

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC MEETING)
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. If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca by noon on the last business day before the meeting.

**Tuesday, January 19, 2021
7:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario**

Pages

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

1. FLEUR DE CAP DEVELOPMENT INC. & CUENCA DEVELOPMENT INC. ZONING BY-LAW AMENDMENT FILE Z.20.032 DRAFT PLAN OF SUBDIVISION FILE 19T-20V005 10980 JANE STREET VICINITY OF JANE STREET AND TESTON ROAD
Information item from the Deputy City Manager, Infrastructure Development with respect to the above.

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|----|---|----|
| 2. | LORWOOD HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.20.033 DRAFT PLAN OF SUBDIVISION FILE 19T-20V006 3180 TESTON ROAD VICINITY OF JANE STREET AND TESTON ROAD
Information item from the Deputy City Manager, Infrastructure Development with respect to the above. | 17 |
| 3. | NASHVILLE MAJOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.20.024 DRAFT PLAN OF SUBDIVISION FILE 19T-20V004 VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD
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| 4. | ROYBRIDGE HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.20.036 VICINITY OF HIGHWAY 27 AND MILANI BOULEVARD
Information item from the Deputy City Manager, Infrastructure Development with respect to the above. | 53 |
| 5. | 7080 YONGE LIMITED OFFICIAL PLAN AMENDMENT FILE OP.20.011 ZONING BY-LAW AMENDMENT FILE Z.20.026 7080 YONGE STREET VICINITY OF YONGE STREET AND CRESTWOOD ROAD
Information item from the Deputy City Manager, Infrastructure Development with respect to the above. | 67 |

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 (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021

WARD(S): 1

TITLE: FLEUR DE CAP DEVELOPMENT INC. & CUENCA
DEVELOPMENT INC.
ZONING BY-LAW AMENDMENT FILE Z.20.032
DRAFT PLAN OF SUBDIVISION FILE 19T-20V005
10980 JANE STREET
VICINITY OF JANE STREET AND TESTON ROAD

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on applications to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 14 blocks and public rights-of-ways as shown on Attachment 2.

Report Highlights

The Owner proposes to rezone the Subject Lands and requests approval of a Draft Plan of Subdivision for employment uses consisting of 14 blocks and public rights-of-ways

This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.032 and 19T-20V005 (Fleur de Cap Development Inc. and Cuenca Development Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole.

Background

Location: 10980 Jane Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands are currently vacant with no structures located on the property.

Date applications deemed complete: November 30, 2020

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

Fleur de Cap Development Inc. & Cuenca Development Inc. (the 'Owner') have submitted the following applications (the 'Applications') to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 14 blocks and public rights-of-ways (the 'Draft Plan') as shown on Attachment 2 :

1. Zoning By-law Amendment File Z.20.032 to rezone the Subject Lands from "A Agricultural Zone" and "A Agricultural Zone" subject to site-specific Exception 9(53) as shown on Attachment 1, to "EM1 Prestige Employment Area Zone", "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1, 2 and 3 of this report.
2. Draft Plan of Subdivision File 19T-20V005 as shown on Attachment 2, to facilitate the Draft Plan consisting of the following:

Blocks	Land Use	Area (ha)
1, 3 - 5 & 10	Prestige and General Employment	24.6
2	Mixed Use - Employment/Commercial	14.9
6 & 7	Stormwater Management Pond	7.7
8, 9 & 12	Natural Heritage System	14.9
11	Pumping Station	0.4
13 & 14	Roads and Road Widenings	3.2
Total		65.7

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

- a) Date the Notice of Public Meeting was circulated: December 23, 2020

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed along Jane Street and Teston Road in accordance with the City's Notice Signs, Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m radius from the Subject Lands, all properties south of Teston Road to Ahmadiyya Avenue and including

Zafarullah Khan Crescent and 200 metres east of Jane Street, the MacKenzie Ridge Ratepayers Association and anyone on file with the Office of the City Clerk having requested notice.

