

**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, October 6, 2020**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

---

	<b>Pages</b>
<b>1. DISCLOSURE OF INTEREST</b>	
<b>2. COMMUNICATIONS</b>	
<b>3. CONSIDERATION OF PUBLIC HEARING ITEMS</b>	
1. REIMER WORLD PROPERTIES CORP. ZONING BY-LAW AMENDMENT FILE Z.20.020 - 62 ADMINISTRATION ROAD VICINITY OF HIGHWAY 7 AND KEELE STREET Information item from the Deputy City Manager, Infrastructure Development with respect to the above.	3
2. OFFICIAL PLAN AMENDMENT FILE OP.16.011 ZONING BY-LAW AMENDMENT FILE Z.16.048 FDF INVESTMENTS LTD. AND PLAYACOR HOLDINGS LTD. - 15 JEVLAN DRIVE AND 156 CHRISLEA ROAD VICINITY OF WESTON ROAD AND CHRISLEA ROAD Information item from the Deputy City Manager, Infrastructure Development with respect to the above.	13

- |      |  |    |
|------|--|----|
| 3.   | ZONING BY-LAW AMENDMENT (TEMPORARY USE) FILE Z.20.018 -<br>2109179 ONTARIO INC. - 3501 KING-VAUGHAN ROAD VICINITY OF<br>KING-VAUGHAN ROAD AND HIGHWAY 400<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above.   | 31 |
| <br> |  |    |
| 4.   | 1529749 ONTARIO INC. (TORGAN GROUP) OFFICIAL PLAN<br>AMENDMENT FILE OP.16.006 ZONING BY-LAW AMENDMENT FILE<br>Z.20.019 - 7700 BATHURST STREET VICINITY OF BATHURST<br>STREET AND CENTRE STREET<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above.              | 69 |
| <br> |  |    |
| 5.   | MAJOR WESTON CENTRES LIMITED OFFICIAL PLAN AMENDMENT<br>FILE OP.20.008 ZONING BY-LAW AMENDMENT FILE Z.20.016 - 3600<br>MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE<br>DRIVE WEST AND WESTON ROAD<br>Information item from the Deputy City Manager, Infrastructure<br>Development with respect to the above. | 95 |

#### 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

---

**DATE:** Tuesday, October 06, 2020

**WARD(S):** 4

**TITLE: REIMER WORLD PROPERTIES CORP.  
ZONING BY-LAW AMENDMENT FILE Z.20.020  
62 ADMINISTRATION ROAD  
VICINITY OF HIGHWAY 7 AND KEELE STREET**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.20.020 (Reimer World Properties Corp.). The Owner proposes to amend Zoning By-law 1-88 to rezone the subject lands from “EM4 - Employment Area Transportation Zone” to “EM2 General Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2.

**Report Highlights**

- To receive input from the public and the Committee of the Whole on an application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment 1 from “EM4 - Employment Area Transportation Zone” to “EM2 General Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

**Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment Z.20.020 (Reimer World Properties Corp.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') are municipally known as 62 Administration Road and are located north of Highway 7, west of Keele Street, directly east of the Canadian National MacMillan Rail Yard. The surrounding land uses are shown on Attachment 1.

The Subject Lands are currently developed with a 10,533 m<sup>2</sup> employment building and eight (8) sets of unused railway tracks are also located on the property as shown on Attachment 2. The Subject Lands are currently used for a commercial trucking distribution centre.

### ***A Zoning By-law Amendment Application has been submitted to permit the Development***

Reimer World Properties Corp. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.020 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject Lands from "EM4 - Employment Area Transportation Zone" to "EM2 - General Employment Area 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: September 11, 2020.

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

b) Circulation Area: 150 m radius from the Subject Lands.

c) Comments Received: No comments have been received.

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 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 proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010***

The Subject Lands are designated "General Employment" by Vaughan Official Plan 2010 ('VOP 2010'). The "General Employment" designation permits full range of industrial uses including manufacturing, warehouse (not retail warehouse), processing,



transportation, distribution and ancillary office and retail use. The proposed rezoning would permit a range of General Employment uses on the Subject Lands. The proposed rezoning of the Subject Lands from “EM4 - Employment Area Transportation Zone” to “EM2 - General Employment Area Zone” conforms to the “General Employment” designation of VOP 2010.

***An Amendment to Zoning By-law 1-88 is required to rezone the Subject Lands***

The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands from “EM4 - Employment Area Transportation Zone” to “EM2 General Employment Area Zone”, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>EM4 Employment Area Transportation Zone Requirement</b>	<b>Proposed Exceptions to the EM2 General Employment Zone Requirements</b>
a.	Minimum Parking Space Size	6 m x 2.7 m	5.6 m x 2.6 m
b.	Outside Storage Area	Outside Storage area shall be completely enclosed by a stone or masonry wall or chain link fence with appropriate landscaping and no such enclosure shall be less than two (2) metres in height.	This provision shall not apply

The Owner is only proposing to amend Zoning By-law 1-88 to rezone the Subject Lands and no development is being proposed as part of the Application. Further, no specific use is proposed for the existing building and will continue to be used as a commercial trucking distribution centre. The existing building and all other site conditions comply with the EM2 Zone requirements of Zoning By-law 1-88.

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 the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
--	-----------------------------------	-------------------

a.	Consistency and Conformity with Provincial Policies and Official Plans	<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: The Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan 2010 ('YROP') and VOP 2010</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 to an EM2 Zone, the range of permitted uses and the site-specific exceptions to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses-</li> </ul>
c.	Studies and Reports	<p>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:</p> <ul style="list-style-type: none"> <li>– Planning Justification Report</li> <li>– Transportation Impact Study &amp; Parking Analysis</li> <li>– Servicing &amp; Stormwater Management Letter</li> </ul> <ul style="list-style-type: none"> <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/reports may be required as part of the Application review process</li> </ul>
d.	Toronto Regional Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>The Subject Lands are in located within a flood plain spill area associated with a tributary of the Don River. The TRCA has noted any uses associated with the disposal, manufacture, treatment, or storage of hazardous substances, specifically 'Meat Packing and Processing' and 'Funeral Homes' should not be permitted</li> <li>Alternatively, the Owner shall retain a Water Resource Engineer to complete a hydraulic analysis to confirm the characteristics and extent of the flood plain spill area</li> </ul>

e.	Canadian National Railway	<ul style="list-style-type: none"> <li>The Subject Lands abut the CN Rail MacMillan Yard, as shown on Attachment 2, and are located within the review area of the Canadian National Railway ('CN Rail'). The Owner will be required to address comments from CN Rail</li> </ul>
----	---------------------------	---

### **Financial Impact**

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

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

The Application has been circulated to the York Region Community Planning and Development Services Department. York Region Staff considers the Application a local matter and do not have any comments.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application, 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: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

### **Attachments**

1. Context and Location Map
2. Proposed Zoning and 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

**Reviewed by**

**Approved by**

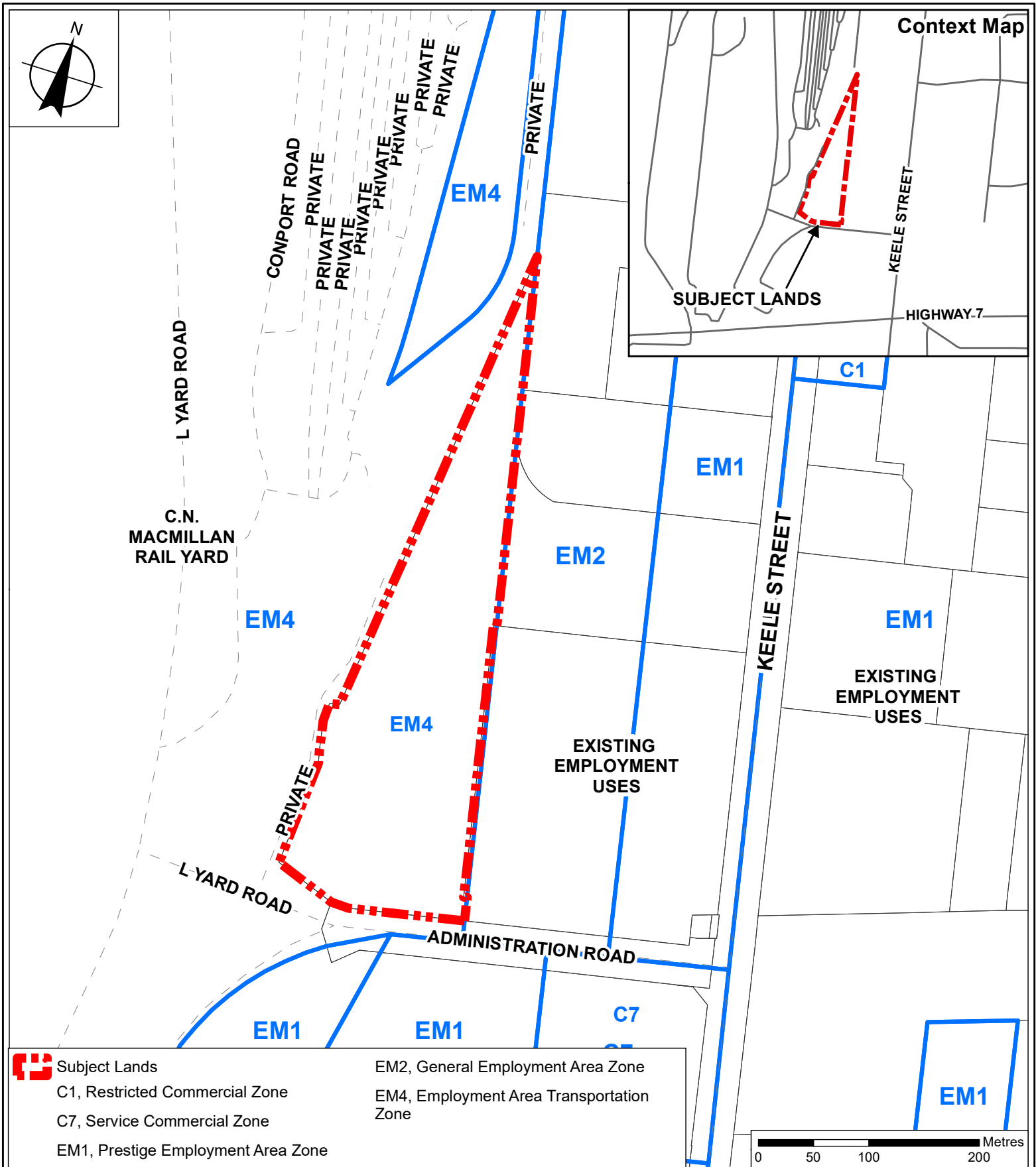
A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

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



## Context and Location Map

**LOCATION:** Part of Lot 7 & 8, Concession 4;  
62 Administration Road

**APPLICANT:**  
Reimer World Properties Corp.



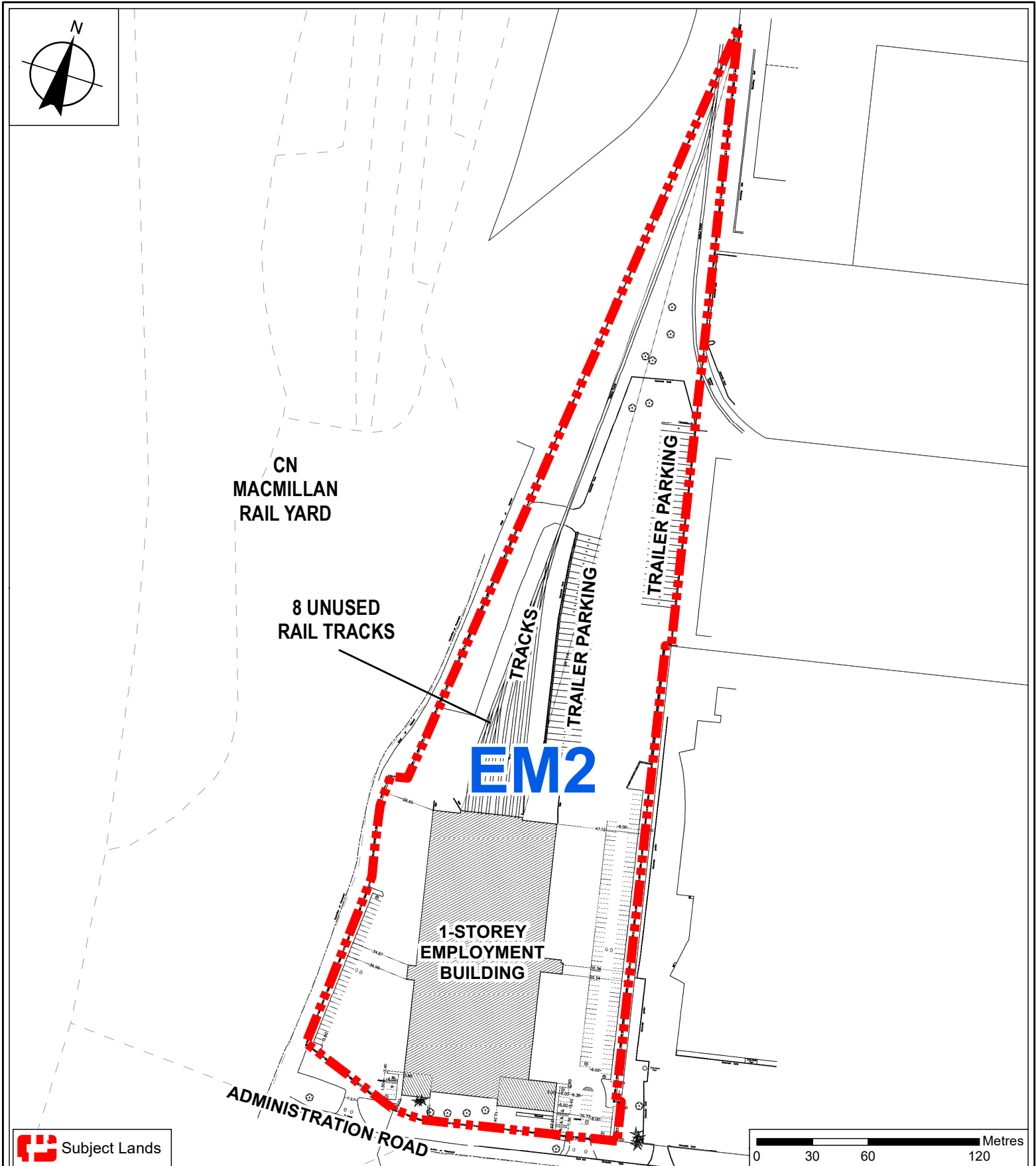
## Attachment

**FILE:**  
Z.20.020

**DATE:**  
October 6, 2020

1





## Proposed Zoning and Site Plan

**LOCATION:** Part of Lot 7 & 8, Concession 4;  
62 Administration Road

**APPLICANT:**  
Reimer World Properties Corp.



## Attachment

**FILE:**  
Z.20.020

**DATE:**  
October 6, 2020

**2**





## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, October 06, 2020

**WARD(S):** 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.16.011  
ZONING BY-LAW AMENDMENT FILE Z.16.048  
FDF INVESTMENTS LTD. AND PLAYACOR HOLDINGS LTD.  
15 JEVLAN DRIVE AND 156 CHRISLEA ROAD  
VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager of 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.16.011 and Z.16.048 for the Subject Lands shown on Attachment 1. The Owner seeks approval to amend Vaughan Official Plan 2010 to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use”, and to amend the “EM3 Retail Warehouse Employment Area Zone” in Zoning By-law 1-88. The amendments would permit the additional retail and service commercial uses identified in Table 2 of this report in the existing buildings.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit retail and service commercial uses including an automotive retail store, bank and financial institution, eating establishment with drive-through and outdoor patios, and pharmacy and retail store uses in the existing buildings on the subject lands
- A technical report will be prepared by the Development Planning Department and 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.16.011 and Z.16.048 (FDF Investments Ltd. and Playacor Holdings Ltd.) 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 at 15 Jevlan Drive and 156 Chrislea Road, on the north side of Chrislea Road, east of Weston Road, as shown on Attachment 1. The surrounding land uses are shown on Attachment 1.

### ***Official Plan and Zoning By-law Amendment Applications have been submitted to permit additional retail and service commercial uses on the Subject Lands***

The Owner has submitted the following Applications (the 'Applications') to permit the following uses (the 'Proposal') in the existing two-storey, 2,317.97 m<sup>2</sup> employment building located at 15 Jevlan Drive and the existing one-storey, 2,146 m<sup>2</sup> employment building located at 156 Chrislea Road:

1. Official Plan Amendment File OP.16.011 to amend Vaughan Official Plan 2010 ('VOP 2010') as follows:
  - i) redesignate the Subject Lands from "General Employment" to "Employment Commercial Mixed-Use" to permit retail and service commercial uses; and
  - ii) permit the following site-specific amendments to VOP 2010:

Table 1:

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
a.	Volume 1, Section 9.2.2.7 a) "Employment Area" requires the "Employment Commercial Mixed-Use" designation to be located along a Regional Intensification Corridor, a Primary Intensification Corridor or a Major Arterial Road	Permit the "Employment Commercial Mixed-Use" designation to be located along a Major or Minor Collector Road (Jevlan Drive and Chrislea Road) in accordance with VOP 2010, Schedule 9 "Future Transportation Network"
b.	Volume 1, Section 9.2.3.4 c) "Low-Rise Buildings" does not permit surface parking between the front or side of a Low-Rise Building (up to five-storeys in height) and a public street	Permit surface parking between the front (Chrislea Road) and side (Jevlan Drive and Chrislea Road) of a Low-Rise Building and a street for the existing buildings

Additional amendments to VOP 2010 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.

2. Zoning By-law Amendment File Z.16.048 to amend Zoning By-law 1-88, specifically the “EM3 Retail Warehouse Employment Area Zone” (‘EM3 Zone’) subject to Exception 9(931) for 15 Jevlan Drive and Exception 9(950) for 156 Chrislea Road. The amendment would permit additional retail and service commercial uses together with the site-specific zoning exceptions identified in Table 2 of this report. There are no changes proposed to the buildings or site plan for Subject Lands shown on Attachment 3.

***The Proposal does not constitute an Employment Land Conversion***

Policy 2.2.4.6, “Employment Area” of VOP 2010 states:

“That, in accordance with Provincial policy, conversion of Employment Areas to non-employment uses, which includes any retail uses not otherwise permitted in Employment Areas by this Plan (VOP 2010), may only be considered following a Regional municipal comprehensive review, in consultation with the City of Vaughan, and in accordance with the applicable policies, forecasts and land budget of the Region. The criteria for permitting Employment Area conversions will be as contained in the Growth Plan.”

Section 2.2.5 of the Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’) requires the assessment of employment land conversion requests to occur through a Regional Municipal Comprehensive Review (‘MCR’).

The Region’s MCR of the York Region Official Plan (‘YROP’) is in progress and employment conversion requests are being evaluated. York Region, in their letter dated March 27, 2020 advised that through its MCR, the Proposal does not constitute an employment land conversion as discussed in the “Broader Regional Impacts/ Considerations” section of this report. In addition, Recommendation 3c of the May 20, 2020 Committee of the Whole Report titled “Request for Comments: York Region Evaluation of Employment Land Conversion Requests” and prepared by the Policy Planning and Environmental Sustainability Department, confirmed the Proposal was not an employment land conversion. Increased flexibility in the permitted uses for the Subject Lands can be accommodated within the City’s existing employment lands framework, and therefore an employment land conversion is not required. Vaughan Council, on May 27, 2020, ratified Recommendation 3c.

***Official Plan Amendment 56 and Zoning By-law 85-2020 permit office uses at 156 Chrislea Road***

Playacor Holdings Ltd. submitted Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012 to permit a medical office and office and stationary supply,

sales, service and rental uses within the existing building located at 156 Chrislea Road. Vaughan Council, at its March 11, 2020 meeting, ratified the March 3, 2020 Committee of the Whole recommendation to approve Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012. The implementing documents, being Official Plan Amendment 56 and Zoning By-law 85-2020, are in-effect.

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

- a) Date the Notice of Public Hearing was circulated: September 11, 2020.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands.
- c) Comments received: 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 the final technical report at a future Committee of the Whole meeting.

**Previous Reports/Authority**

The following are links to previous reports regarding the Subject Lands:

[March 3, 2020 Committee of the Whole Meeting - Official Plan Amendment File OP.19.004 and Zoning By-law Amendment File Z.19.012 \(Playacor Holdings Ltd.\)](#)

[May 20, 2020 Committee of the Whole Meeting - Request for Comments: York Region Evaluation of Employment Land Conversion Requests](#)

**Analysis and Options**

***An amendment to VOP 2010 is required to permit the Proposal***

The Subject Lands are located within an "Employment Area" in Schedule 1, "Urban Structure" of VOP 2010, and are not located within an "Intensification Area". The Subject Lands are designated "General Employment" by Schedule 13, "Land Use" of VOP 2010, as shown on Attachment 2. The "General Employment" designation permits the following uses:

- i) a full range of industrial uses including manufacturing; warehousing (but not a retail warehouse); processing; transportation; distribution; any of which may or may not include outdoor storage; and

- ii) office and/or retail uses accessory to and directly associated with any of the industrial uses.

The Proposal is not permitted in the “General Employment” designation by VOP 2010. Accordingly, an application to amend VOP 2010 has been submitted to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use”, together with the site-specific amendments identified in Table 1 of this report.

Section 5.2.3.2 of VOP 2010 requires new retail be designed to be walkable, transit-supportive, and integrated into communities, and pedestrian and cycling networks, with high-quality urban design. The Development Planning Department encourages additional site improvements as described in the Matters to be Reviewed Section of this report and in accordance with Section 5.2.3.2 of VOP 2010.

