consistency and conformity with the applicable policies of the <i>Provincial Policy Statement, 2020</i> ('PPS'), <i>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan'), and the York Region Official Plan ('YROP') policies</li> <li>▪ Any decision with respect to the Development made on or after May 1, 2020, shall be consistent with the revised PPS, 2020</li> </ul>
b.	Conformity with Vaughan Official Plan ('VOP 2010')	<ul style="list-style-type: none"> <li>▪ The Application to redesignate the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential" having a maximum FSI of 1.83 and a maximum building height of 12-storeys will be reviewed in consideration of VOP 2010, Volume 1 policies, including but not limited to the following: <ul style="list-style-type: none"> <li>– Low-Rise Residential</li> <li>– Mid-Rise Residential specifically, Section 9.2.2.3 "Mid-Rise Residential"</li> <li>– Place of Worship Policies within OPA 210 (Thornhill Community Plan)</li> <li>– Regional Intensification Corridors</li> <li>– The Urban Structure set out in VOP 2010</li> </ul> </li> </ul>
c.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning and exceptions to Zoning By-law 1-88 will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built form, building height and setbacks, adequate parking, pedestrian and vehicular accessibility, and the 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 Applications and must be approved to the satisfaction of the City and/or respective public approval authority:</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Arborist Report</li> <li>- Tree and Preservation Report</li> <li>- Stormwater Management and Functional Servicing Reports</li> <li>- Phase1 Environmental Site Assessment ('ESA')</li> <li>- Community Service and Facility Study</li> <li>- Noise and Vibration Study</li> <li>- Urban Design Brief</li> <li>- Traffic Impact Study</li> <li>- Parking Study</li> <li>- Sun Shadow Study</li> <li>- Geotechnical Report</li> <li>- Geohydrology Report</li> <li>- Pedestrian Level Wind Study</li> </ul> <ul style="list-style-type: none"> <li>▪ The studies/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/reports may be required as part of the application review process</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing is unavailable, the Subject Lands may be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the Subject Lands by Vaughan Council</li> </ul>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu Parkland Policy, should the Applications be approved</li> <li>▪ The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
g.	Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit a Site Development Application to permit the Development. Further details related to the proposal will be evaluated and addressed through the Site Development approval process</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Development approval process, should the Applications be approved</li> <li>▪ In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>
i.	Urban Design Guidelines & Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the Council approved City-wide Urban Design Guidelines</li> <li>▪ On February 28, 2019, a preliminary design concept was considered by the Vaughan Design Review Panel ('DRP'), The Owner must address the comments to the satisfaction of the Development Planning Department. The revised proposal must be reviewed by the DRP prior to final consideration of the Site Development Application</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
j.	Transportation, Parking and Access	<ul style="list-style-type: none"> <li>▪ The Owner has submitted a Traffic Impact Study and a Parking Study, prepared by Crozier Consulting Engineers in support of the Applications</li> <li>▪ The Subject lands are located on Bathurst Street, which is under the jurisdiction of York Region, and Flamingo Road is under the jurisdiction of the City of Vaughan</li> <li>▪ The Development Engineering ('DE') Department will be required to review the submitted traffic impact and parking studies provided and approve the design of the access/egress driveway onto Flamingo Road</li> <li>▪ York Region must review the submitted traffic impact study and will identify and approve any required road widenings</li> </ul>
k.	Section 37 (Density Bonusing) the <i>Planning Act</i> , VOP 2010 and City Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be subject to and reviewed in consideration of the City's bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> </ul>
l.	York Region	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located on a Regional Rapid Transit Corridor as identified on Map 11 of YROP 2010 and abuts an existing York Region Transit bus stop on the southeast corner of Bathurst Street and Flamingo Road</li> <li>▪ The Development will be evaluated for elements of 'transit-oriented-design' to ensure compatibility to planned and existing transit infrastructure along the Bathurst Street corridor</li> <li>▪ York Region shall confirm if a road widening is required to achieve the planned right-of-way width for Bathurst Street along the frontage of the Subject Lands</li> </ul>



	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>York Region must approve the driveway, location and design.</li> </ul>

### **Financial Impact**

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

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues or comments received from York Region will be addressed through the technical report to Council.

The Owner submitted a request to York Region for regional exemption of the Official Plan Amendment application from York Region approval in accordance with the YROP 2010 and By-law A-0265-199-017. On February 28, 2020, York Region provided City staff with written notice authorizing the exemption from Regional approval of the Official Plan Amendment application. This allows the Official Plan Amendment to come into full effect should Vaughan Council adopt the amendment and the required appeal period expires.