- c) Comments received by the Development Planning Department as of December 8: 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 Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The proposed draft plan conforms to Vaughan Official Plan (“VOP 2010”)

Official Plan Designation:

- “Prestige Employment Area”, “General Employment Area”, “Mixed Use Area - Employment/Commercial”, “Potential Valley and Stream Corridor”, and “Stormwater Management Facility” by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Secondary Plans, 11.4 Highway 400 North Employment Lands Secondary Plan (formerly Official Plan Amendment (‘OPA’) 637)
- The Highway 400 North Employment Lands Secondary Plan relies on policies in OPA 450 as amended by OPA 637. The Subject Lands are located in the Block 34 East Planning Area. Section 3.4.2 of OPA 450 requires a Block Plan for greenfield development.
- The landowners for the southern portion of Block 34 East submitted Block Plan File BL.34E.2014, including the Subject Lands

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

Zoning: A Agricultural Zone” and “A Agricultural Zone” subject to site-specific Exception 9(53) by Zoning By-law 1-88. This Zone does not permit the proposed employment and commercial uses. The Owner proposes the following site-specific exceptions to the proposed zoning for the Subject Lands:

Table 1:

	Zoning By-law 1-88 Standards	EM1 General Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone
a.	Definition of "Front Lot Line"	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	<p>Block 1: The Front Lot Line shall be the lot line abutting Jane Street</p> <p>Block 3: The Front Lot Line shall be the lot line abutting Teston Road</p> <p>Block 4: The Front Lot Line shall be the lot line abutting the portion of Street 1 generally oriented in a North/South.</p>
b.	Definition of "Distribution Facility"	No definition in By-law 1-88	Means a building or part of a building used primarily for the storage and distribution of goods and materials, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles, trailers, tractor trailers and intermodal containers
d.	Permitted Uses	<ul style="list-style-type: none"> - Employment Use - Accessory Retail Sales to an Employment Use - Accessory Office Uses to an Employment Use - Banquet Hall, in a Single Unit Building, subject to Section 3.8 - Bowling Alley, subject to Section 3.8 - Business and Professional Offices, not including 	<p>The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> - Permit a Distribution Facility - All EM2 Uses shall only be permitted beyond 180 m of Highway 400 and Jane Street and 100 m of Teston Road <p>▪ The following uses shall not be permitted within 180 m of Highway 400 and Jane Street and 100 m of Teston Road:</p>

		<p>regulated health professional</p> <ul style="list-style-type: none"> - Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7 - Convention Centre, Hotel, Motel, subject to Section 3.8 - Funeral Home in a Single Unit building and subject to Section 3.8 - Car Brokerage - Office Building - Recreational Uses, including a golf driving range and miniature golf course - Service and Repair Shop - Any public garage legally existing as of the date of enactment of By-law 80-95 	<ul style="list-style-type: none"> - All EM2 Uses - Building Supply Outlet - Contractor's Yard - Meat Packing and Processing, not including accessory storage - Scrap Paper Storage, sorting or baling - Truck Terminal - Distribution Facility
g.	Landscaping Strip Requirements	<p>3 m</p> <p>Along a lot line which abuts a street</p>	<p>3 m</p> <p>Along a lot line which abuts a street and provincial highway</p>
h.	Minimum Landscaping Requirement for Lands Abutting an Open Space Zone	<p>7.5 m</p>	<p>0 m</p>
i.	Location of Accessory Buildings or Structures	<p>No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, Highway 400 or a reserve abutting same</p>	<p>Accessory building or structures shall be located in any yard, or area abutting a yard, which abuts Highway 400 or a reserve abutting the same.</p>

Table 2:

	Zoning By-law 1-88 Standards	EM2 General Employment Zone Requirements	Proposed Exceptions to the EM2 General Employment Zone
a.	Definition of "Front Lot Line"	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	Block 5: The Front Lot Line shall be the lot line abutting Street 1

Table 3:

	Zoning By-law 1-88 Standards	C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to the C4 Neighbourhood Commercial Zone
a.	Definition of "Front Lot Line"	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	Block 2: The Front Lot Line shall be the lot line abutting Teston Road
b.	Permitted Uses	<ul style="list-style-type: none"> - Bank or Financial Institution - Brewers Retail Outlet - Business or Professional Office - Club or Health Centre - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Take-Out - L.C.B.O. Outlet Personal Service Shop - Pet Grooming Establishment, to be contained within a wholly enclosed building - Pharmacy - Photography Studio Place of Entertainment 	<p>The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> - Any use permitted in the EM1 Prestige Employment Area Zone - An Automobile Service Station, Automobile Gas Bar, Car Wash - Building Supply Outlet - Retail uses - Retail Warehouse - Retail Nursery <p>Retail or service commercial uses, located within single-use buildings shall not occupy more than 25% of the frontage on either Jane Street or Teston Road</p>