The Proposal includes a drive-through facility as an additional permitted use. Section 5.2.3.8 of VOP 2010 provides criteria to consider permitting a drive-through facility and will be applied to evaluate how the proposed drive-through facility meets the intent of VOP 2010. A drive-through facility is not being proposed at this time for any of the existing uses on the Subject Lands. A concept site plan will be required from the Owner to demonstrate how a drive-through facility can be designed to meet the requirements of VOP 2010 in support of the Proposal. A Site Development Application will be required to implement the detailed design for any proposed drive-through facility on the Subject Lands.

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

The Subject Lands are zoned EM3 Retail Warehouse Area Zone and subject to Exceptions 9(931) (15 Jevlan Drive) and 9(950) (156 Chrislea Road), as shown on Attachment 1. The Proposal is not permitted within the EM3 Zone and therefore, amendments to the EM3 Zone is required to permit the following site-specific zoning exceptions:

Table 2:

	<b>By-law Standard</b>	<b>“EM3 Retail Warehouse Area Zone” by Zoning By-law 1-88 subject to site-specific Exception 9(931) and 9(950) Requirements</b>	<b>Proposed Exceptions to the “EM3 Retail Warehouse Area Zone” by Zoning By-law 1-88 subject to site-specific Exceptions 9(931) and 9(950)</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Employment Use with or without Accessory Retail and Office Uses</li> <li>• Banquet Hall in a Single Unit Building</li> </ul>	Permit the following additional uses: <ul style="list-style-type: none"> <li>• Automotive Retail Store</li> <li>• Bank and Financial Institution</li> </ul>

	By-law Standard	“EM3 Retail Warehouse Area Zone” by Zoning By-law 1-88 subject to site-specific Exception 9(931) and 9(950) Requirements	Proposed Exceptions to the “EM3 Retail Warehouse Area Zone” by Zoning By-law 1-88 subject to site-specific Exceptions 9(931) and 9(950)
		<ul style="list-style-type: none"> <li>• Bowling Alley</li> <li>• Business and Professional Offices, not including a Regulated Health Professional</li> <li>• Club, Health Centre</li> <li>• Convention Centre, Hotel, Motel</li> <li>• Funeral Home in a Single Unit Building</li> <li>• Car Brokerage</li> <li>• Office Building</li> <li>• Recreational Uses, including a golf driving range and miniature golf course</li> <li>• Service and Repair Shop</li> <li>• Public Garage, if legally existing by By-law 80-95</li> <li>• Building Supply Outlet</li> <li>• Catalogue Sales</li> <li>• Convention Centre</li> <li>• Retail Nursery</li> <li>• Swimming Pool</li> <li>• Recreational Vehicles Leasing/Rental/Sales</li> <li>• Limited outdoor display of merchandise, goods or materials</li> <li>• Retail Warehouse, limited to the ground floor and Unit C shall have a minimum GFA of 230 m<sup>2</sup> devoted to retail warehouse uses (15 Jevlan Drive)</li> </ul>	<ul style="list-style-type: none"> <li>• Banquet Hall, including an eating establishment, provided the eating establishment does not exceed 20% of the Gross Floor Area ('GFA') of the banquet hall</li> <li>• Car Rental Service</li> <li>• Eating Establishment with Outdoor Patio, subject to the Outdoor Patio provisions in Section 5.1.6</li> <li>• Eating Establishment, Convenience/Take-out with Drive-Through/Outdoor Patio subject to the Outdoor Patio provisions in Section 5.1.6</li> <li>• Education or Training Facility</li> <li>• Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>• Print Shop with Accessory Retail Sales</li> <li>• Personal Service Shop</li> <li>• One (1) Pharmacy</li> <li>• Retail Store</li> <li>• Business and Professional Offices, including Regulated Health Professional (15 Jevlan Drive)</li> <li>• Office and Stationary Supply, Sales, Service and Rental (15 Jevlan Drive)</li> </ul>

	By-law Standard	“EM3 Retail Warehouse Area Zone” by Zoning By-law 1-88 subject to site-specific Exception 9(931) and 9(950) Requirements	Proposed Exceptions to the “EM3 Retail Warehouse Area Zone” by Zoning By-law 1-88 subject to site-specific Exceptions 9(931) and 9(950)
		<ul style="list-style-type: none"> <li>• Retail Warehouse, limited to a maximum 1,488 m<sup>2</sup> GFA (156 Chrislea Road)</li> <li>• Business and Professional Offices, including Regulated Health Professional (156 Chrislea Road)</li> <li>• Office and Stationary Supply, Sales, Service and Rental (156 Chrislea Road)</li> </ul>	
b.	Minimum Number of Parking Spaces	<ul style="list-style-type: none"> <li>• 130 Parking Spaces (15 Jevlan Drive)</li> <li>• 4.5 Parking Spaces / 100m<sup>2</sup> of GFA for a Retail Warehouse Use (156 Chrislea Road)</li> </ul>	<ul style="list-style-type: none"> <li>• 15 Jevlan Drive - 2,317.97m<sup>2</sup> @ 3.5 Parking Spaces/100m<sup>2</sup> of GFA = 82 Parking Spaces</li> <li>• 156 Chrislea Road - 2,146 m<sup>2</sup> @ 3.5 Parking Spaces/100m<sup>2</sup> = 76 Parking Spaces</li> </ul>

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>• The Development will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement, 2020 ('PPS'), the Growth Plan, and the policies of the YROP and VOP 2010</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed amendments to VOP 2010 and Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use compatibility, and appropriate official plan designation and zone categories</li> <li>• The Owner is seeking permission for a drive-through facility. The Owner must demonstrate how the proposed drive-through will meet the criteria established in Section 5.2.3.8 of VOP 2010 in consideration of the existing buildings and site conditions, prior to the Applications proceeding to a future Technical Report</li> </ul>
c.	Parking Study	<ul style="list-style-type: none"> <li>• The Owner has submitted a Parking Utilization Study ('PUS'), dated November 2016, and a Traffic Opinion Letter ('TOL') dated November 15, 2016, both prepared by C.F. Crozier and Associates Inc. According to the PUS and TOL, the existing 130 parking spaces located at 15 Jevlan Drive and the existing 97 parking spaces located at 156 Chrislea Road are sufficient for the Proposal. The analysis is based on the following: <ul style="list-style-type: none"> <li>i. The parking requirement associated with the Subject Lands is provided in Section 4.2.6 of the Review of Parking Standards Contained Within the City of Vaughan's Comprehensive Zoning By-law ('Draft Parking Standards Report') dated March 2010 and prepared by the IBI Group. Section 4.2.6 of the Draft Parking Standards Report provides a parking requirement of 3.5 parking spaces per 100m<sup>2</sup> of GFA for a "Retail/Shopping Centre" with a GFA less than 5,000 m<sup>2</sup>. The application of this standard results in a parking supply of 81 and 75 parking spaces for 15 Jevlan Drive and 156 Chrislea Road, respectively;</li> <li>ii. Parking utilization surveys conducted to assess existing parking demand for the Subject Lands; and</li> </ul> </li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>iii. The Institute of Transportation Engineers Parking Generation Manual 3<sup>rd</sup> Edition of empirical parking studies encompassing various land uses, building types and development areas, as a tool to estimate parking demand</li> <li>• The Transportation Planning Division of the Development Engineering ('DE') Department agrees with the conclusions in the PUS and TOL, and has no objection to the Proposal</li> </ul>
d.	Municipal Services	<ul style="list-style-type: none"> <li>• The Owner shall provide a stamped and certified letter by a Professional Engineer licensed in Ontario to certify the existing municipal infrastructure (sanitary and water) can accommodate the proposed uses, to the satisfaction of the DE Department</li> </ul>
e.	Toronto and Region Conservation Area and Source Water Protection	<ul style="list-style-type: none"> <li>• According to the Toronto and Region Conservation Authority ('TRCA'), the Subject lands are not located within the TRCA Regulated Area or the Wellhead Protection Area - Water Quantity Area 2 (where activities reduce recharge) of the Source Protection Plan, are less than 5 ha in size, and as noted in the Planning Justification Report, there are no proposed changes being sought to the existing GFA of either building, site access or parking areas</li> <li>• Accordingly, the TRCA defers all technical review to the City of Vaughan and has no regulatory or policy interests in the Subject Lands</li> </ul>
f.	Ministry of Transportation	<ul style="list-style-type: none"> <li>• The Ministry of Transportation ('MTO') has reviewed the Proposal and has no concerns with the Applications. However, as the Subject Lands are located within the MTO Permit Controlled Area, any future development of the Subject Lands will require Ministry review, approval and a permit</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> <li>• The provision of cash-in-lieu of parkland dedication in accordance with the City's Cash-in-Lieu of Parkland Policy and the <i>Planning Act</i> is not required, if the Applications are approved</li> <li>• Parkland dedication requirements (e.g., payment-in-lieu of parkland dedication) may be applicable should the Owner propose new development/intensified redevelopment on the Subject Lands in the future</li> </ul>
h.	Studies and Reports	<ul style="list-style-type: none"> <li>• The Owner has submitted the following studies and reports 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>- Draft Official Plan Amendment</li> <li>- Draft Zoning By-law</li> <li>- Parking Utilization Study</li> <li>- Traffic Opinion Letter</li> <li>- Site Servicing Certification Letter</li> <li>- Sustainability Performance Metrics</li> </ul> </li> <li>• These reports and studies 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>• The requirement for additional studies/information may be identified through the development application review process</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	Site Development Application and Site Improvements	<ul style="list-style-type: none"> <li>• The Owner is proposing to add a drive-through facility as a permitted use on the Subject Lands. However, the proposed drive-through facility is not proposed at this time for any of the existing uses on the Subject Lands. Should a drive-through facility be proposed on the Subject Lands, a Site Development Application is required to consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>- internal site and traffic circulation</li> <li>- impact to existing parking and driveway aisles</li> <li>- appropriate landscape screening</li> <li>- changes to building elevations and signage</li> <li>- location of a free-standing order board(s)</li> </ul> </li> <li>• The Owner is encouraged to consider site improvements to enhance the public realm and streetscape in accordance with Section 5.2.3.2 of VOP 2010. This includes, but is not limited to, pedestrian connections to and in-between the existing buildings, additional landscape, permeable pavers, upgraded lighting and the addition of bicycle racks</li> </ul>

### **Financial Impact**

There are no financial 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. York Region, in their comments dated May 27, 2020, advised the “proposed additional retail commercial uses do not constitute an employment land conversion.” Further the “role and function of the additional retail commercial uses (i.e. to serve beyond the Employment Area) is found to be acceptable to the Region and Vaughan. There is general agreement that the existing uses on the Subject Lands and those in the immediate area, already serve customers beyond the Employment Area.”

According to the Region, Official Plan Amendment File OP.16.011 is a routine matter of local significance. In accordance with Policy 8.3.8 of the YROP, the Proposal does not adversely affect Regional planning policies or interests and accordingly is exempt from approval by Regional Council. The Region has no comments on the Zoning By-law Amendment File Z.16.048, as it is also considered a local matter.

## **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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

## **Attachments**

1. Context and Location Map
2. Vaughan Official Plan 2010 - Schedule 13 Land Use
3. Existing Zoning and Site Plans

## **Prepared by**

Judy Jeffers, Planner, ext. 8645

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**

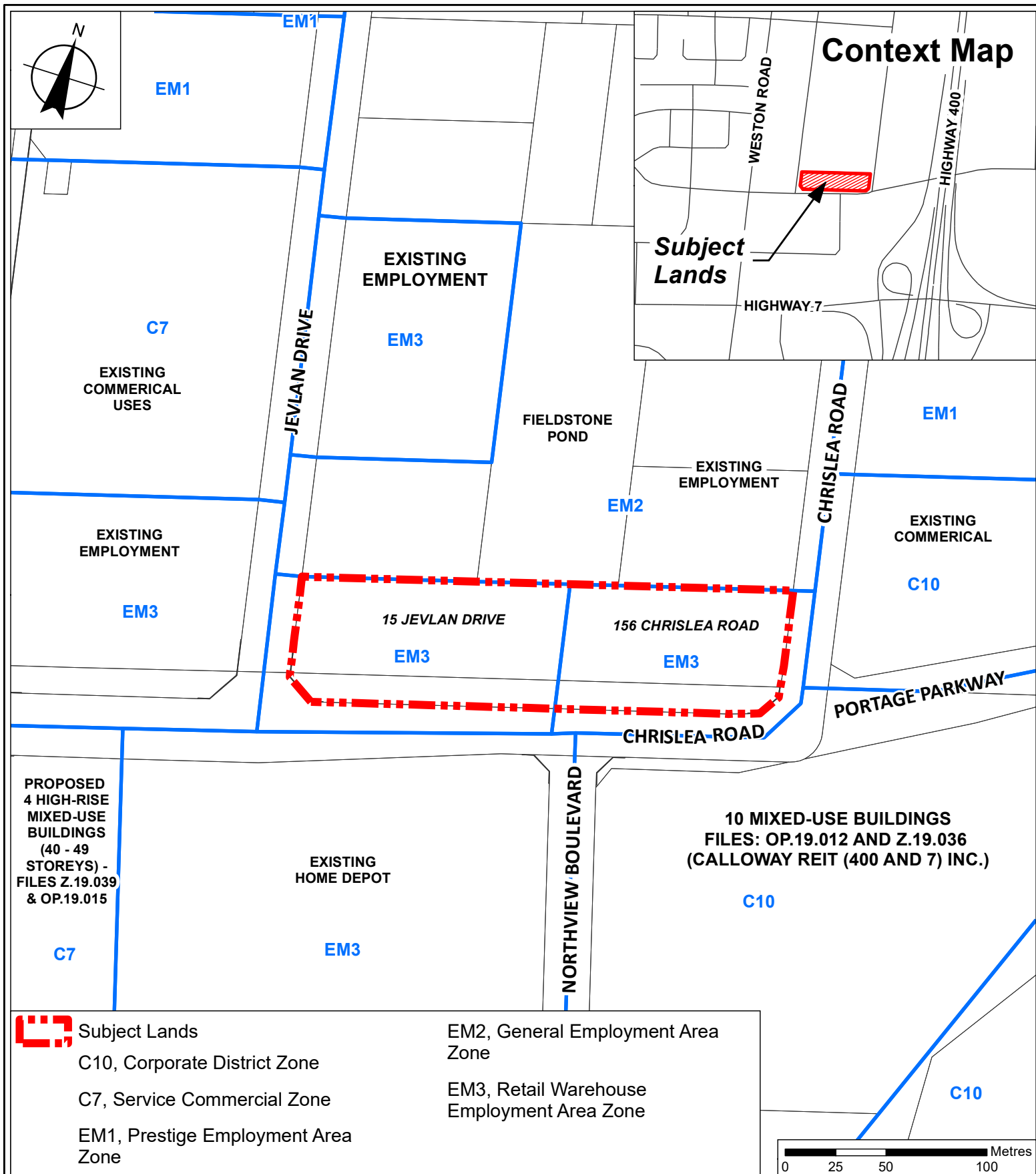


Nick Spensieri, Deputy City  
Manager, Infrastructure  
Development

## **Reviewed by**



Jim Harnum, City Manager



## Context and Location Map

**LOCATION:** 15 Jevlan Drive and  
156 Chrislea Road; Part of Lot 6, Concession 5

**APPLICANT:** FDF Investments Ltd. and  
Playacor Holdings Ltd.



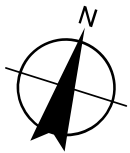
## Attachment

**FILES:**  
OP.16.011 and Z.16.048

**DATE:**  
October 6, 2020

**1**





JEVLAN DRIVE

15 JEVLAN DRIVE

156 CHRISLEA ROAD

CHRISLEA ROAD

PORTAGE PARKWAY

CHRISLEA ROAD

NORTHVIEW BOULEVARD



SUBJECT LANDS



Prestige Employment



General Employment



Community Commercial Mixed-Use



Employment Commercial Mixed-Use



Mid-Rise Mixed-Use

## Vaughan Official Plan 2010 - Schedule 13 Land Use

**LOCATION:** 15 Jevlan Drive and 156 Chrislea Road;  
Part of Lot 6, Concession 5

**APPLICANT:** FDF Investments Ltd. and Playacor Holdings Ltd.



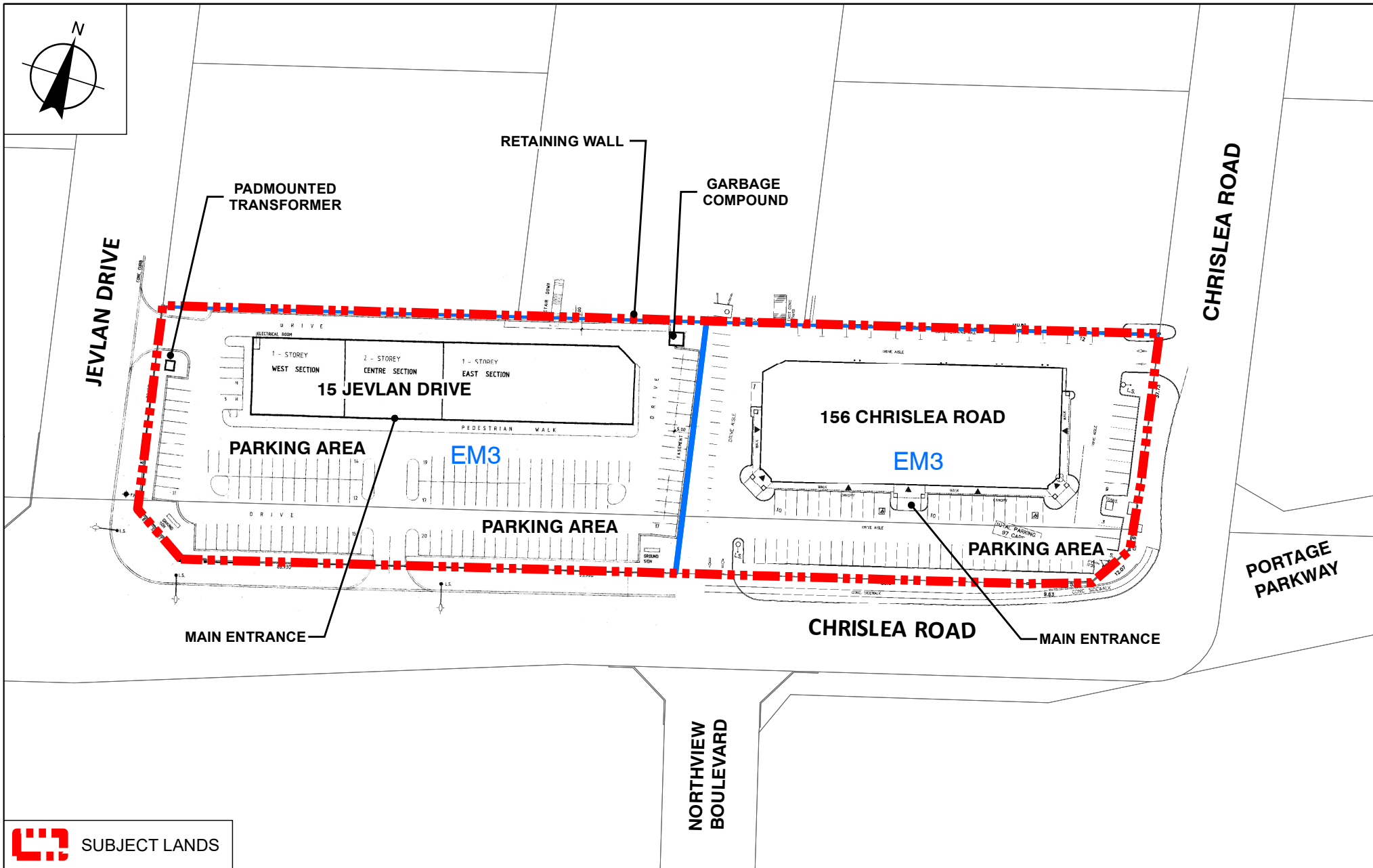
## Attachment

**FILES:**  
OP.16.011 and Z.16.048

**DATE:**  
October 6, 2020







**LOCATION:** 15 Jevlan Drive and 156 Chrislea Road;  
Part of Lot 6, Concession 5



**VAUGHAN**  
Development Planning

**FILES:**  
OP.16.011 and Z.16.048

**DATE:**  
October 6, 2020

3



## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, October 06, 2020

**WARD(S):** 1

**TITLE: ZONING BY-LAW AMENDMENT (TEMPORARY USE) FILE  
Z.20.018  
2109179 ONTARIO INC.  
3501 KING-VAUGHAN ROAD  
VICINITY OF KING-VAUGHAN ROAD AND HIGHWAY 400**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.018 for the subject lands shown on Attachment 1. The Owner seeks approval to permit the continued use of an existing portable dry batch concrete production plant and to add an accessory use consisting of the processing and storage of recycled concrete in the “A Agriculture Zone” for an additional temporary period of 3 years, as shown on Attachments 2 to 6.

**Report Highlights**

- To receive input from the public and Committee of the Whole on Zoning By-law Amendment application to permit the continued use of an existing portable dry batch concrete production, and to add an accessory use consisting of the processing and storage of recycled concrete, for an additional temporary period of 3 years
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.018 (2109179 Ontario Inc.) BE RECEIVED; and any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1 are located south of King-Vaughan Road and on the west side of Highway 400. Access to the Subject Lands are obtained via an easement over the property to the north. The surrounding land uses are shown on Attachment 1.