### **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 technical report at a future Committee of the Whole meeting.

**For more information**, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

### **Attachments**

1. Location Map
2. Site Plan & Proposed Zoning
3. Landscape Plan
4. Elevations
5. Revised Draft Site Plan

### **Prepared by**

OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

**Approved by**

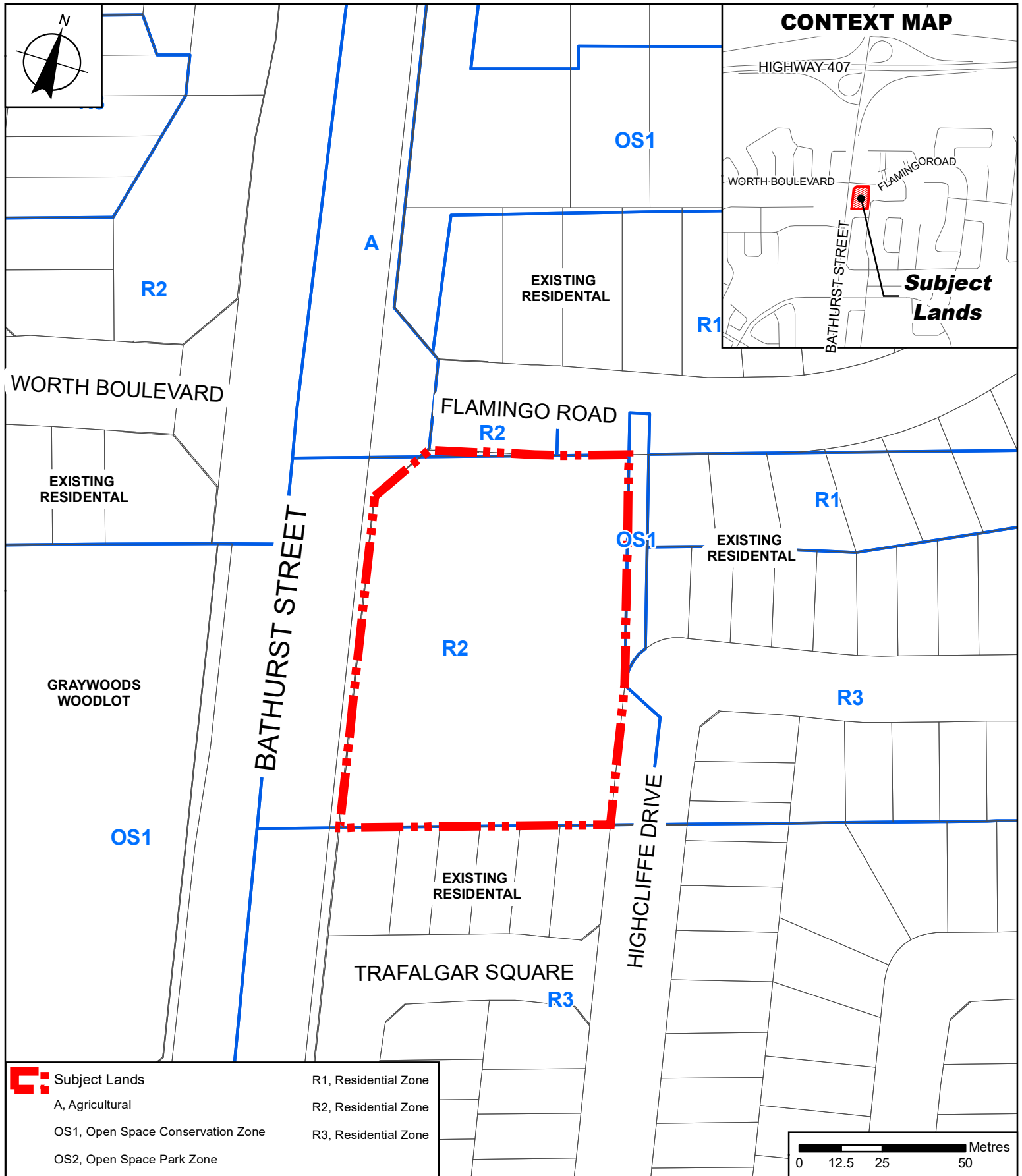
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Nick Spensieri, Deputy City Manager,  
Infrastructure Development