		<ul style="list-style-type: none"> - Retail Store Service or Repair Shop - Supermarket - Veterinary Clinic - Video Store 	<p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> - individual retail uses in buildings with ground floor plates in excess of 2,800 m² in size - any uses which require outside storage of goods and materials
c.	Landscaping Strip Requirements	6m Teston Road and Jane Street	3 m Teston Road and Jane Street
d.	Location of Accessory Buildings	No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, Highway 400, Highway 7 or a reserve abutting same	Accessory building and structures shall be permitted in any yard, or area abutting a yard, which abuts Highway 400 or a reserve abutting the same

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	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies and OPA 450 amended by OPA 637	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, as amended, 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010 and OPA 450
b.	Block Plan Application For Lands in Block 34 East	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the Block 34 East Block Plan. The Owner has submitted the requisite studies in support of the Applications must include

		analysis consistent with the documentation required for the current Block Plan review
c.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the rezoning and the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. In particular, a number of the proposed site specific zoning requests including but not limited to, permitting a retail warehouse in a C4 Zone, permitting EM2 uses within specific areas of the EM1 Zone, reducing the landscape area abutting Highway 400, and locating accessory buildings between a building and Jane Street, Teston Road and Highway 400, will be reviewed as these amendments are not consistent with development standards in other employment areas in the City. The request to permit a Retail Warehouse use does not conform to the Official Plan
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements
e.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and the Sustainability Metrics Program
f.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) which must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
g.	Coordination of Development	<ul style="list-style-type: none"> The Owner will be required to coordinate development with the adjacent Draft Plan of Subdivision Files 19T-20V006 (Lorwood Holdings Inc.) and 19T-19V002 (Condor Properties (Fenmarcon) Inc.)

h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland 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
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), the Ministry of Transportation (MTO) and external public agencies and utilities
j.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced or eliminated, to the satisfaction of the TRCA and the City ▪ The development limits and buffers for the natural heritage system on the Subject Lands must be delineated to the satisfaction of the TRCA and City
k.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-wide and Block 34 East Urban Design and Architectural Guidelines
l.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner will be required to submit Site Development Applications for the development of the Subject Lands, as required by the City's Site Plan Control By-law

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. Any issues identified 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 these Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Meeting or in writing 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. Draft Plan of Subdivision File 19T-20V005 and Proposed Zoning

Prepared by

OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Acting Chief Planning Official, ext. 8407