### **History of Temporary Use Zoning By-law Amendment and Site Development Applications on the Subject Lands**

- 1) Zoning By-law Amendment and Site Development Files Z.10.002 and DA.11.086

The Owner submitted Zoning By-law Amendment and Site Development applications to the City in January 2010 and September 2011, respectively, seeking permission to operate a dry batch concrete production plant. Planning Staff in February 2012 recommended approval of the portable dry batch concrete plant after a full review by all internal and external agencies. The review included an evaluation of all the reports and studies submitted in support of the applications.

In 2012, the Owner appealed the applications to the then Ontario Municipal Board ('OMB'), now the Local Planning Appeal Tribunal ('LPAT'), citing Council's failure to make a decision on the applications within the time allotted by the *Planning Act*. The OMB issued its Order in February 2013 allowing the appeal and directing the City to amend By-law 1-88 to rezone the lands to permit a temporary portable dry batch concrete production plant. Vaughan Council on April 23, 2013 enacted By-law 031-2013 and it included provisions identifying the By-law is in effect only for the earlier of either:

- i) A maximum temporary period of three (3) years only from the date of enactment of By-law 031-2013; or,
- ii) Upon the date of approval by Vaughan Council of a Block Plan for the OPA 637 Amendment area as applicable to the subject land, whichever occurred first.

The By-law also permits Vaughan Council to grant extensions of the Temporary Use By-law for further periods of not more than 3 years.

2) Temporary Zoning By-law Amendment File Z.16.009

By-law 031-2013 expired on April 23, 2016. The Owner, on March 15, 2016 submitted Zoning By-law Amendment File Z.16.009 to extend the temporary use provisions for an additional 3 year period.

Vaughan Council on May 23, 2018 approved the extension of the Temporary Use By-law (By-law 082-2018), shown on Attachment 8, as it was consistent with the previous temporary Zoning By-law 031-2013. By-law 082-2018 expires on May 23, 2021. The Owner has submitted the Application to seek approval to permit the use for an additional 3 years prior to the expiry of the existing permissions.

Related Site Development File DA.11.086 and the implementing Site Plan Agreement was never finalized by the Owner for the temporary use on the Subject Lands. The Owner, on May 23, 2019 filed an appeal of the City's failure to execute a site plan agreement. The City entered into a Site Plan Agreement and resolved the Site Plan Appeal with the Owner. Similarly, York Region has executed a Site Plan Agreement with the Owner in relation to the conditions under their jurisdiction. As a result of the settlement, the Owner notified the LPAT on June 16, 2020, formally withdrawing their appeal and the file is now closed.

***A Zoning By-law Amendment application has been submitted to permit the continued use of an existing portable dry batch concrete production plant and to add an accessory use consisting of the processing and storage of recycled concrete for an additional temporary period of 3 years***

The Owner has submitted Zoning By-law Amendment File Z.20.018 (the 'Application') to amend Zoning By-law to permit the continued use of a concrete batching plant and the storage and processing of recycled concrete for a temporary 3 year period in the "A Agriculture Zone" on the Subject Lands, together with site-specific zoning exceptions identified on Attachment 7. The Owner seeks approval to maintain the same provisions previously granted through Zoning By-law 082-2018, and to add an accessory use for the processing and storage of recycled concrete.

The Owner is of the opinion the processing and storage of recycled concrete is currently a permitted accessory use to the concrete batching plant operation because it is naturally and normally incidental, subordinate to and devoted exclusively to the concrete batching plant process. However, Staff are of the opinion the processing and storage of recycled concrete is not permitted by in-effect site-specific By-law 082-2018 and therefore, it is considered a new proposed use. Site visits conducted by Staff also confirmed there was no processing and storage of recycled concrete prior to the

enactment of Zoning By-law 082-2018. The Owner has subsequently revised the application adding the processing and storage of recycled concrete uses to the list of accessory uses in the draft zoning by-law (Attachment 7).

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

- a) Date the Notice of Public Hearing was circulated: September 11, 2020

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and those individuals having requested notice.

- c) Comments Received:

The Development Planning Department received written comments regarding the application from the following (as of September 11, 2020):

- A. Ney, King-Vaughan Road, emails received on various dates and letter received via email on August 27, 2020
- S. Draisey, Weston Road, King City, email dated August 21, 2020
- P. Rivington (no address provided), email dated August 27, 2020
- B. Hayhoe (no address provided), email dated August 27, 2020
- G. Conway, Weston Road, King City, letter received via email on August 27, 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:

**Environment**

- trucks using the facility cause heavy diesel exhaust laden air full of carbon, black soot, noise and dust. Trees are being burnt from truck exhaust pipes, and neighbouring resident yard smells of exhaust and the windows on the house are blackened
- the facility is environmentally destructive and endangers the health of residents (carcinogenic) and ruins the enjoyment of their home and property
- garbage is being thrown by truck drivers in front of neighbouring properties as a deliberate act of intimidation

- the neighbourhood is zoned for agriculture uses and includes residential properties. There is nothing agricultural about trucking
- the Subject Lands are surrounded by the Greenbelt, Humber River, wetlands and crops and must be protected from the plant
- the neighbours are concerned with being exposed to toxic wastewater getting into the ground water table
- the resident requests 2 independent engineers review the noise and dust studies. The studies state there is no effect on neighbours however, echo, percussion, loss of trees, people living at lower elevations, wind direction and the speed of trucks have not been considered and have a great effect on neighbouring residents and properties

### **Truck Traffic and Road Damage**

- all the resurfacing completed on King-Vaughan Road will be destroyed by the trucks using the plant
- trucks violate the load limit restriction and speed
- York Region has given Maple Ready Mix heavy trucks and all their associated supplies restrictions to enter and exit their location via Jane Street. They have not been compliant and are not following rules and regulations heavy loaded trucks cannot make it up steep Weston Road
- the bridge over Highway 400 is finished and truck traffic continues all day everyday
- truck traffic makes walking or biking in this area very dangerous

### **Noise**

- the pounding, crushing, jack hammer sounds and other aggregate processing sounds can be heard all hours of the day and into the night
- crushing a mountain of aggregate on site means more dust, noise and trucks
- in a one-hour span, 53 trucks pass through the Weston Road intersection, idling at times waiting for the signals to change at the intersection of Weston Road and King-Vaughan Road and homeowners in the area cannot sleep
- the plant has grown and has approximately 85 concrete trucks, 3 bulk cement tankers, aggregate trucks and many contracted long aggregate haulers and heavy industrial truck suppliers. Hundreds of trucks a day at all hours travel past the residential dwellings, changing gears and making noise

### **Hours of Operation**

- the batching of aggregate operates beyond the hours specified by the Owner
- there is truck traffic from the site at all hours of the night

### **Illegal Activity**

- the operation is no longer temporary, it has expanded with the number of concrete trucks, aggregate trucks and bulk cement tankers using the plant
- the permission is for a temporary concrete batching plant, not an aggregate processing plant. There are two completely different operations going on in this location and the crushing of concrete is operating without permission
- their website claims they sell aggregate and it can be seen being trucked out
- due to past temporary use approvals, other companies have started operating aggregate plants without a permit along King-Vaughan Road

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

### **Previous Reports/Authority**

The following is a link to the previous Committee of the Whole report:

[Item 2, Report No. 13, April 19, 2017 Committee of the Whole Council Extract](#)

### **Analysis and Options**

#### ***The Application conforms to City of Vaughan Official Plan 2010***

The Subject Lands have an overall land area of 17.9 ha. The developable portion of the Subject Lands (9.16 ha) are designated “Prestige Area – Office/Business Campus” by Vaughan Official Plan 2010 (‘VOP 2010’) Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan. The proposed temporary uses encompass 3.65ha of the total developable area.

The balance of the Subject Lands (8.74 ha) are within the “Greenbelt Natural Heritage System” within the Protected Countryside of the Greenbelt Plan and are not developable.

VOP 2010 does not permit a portable dry batch concrete production plant, however, it includes policies to permit the temporary use of land, buildings or structures provided the temporary use meets the following conditions:

- a. Is consistent with the general intent of this plan
- b. Is compatible with adjacent land-uses
- c. Is temporary in nature and can be easily terminated when the temporary zoning-law expires



- d. Does not require new buildings or significant structures
- e. Does not require significant grading of land
- f. Sufficient servicing and transportation capacity exist for the temporary use
- g. Maintains the long-term viability of the lands for the uses permitted in this Plan
- h. The duration of use and proposed interim use are to the satisfaction of the Province.

The Application will be reviewed in consideration of the Temporary Use policies of VOP 2010.

***Temporary Use By-law 08-2018 for the Subject Lands expires on May 23, 2021 and the Owner has submitted a Zoning By-law Amendment application to permit the proposed uses for an additional 3 year period***

The Subject Lands are zoned A Agricultural Zone by Zoning By-law 1-88, and subject to temporary use By-law 08-2018, included as Attachment 8. Once the By-law expires on May 23, 2021, the existing portable dry batch concrete production plant is no longer permitted. The Owner is seeking to permit the dry concrete batching use for an additional 3 year period, as permitted under the *Planning Act* and in site-specific By-law 082-2018.

The Owner seeks permission to maintain the same provisions included in Zoning By-law 082-2018, and to permit an additional use consisting of the processing and storage of recycled concrete. The proposed implementing Zoning By-law submitted by the Owner, is included as Attachment 7. Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

***Following a preliminary review of the Application, 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/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of all applicable statutory policies of the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the Greenbelt Plan, the York Region Official Plan ('YROP 2010') and VOP 2010 policies</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Extending the Temporary Use Zoning By-law for an Additional 3 Years and Permitting the Proposed Accessory Use	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 (Attachment 7) required to implement the continued use of the dry batch concrete batching plant and the addition of the proposed accessory use will be reviewed in consideration of the impacts to the existing and planned land uses in the area, the hours of operation, size of the operation, the location of the use abutting the Greenbelt and Highway 400 and comments from internal and external agencies</li> <li>▪ Details for the proposed accessory use (processing and storage of recycled concrete) will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>- the height (9.15 m) and location of the concrete stockpile waiting to be recycled</li> <li>- the height and location of the recycled concrete stockpiles</li> <li>- the stockpiled concrete being used as a berm to mitigate noise during the crushing process</li> <li>- recycled concrete processing time and hours of operation</li> <li>- any additional noise generated by the use</li> <li>- truck traffic volume; details provided indicate an additional 200 loads of recycled concrete are picked-up by dump trucks annually, taking anywhere from a week to 3 months to remove</li> </ul> </li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Application: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Updated Stormwater Brief</li> <li>- Traffic Impact Study</li> <li>- Acoustic Assessment Report</li> </ul> </li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>- Engineering Opinion Letter on Phase 2 Environmental Site Assessment, Functional Servicing Report and Geotechnical / Soils Study</li> <li>- Emission Summary and Dispersion Modelling (Air Quality/ Dust Assessment) Report</li> <li>- Scoped Environmental Impact Study</li> <li>- Greenbelt Conformity Statement including Arborist Statement</li> </ul> <ul style="list-style-type: none"> <li>▪ These studies and reports are available on the City's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (Planit Viewer)</li> <li>▪ Additional studies and/or reports may be required as part of the development application review process</li> <li>▪ The Application and supporting documents must be reviewed by the appropriate external public review authorities including the Ministry of Transportation Ontario ('MTO'), the Ministry of Municipal Affairs and Housing ('MMAH'), the Ministry of Environment, Conservation and Parks ('MECP'), York Region ('YR'), the Toronto and Region Conservation Authority ('TRCA'). The Application has been circulated to these agencies for review. The Owner will be required to address the comments from the review agencies</li> </ul>
d.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Owner must satisfy the requirements of the TRCA</li> </ul>
e.	Ministry of Transportation ('MTO') and the	<ul style="list-style-type: none"> <li>▪ The property abuts Highway 400 and is located within the GTA West Corridor Study area. The Owner must satisfy all requirements of the MTO and MMAH</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
	Ministry of Municipal Affairs & Housing ('MMAH')	
f.	Ministry of the Environment, Conservation and Parks ('MECP')	<ul style="list-style-type: none"> <li>▪ The Application was circulated to the MECP for review and comment as a Certificate of Approval (Air and Noise) is required by the MECP</li> </ul>
g.	Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Subject Lands have an access easement over the property to the north fronting on King-Vaughan Road. King-Vaughan Road is owned by York Region, therefore, must approve the road right-of-way and any additional widenings, if required, the driveway access, location and design. Should additional land for a road widening be required, the related Site Development File DA.20.029 must be revised accordingly</li> </ul>
h.	Related Site Development File DA.20.029	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.20.029 will be reviewed concurrently with the Application, and in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>- the appropriateness of the stockpiled concrete being used as a berm to mitigate noise</li> <li>- location, area and height of the outside storage</li> <li>- the stockpiling of materials abutting the Greenbelt</li> <li>- the visibility of the outside storage from Highway 400</li> <li>- grading and stormwater management meeting City and MTO requirements</li> <li>- noise and truck traffic related to the facility</li> <li>- traffic impact on King-Vaughan Road</li> <li>- hours of operation</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	Employment Land Conversion	<ul style="list-style-type: none"> <li>The appropriateness of the proposed temporary use will be reviewed in consideration of Council's recent recommendation to endorse an Employment Land Conversion request for the lands bounded by King-Vaughan Road to the north, Weston Road to the west and Kirby Road to the south (Vaughan 400 North Landowners Group Inc.). York Region, the approval authority for Employment Conversion requests, must consider and make a decision regarding the request</li> </ul>

### **Financial Impact**

Not Applicable.

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

**For more information**, please contact: Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216

### **Attachments**

1. Context & Location Map
2. Proposed Site Plan
3. Concrete Batching Plant Enclosure Elevations
4. Concrete Batching Plant Silo Mixing Structure Elevations
5. Elevations - Existing Office Trailers

6. Existing Vehicle Repair Shop Elevations
7. Draft Zoning By-law Amendment
8. Previous Council Approved Zoning By-law 082-2018

**Prepared by**

Margaret Holyday, Senior Planner, ext. 8216

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

Mauro Peverini, Director of Development Planning, ext. 8407

**Approved by**

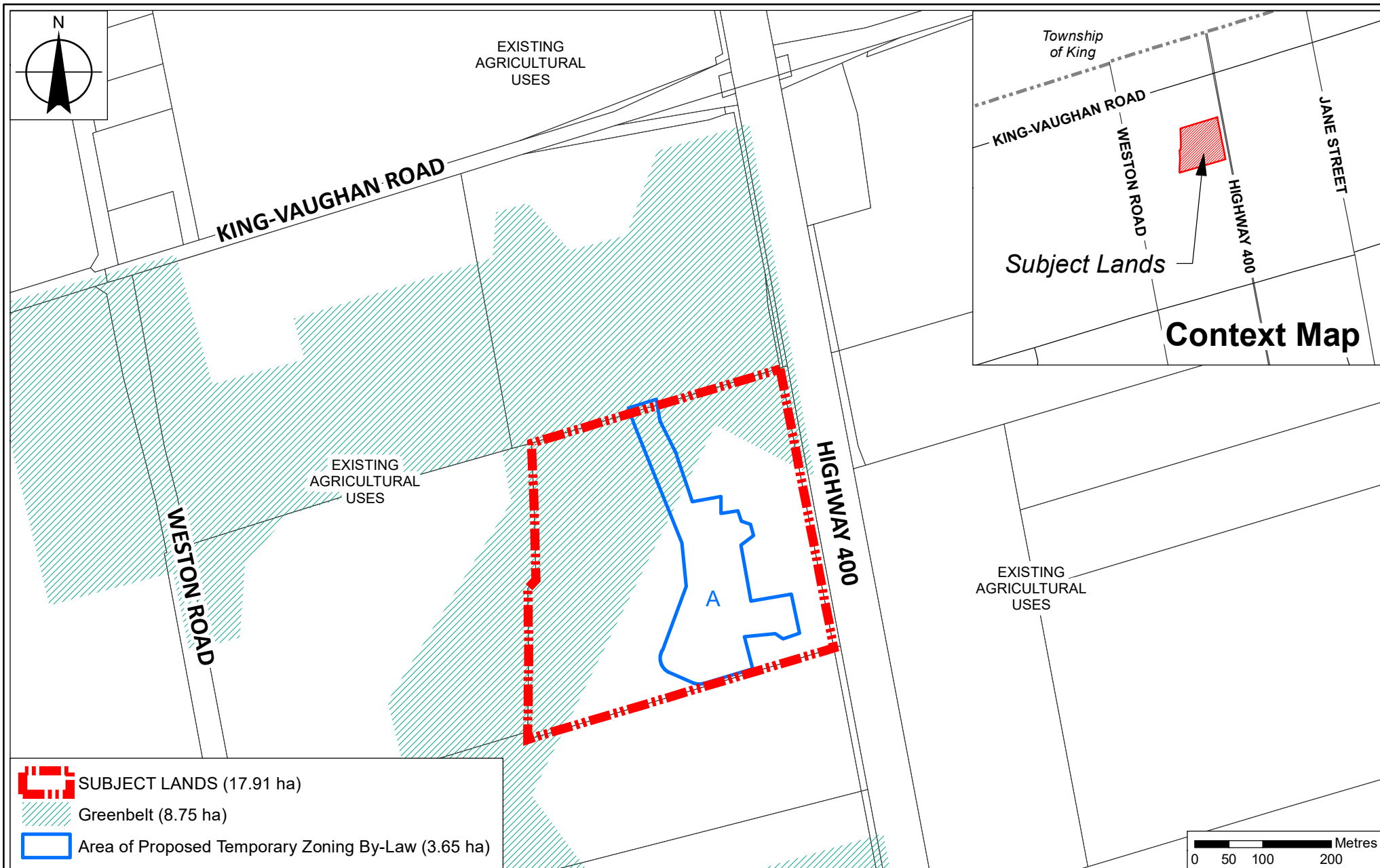
A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City  
Manager, Infrastructure  
Development