**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

**LOCATION:**  
Part of Lots 33 and 34, Concession 1

**APPLICANT:**  
Chabad Lubavitch of Southern Ontario

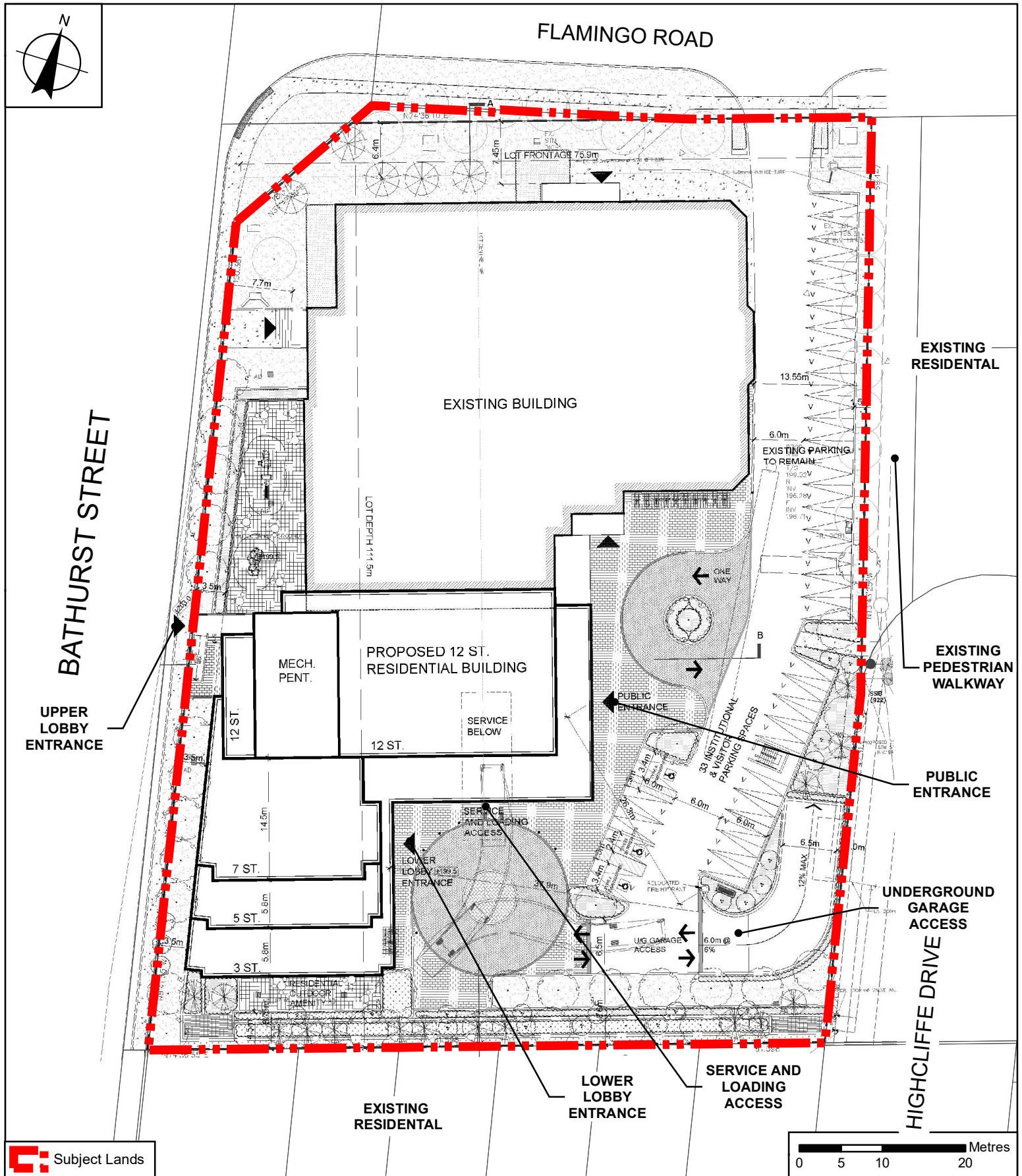


## Attachment

**FILES:**  
OP.19.016 and Z.19.040

**DATE:**  
September 22, 2020





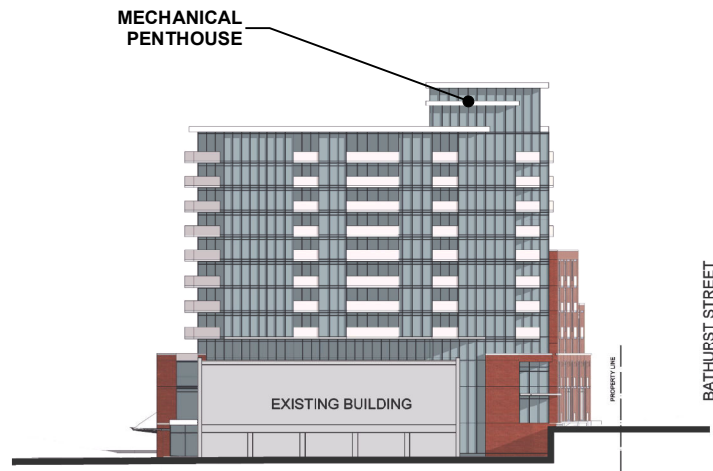




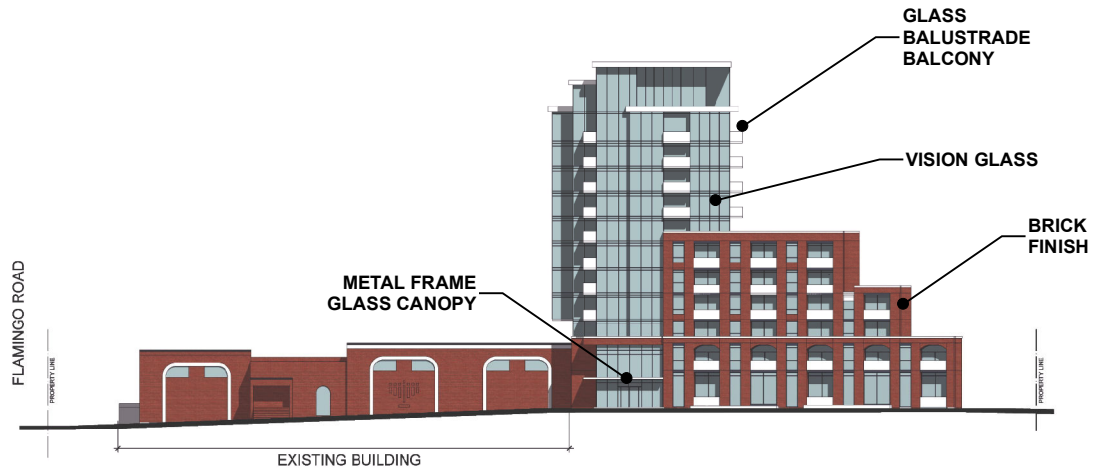




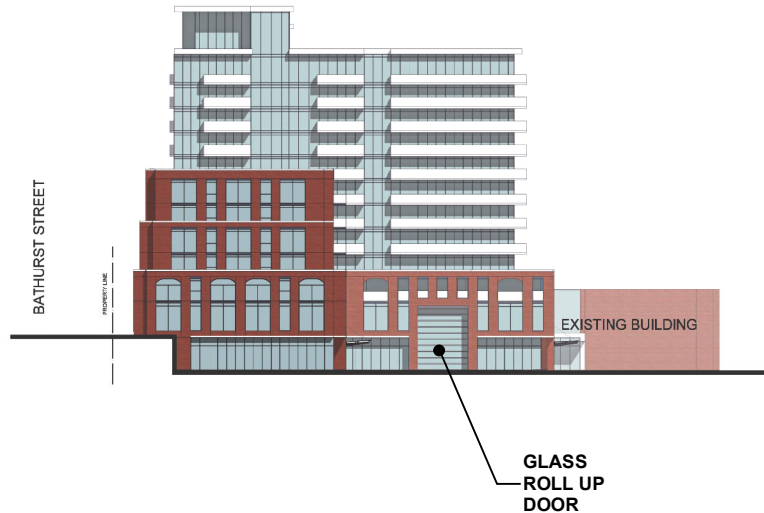




**NORTH ELEVATION** (FACING FLAMINGO ROAD)



**WEST ELEVATION** (FACING BATHURST STREET)



**SOUTH ELEVATION**



**EAST ELEVATION** (FACING HIGHCLIFFE DRIVE)

## Elevations

**LOCATION:**  
Part of Lots 33 and 34, Concession 1

**APPLICANT:**  
Chabad Lubavitch of Southern Ontario



## Attachment

**FILES:**  
OP.19.016 and Z.19.040

**DATE:**  
September 22, 2020

**4**







## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 22, 2020

**WARD(S):** 2

**TITLE: PRISTINE HOMES (PINE GROVE) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.20.004  
ZONING BY-LAW AMENDMENT FILE Z.20.011  
8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE  
VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.20.004 and Z.20.011 for the subject lands shown on Attachment 1. The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to facilitate the development of a 7-storey residential apartment building with 122 units and a Floor Space Index of 2.63 times the area of the lot, as shown on Attachments 2 to 6.

**Report Highlights**

- To receive comments from the public and Committee of the Whole regarding applications to permit a 7-storey residential apartment building
- An amendment to Vaughan Official Plan 2010 is required to redesignate the subject lands from “Low-Rise Residential (2)” (permits building heights ranging from 2 to 3.5 storeys and a Floor Space Index of 0.5) to “Mid-Rise Residential” to permit a maximum building height of 7-storeys and a Floor Space Index of 2.63 times the area of the lot
- An amendment to Zoning By-law 1-88 is required to rezone the subject lands to “RA2 Residential Apartment Zone” and to permit site-specific zoning exceptions
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.20.004 and Z.20.011 (Pristine Homes (Pine Grove) Inc.) BE RECEIVED; and any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1 includes six properties municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue, located at the southeast corner of Islington Avenue and Pine Grove Road. Each of the six properties contains a single-detached dwelling. The surrounding land uses are shown on Attachment 1.