Approved by



Mauro Peverini, Acting Chief Planning
Official

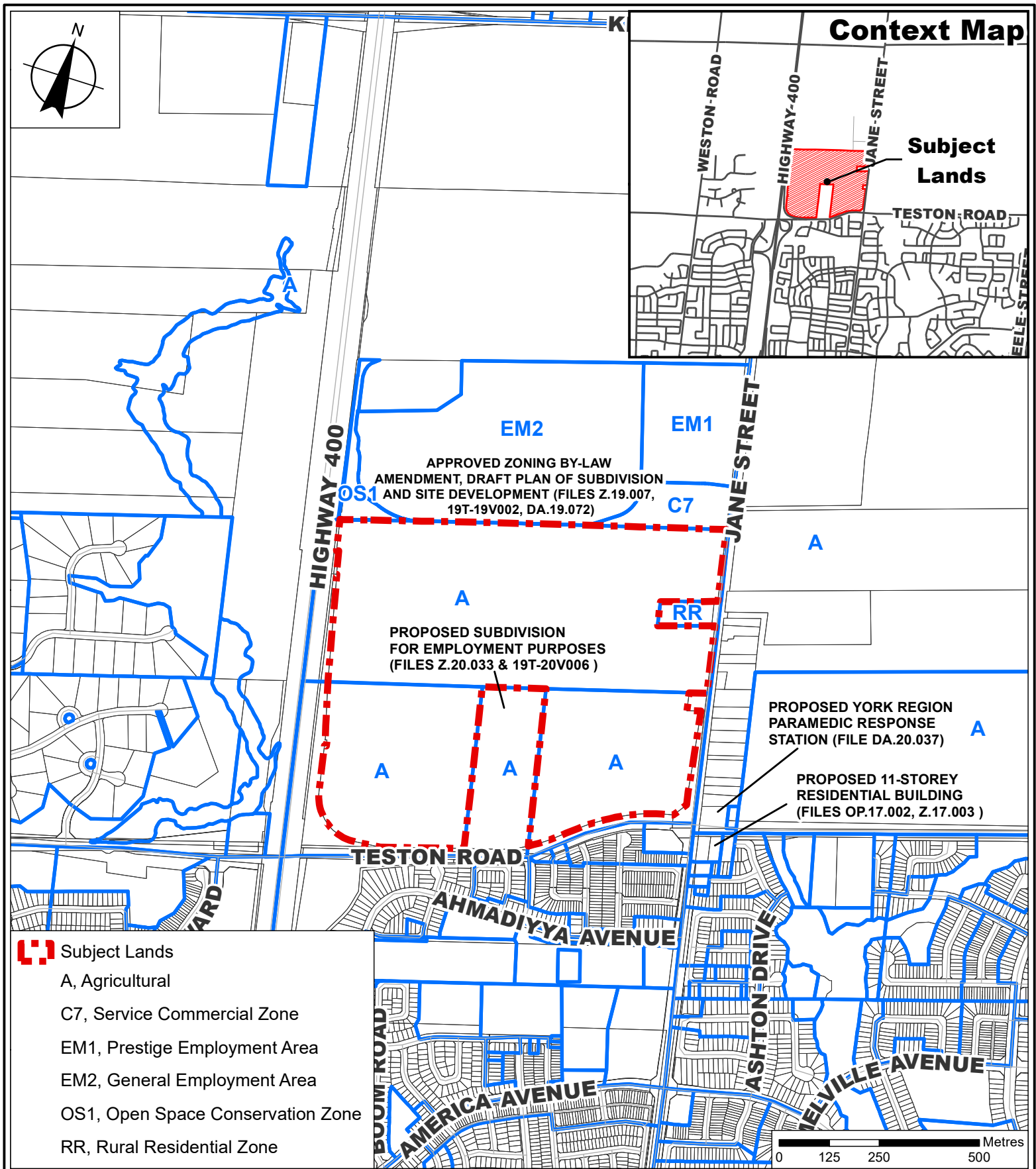
Reviewed by



Nick Spensieri, Deputy City Manager,
Infrastructure Development



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lots 26 & 27, Concession 5

APPLICANT:
Fleur de Cap Development Inc. &
Cuenca Development Inc.

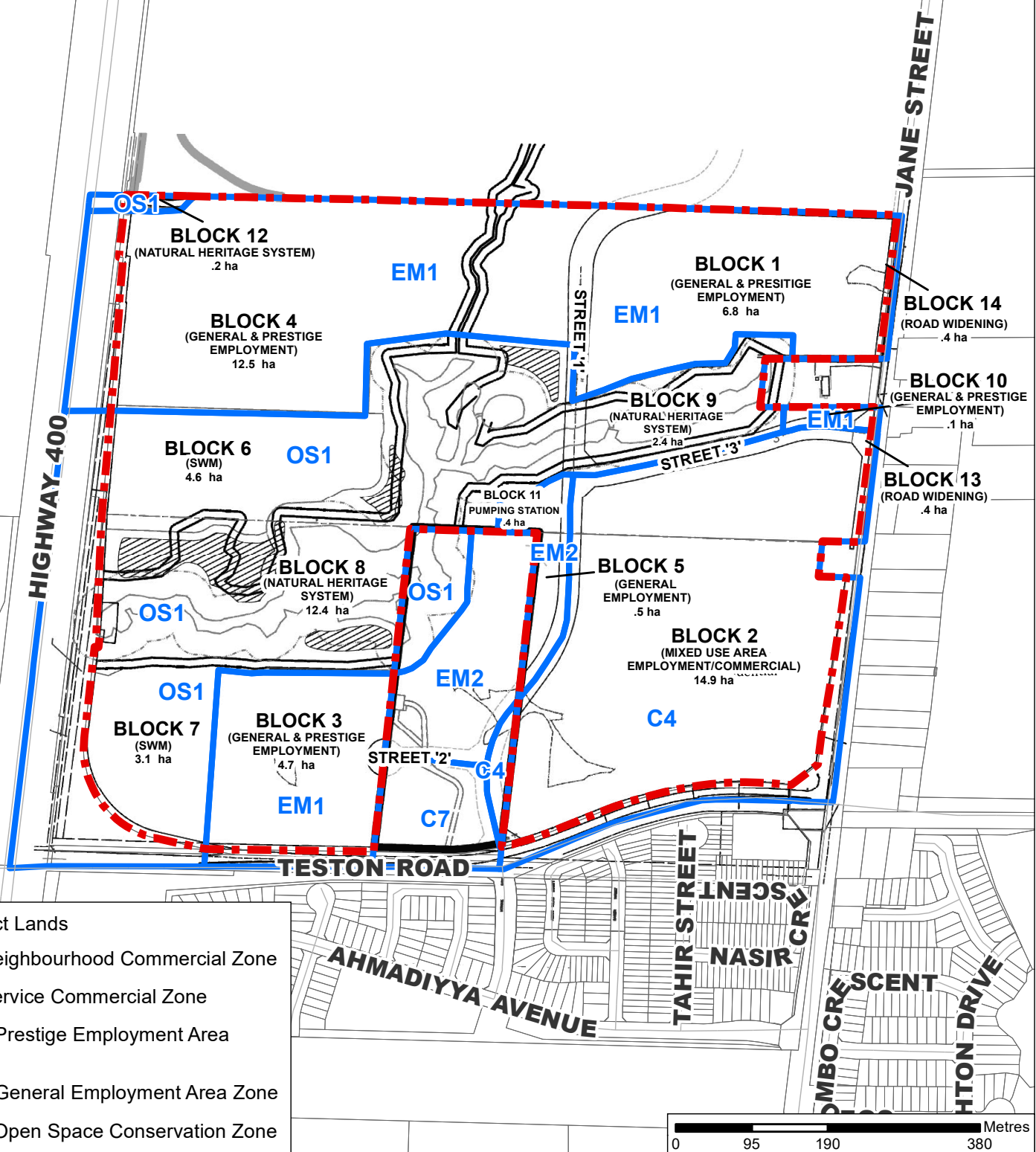
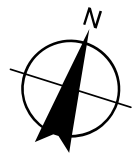