**Reviewed by**

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

Jim Harnum, City Manager



## Context and Location Map

**LOCATION:**  
Part of Lot 34, Concession 5; 3501 King-Vaughan Road

**APPLICANT:**  
2109179 Ontario Inc.



## Attachment

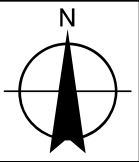
**FILES:**  
Z.20.018 and DA.20.029

**DATE:**  
October 6, 2020

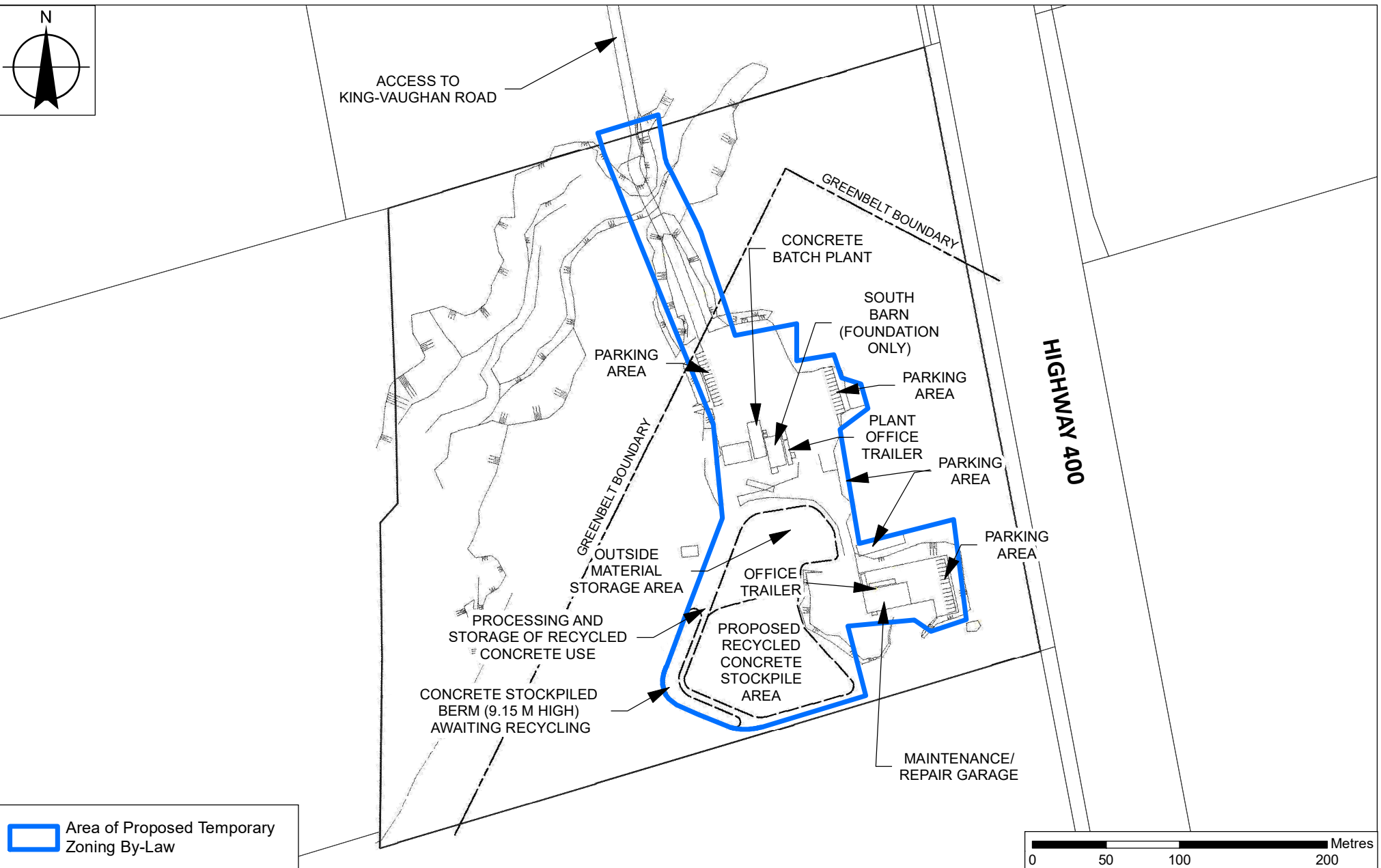
**1**








ACCESS TO  
KING-VAUGHAN ROAD



 Area of Proposed Temporary  
Zoning By-Law

## Proposed Site Plan

**LOCATION:**  
Part of Lot 34, Concession 5; 3501 King-Vaughan Road

**APPLICANT:**  
2109179 Ontario Inc.



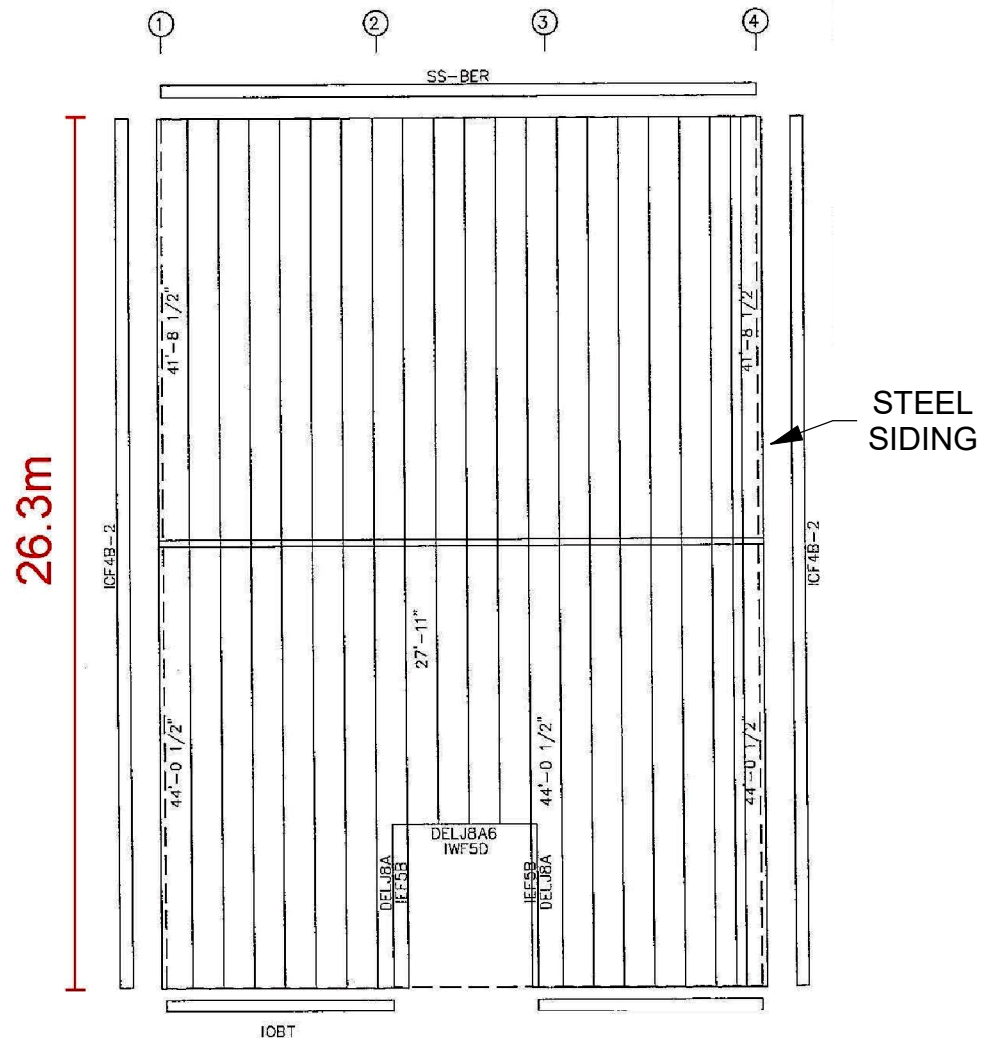
## Attachment

**FILES:**  
Z.20.018 and DA.20.029

**DATE:**  
October 6, 2020

# 2





Not to Scale

# Concrete Batching Plant Enclosure Elevations

## LOCATION:

Part of Lot 34, Concession 5; 3501 King-Vaughan Road

## APPLICANT:

2109179 Ontario Inc.



## Attachment

### FILES:

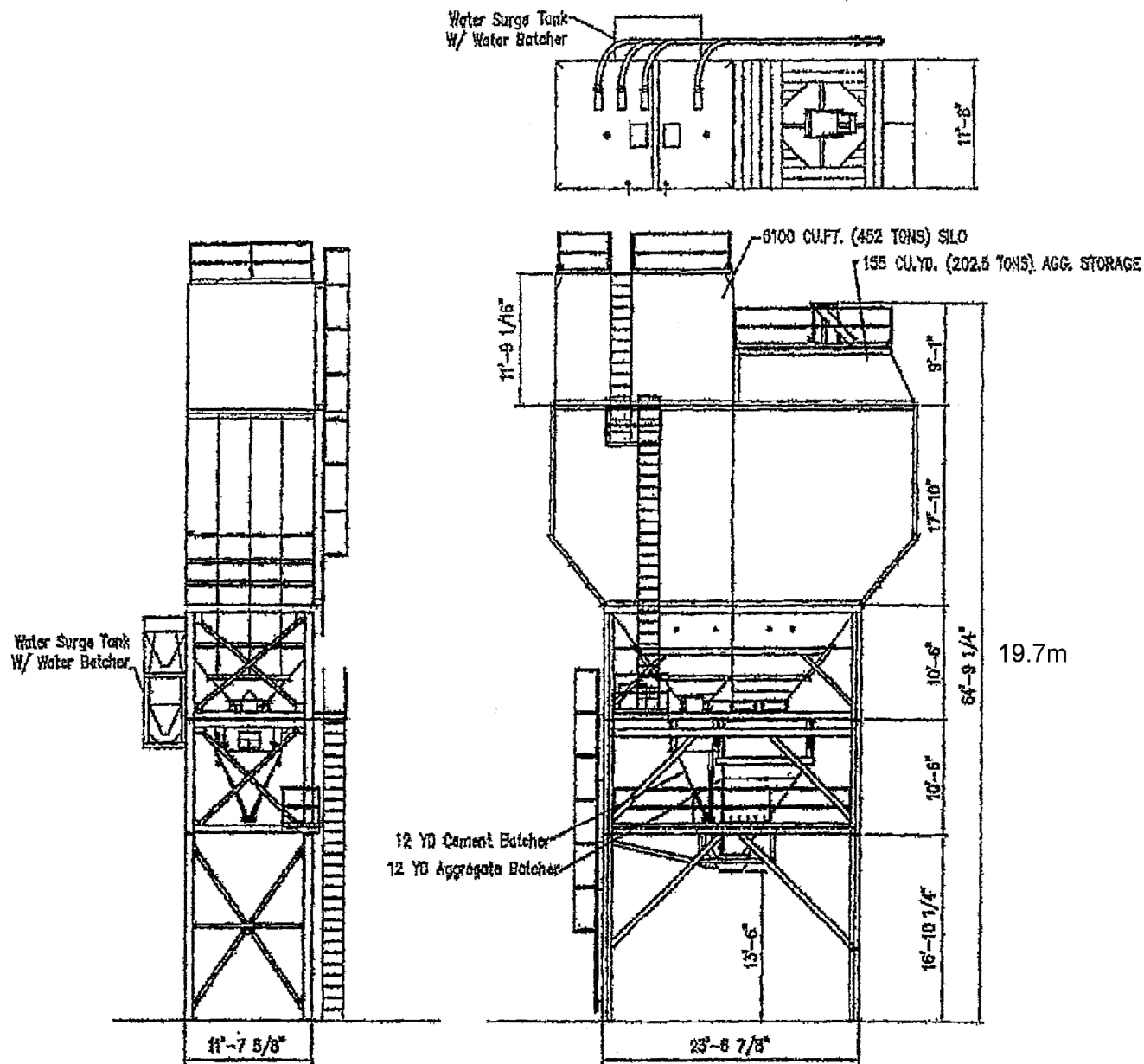
Z.20.018 and DA.20.029

### DATE:

October 6, 2020

3





Not to Scale

# Concrete Batching Plant Silo Mixing Structure Elevations

**LOCATION:**  
Part of Lot 34, Concession 5; 3501 King-Vaughan Road

**APPLICANT:**  
2109179 Ontario Inc.

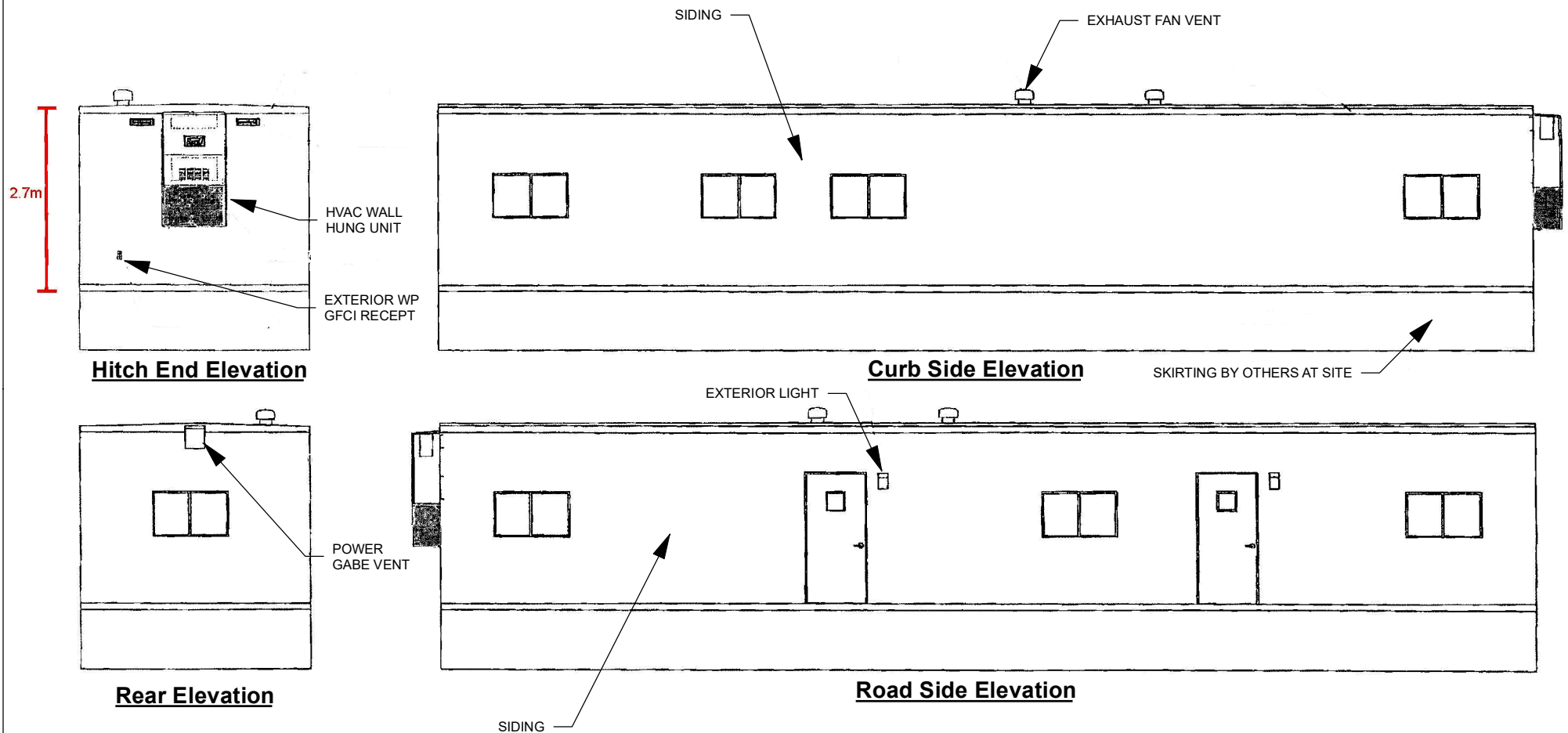


**FILES:**  
Z.20.018 and DA.20.029

**DATE:**  
October 6, 2020

4





Not to Scale

## Elevations - Existing Office Trailers

**LOCATION:**  
Part of Lot 34, Concession 5; 3501 King-Vaughan Road

**APPLICANT:**  
2109179 Ontario Inc.



## Attachment

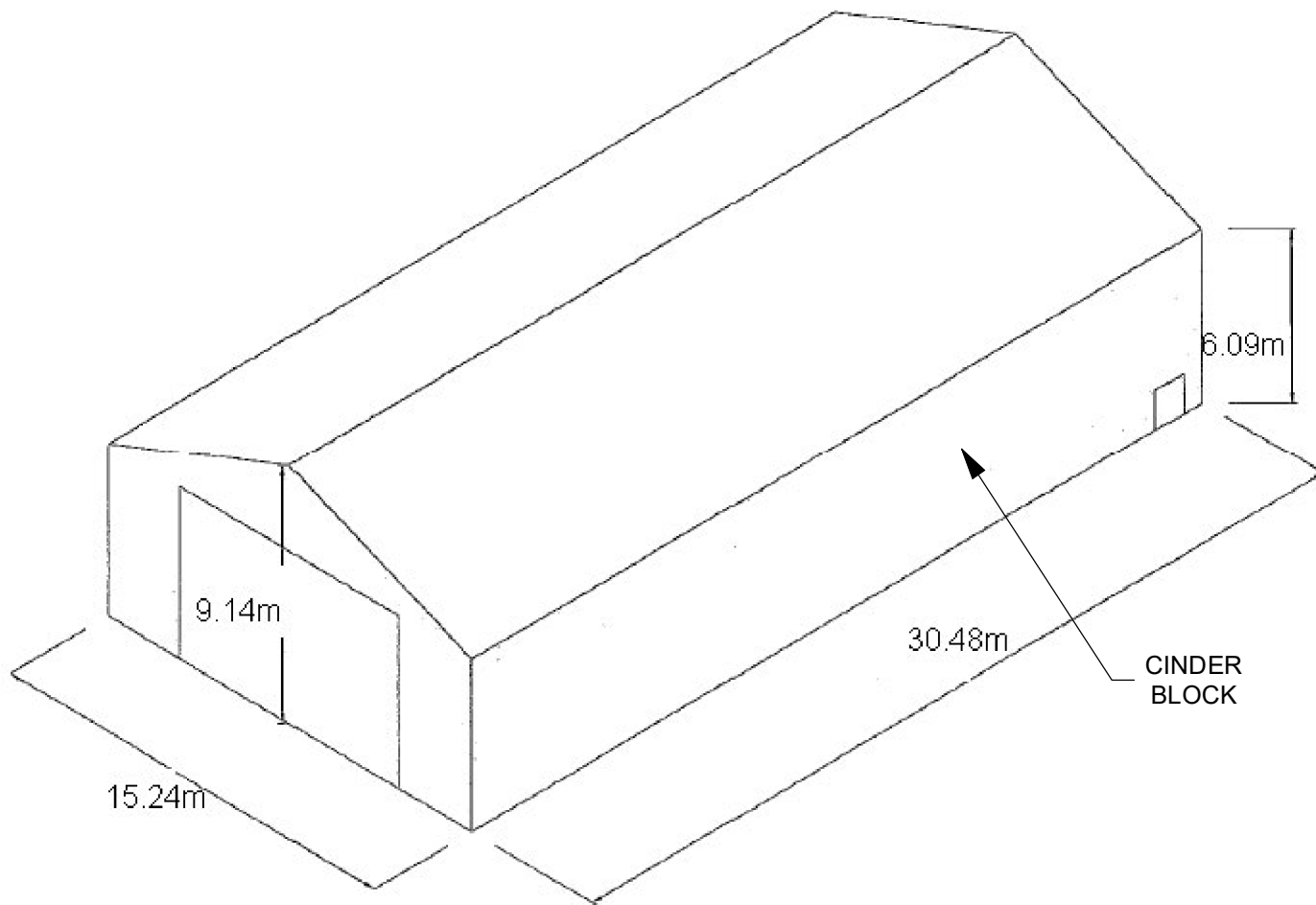
**FILES:**  
Z.20.018 and DA.20.029

**DATE:**  
October 6, 2020

5







Not to Scale

## Existing Vehicle Repair Shop Elevations

**LOCATION:**  
Part of Lot 34, Concession 5; 3501 King-Vaughan Road

**APPLICANT:**  
2109179 Ontario Inc.



## Attachment

**FILES:**  
Z.20.018 and DA.20.029

**DATE:**  
October 6, 2020

6



Attachment 7 Draft Zoning By-law Amendment

*THE CITY OF VAUGHAN*  
***BY-LAW***

**DRAFT BY-LAW NUMBER -2021**

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

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

**AND WHEREAS** there has been an Amendment to the Vaughan Official Plan adopted by Council with which the matters herein are set out in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan

**ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

- a) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(#####) Notwithstanding the provisions of:

- a) Section 3.24 respecting "Prohibited Uses" and Subsection 8.2 respecting Permitted Uses in the A Agricultural Zone;
- b) Subsection 3.8, subparagraph k) respecting driveway surfaces;
- c) Section 3.8 respecting Minimum Parking Required;

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

- ai) a Mixing Plant shall be permitted. For the purposes of this paragraph a Mixing Plant shall be defined as follows:

Mixing Plant – means a building(s), or structure(s), or part of a building(s) or structure(s) where only concrete is mixed or batched, weighed and measured for mixing off-site. The following accessory uses shall be permitted provided such uses are operated accessory to the mixing plant located on the Subject Lands only:

- i) Truck repair located in the existing building labelled “Vehicle Maintenance/Repair Building” as shown on Schedule 1 only having a maximum gross floor area of 485m<sup>2</sup>;
  - ii) Office use located in the existing buildings shown as “Plant Office Trailer” and “Office Trailer” as shown on Schedule 1 only each having a maximum gross floor area of 60m<sup>2</sup>;
  - iii) The open storage of sand, gravel, left-over concrete for the purposes of processing recycled concrete, and equipment and machinery accessory to the Mixing Plant use in the areas shown on Schedule 1. The open storage of all other materials is not permitted;
  - iv) An existing building shown as “Existing South Barn (Vacant)” on Schedule 1 having a maximum gross floor area of 235m<sup>2</sup>;
  - v) the Mixing Plant and all permitted accessory uses shall only be permitted in the area shown as “Proposed Temporary Area of Use” as shown on Schedule 1. The balance of the Subject Lands shall only be used for uses permitted in the A Agricultural Zone;
- bi) a driveway and parking area may be constructed of gravel save and except for the portion of the driveway extending a minimum of 30m from King-Vaughan Road right-of-way which must be paved with hot-mix asphalt or concrete;

ci) a minimum of 27 parking spaces shall be provided for the proposed

Mixing Plant and accessory uses shown on Schedule 1;

2. Deleting the previously approved Schedule E-1589 and replacing it with Schedule 1 attached here-to.
3. Deleting Key Map 5G and substituting the Key Map 5G attached hereto as Schedule 2.
4. That this Zoning By-law shall be in effect a maximum temporary period of three (3) years only from the date of enactment of the By-law.
5. Schedules 1 and 2 shall be and hereby form part of this By-law.

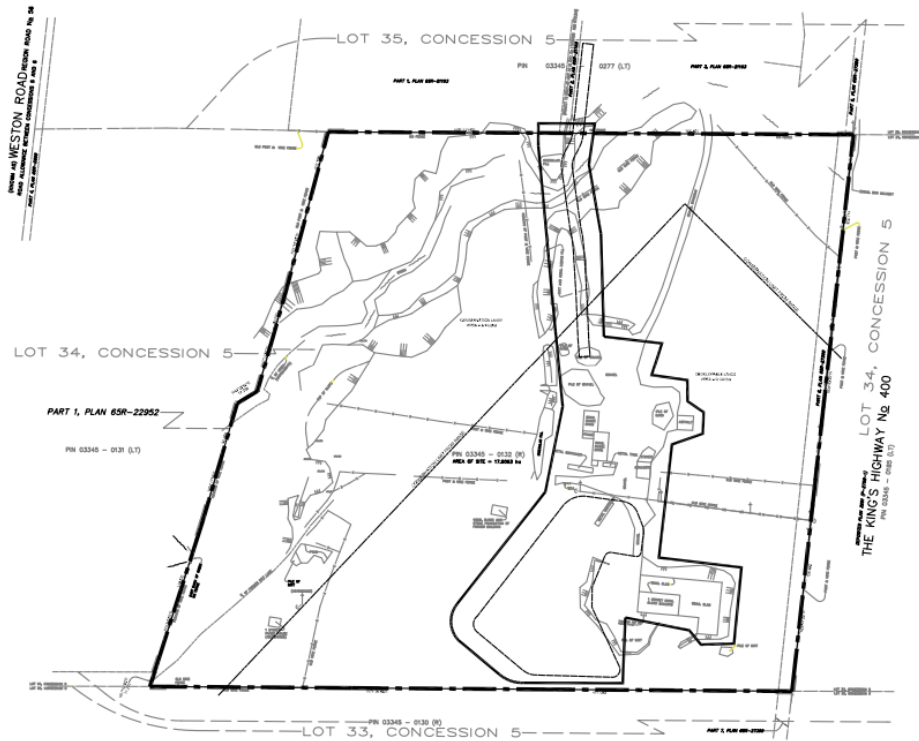
Read a FIRST, SECOND and THIRD time and finally passed this \_\_\_\_ of \_\_\_\_\_  
2021.