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

Pristine Homes (Pine Grove) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a 7-storey residential apartment building with 122 units, a gross floor area ('GFA') of 10,377.8 m<sup>2</sup>, a Floor Space Index ('FSI') of 2.63 times the area of the lot, 157 parking spaces located in a two-level underground parking garage and five (5) parking spaces at-grade (the 'Development'), as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.20.004 to amend Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP') to:
  - a) Redesignate the Subject Lands from "Low-Rise Residential (2)" (permits building heights ranging from 2 to 3.5 storeys and an FSI of 0.5) to "Mid-Rise Residential", as shown on Attachment 2;
  - b) Amend the policies of the Islington Avenue Corridor within the WCSP to include the "Mid-Rise Residential" designation for the Subject Lands, in accordance with Policy 4.1.2 (3) of the WCSP;
  - c) Increase the maximum permitted building height under the "Mid-Rise Residential" designation from 6 to 7-storeys and the maximum permitted FSI from 2 to 2.63 times the area of the lot; and
  - d) Permit a setback of 0.8 m to the front patio and 3 m to the front wall of the building from the Islington Avenue right-of-way ('ROW'), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.
2. Zoning By-law Amendment File Z.20.011 to rezone the Subject Lands from "R2 Residential Zone" ('R2 Zone') to "RA2 Apartment Residential Zone" ('RA2 Zone') as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was Circulated: August 28, 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 along the Islington Avenue and Pine Grove Road frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 250 m radius from the Subject Lands and to the Greater Woodbridge and Village of Woodbridge Ratepayer's Associations.

- c) Comments Received:

The Development Planning Department received written comments from the following (as of August 28, 2020):

- L. Colosimo, Pine Grove Road, email dated May 7, 2020
- C. Pinto and T. Venuto, Pine Grove Road, email dated May 20, 2020
- G. Furlanetto, Pine Grove Road, email dated May 20, 2020
- G. Spadafora, Pine Grove Road, email dated May 21, 2020
- L. Chiaromonte, Pine Grove Road, email dated May 21, 2020
- A. Sanita, Pine Grove Road, email dated May 29, 2020
- P. and S. Tsui, Islington Avenue, email dated June 15, 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:

**Privacy, Shadow and View**

- the building height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties

**Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the only entrance/exist for Pine Grove Road is onto Islington Avenue and this intersection currently experiences high congestion
- the proposed driveway connecting the Subject lands with the adjacent lands to the south will be used as a short-cut to/from Islington Avenue and Pine Grove Road
- visitor parking for the existing townhouse development to the south may be used by visitors of the Development
- concerned about liability and maintenance costs over the proposed shared driveway

**Density, Built Form and Building Design**

- the Development will be the tallest building in the area and is not compatible with the surrounding context
- the historical context of the area will be negatively impacted
- the Subject Lands are too narrow to support the Development
- the proposed building height should be reduced to be more consistent with existing development in the area

**Location of Waste Area and Underground Parking**

- the proposed location of the waste storage area and underground parking ramp are too close to adjacent existing residential development and will cause a nuisance to existing residents

**Environmental Impacts**

- the Development will cause negative environmental impacts to the Humber River watershed

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options*****The Owner proposes to redesignate the Subject Lands from “Low Rise Residential (2)” to “Mid-Rise Residential” to permit the Development***

The Subject Lands are designated “Low-Rise Residential (2)” by VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan (‘WCSP’) and are located within the Islington Avenue Corridor (Policy 4.2), as shown on Schedule 5 “Distinct Character Areas” of the WCSP. The following land use designations and overlays are located within the Islington Avenue Corridor, as shown on Schedule 2 “Land Use Plan” of the WCSP:

- Low-Rise Residential
- Low-Rise Residential (2)
- Low-Rise Residential (3)
- Commercial Mixed-Use (1)
- Gas Stations

These land use designations and overlays are intended to retain the low-density character of the Islington Avenue Corridor. Building heights ranging from two (2) to five



(5) storeys and an FSI of 0.5 times the area of the lot are permitted for lands that front onto Islington Avenue. Policy 4.2.2.2.e. of the WCSP permits an increase to the maximum FSI up to 1.0 times the area of the lot through density bonusing in accordance with Section 37 of the *Planning Act* to permit modest intensification while respecting the character of the area.

The “Low-Rise Residential (2)” designation permits buildings in a low-rise form with a minimum height of 2-storeys and a maximum height of 3.5-storeys, and a maximum FSI of 0.5 times the area of the lot. The following uses are permitted in areas designated “Low-Rise Residential (2)”:

- Residential Units
- Parks and Open Spaces
- Small-scale Community Facilities
- Places of Worship
- Daycares, provided they are located within a school, place of worship or Community Centre
- Home Occupations
- Public Safety Services

The following building types are permitted in areas designated “Low-Rise Residential (2)”:

- Townhouses
- Stacked Townhouses
- Low-Rise Buildings
- Public/Institutional Buildings

The Owner proposes to amend VOP 2010 to redesignate the Subject Lands from “Low-Rise Residential (2)” to “Mid-Rise Residential”. The “Mid-Rise Residential” designation is only found within the Woodbridge Commercial Core of the WCSP and therefore, the policies of the “Mid-Rise Residential” designation must be added to the Islington Avenue Corridor policies of the WCSP.

The “Mid-Rise Residential (2)” designation permits residential buildings with a minimum building height of 2-storeys, a maximum height of 6-storeys, and a maximum FSI of 2.0 times the area of the lot. The following uses are permitted in areas designated “Mid-Rise Residential”:

- Residential Units
- Parks and Open Spaces
- Home Occupations

The following building types are permitted in areas designated “Mid-Rise Residential”:

- Townhouses
- Stacked Townhouses
- Multi-unit Residential Buildings

The proposed residential apartment building is a permitted use and building type within the “Mid-Rise Residential” designation; however, site-specific amendments are required to increase the maximum permitted building height and FSI from 6 to 7-storeys and from 2.0 to 2.63 times the area of the lot, respectively. A site-specific amendment is also required to permit a setback of 0.8 m to the front patio and 3 m to the front wall of the building from the Islington Avenue ROW; whereas, a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.