Attachment

FILES:
Z.20.032 & 19T-20V005

DATE:
January 19, 2021

1



Proposed Zoning and Draft Plan of Subdivision File 19T-20V005

Attachment

LOCATION:
Part of Lots 26 & 27, Concession 5

APPLICANT:
Fleur de Cap Development Inc. &
Cuenca Development Inc.



FILE:
Z.20.032 & 19T-20V005

DATE:
January 19, 2021

2

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021

WARD(S): 1

TITLE: LORWOOD HOLDINGS INC.

ZONING BY-LAW AMENDMENT FILE Z.20.033

DRAFT PLAN OF SUBDIVISION FILE 19T-20V006

3180 TESTON ROAD

VICINITY OF JANE STREET AND TESTON ROAD

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on applications to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 4 blocks and a public right-of-way as shown on Attachment 2 .

Report Highlights

The Owner proposes to rezone the Subject Lands and requests approval of a Draft Plan of Subdivision for employment uses consisting of 4 blocks and a public right-of-way

This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.033 and 19T-20V006 (Lorwood Holdings Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole meeting.

Background

Location: 3180 Teston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date applications deemed complete: November 30, 2020

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

Lorwood Holdings Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to rezone the Subject Lands and for approval of a Draft Plan of Subdivision for employment uses consisting of 4 blocks and a public right-of-way (the 'Draft Plan') as shown on Attachment 2:

1. Zoning By-law Amendment File Z.20.033 to rezone the Subject Lands from "A Agricultural Zone" to "EM2 General Employment Area Zone", "C4 Neighbourhood Commercial Zone", "C7 Service Commercial Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1 to 3 of this report.
2. Draft Plan of Subdivision File 19T-20V006, as shown on Attachment 2, to facilitate a Plan of Subdivision consisting of the following:

Blocks	Land Use	Area (ha)
1	General Employment	2.9
2	Service Node	1.3
3	Natural Heritage System	1.2
4	Future Development Block	0.1
	Roads and Road Widenings	0.9
Total		6.4

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

- a) Date the Notice of Public Hearing was circulated: December 23, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Teston Road on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m radius from the Subject Lands, all properties between Teston Road and Ahmadiyya Avenue, the MacKenzie Ridge Ratepayers Association and anyone on file with the Office of the City Clerk having requested notice.