## **SUMMARY TO BY-LAW \_\_\_\_-2021**

The lands subject to this By-law are located on the west side of HWY 400, between King-Vaughan Road and Kirby Road at 3501 King-Vaughan Road., in Part of Lot 34, Concession 5, City of Vaughan.

The purpose of this by-law is to permit the continued use of an existing portable dry batch concrete production plant as a temporary use on a portion identified as “Proposed Temporary Area of Use” of the subject lands for a 3-year period.

DRAFT



THIS IS SCHEDULE 'XXX'  
TO BY-LAW 1- 88  
SECTION 9 (xxx)

----- AREA SUBJECT TO  
AMENDMENT No. \_\_\_\_\_

**THIS IS SCHEDULE '1'**

Not to Scale

TO AMENDMENT No. \_\_\_\_\_

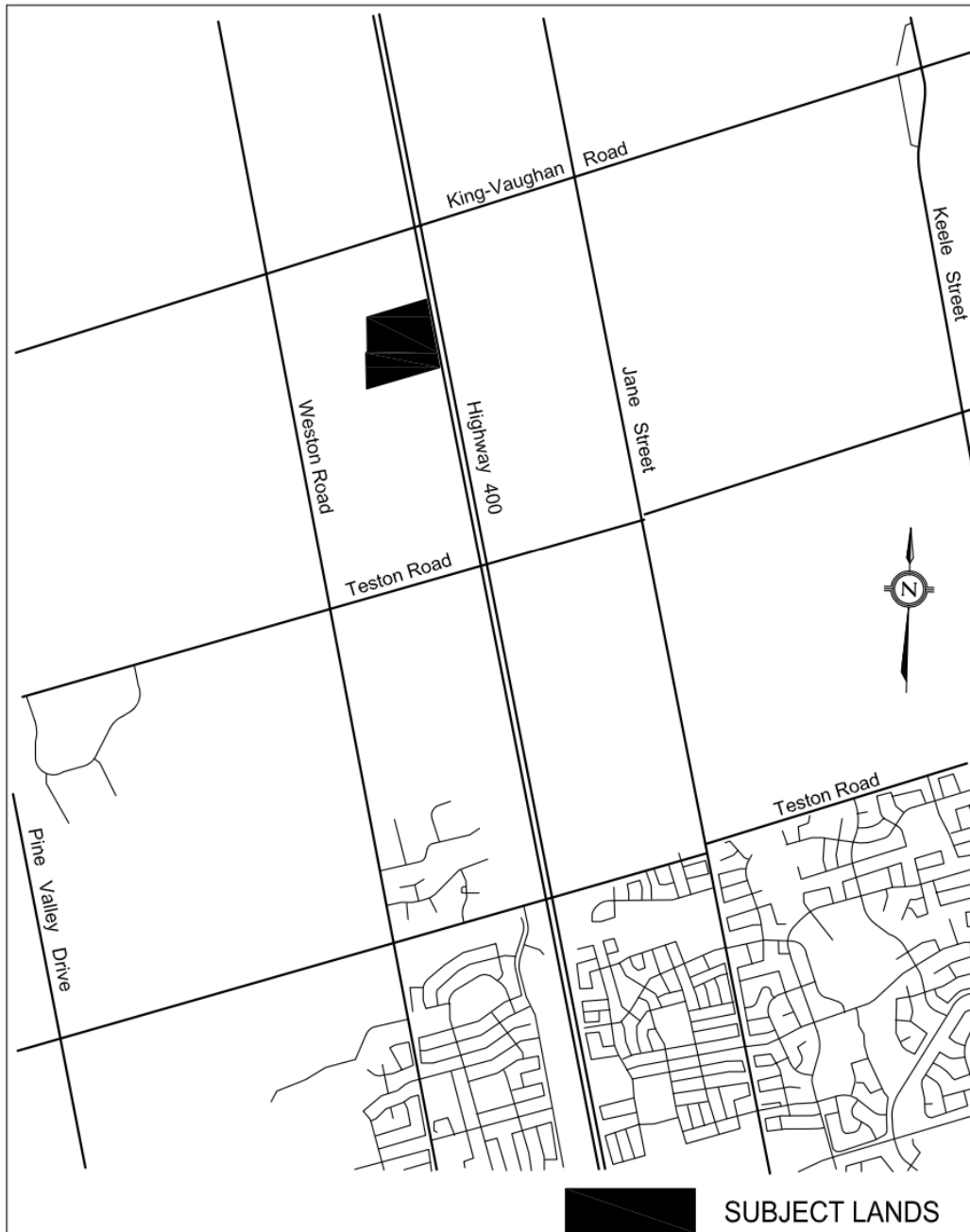
ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

FILE No.: Z.10.002  
RELATED FILE No.: OP. 10.001  
LOCATION: Pt Lot 34, Concession 5  
APPLICANT: 2109179 Ontario Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK





# THIS IS SCHEDULE '2' TO BY-LAW \_\_\_\_\_ - 2021

Not to Scale

FILE No. Z.10.002  
LOCATION: Pt Lot 34, Concession 5  
APPLICANT: 2109179 Ontario Inc.  
CITY OF VAUGHAN



***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 082-2018**

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

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

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

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

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1459) Notwithstanding the provisions of:

    - a) Section 3.24 respecting “Prohibited Uses” and Subsection 8.2 respecting Permitted Uses in the A Agriculture Zone;
    - b) Subsection 3.8, subparagraph k) respecting driveway surfaces;
    - c) Section 3.8 respecting Minimum Parking Required;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1589”:

    - ai) a Mixing Plant shall be permitted. For the purposes of this paragraph a Mixing Plant shall be defined as follows:

Mixing Plant – means a building(s), or structure(s), or part of a building(s) or structure(s) where only concrete is mixed or batched, weighed and measured for mixing off-site. The following accessory uses shall be permitted provided such uses are operated accessory to the mixing plant located on the Subject Lands only:

      - i) truck repair located in the existing building shown as “Vehicle Maintenance/Repair Building” as shown on Schedule "E-1589" only having a maximum gross floor area of 485 m<sup>2</sup>;
      - ii) office use located in the existing buildings shown as “Plant Office Trailer” and “Office Trailer” as shown on Schedule "E-1589" only each having a maximum gross floor area of 60 m<sup>2</sup>;
      - iii) only storage of sand, gravel and equipment and machinery accessory to the Mixing Plant use in the areas shown on Schedule "E-1589". The open storage of all other materials is not permitted;

- iv) an existing building shown as "Existing South Barn (Vacant)" on Schedule "E-1589" having a maximum gross floor area of 235 m<sup>2</sup>;
  - v) the Mixing Plant and all permitted accessory uses shall only be permitted in the area shown as "Proposed Temporary Area of Use" as shown on Schedule "E-1589". The balance of the Subject Lands shall only be used for uses permitted in the A Agricultural Zone;
  - bi) a driveway and parking area may be constructed of gravel save and except for the portion of the driveway extending a minimum of 30 m from King-Vaughan Road right-of-way which must be paved with hot-mix asphalt or concrete;
  - ci) a minimum of 27 parking spaces shall be provided for the proposed Mixing Plant and accessory uses shown on Schedule "E-1589";
2. Adding Schedule "E-1589" attached hereto as Schedule "1".
  3. Deleting Key Map 5G and substituting therefor the Key Map 5G attached hereto as Schedule "2".
  4. That this Zoning By-law shall be in effect only for the earlier of the following:
    - i) a maximum temporary period of three (3) years only from the date of enactment of By-law 082-2018; or;
    - ii) upon the date of approval by Vaughan Council of a Block Plan for the OPA #637 Amendment area as applicable to the Subject Lands, whichever occurs first;

Extensions for a Temporary Use By-law on the Subject Lands shown on Scheduled "E-1589" may be granted by By-law by Vaughan Council for further periods of not more than the 3 years each during which the temporary use is authorized.
  5. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23<sup>rd</sup> day of May, 2018.

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

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 13  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
April 19, 2017.





KEY MAP 5G  
BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '2'  
TO BY-LAW 082 - 2018  
PASSED THE 23<sup>rd</sup> DAY OF May, 2018

FILE: Z.16.009  
RELATED FILE: DA.11.086  
LOCATION: PART OF LOT 34, CONCESSION 5  
APPLICANT: 2109179 ONTARIO INC.  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

### **SUMMARY TO BY-LAW 082-2018**

The lands subject to this By-law are located on the south side of King-Vaughan Road and west of Highway 400, municipally known as 3501 King-Vaughan Road, Part of Lot 34, Concession 5, City of Vaughan.

The purpose of this by-law is to permit the continued use of an existing portable dry batch concrete production plant as a temporary use on a portion identified as "Proposed Temporary Area of Use" of the subject lands for a 3-year period.



Not to Scale

# LOCATION MAP TO BY-LAW 082 - 2018

FILE: Z.16.009  
RELATED FILE: DA.11.086  
LOCATION: PART OF LOT 34, CONCESSION 5  
APPLICANT: 2109179 ONTARIO INC.  
CITY OF VAUGHAN





## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, October 06, 2020

**WARD(S):** 5

**TITLE: 1529749 ONTARIO INC. (TORGAN GROUP)  
OFFICIAL PLAN AMENDMENT FILE OP.16.006  
ZONING BY-LAW AMENDMENT FILE Z.20.019  
7700 BATHURST STREET  
VICINITY OF BATHURST STREET AND CENTRE STREET**

**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.16.006 and Z.20.019 for the subject lands shown on Attachment 1. The Owner seeks approval of the development shown on Attachments 2 to 6 consisting of the following:

- Building 1: A 30-storey mixed-use apartment building with 331 units and at grade retail
- Building 2: A 28-storey residential apartment building with 354 units
- Building 3: A 2-storey commercial and medical office building
- A maximum density (Floor Space Index – FSI) of 5.48 times the area of the Phase 1 lands
- To permit residential uses at-grade along an arterial street (Centre Street)
- 4 levels of underground parking with a total of 692 parking spaces and 21 at-grade parking spaces

**Report Highlights**

- To receive input from the public and the Committee of the Whole for a mixed-use apartment development including 685 residential units, 856 m<sup>2</sup> of retail uses, 944m<sup>2</sup> of office uses, and 4 levels of underground parking and parking at-grade Official Plan and Zoning By-Law Amendments are required to permit the proposed development
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole Meeting

## **Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment File OP.16.006 and Z.20.019 (1529749 Ontario Inc. (Torgan Group)) 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 7700 Bathurst Street and are located on the southwest corner of Centre Street and Bathurst Street. The Owner proposes to develop a portion of the Subject Lands, identified as Phase 1 on Attachment 1. The Subject Lands are currently developed with three commercial buildings, one to two storeys in height, and at-grade parking spaces. The surrounding land uses are shown on Attachment 1, including the Promenade Shopping Centre.

### ***Vaughan Official Plan 2010 and Official Plan Amendment File OP.16.006 were appealed to the Local Planning Appeal Tribunal***

1529749 Ontario Inc. (Torgan Group) (the 'Owner') on October 18, 2012 appealed Vaughan Official Plan 2010 ('VOP 2010') to the Ontario Municipal Board ('OMB') for non-decision of the Plan with regards to the "High-Rise Mixed-use" designation for the Subject Lands.

The Owner on April 1, 2016 submitted Official Plan Amendment File OP.16.006 to amend VOP 2010 for the entirety of the Subject Lands. The Owner on November 23, 2017, appealed Official Plan Amendment File OP.16.006 to the then Ontario Municipal Board ('OMB'), now the Local Planning Appeal Tribunal ('LPAT') (File No. PL111184, Appeal #47). The LPAT on April 28, 2020, issued an Order to allow a portion of the Subject Lands defined as Phase 1, as shown in Attachment 1, to proceed in advance of the Promenade Secondary Plan and identified the Phase 1 lands would be subject to the general policies of VOP 2010. The Order also removed the Subject Lands from area specific-policy 12.11 Bathurst and Centre Street: Thornhill Town Centre. As such, Official Plan Amendment File OP.16.006 has been amended to permit a mixed-use development on the Phase 1 lands.

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

The Owner has submitted the following applications (the 'Applications') for Phase 1 of the Subject Lands as identified on Attachment 1 to permit the development (the 'Development') shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.16.006 to amend Vaughan Official Plan 2010 ('VOP 2010') to permit a maximum building height of 30-storeys and a maximum density of 5.48 FSI for the Phase 1 lands, whereas neither are prescribed by VOP 2010, to permit a low-rise building type (2-storey commercial and medical office building), to permit residential uses at grade along an arterial street, and site-specific amendments to Urban Design policies.

2. Zoning By-law Amendment File Z.20.019 to amend Zoning By-law 1-88 to rezone the Subject Lands from “C2 – General Commercial Zone” to “RA3 – Apartment Residential Zone” in the manner shown on Attachment 2, and to permit the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: September 11, 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 (Centre Street, North Promenade and Promenade Circle) in accordance with the City’s Notice Signs and Procedures and Protocols.

- b) Circulation Area: An expanded notification area of 500 m, and to the Brownridge Ratepayer’s Association, Beverly Glen Ratepayer’s Association and the Springfarm Ratepayer’s Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) Comments Received to Date:

The Development Planning Department has received written comments from the following individual (as of September 15, 2020)

- B. Lupidus, email dated September 4, 2020
- G. Gorelik, Promenade Circle, email dated September 9, 2020

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

- the Development should be accessed from a public roadway instead of a private roadway (Promenade Circle)
- the Traffic Study should analyze 24-hour days over a 30-day period
- the Development is too dense and congested
- the entrance to the underground parking garage is too close to the driveway entrance into the Subject Lands
- there are minimal visitor and commercial parking spaces provided
- Building 3 does not fit in the context of the Development - consideration should be made to move the commercial and medical office space from Building 3 and place it within the 1<sup>st</sup> and 2<sup>nd</sup> storeys of Buildings 1 and 2, thereby removing Building 3

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 VOP 2010, Volume 1 are required to permit the Development***

The Subject Lands are designed “High-Rise Mixed-Use” with no prescribed maximum building height or density (FSI) by VOP 2010, Volume 1. The Subject Lands are located within an Intensification Area – “Primary Centre” by Schedule 1 – Urban Structure with access to and frontage onto a “Regional Intensification Corridor” (Centre Street) and onto a “Regional Transit Priority Network Corridor” (Bathurst Street).

VOP 2010 identifies Primary Centres will be locations for intensification accommodated in the form of predominately mixed-use, high and mid-rise buildings, developed at an intensity supportive of transit. A Primary Centre is identified in VOP 2010 as Intensification Areas. VOP 2010 identifies Intensification Areas will be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities. The policies related to Intensification Areas shall be consistent with policies for such areas as contained in the *Provincial Policy Statement*, the *Provincial Growth Plan for the Greater Golden Horseshoe* (the ‘Growth Plan’) and the York Region Official Plan.

In addition to the Vaughan Metropolitan Centre (‘VMC’), the main places where transformation will occur in the City of Vaughan are Primary Centres, intended to evolve as distinct places of major activity around planned subway stations and existing regional shopping destinations. Vaughan Mills, Bathurst Street and Centre Street (Subject Lands) and Weston Road and Regional Road 7 are each shopping destinations of regional significance and have the potential for residential intensification and the introduction of additional uses through development of surface parking areas and out-parcels.

The Regional Intensification Corridors (Centre Street), together with the VMC, provide the locations for the most intensive and greatest mix of development in the City. Regional Intensification Corridors and Regional Roads identified for major higher-order transit investments, such as Via Rapid Transit on Regional Road 7 and Yonge Street. Development on the lands fronting the roads will serve to support the transit investments by creating urban main streets connecting Regional Centres and other Intensification Areas (Primary Centres) in Vaughan and across York Region.

The Subject Lands Development have access to Centre Street, Bathurst Street and Clark Avenue West through Promenade Circle and has frontage onto Centre Street. The Development conforms to the Primary Centres and Regional Intensification Corridor policies of VOP 2010.

High-Rise Mixed-Use designated lands are located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well-integrated with adjacent areas. The High-Rise Mixed-Use designation permits residential units, home occupations, community facilities, cultural uses, including commercial galleries and theatres, retail uses, office uses up to a maximum of 12,500m<sup>2</sup> in non-intensification areas, parking garages, hotels and gas stations. In areas designated High-Rise Mixed-Use the ground floor frontage of buildings facing arterial and collector streets shall predominately consist of retail uses or other active uses that animate the street. When located in Intensification Areas retail uses shall not exceed 50% of the total gross floor area of all uses on the lot.

The proposed mixed use and residential apartment buildings, medical office and commercial uses (1,800.70 m<sup>2</sup>) conform to the policies of the High-Rise Mixed-Use Designation and will not exceed 50% of the total floor area of the proposed uses on the lot (50,941.50 m<sup>2</sup>). Residential apartment Building 2, shown on Attachment 2, includes residential units on the ground floor fronting Centre Street, inconsistent with the policies of VOP 2010 to animate arterial streets with at-grade retail uses.

A high-rise building type is permitted in the High-Rise Mixed-Use designation. VOP 2010 identifies high-rise buildings as buildings generally over 12-storeys in height, up to a maximum height prescribed by Schedule 13, and shall be designed with a pedestrian-scaled podium between 3 to 6-storeys in height. High-rise buildings shall be designed as slender towers with a floorplate no greater than 850 m<sup>2</sup>, with the portions above 12-storeys shall be setback a minimum of 15 m from any property line; and, where more than one high-rise building is located on the same lot, the distance between any portions of the buildings above 12-storeys should be at least 30 m. All high-rise buildings are required to accommodate a minimum amount of parking within the high-rise structure. All surface parking areas must provide a high level of landscape treatment and pedestrian pathways. The rooftop of high-rise buildings should include landscape green space and private outdoor amenity space.

Buildings 1 and 2 feature a 6-storey residential podium connected by a single-storey lobby, as shown on Attachments 2, 4 and 5. The towers are slender in design, with floorplates of 802 m<sup>2</sup> and 807 m<sup>2</sup>, will be served by underground parking and will have access to a privately-owned public space. Building 3, as shown on Attachments 2 and 6, is a two-storey low-rise building and is not a permitted building type in VOP 2010. Accordingly, an Official Plan Amendment application has been submitted.

Building 1 would have a setback ranging between 5.5 m and 8 m for the portions above 12-storeys and Building 2 would have a setback ranging between 5.4 m and 7.2 m for

the portions above 12-storeys to the property line. The distance between Buildings 1 and 2 is 23 m. The Development does not meet the minimum required setbacks or separation distances in VOP 2010 for high-rise building types. Policy 10.2.1.7 of VOP 2010 states that where policies contain numerical standards, minor variations from those standards may be permitted without an amendment, with the exception of any variations to floor space index, height, or environmental standards set out in Chapter 3, provided that such variations respond to unique conditions or context of a site, and are supported by a Planning Justification report or Urban Design Brief. The Owner has submitted an Urban Design Brief to address the reduced setbacks and separation distances to be reviewed to the satisfaction of the City.

Policy 9.2.1.7 of VOP 2010, states where no height and floor space index is indicated on Schedule 13, the maximum building height and density shall be established through a Secondary Plan or Area Specific Policy as contained in Volume 2, of VOP 2010, where such a Secondary Plan or Areas Specific Policy exists, or through the application of the various policies of VOP 2010. The Owner proposes to amend the VOP 2010 to establish maximum building heights of 30 and 28-storeys and a maximum density of 5.48 times the area of the lot for the Phase 1 portion of the Subject Lands, whereas neither are prescribed by VOP 2010.