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

The Subject Lands are zoned R2 Zone by Zoning By-law 1-88 which permits only single detached dwellings. The Owner proposes to rezone the Subject Lands to the RA2 Zone with the following site-specific zoning exceptions to permit the Development:

Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>RA2 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Residential Apartment Zone Requirements</b>
a.	Minimum Lot Area	9,670 m <sup>2</sup>	3,952.2 m <sup>2</sup>
b.	Minimum Building Setbacks	Front (Pine Grove Road) - 7.5 m  Exterior Side (Islington Avenue) - 7.5 m  Rear (south) - 7.5 m  Site Triangle (Islington Avenue/Pine Grove Road) - 7.5m	Front (Pine Grove Road) - 1.59 m  Exterior Side (Islington Avenue) - 0.8 m to the front patio and 3 m to the front wall of the building  Rear (south) - 1.15 m  Site Triangle (Islington Avenue/Pine Grove Road) - 0.17 m
c.	Minimum Setback to the Underground Parking Garage	Front (Pine Grove Road) - 1.8 m	Front (Pine Grove Road) - 0.66 m
d.	Minimum Amenity Area	(32 one-bedroom units @ 20 m <sup>2</sup> /unit = 640 m <sup>2</sup> +	2,047.50 m <sup>2</sup> (122 units @ 16.78 m <sup>2</sup> /unit)

Item 5

Page 6 of 14

	<b>Zoning By-law 1-88 Standards</b>	<b>RA2 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA2 Residential Apartment Zone Requirements</b>
		90 two-bedroom units @ 55 m <sup>2</sup> /unit = 4,950 m <sup>2</sup>  Total required = 5,590 m <sup>2</sup>	
e.	Minimum Residential Parking	122 units @ 1.5 spaces/unit = 183 spaces + 122 units @ 0.25 visitor spaces /unit = 31 spaces  Total required = 214 spaces	122 units @ 1.07 spaces /unit = 131 spaces + 122 units @ 0.25 spaces /unit = 31 visitor spaces  Total proposed = 162 spaces
f.	Required Driveway Width at Property Line	7.5 m	6 m
g.	Minimum Landscaping Width Abutting a Street Line	6 m	1.56 m - Pine Grove Road 0.8 m - Islington Avenue 0.17 m - Site Triangle

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>COMMENTS</b>
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
b.	Appropriateness of the Proposed Official Plan Amendments to VOP 2010	<ul style="list-style-type: none"> <li>• The Owner is proposing to: redesignate the Subject Lands from “Low-Rise Residential (2)” (permits building heights ranging from 2 to 3.5 storeys and an FSI of 0.5) to “Mid-Rise Residential”; increase the maximum permitted height and FSI for the “Mid-Rise Residential” designation from 6 to 7-storeys and 2 to 2.63 times the area of the lot respectively; and to permit a setback of 0.8 m to the front patio and 3 m to the front wall of the building whereas a minimum setback of 7.5 m is required</li> <li>• The appropriateness of the proposed amendments to VOP 2010 will be reviewed in consideration of the “Urban Structure” policies of VOP 2010, the policies of the WCSP, including Urban Design, and the built form compatibility with the existing and planned surrounding land uses</li> <li>• Conformity to the Urban Design Policies of the WCSP (Policy 4.2.4) must be reviewed, specifically regarding setbacks, tree plantings and site lines from Islington Avenue</li> </ul>
c.	Appropriateness of the Proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed rezoning of the Subject Lands from an R2 Zone to an RA2 Zone and the site-specific exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, 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 Applications 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>- Sustainability Performance Metrics</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>- Urban Design and Sustainability Brief</li> <li>- Sun and Shadow Study</li> <li>- Arborist Report and Tree Inventory</li> <li>- Archaeological Assessment</li> <li>- Community Services and Facilities Study</li> <li>- Parkland Dedication Summary</li> <li>- Noise Feasibility Study</li> <li>- Hydrogeological Assessment</li> <li>- Geotechnical Investigation</li> <li>- Traffic Impact Study</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Phase 2 Environmental Site Assessment</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 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 Islington Avenue Land Use Study, Urban Design Guidelines</li> </ul>
f.	Proposed Shared Driveway Connection to Islington Avenue	<ul style="list-style-type: none"> <li>• A vehicular access is proposed from Islington Avenue through the lands to the south (8313 - 8335 Islington Avenue) connecting to the Subject Lands, as shown on Attachment 2</li> <li>• The Site Plan Agreement (Site Development File DA.12.037) for the lands to the south includes a clause to grant an access easement over the lands in favour of the Subject Lands. If the Owner is unable to obtain an access easement from the lands to the south, changes to the plan will be required. The appropriateness of this connection will be reviewed</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
g.	Site Development Application	<ul style="list-style-type: none"> <li>• A Site Development Application is required to permit the Development, should the Applications be approved, and will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>- Appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Islington Avenue</li> <li>- Site circulation, pedestrian connectivity, proper vehicular access and turning movements, including service vehicles</li> <li>- Proposed vehicular connection to the lands to the south</li> <li>- Barrier-free accessibility</li> <li>- Appropriate landscape, amenity and snow storage areas</li> <li>- Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> <li>- Accessibility and location of the proposed at-grade and underground residential and visitor parking spaces</li> <li>- The proposed building elevations do not illustrate a mechanical room. Should the Applications be approved, provisions will be included in the implementing Official Plan and Zoning By-law amendments to prohibit any residential uses above the 7<sup>th</sup> floor level</li> </ul> </li> </ul>
h.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>• A Draft Plan of Condominium Application will be required to establish the condominium tenure and common elements of the Development, should the Applications be approved</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
i.	Sustainable Development	<ul style="list-style-type: none"> <li>• Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED'), Leadership in Energy and Environmental Design ('LEED'), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Applications be approved</li> <li>• In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>• The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved</li> </ul> <p>The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services Division</p>
k.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>• The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, should the Applications be approved</li> <li>• If servicing allocation is unavailable, a Holding Symbol "(H)" may be applied to the Subject Lands and remain until Vaughan Council identifies and allocates servicing capacity for the Subject Lands</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
i.	Section 37 (Density Bonusing) of the <i>Planning Act</i> , VOP 2010 and City Guidelines	<ul style="list-style-type: none"> <li>The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> </ul>
m.	Road Widening, Access and Traffic	<ul style="list-style-type: none"> <li>The Subject Lands are located on Islington Avenue, an arterial road under the jurisdiction of York Region with a planned 30 m ROW</li> <li>York Region will identify any required land conveyances</li> <li>The Development does not include a direct access to the Subject Lands from Islington Avenue; however, York Region will review the location and design of the proposed access/egress driveway from Pine Grove Road due to its proximity to Islington Avenue, and the proposed connection to Islington Avenue through an existing access on the adjacent lands to the south</li> <li>York Region must review and approve the Traffic Impact Study submitted in support of the Applications</li> </ul>
n.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>The TRCA must review and provide comments on the Applications as the Subject Lands are located within the TRCA's Regulated Area</li> </ul>
o.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>The DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>



## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

The Subject Lands are located on Islington Avenue, an arterial road with a planned 30 m ROW under the jurisdiction of York Region. The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment.

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.20.004 in accordance with the YROP and York Region By-law A-0265-189-017. York Region has not advised on the status of the request for exemption. Any issues identified by York Region will be addressed through a technical report at a future Committee of the Whole meeting.

## **Conclusion**

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

**For more information**, please contact: Chris Cosentino, Planner, at extension 8215

## **Attachments**

1. Context and Location Map
2. Proposed Official Plan Designation
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations - West and North
6. Building Elevations - East and South

## **Prepared by**

Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Director of Development Planning, ext. 8407

**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

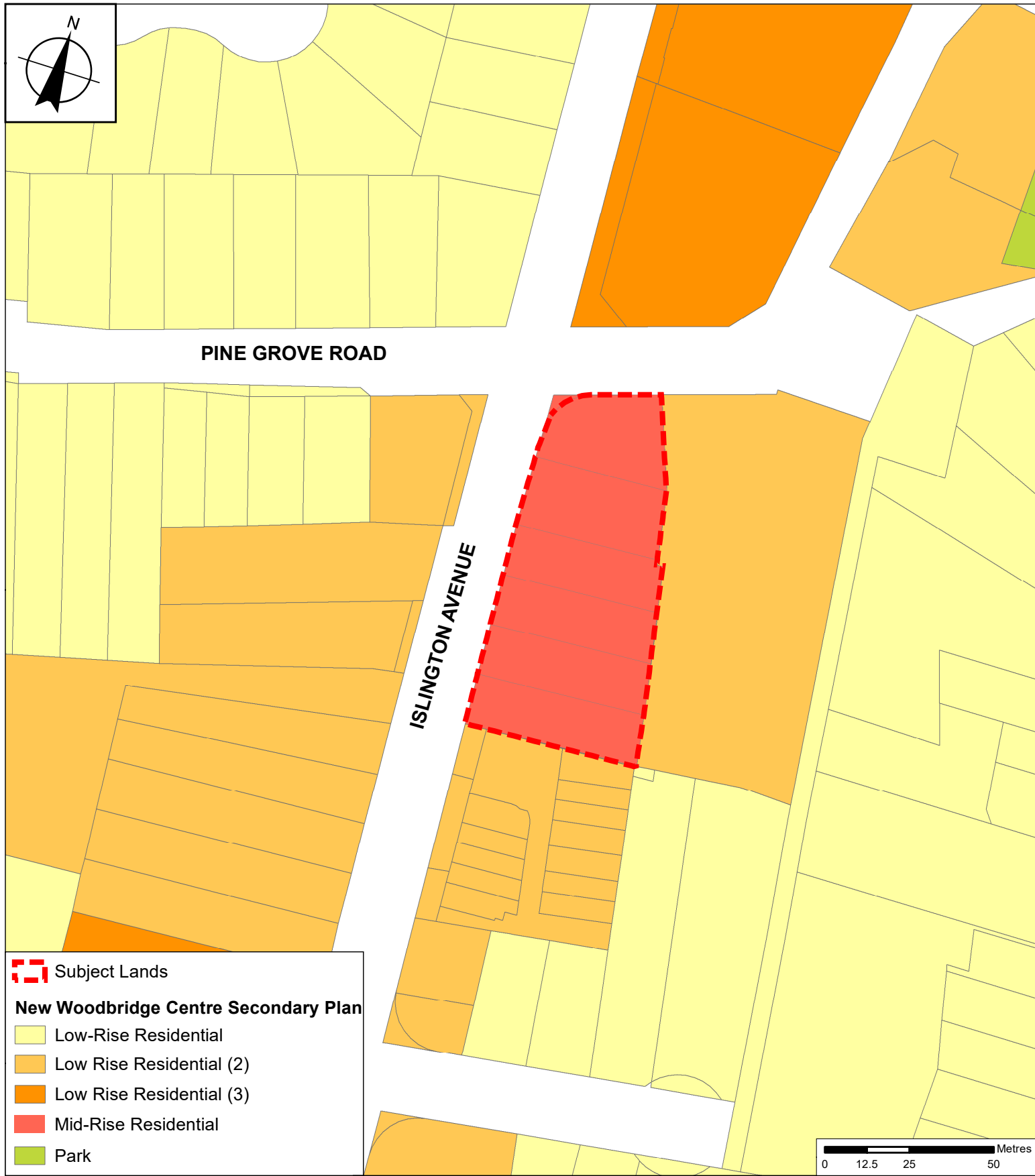
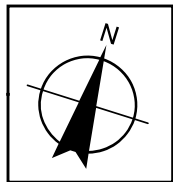
**Reviewed by**

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

Jim Harnum, City Manager







Subject Lands

#### New Woodbridge Centre Secondary Plan

- Low-Rise Residential
- Low Rise Residential (2)
- Low Rise Residential (3)
- Mid-Rise Residential
- Park

## Proposed Official Plan Designation

#### LOCATION:

8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Part of Lot 9, Concession 7

#### APPLICANT:

Pristine Homes (Pine Grove) Inc.