- c) Comments received by the Development Planning Department as of December 8: 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 will be reviewed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

The proposed Development conforms to Vaughan Official Plan (“VOP 2010”)

Official Plan Designation:

- ☐ “Prestige Employment Area”, “General Employment Area”, and “Potential Valley and Stream Corridor” by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Secondary Plans, 11.4 Highway 400 North Employment Lands Secondary Plan (formerly Official Plan Amendment (‘OPA’) 637)
- The Highway 400 North Employment Lands Secondary Plan relies on policies in OPA 450 as amended by OPA 637. The Subject Lands are located in the Block 34 East Planning Area. Section 3.4.2 of OPA 450 requires a Block Plan for greenfield development.
- ☐ A Block Plan Application has been submitted (File BL.34E.2014) including the Subject Lands and are subject to the Block Plan policy requirements.

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

Zoning: A Agricultural Zone as shown by Zoning By-law 1-88. This Zone does not permit the proposed employment and commercial uses. The Owner proposes the following site-specific exceptions to the proposed zoning for the Subject Lands:

Table 1:

	Zoning By-law 1-88 Standards	EM2 General Employment Area Zone Requirements	Proposed Exceptions to the EM2 General Employment Area Zone
a.	Definition of "Distribution Facility"	No definition in By-law 1-88	Means a building or part of a building used primarily for the storage and distribution of goods and materials, including the outside storage and maintenance of commercial motor vehicles, heavy commercial vehicles, trailers, tractor trailers and intermodal containers
b.	Permitted Uses	<ul style="list-style-type: none"> - All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop, subject to Section 3.8. - All Season Sports Facility, subject to Section 3.8 - Autobody Repair Shop - Building Supply Outlet - Car Brokerage, including trucks - Club or Health Centre - Contractor's Yard - Equipment Sales/ Rental Establishment - Meat Packing and Processing, not including accessory outside storage - Public Garage - Scrap Paper Storage, sorting or Baling - Service or Repair Shop, including repair of heavy equipment - Truck Terminal 	<ul style="list-style-type: none"> ▪ The following additional use shall be permitted: <ul style="list-style-type: none"> - Permit a Distribution Facility

c.	Minimum Landscaping Requirements for Lands Abutting an Open Space Zone	7.5 m	0 m
d.	Location of Accessory Buildings or Structures	No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, Highway 400 or a reserve abutting same	Accessory structures and buildings shall be permitted in any yard, or area abutting a yard, which abuts Teston Road or a reserve abutting the same

Table 2:

	Zoning By-law 1-88 Standards	C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to C4 Neighbourhood Commercial Zone
a.	Permitted Uses	<ul style="list-style-type: none"> - Bank or Financial Institution - Brewers Retail Outlet Business or Professional Office - Club or Health Centre - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Take-Out - L.C.B.O. Outlet Personal Service Shop - Pet Grooming Establishment, to be contained within a wholly enclosed building - Pharmacy - Photography Studio Place of Entertainment - Retail Store Service or Repair Shop 	<p>The following additional uses shall be permitted:</p> <ul style="list-style-type: none"> - Any use permitted in the EM1 Prestige Employment Area Zone - An Automobile Service Station, Automobile Gas Bar, Car Wash - Building Supply Outlet - Retail uses - Retail Warehouse - Retail Nursery <p>Retail or service commercial uses, located within single-use buildings shall not occupy more than 25% of the frontage on Jane Street</p> <p>The following uses shall not be permitted:</p> <ul style="list-style-type: none"> - individual retail uses in buildings with ground floor

		<ul style="list-style-type: none"> - Supermarket - Veterinary Clinic - Video Store 	<ul style="list-style-type: none"> plates in excess of 2,800m² in size - any uses which require outside storage of goods and materials
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Table 3:

	Zoning By-law 1-88 Standards	C7 Service Commercial Zone Requirements	Proposed Exceptions to C7 Service Commercial Zone
a.	Minimum Setbacks	<ul style="list-style-type: none"> - Front Yard - 9 m - Rear Yard - 22 m - Interior Side Yard - 6 m - Exterior Side Yard - 9 m 	<ul style="list-style-type: none"> - Front Yard - 3 m (Street A) - Rear Yard - 3 m (West property line) - Interior Side Yard - 3 m (Street B) - Exterior Side Yard - 3 m (Teston Road)
b.	Minimum Landscape Strip Width Along Teston Road	6m	3m