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

The Subject Lands are zoned “C2 General Commercial Zone,” subject to site-specific Exception 9(480) by Zoning By-law 1-88. The C2 Zone does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, to rezone the Subject Lands to “RA3 Apartment Residential Zone” together with the following site-specific zoning exceptions to Zoning By-law 1-88 to permit the Development shown on Attachments 2 to 6:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Apartment Dwelling</li> <li>• Day Nursery</li> </ul>	Permit the following additional uses in Buildings 1 and 3: <ul style="list-style-type: none"> <li>• Business or Professional Office</li> <li>• Office of a Regulated Health professional</li> <li>• Retail Store</li> <li>• Eating Establishment</li> <li>• Eating Establishment, Convenience &amp; Take-out</li> <li>• Service Uses</li> <li>• Financial Institution</li> <li>• Place of Worship</li> <li>• Library</li> </ul>

b.	Definition of a Lot	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 by plans or subdivision, plan of condominium, part lot control, consent, and any easement or registrations that are given.
c.	Minimum Lot Area	67 m <sup>2</sup> / unit	13.5m <sup>2</sup> / unit
d.	Minimum Front Yard	7.5 m	3.5 m (Promenade Circle)
e.	Minimum Rear Yard	7.5 m	4.8 m (Centre Street)
f.	Minimum Exterior Side Yard	7.5 m	3 m (North Promenade)
g.	Minimum Interior Side Yard	44.78 m	0 m (abutting future Phase 2 Lands)
h.	Maximum Building Height	44 m (14-storeys)	Building 1 - 95.85 m (30-storeys)  Building 2 - 89.55 m (28-storeys)
i.	Minimum Amenity Area	22 Bachelor Units @ 15 m <sup>2</sup> /unit = 330 m <sup>2</sup>  450 One Bedroom Units @ 20 m <sup>2</sup> /unit = 9,000 m <sup>2</sup>  213 Two Bedroom Unit @ 55 m <sup>2</sup> /unit = 11,715 m <sup>2</sup>  Total required amenity area = 21,045 m <sup>2</sup>	Total provided amenity area: 685 @ 13.37 m <sup>2</sup> /unit = 9,160 m <sup>2</sup>
j.	Minimum Parking Requirements	<u>Residential</u> 685 units @ 1.5 spaces/unit = 1,028 spaces	<u>Building 1</u> <u>Residential and Visitor</u> 331 Units @

		<p><u>Visitor</u> 685 units @ 0.25 spaces/unit = 172 spaces</p> <p><u>Retail</u> 900 m<sup>2</sup> @ 6 spaces / 100m<sup>2</sup> of GFA = 54 spaces</p> <p><u>Medical Office</u> 5 spaces per Practitioner or 900 m<sup>2</sup> @ 3.5 spaces / 100m<sup>2</sup> = 32 spaces</p> <p>Total Parking Required = 1286 spaces</p>	<p>1 space/unit = 331 spaces</p> <p><u>Building 2 Residential and Visitor</u> 354 Units @ 0.929 spaces/unit = 329 spaces</p> <p><u>Building 3 Commercial</u> 900 m<sup>2</sup> @ 2.8 spaces/100 m<sup>2</sup> = 25 spaces</p> <p><u>Building 3 Medical Office</u> 900 m<sup>2</sup> @ 3.1 spaces/100 m<sup>2</sup> = 28 spaces</p> <p>Total Parking Proposed = 713 spaces</p>
k.	Minimum Driveway Width	7.5 m	6 m (along Promenade Circle)
l.	Minimum Landscaping Strip Width	6 m	4.9 m (Centre Street) 3.1 m (North Promenade)

Additional 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 following matters to be reviewed in greater detail***

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and YROP	<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.	City of Vaughan Official Plan	<ul style="list-style-type: none"> <li>• The Applications 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>- the High-Rise Mixed-Use designation policies</li> <li>- the appropriateness of: maximum permitted building heights of 28 and 30-storeys; an FSI of 5.48 times the area of the lot (Phase 1); permitting a Low-Rise Building (Building 3) in the High-Rise Mixed-Use designation; the proposed building setbacks along Centre Street; and the separation distances between buildings</li> <li>- the requirement to provide retail uses at-grade along major arterial streets (Centre Street) (Building 1 and 2)</li> <li>- the Intensification Areas - Primary Centres policies</li> <li>- the Regional Intensification Corridors policies</li> <li>- Affordable Housing policies</li> </ul> </li> <li>• The Applications will be review in consideration of the City's Urban Structure as set out in Vaughan Official Plan 2010</li> </ul>
c.	Appropriateness of the Proposed Rezoning 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 existing and planned surrounding land uses and appropriate development standards</li> <li>• The appropriateness of the reduced parking ratios will also be reviewed</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 Application: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Urban Design and Sustainability Brief</li> <li>- Sun Shadow Study</li> <li>- Pedestrian Level Wind Study</li> <li>- Arborist Report</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>- Community Services Facilities Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Geotechnical Investigation</li> <li>- Hydrogeological Site Assessment</li> <li>- Traffic Impact Study</li> <li>- Phase 1 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>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>• The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines</li> </ul>
f.	Design Review Panel	<ul style="list-style-type: none"> <li>• The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel ("DRP")</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>• The Subject Lands are located within the review areas of York Region Rapid Transit Corporation and the Region of York. The Owner will be required to address the comments from the external public agencies, and the Public, Separate, and French School Boards</li> </ul>
h.	Site Development and Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> <li>• Site Development and Draft Plan of Condominium Application(s) will be required, if the Applications are approved, to permit the Development and to establish the ownership tenure(s) of the Development</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</li> </ul>

		<p>treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Applications be approved</p> <ul style="list-style-type: none"> <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 Office of the Infrastructure Development, Real Estate Department</li> </ul>
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, 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.	Road Widening, Access and Traffic	<ul style="list-style-type: none"> <li>● The Subject Lands are located on the south side of Centre Street, a Regional Rapid Transit and Intensification Corridor and on Bathurst Street, a Regional Transit Priority Network Corridor</li> <li>● York Region will identify any required road widenings, conveyances, access requirements, turning lanes and servicing</li> <li>● The Development does not direct access to the Centre Street or Bathurst Street; however, York</li> </ul>

		<p>Region will review the location and design of the proposed access/egress driveway from Promenade Circle due to its proximity to Centre Street and Bathurst Street</p> <ul style="list-style-type: none"> <li>• York Region must review and approve the Traffic Impact Study submitted in support of the Applications</li> </ul>
m.	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 Applications are 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>
n.	Bonusing (Section 37 of the <i>Planning Act</i> )	<ul style="list-style-type: none"> <li>• The Applications will be reviewed in consideration of the applicability of the City's bonusing for increases in height and density (Section 37 of the <i>Planning Act</i>), whereby Council may authorize an increase in building height and or density otherwise permitted in areas of the City, as contained in Volume 1 and Volume 2 of VOP 2010, in return for community benefits</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. These 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 Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</li> <li>• Should the two-year transition period regarding the 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</li> </ul>

		<p>yet been proclaimed to come into effect) prior to the approval of any Zoning By-law 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>
o.	Comprehensive Review	<ul style="list-style-type: none"> <li>• The Applications will be reviewed concurrently with the Promenade Centre Secondary Plan Study</li> <li>• A phasing plan for the overall Subject Lands has been provided to ensure that proper and coordinated development for the overall Subject Lands is achieved and is compatible</li> </ul> <p>The Applications will be considered comprehensively with existing and proposed development on and in the vicinity of the Subject Lands, including the development by Promenade Limited Partnership for the revitalization of Promenade Shopping Centre</p>
p.	Affordable Housing	<ul style="list-style-type: none"> <li>• The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure the Development includes an appropriate level, range and mix of unit sizes and types to address the affordable housing policies in VOP 2010</li> </ul>

### **Financial Impact**

There are no funding requirements 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. The Owner requested exemption from Regional approval of Official Plan Amendment File OP.16.006. At the time of the preparation of this report, York Region has not advised of the status of the request for exemption. Any Regional issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through

the processing of the Applications will be considered 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. Elevations – Building 1
5. Elevations – Building 2
6. Elevations – Building 3 Commercial and Medical Office Building

### **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**



Nick Spensieri, Deputy City  
Manager, Infrastructure  
Development

### **Reviewed by**

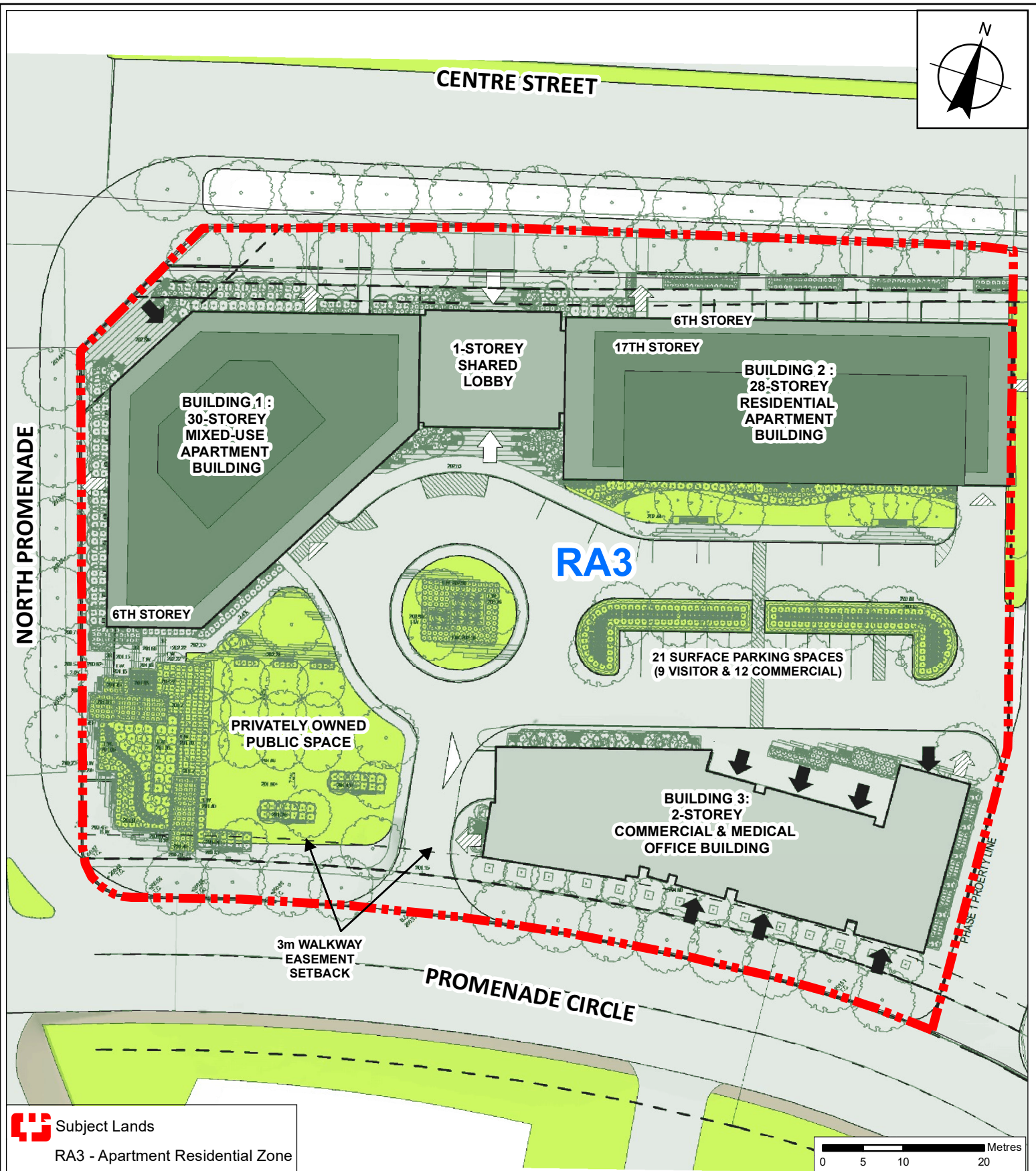


Jim Harnum, City Manager









# Site Plan and Proposed Zoning

**LOCATION:** Part of Lot 5, Concession 2

**APPLICANT:** 1529749 Ontario Inc. (TORGAN)



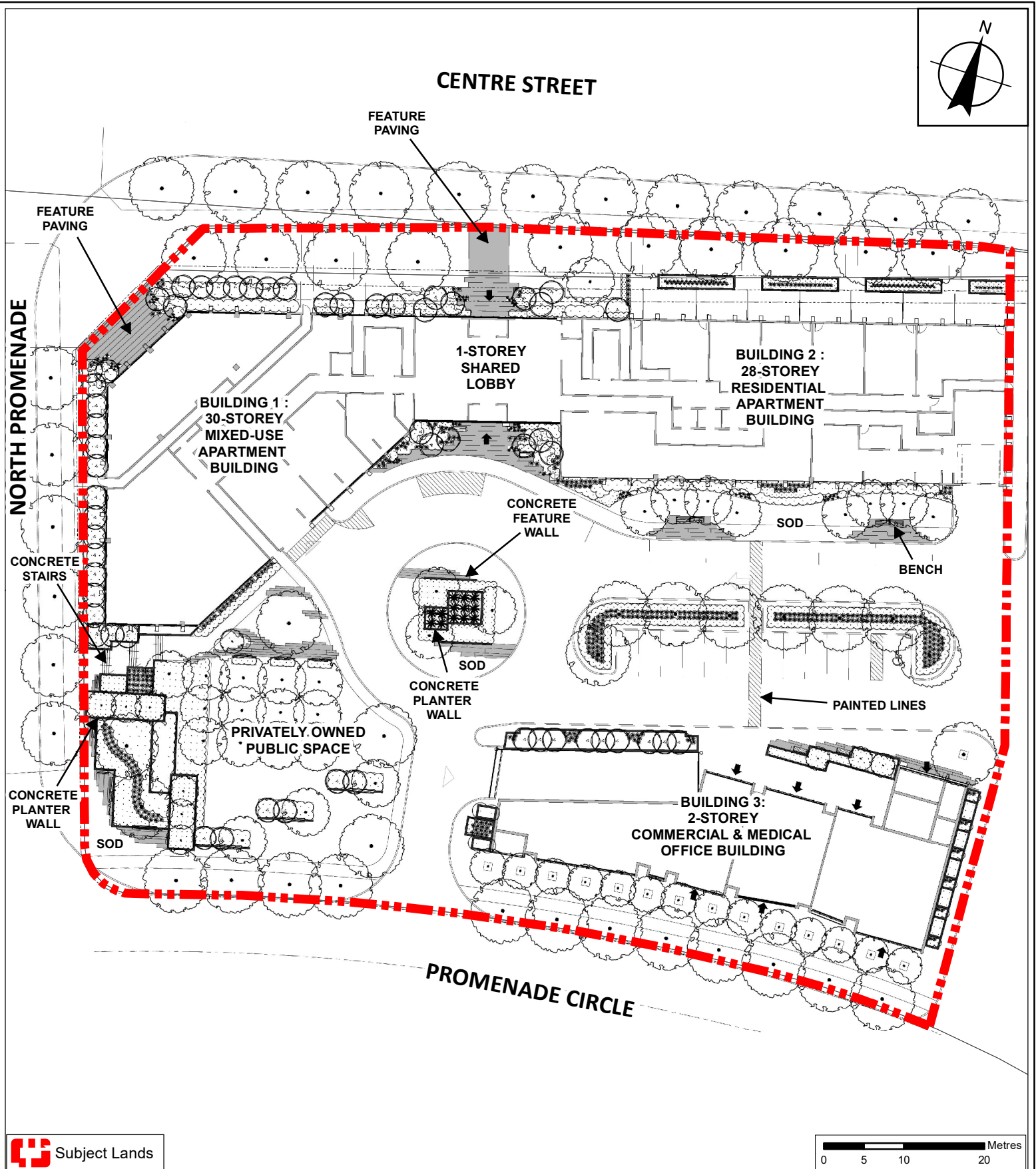
## Attachment

FILES: OP.16.006 and Z.20.019

DATE: October 6, 2020

2





# Landscape Plan

**LOCATION:** Part of Lot 5,  
Concession 2

**APPLICANT:**  
1529749 Ontario Inc. (TORGAN)



# Attachment

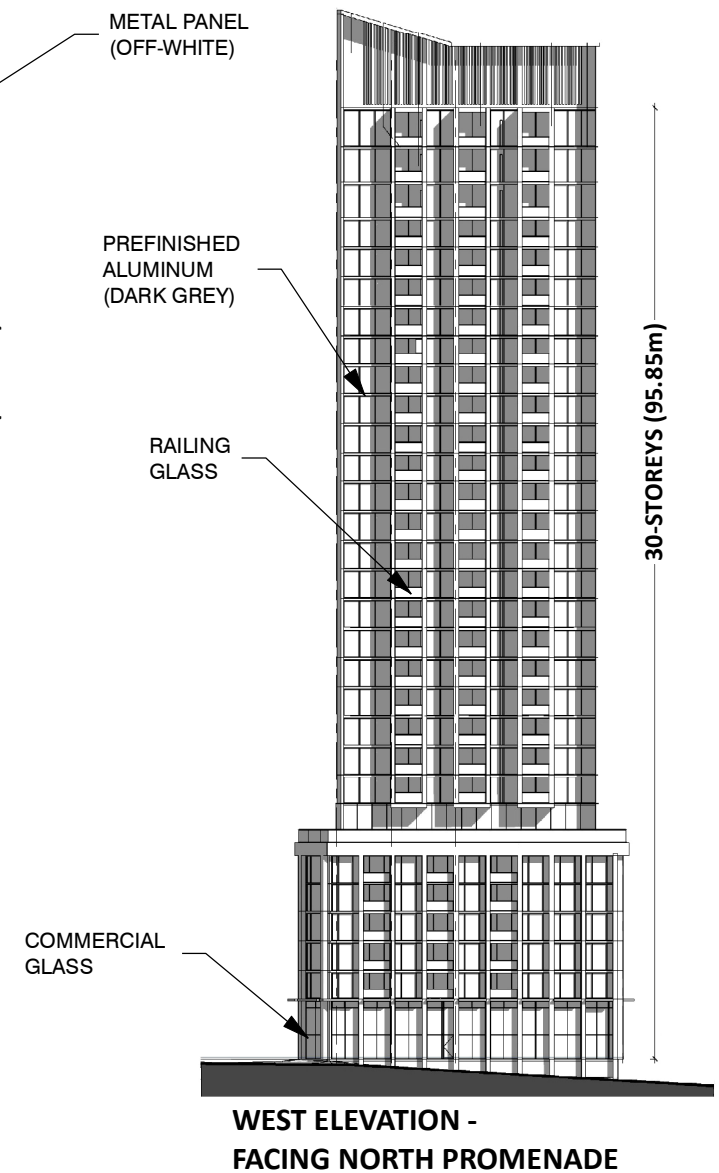
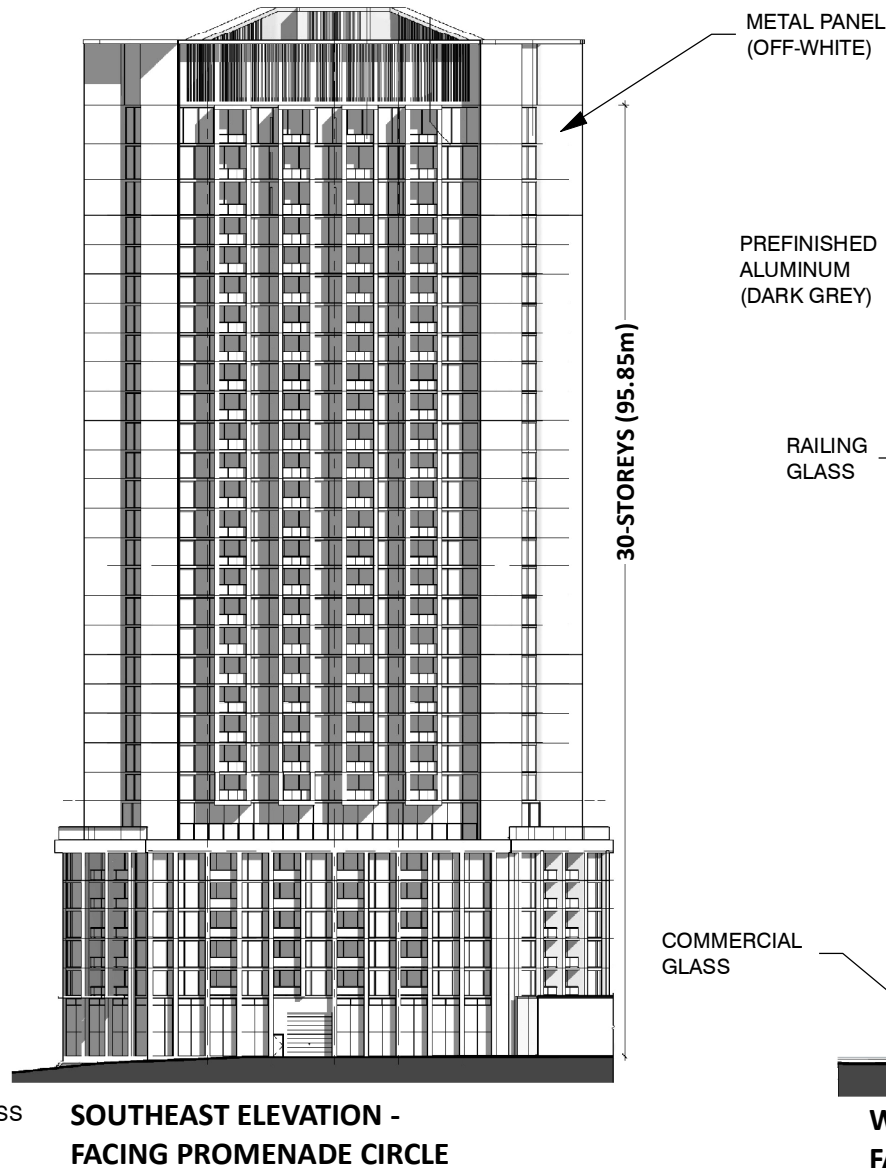
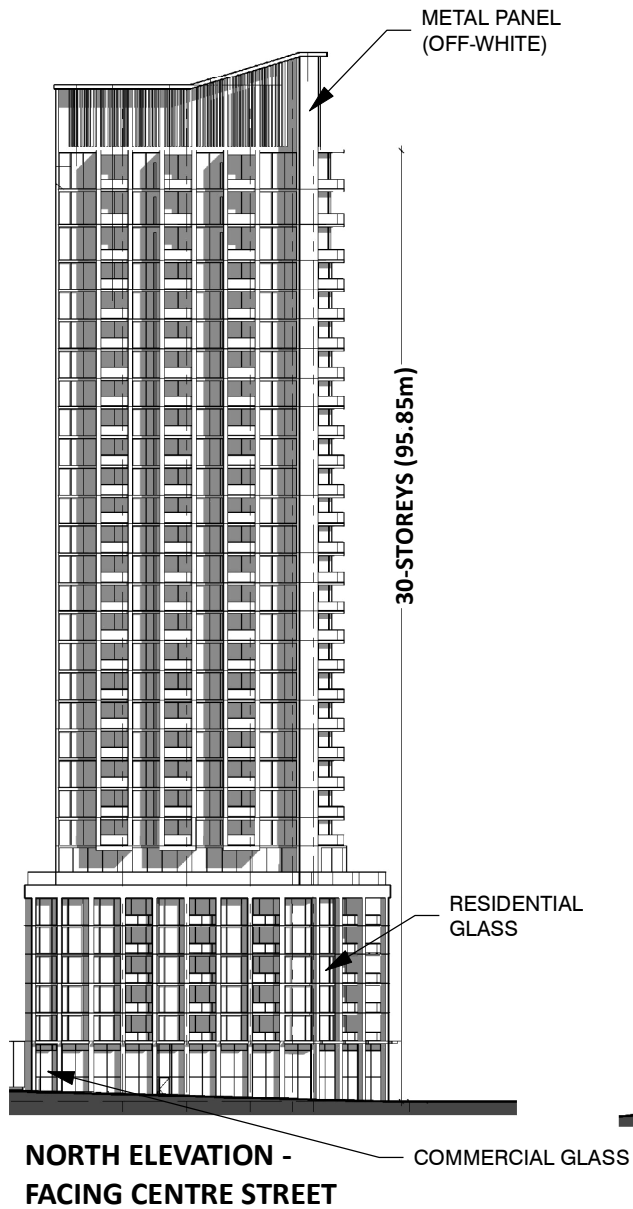
**FILES:** OP.16.006 and  
Z.20.019