## Attachment

#### FILES:

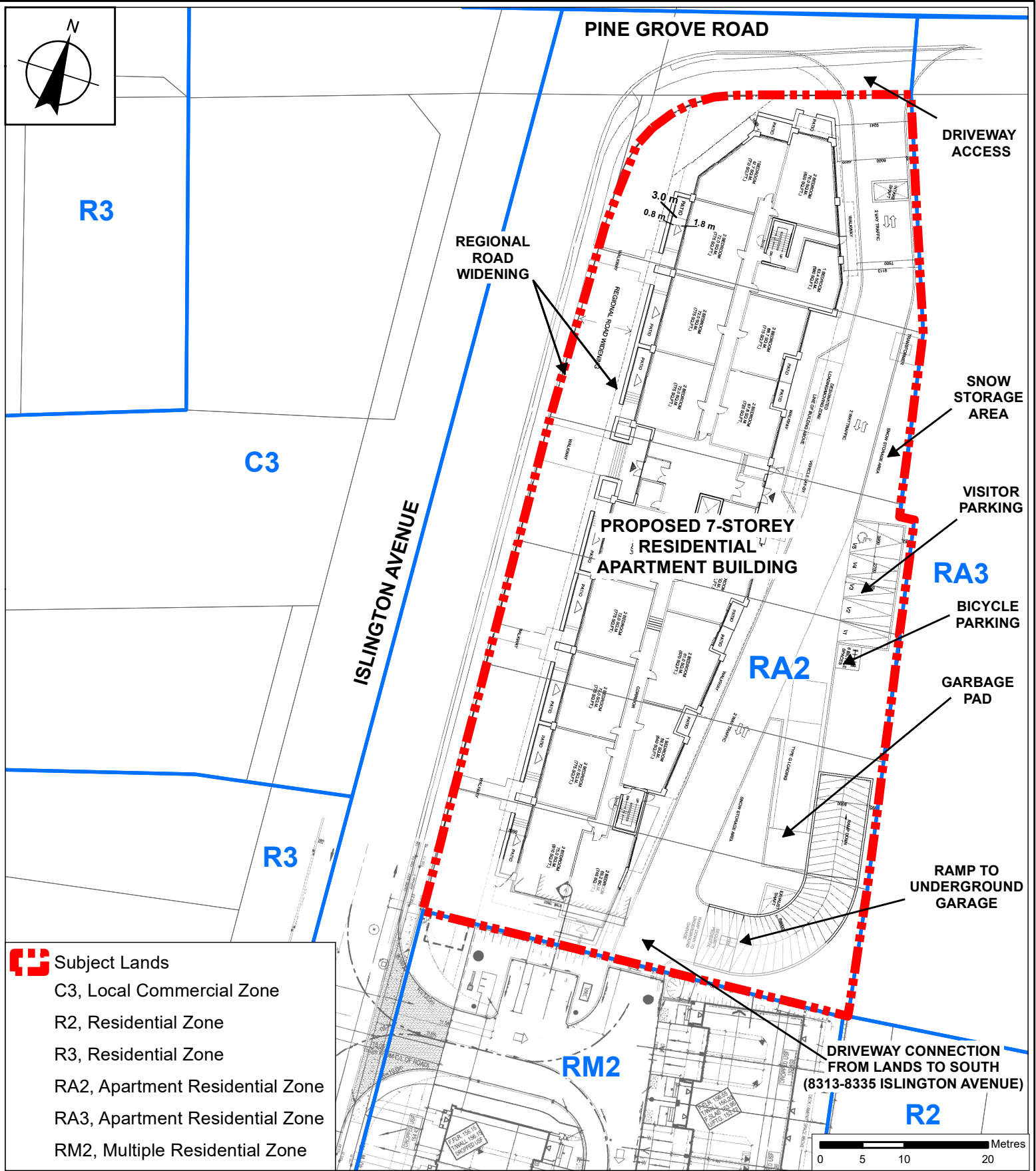
OP.20.004 and Z.20.011

#### DATE:

September 22, 2020

2





# Site Plan and Proposed Zoning

**LOCATION:**  
8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Part of Lot 9, Concession 7

**APPLICANT:**  
Pristine Homes (Pine Grove) Inc.



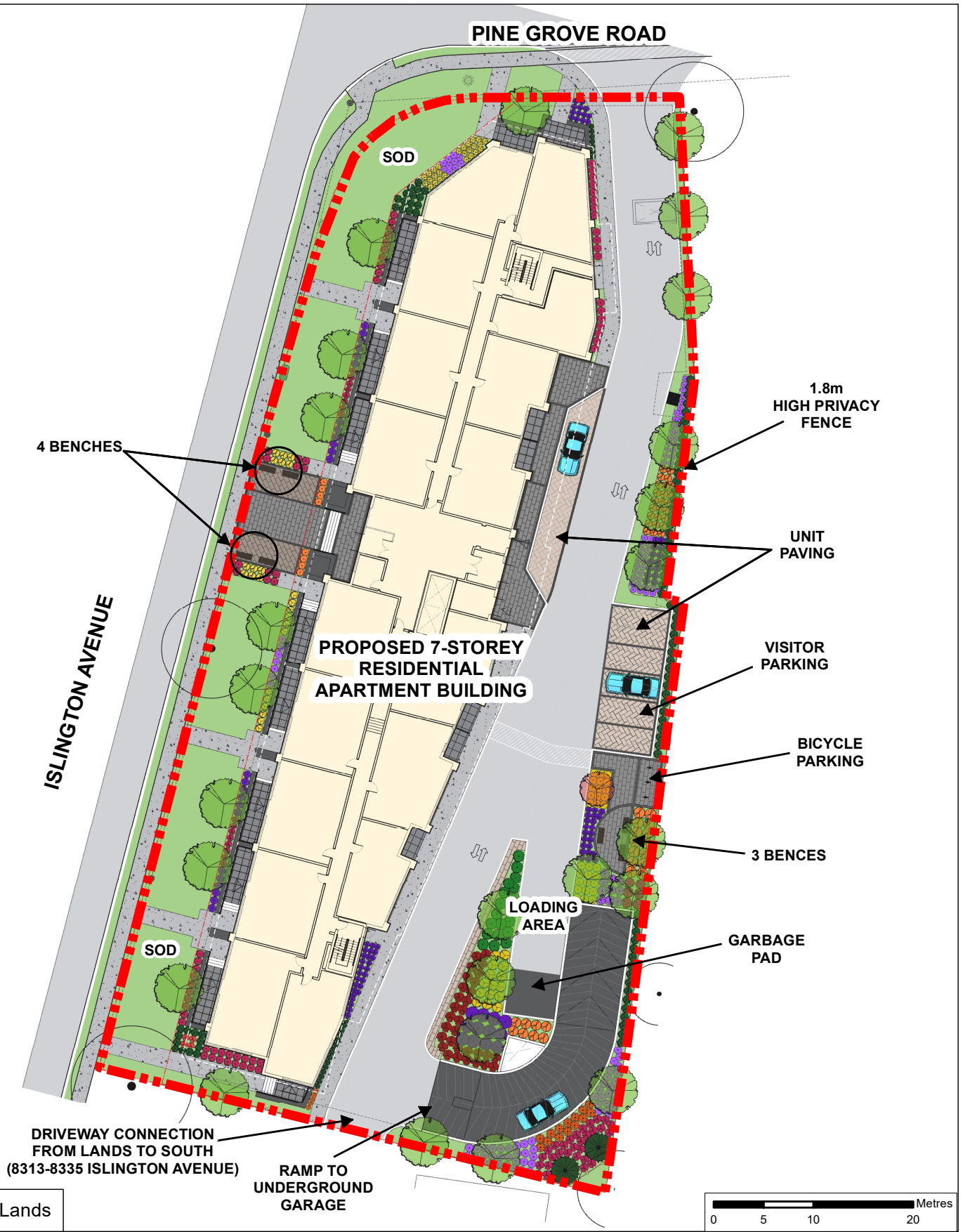
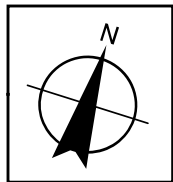
# Attachment