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	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies and OPA 450 amended by OPA 637	<ul style="list-style-type: none"> ☐ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010 and OPA 450

b.	Block Plan Application For Lands in Block 34 East	<p>☐ The Subject Lands are located in the Block 34 East Block Plan. The Owner has submitted the requisite studies in support of the Applications must include analysis consistent with the documentation required for the current Block Plan review</p>
c.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	<p>☐ The appropriateness of the rezoning and the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. In particular, a number of the proposed site specific zoning requests including but not limited to, permitting a retail warehouse in a C4 Zone, reducing the landscape areas abutting an Open Space Zone, and locating accessory buildings between a building and Teston Road and internal streets, will be reviewed as these amendments are not consistent with development standards in other employment areas in the City</p> <p>☐ The request to permit a Retail Warehouse does not conform to the Official Plan</p>
d.	Draft Plan of Subdivision	<p>☐ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements</p>
e.	Sustainable Development	<p>☐ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program</p>
f.	Studies and Reports	<p>☐ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</p>
g.	Coordination of Development	<p>☐ The Owner will be required to coordinate development with the adjacent Draft Plan of</p>

		Subdivision File 19T-20V005 (Fleur De Cap Development Inc. & Cuenca Development Inc.)
h.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland 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
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), the Ministry of Transportation ('MTO') and external public agencies and utilities
j.	Source Water Protection Plan	<ul style="list-style-type: none"> The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced or eliminated, to the satisfaction of the Toronto and Region Conservation Authority and the City The development limits and buffers for the natural heritage system on the Subject Lands must be delineated to the satisfaction of the TRCA and City
k.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City-wide and Block 34 East Urban Design and Architectural Guidelines
l.	Required Applications	<ul style="list-style-type: none"> The Owner will be required to submit Site Development Applications for the development of the Subject Lands, as required by the City's Site Plan Control By-law

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. Any issues identified 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 these Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council express at the Public Hearing or in writing 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 & Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-20V006

Prepared by

OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Acting Chief Planning Official, ext. 8407