**DATE:** October 6, 2020

**3**







## Elevations - Building 1

**LOCATION:**  
Part of Lot 5, Concession 2

**APPLICANT:**  
1529749 Ontario Inc. (TORGAN)



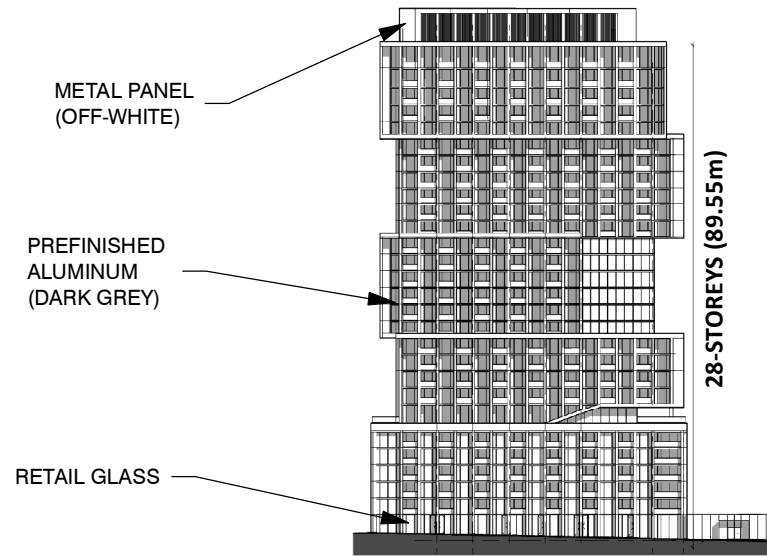
## Attachment

**FILES:**  
OP.16.006 and Z.20.019

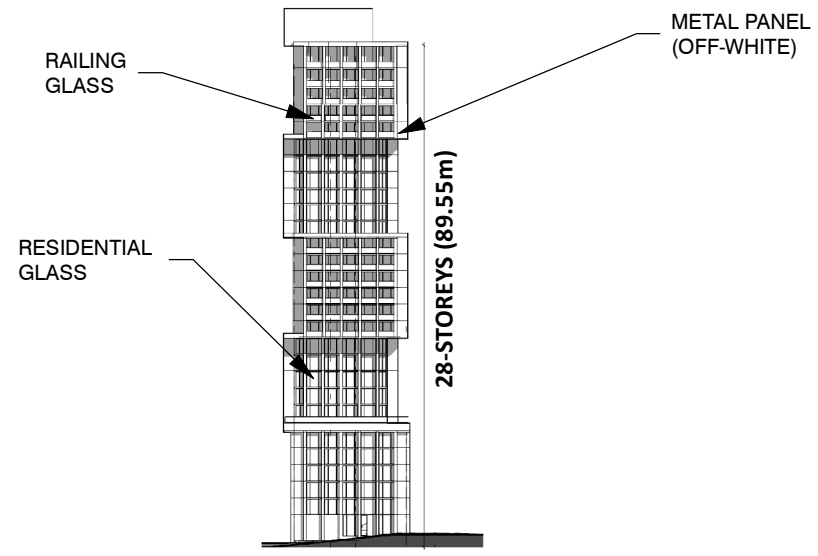
**DATE:**  
October 6, 2020

**4**

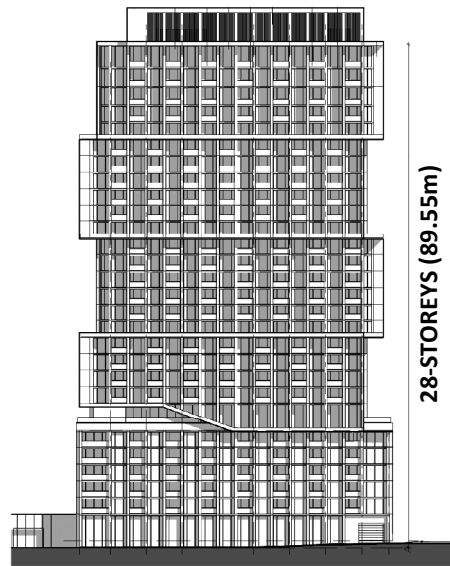




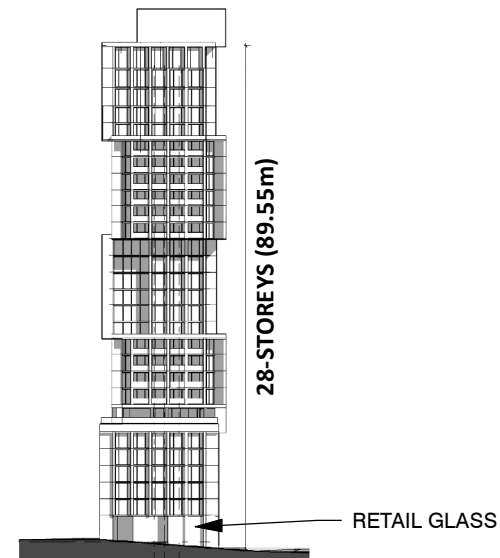
**NORTH ELEVATION - FACING CENTRE STREET**



**EAST ELEVATION**



**SOUTH ELEVATION - FACING PROMENADE CIRCLE**



**WEST ELEVATION**

## Elevations - Building 2

**LOCATION:**  
Part of Lot 5, Concession 2

**APPLICANT:**  
1529749 Ontario Inc. (TORGAN)



## Attachment

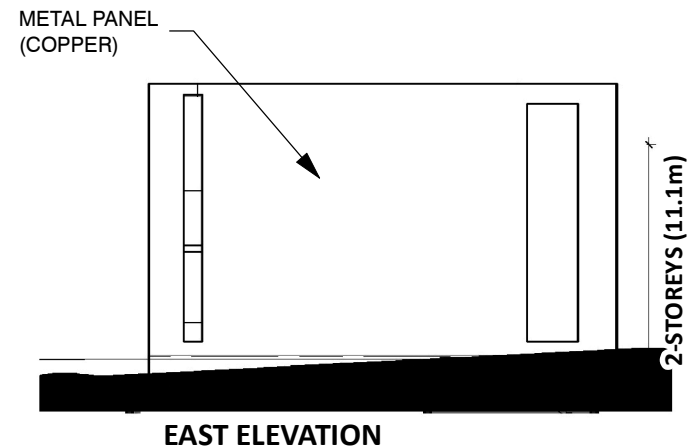
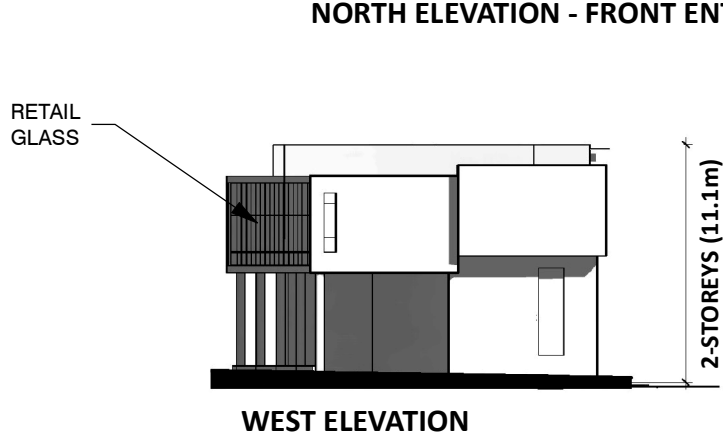
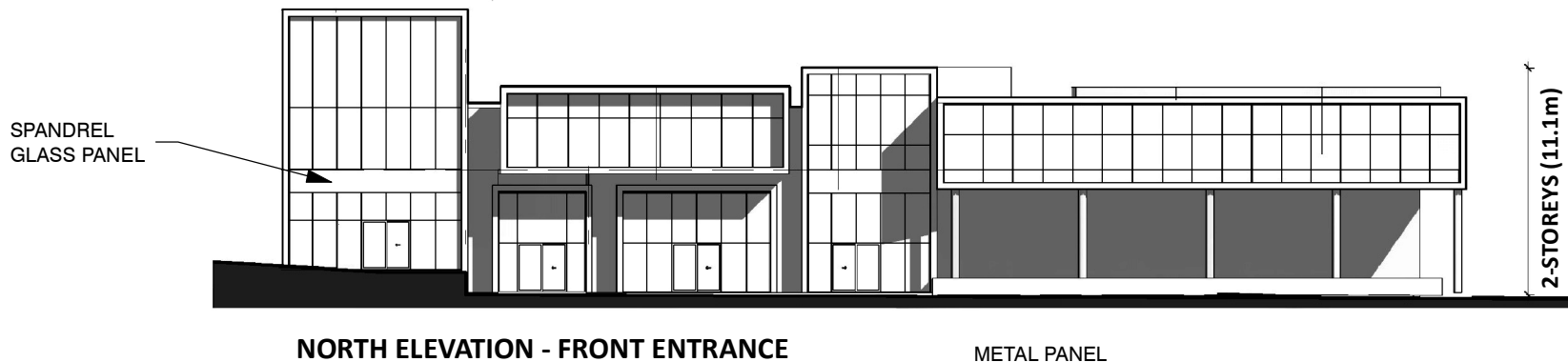
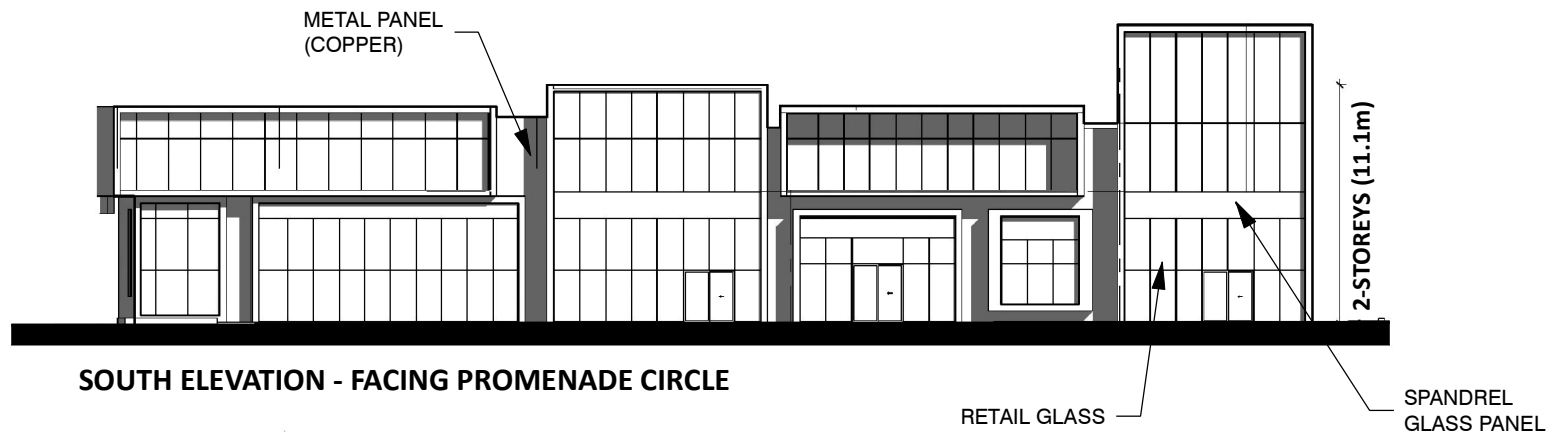
**FILES:**  
OP.16.006 and Z.20.019

**DATE:**  
October 6, 2020

**5**







## Elevations - Building 3 Commercial and Medical Office Building

**LOCATION:**  
Part of Lot 5, Concession 2

**APPLICANT:**  
1529749 Ontario Inc. (TORGAN)



## Attachment

**FILES:**  
OP.16.006 and Z.20.019

**DATE:**  
October 6, 2020

**6**



## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, October 06, 2020

**WARD(S):** 3

**TITLE: MAJOR WESTON CENTRES LIMITED  
OFFICIAL PLAN AMENDMENT FILE OP.20.008  
ZONING BY-LAW AMENDMENT FILE Z.20.016  
3600 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON  
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.20.008 and Z.20.016 for the subject lands shown on Attachment 1. The Owner seeks the approval of a phased development shown on Attachments 2 to 7 consisting of the following:

- Phase 1:
  - Buildings “A” and “B”: 10 and 12-storey senior supportive living buildings connected by a 5-storey podium, with 222 and 238 units respectively
- Phase 1A:
  - Buildings “C” and “D”: 12 and 16-storey mixed-use residential apartment buildings with 124 and 158 units, respectively, with at-grade retail
- Phase 2:
  - Buildings “E” and “F”: 20 and 20-storey residential apartment buildings with 240 and 286 units, respectively
- total of 1268 residential units
- 2 levels of underground parking for 844 parking spaces
- a maximum density (Floor Space Index) of 4.1 times the area of the lot

### **Report Highlights**

- To receive input from the public and the Committee of the Whole for a mixed-use development comprised of 2 seniors supportive living buildings, 2 mixed-use residential apartment buildings with ground floor retail, and 2 residential apartment buildings having a total of 1256 residential units, and 2 levels of underground parking
- Official Plan and Zoning By-law Amendments applications area required to permit the Development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment File OP.20.008 and Zoning By-law Amendment File Z.20.016 (Major Weston Centres Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

### **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1, are municipally known as 3600 Major Mackenzie Drive West and are located at the northeast corner of Major Mackenzie Drive and Weston Road. The Subject Lands are 2.55 ha in size and are currently undeveloped.

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

Major Weston Centres Limited (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit the development (the 'Development') shown on Attachments 2 to 7:

1. Official Plan Amendment File OP.20.008 to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 1 and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to permit the Development:
  - redesignate the Subject Lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use", with a maximum building height of 24-storeys and a Floor Space Index ('FSI') of 4.1 times the area of the lot and site-specific amendments to the Urban Design policies
  - permit a Seniors Supportive Living Building use with 185 units per hectare and a maximum building height of 12-storeys and site-specific urban design policies
2. Zoning By-law Amendment File Z.20.016 to amend Zoning By-law 1-88 to rezone the Subject lands from "C5(H) Community Commercial Zone" with the Holding

Symbol “(H)” and subject to site-specific Exception 9(1327) to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, and to permit the site-specific zoning exceptions identified in Table 1 of this report.

The Owner proposes to construct the Development in Phases. The Owner has submitted Site Development File DA.20.022 for Buildings “A” and “B” as Phase 1 and proposes to submit Site Development Applications in the future for Buildings “C” and “D” as Phase 1A and Buildings “E” and “F” as Phase 2.

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

a) Date the Notice of Public Hearing was circulated: August 15, 2020

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

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

c) Comments Received as of September 15, 2020: 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 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**

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

The Subject Lands are designated “Mid-Rise Mixed-Use” with “Village District”, “Urban Square”, and “Village Promenade” Overlays by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road. This designation permits Multi-Unit Residential Uses (excluding townhouses), Business and Professional Office, Service Commercial, Senior’s Retirement, Nursing Home or Long-Term Care Facility, Institutional, Civic and Community Uses, Places of Worship and an Urban Square. The designation permits Low-Rise, Mid-Rise and Public and Private Institutional buildings. The area specific policy also identifies a number of Urban Design policies for the “Village District”. The

“Mid-Rise Buildings” policies of VOP 2010, identifies Mid-Rise Buildings as buildings generally over five storeys in height and up to a maximum of 12-storeys in height.

The proposed redesignation of the Subject Lands to “High-Rise Mixed-Use” to permit a development with a maximum building height of 24-storeys and a Floor Space Index (‘FSI’) of 4.1 times the area of the lot does not conform to the policies of VOP 2010.

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

The Subject Lands are zoned “C5(H) Community Commercial Zone” with the Holding Symbol “(H)”, subject to site-specific Exception 9(1327) by Zoning By-law 1-88. This zoning does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to “RA3 Apartment Residential Zone” together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 7:

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>– Apartment Dwelling</li> <li>– Day Nursery</li> </ul>	<p>Permit a Supportive Living Facility in Buildings “A” and “B”</p> <p>Permit the following additional uses within Buildings “A” to “D”:</p> <ul style="list-style-type: none"> <li>– Personal Service Shop</li> <li>– Eating Establishment</li> <li>– Eating Establishment, Convenience</li> <li>– Retail Store</li> </ul>
b.	Minimum Lot Area per Unit	67 m <sup>2</sup> /unit	20 m <sup>2</sup> /unit
c.	Minimum Front Yard	7.5 m	0.5 m (Weston Road)
d.	Minimum Rear Yard	7.5 m	2 m (east lot line)
e.	Minimum Interior Side Yard	24 m	4.5 m (north lot line)
f.	Minimum Exterior Side Yard	43 m	3 m (Major Mackenzie Drive)
g.	Setbacks to Below Grade Structures	1.8 m (Front and Exterior Yards)	0 m (Front and Exterior Yards)
h.	Maximum Building Height	44 m	<ul style="list-style-type: none"> <li>• Buildings “A” and “B” - 40 m (12-storeys)</li> </ul>

			<ul style="list-style-type: none"> <li>• Building “C” - 40 m (12-storeys)</li> <li>• Building “D” - 52 m (16-storeys)</li> <li>• Building “E” - 64 m (20-storeys)</li> <li>• Building “F” - 76 m (24-storeys)</li> </ul>
i.	Minimum Amenity Area	<p>67 Bachelor Units x 15 m<sup>2</sup>/unit = 1,005 m<sup>2</sup></p> <p>788 One Bedroom Units x 20 m<sup>2</sup>/unit = 15,760 m<sup>2</sup></p> <p>360 Two Bedroom Units x 55 m<sup>2</sup>/unit = 19,800 m<sup>2</sup></p> <p>53 Three Bedroom Units x 90 m<sup>2</sup>/unit = 4,770 m<sup>2</sup></p> <p>Total required amenity area = 41,335 m<sup>2</sup></p>	<p>808 Apartment Dwelling units x 3.5 m<sup>2</sup>/unit = 2,828 m<sup>2</sup></p> <p>460 Supportive Living Facility Dwelling units x 5 m<sup>2</sup>/unit = 2,300 m<sup>2</sup></p> <p>Total proposed amenity area = 5,128 m<sup>2</sup></p>
j.	Minimum Parking Requirements	<p><u>Supportive Living Facility Buildings “A” &amp; “B”</u> 1.0 spaces/unit x 460 units = 460 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 460 units = 115 spaces</p> <p><u>Residential Apartment Buildings “C” to “F”</u> 1.5 spaces/unit x 808 units = 1,212 spaces</p>	<p><u>Supportive Living Facility Buildings “A” &amp; “B”</u> 0.45 spaces/unit x 460 units = 207 spaces</p> <p><u>Visitor</u> 0.15 spaces/unit x 460 units = 69 spaces</p> <p><u>Residential Apartment Buildings “C” to “F”</u> 0.8 spaces/one bedroom unit x 506 units = 405 spaces</p> <p>0.9 spaces/two bedroom unit x 249 units = 225 spaces</p> <p>1.1 spaces/three bedroom unit x 53 units = 59 spaces</p>

		<p><u>Visitor</u> 0.25 spaces/unit x 808 units = 202 spaces</p> <p><u>Commercial</u> 618 m<sup>2</sup> @ 6 spaces/100 m<sup>2</sup> = 38 spaces</p> <p>Total Parking Required = 2,027 spaces</p>	<p><u>Visitor</u> 0.15 spaces/unit x 808 units = 122 spaces</p> <p><u>All Other Uses</u> 618 m<sup>2</sup> @ 3 spaces/100 m<sup>2</sup> = 19 spaces</p> <p>Total Parking Proposed = 1,106 spaces</p> <p>- Notwithstanding the above parking space requirements, the number of required residential parking spaces may be reduced by 4 parking spaces for each car-share parking space provided, up to a maximum of 1 car-share space per every 60 residential units</p>
--	--	--	---

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

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

	<b>Matters to be Reviewed</b>	<b>Comment(s)</b>
a.	Consistency and Conformity with Provincial Policies and York Region and City of Vaughan Official Plans	<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') and VOP 2010 Volume 1 and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road</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 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>– Urban Design Brief</li> <li>– Arborist Report</li> <li>– Pedestrian Level Wind Study</li> <li>– Sun and Shadow Study</li> <li>– Community Services and Facilities Report</li> <li>– Parkland Dedication Calculations Table</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Geotechnical Report</li> <li>– Noise Report</li> <li>– Phase 1 Environmental Site Assessment</li> <li>– Traffic Impact Study</li> <li>– Hydrogeological Report</li> <li>– Sustainability Metrics</li> <li>– Accessibility Checklist</li> </ul> </li> <li>• These reports and studies 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/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>

f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>• The Subject Lands are located within the review areas of the Region of York and the Toronto and Region Conservation Authority. 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 Applications	<ul style="list-style-type: none"> <li>• The Owner has submitted Site Development File DA.20.022 for the Phase 1 (Buildings “A” and “B”) of the Development. The Site Development Application will be reviewed comprehensively and concurrently with the Applications. The review of the Site Development Applications 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 Major Mackenzie Drive and Weston Road</li> <li>– Relationship of the ground floor with the public realm, pedestrian connectivity with the overall Development</li> <li>– Site circulation, pedestrian connectivity, 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> <li>– Potential connections from the Subject Lands to the adjacent and nearby commercial uses</li> <li>– Accessibility and location of the proposed underground residential and visitor parking spaces</li> <li>– Coordination with surrounding developments, including but not limited to the proposed townhouse development at the northeast corner of Weston Road and Farooq Boulevard</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• A Site Development Application(s) will be required for Buildings “C” to “F”, should the Applications be approved</li> </ul>
h.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>• Draft Plan of Condominium Applications will be required to establish the condominium tenure and common elements of the residential apartment buildings “B” to “F”, should the Applications 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 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> <li>• The final value of the cash-in-lieu of parkland dedication will be determined by the Infrastructure Delivery Department, Real Estate Services</li> </ul>
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> </ul>

		<ul style="list-style-type: none"> <li>● If servicing allocation is unavailable, the Holding Symbol “(H)” will remain on the Subject Lands until Vaughan Council identifies and allocates servicing capacity for the Subject Lands, and the Owner satisfies all other conditions for the removal of the Holding Symbol “(H)” from the Subject Lands</li> </ul>
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> <li>● The implementing Zoning By-law will include provisions regarding the Owner entering into a density bonusing Agreement, to the satisfaction of the City of Vaughan, should the Applications be approved</li> </ul>
m.	York Region - Road Widening, Access and Traffic	<ul style="list-style-type: none"> <li>● The Subject Lands are located on Major Mackenzie Drive and Weston Road, with planned right-of-way widths of 45 m and 36 m respectively, and are under the jurisdiction of York Region</li> <li>● York Region will identify any required land conveyances and approve the location and design of the proposed access/egress driveways on Major Mackenzie Drive and Weston Road. York Region must review and approve the Traffic Impact Study submitted in support of the Applications</li> </ul>
n.	Affordable Housing	<ul style="list-style-type: none"> <li>● The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing targets and goals</li> </ul>

### **Financial Impact**

There are no funding requirements 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. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.20.008. The York Region Community Planning and Development Services Department has advised they do not support request for an exemption as the Development does not conform with the planned urban structure of the York Region and Vaughan Official Plans.