**FILES:**  
OP.20.004 and Z.20.011

**DATE:**  
September 22, 2020







 Subject Lands

## Landscape Plan

### LOCATION:

8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Part of Lot 9, Concession 7

### APPLICANT:

Pristine Homes (Pine Grove) Inc.



101

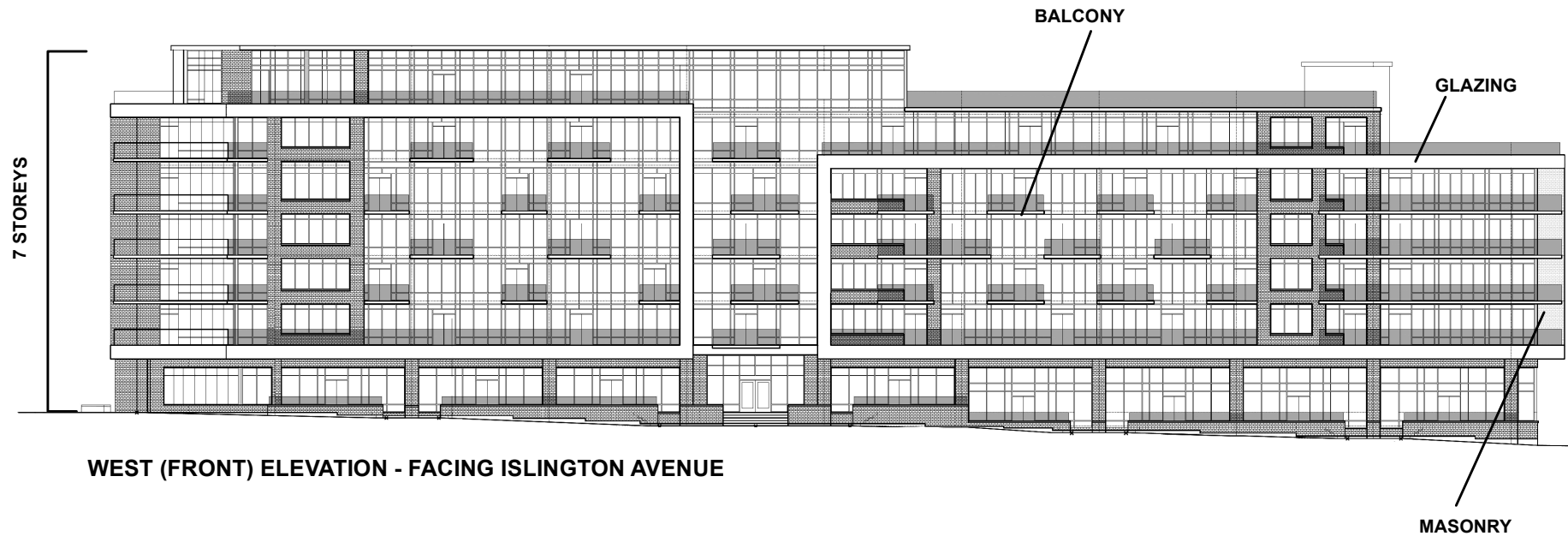
## Attachment

FILES:  
OP.20.004 and Z.20.011

DATE:  
September 22, 2020

4





Not to Scale

## Building Elevations - West and North

**LOCATION:**  
8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Part of Lot 9, Concession 7

**APPLICANT:**  
Pristine Homes (Pine Grove) Inc.



**Attachment**

**FILES:**  
OP.20.004 and Z.20.011

**DATE:**  
September 22, 2020

**5**



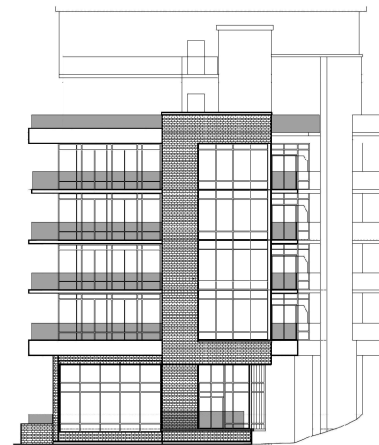
7 STOREYS

BALCONY

GLAZING

EAST (REAR) ELEVATION

MASONRY



SOUTH ELEVATION

Not to Scale

## Building Elevations - East and South

**LOCATION:**  
8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue  
Part of Lot 9, Concession 7

**APPLICANT:**  
Pristine Homes (Pine Grove) Inc.



**Attachment**

**FILES:**  
OP.20.004 and Z.20.011

**DATE:**  
September 22, 2020

6