### **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: Mary Caputo, Senior Planner, Development Planning Department, ext. 8635

### **Attachments**

1. Context and Location Map
2. Extent of Proposed Official Plan and Zoning By-Law Amendments
3. Extent of Submitted Development File DA.20.022 (Phase 1)
4. Landscape Plan
5. South & North Elevations - Buildings 'A' and 'B' (Phase 1)
6. West & East Elevations - Buildings 'A' and 'B' (Phase 1)
7. Elevations - Phase 1A & 2

### **Prepared by**

Mary Caputo, Senior Planner, ext. 8635

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

Mauro Peverini, Director of Development Planning, ext. 8407

### **Approved by**



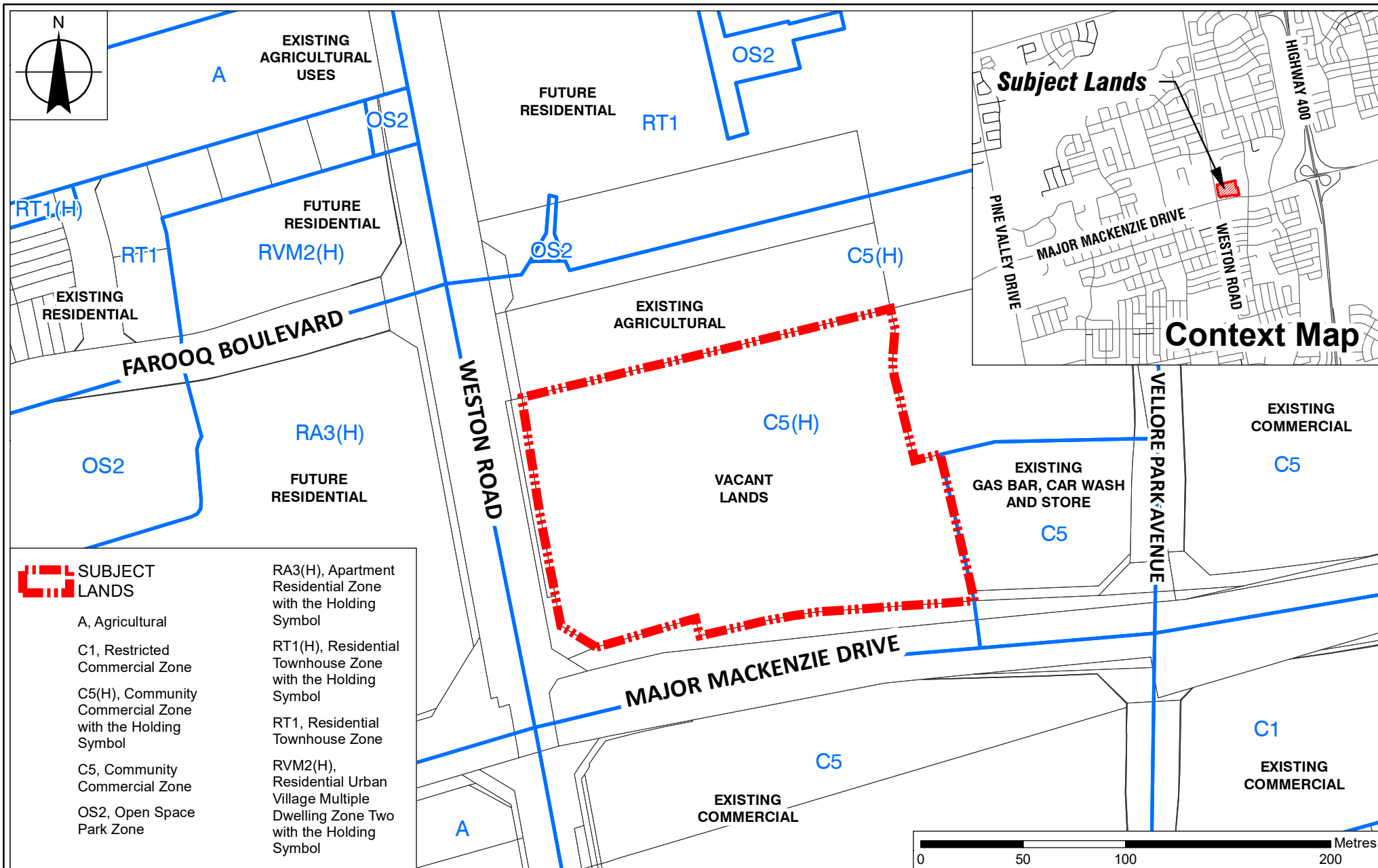
Nick Spensieri, Deputy City  
Manager, Infrastructure  
Management

### **Reviewed by**



Jim Harnum, City Manager





## Context and Location Map

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Major Weston Centres Limited



## Attachment

**FILES:**  
OP.20.008, Z.20.016, DA.20.022

**DATE:**  
October 6, 2020

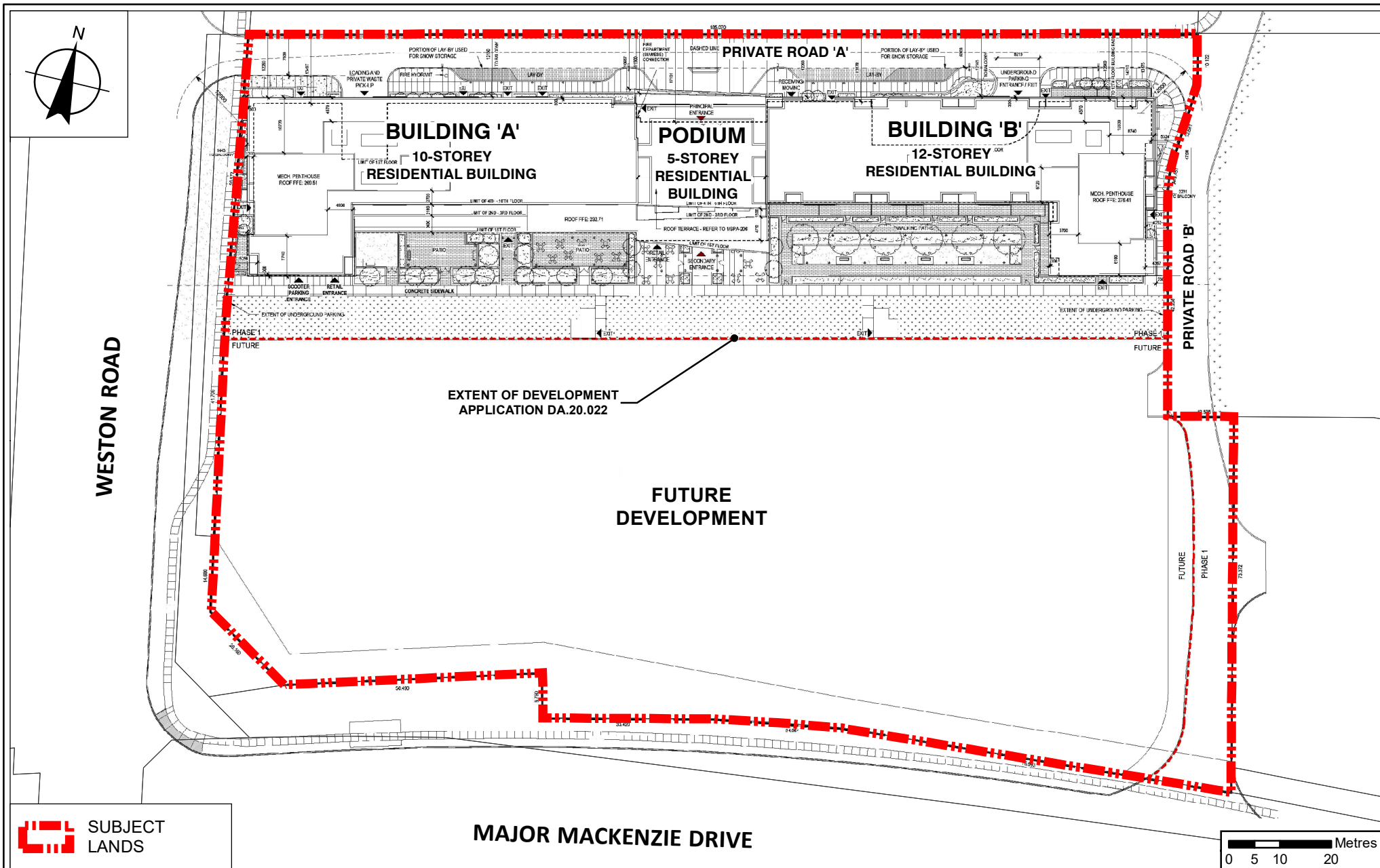
1











# Extent of Submitted Development Application DA.20.022 (Phase 1)

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Major Weston Centres Limited



## Attachment

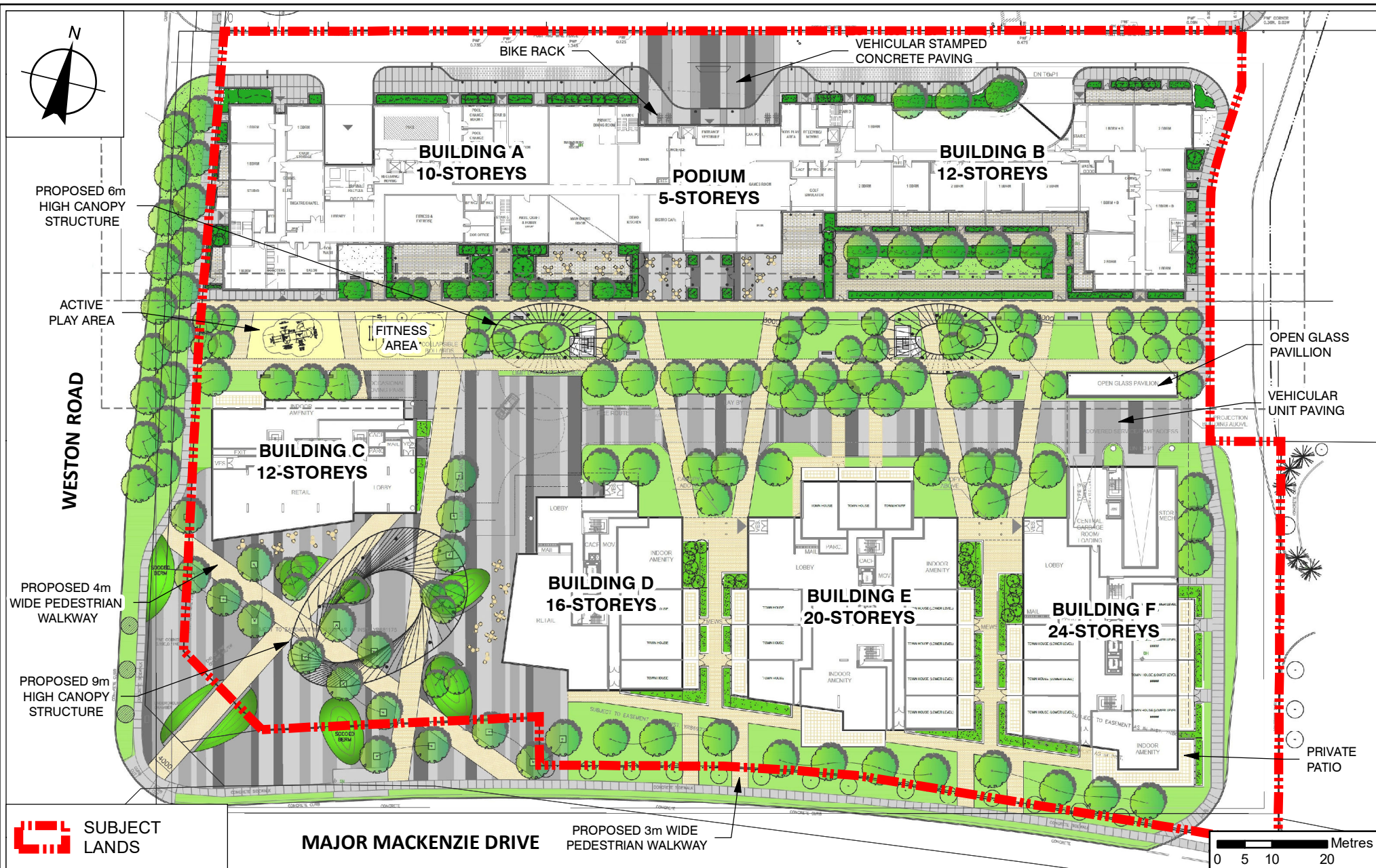
**FILES:**  
OP.20.008, Z.20.016, DA.20.022

**DATE:**  
October 6, 2020

**3**







# Landscape Plan

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Major Weston Centres Limited



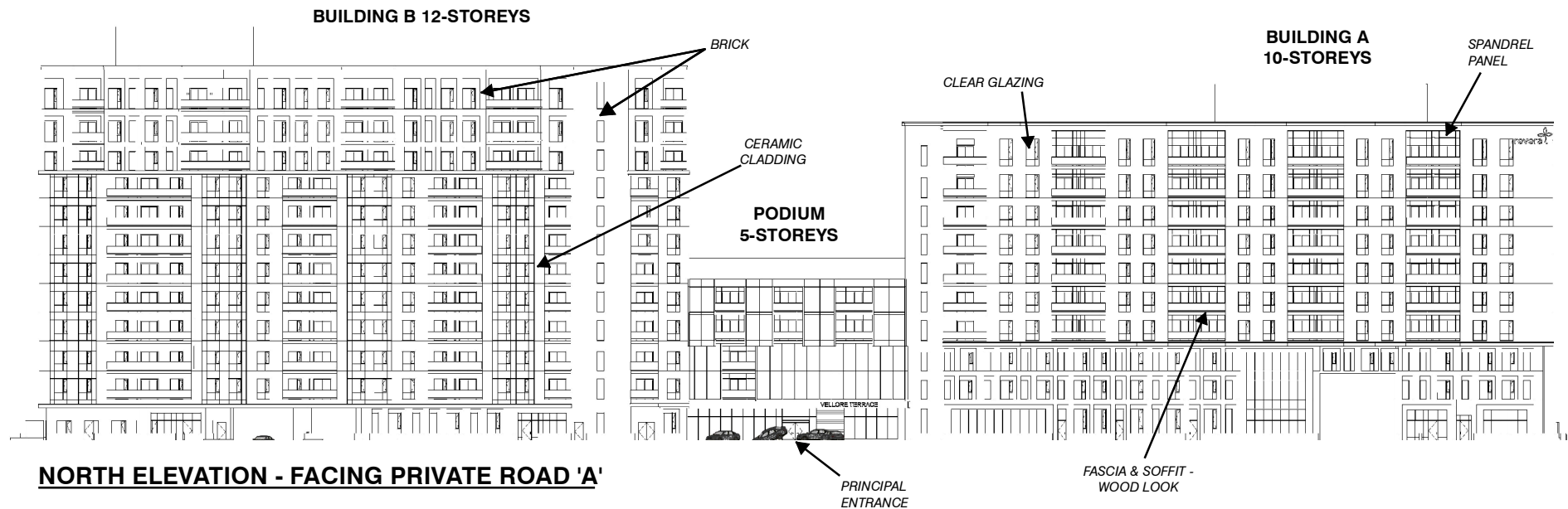
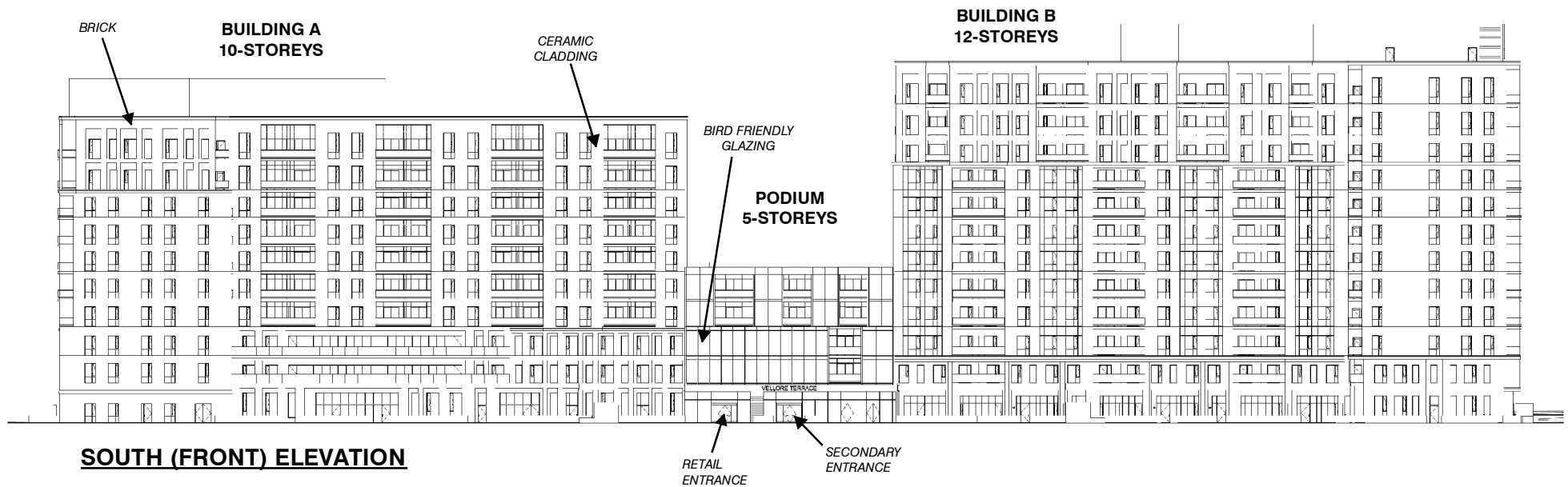
# Attachment

**FILES:**  
OP.20.008, Z.20.016, DA.20.022

**DATE:**  
October 6, 2020

**4**





# South & North Elevations - Buildings 'A' and 'B' (Phase 1)

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Major Weston Centres Limited



**Attachment**

**FILES:**  
OP.20.008, Z.20.016, DA.20.022

**DATE:**  
October 6, 2020

**5**





**BUILDING A  
10-STOREYS**



**WEST ELEVATION - FACING WESTON ROAD**

**BUILDING B  
12-STOREYS**



**EAST ELEVATION - FACING PRIVATE ROAD 'B'**

## West & East Elevations - Buildings 'A' and 'B' (Phase 1)

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Major Weston Centres Limited



## Attachment

**FILES:**  
OP.20.008, Z.20.016, DA.20.022

**DATE:**  
October 6, 2020

**6**





**SOUTH ELEVATION - FACING MAJOR MACKENZIE DRIVE**



**WEST ELEVATION - FACING WESTON ROAD**



**EAST ELEVATION - FACING PRIVATE ROAD 'B'**



**NORTH ELEVATION - FACING PRIVATE ROAD 'A'**

## Elevations - Phase 1A & 2

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Major Weston Centres Limited



## Attachment

**FILES:**  
OP.20.008, Z.20.016, DA.20.022

**DATE:**  
October 6, 2020

**7**