Approved by



Mauro Peverini, Acting Chief Planning
Official

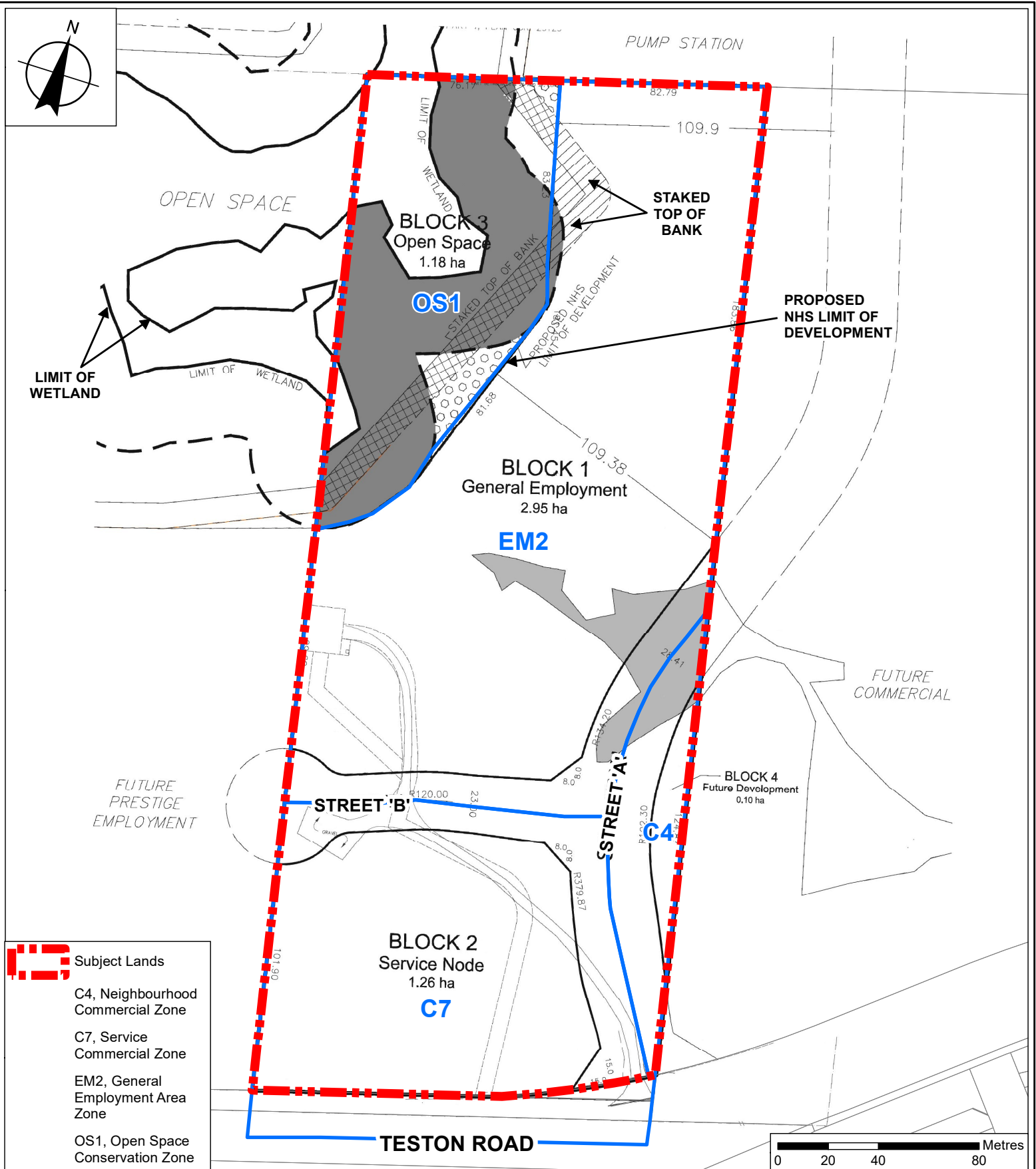
Reviewed by



Nick Spensieri, Deputy City Manager,
Infrastructure Development



Jim Harnum, City Manager



Proposed Zoning and Draft Plan of Subdivision File 19T-20V006

Attachment

LOCATION:
Part of Lot 26,
Concession 5; 3180 Teston Road

APPLICANT:
Lorwood Holdings Inc.



FILES:
Z.20.033,19T-20V006

DATE:
January 19, 2021

2

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021

WARD(S): 1

**TITLE: NASHVILLE MAJOR DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.20.024
DRAFT PLAN OF SUBDIVISION FILE 19T-20V004
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON
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 Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.024 and 19T-20V004 for the subject lands shown on Attachment 1. The Owner seeks to permit a residential plan of subdivision for 85 lots consisting of six detached, eight semi-detached and 71 street townhouse dwelling units, a vista and a greenway, as shown on Attachment 2.

Report Highlights

- The Owner proposes to rezone the Subject lands and requests Draft Plan of Subdivision approval to permit a plan of subdivision for 85 residential lots
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.024 and 19T-20V004 (Nashville Major Developments Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The vacant 4.23 ha subject lands (the 'Subject Lands') are located north of Major Mackenzie Drive and east of Huntington Road. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date applications deemed complete: September 25, 2020

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

Nashville Major Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a residential plan of subdivision for 85 lots consisting of six detached, eight semi-detached and 71 street townhouse dwelling units, a vista and a greenway (the 'Draft Plan') in the manner shown on Attachment 2:

1. Zoning By-law Amendment File Z.20.024 to rezone the Subject Lands from "RD4(H) Residential Detached Zone Four" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", subject to site-specific zoning Exception 9(1376), to "RD4(H) Residential Detached Zone Four", "RS1(H) Residential Semi-Detached Zone One" and "RT1(H) Residential Townhouse Zone" all with the addition of the Holding Symbol "(H)", and "OS2 Open Space Park Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-20V004 (the 'Draft Plan'), shown on Attachment 2, consisting of the following:

Lot / Block	Land Use	Units	Area (ha)
1 - 6	Detached Dwellings	6	0.42
7 - 10	Semi-Detached Dwellings	8	
11 - 22	Street Townhouse Dwellings	71	1.38
23 - 24	Vistas		0.19
25	Canadian Pacific Railway ('CPR') Greenway		0.73
26	12.5 m wide CPR Berm		0.45
27 - 28	0.3 m Reserves		0.01
Street	15 m wide Street "OO"		1.05
Total		85	4.23

The Subject Lands are located in the approved Block 61 West Plan and Draft Approved Plan of Subdivision File 19T-10V004

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan ('Block Plan'), with subsequent modifications approved on June 19, 2018, as shown on Attachment 5. The Block Plan provides the basis for land uses, housing mix,

environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004 to permit 11 detached dwellings and 18 semi-detached dwellings, a 1.95 ha stormwater management pond facility ('SWM Pond') and a 1.87 ha greenway, as shown on Attachment 4. Subsequent to the approval of Draft Plan of Subdivision File 19T-10V004, the SWM Pond was no longer necessary for the Subject Lands, as an alternative location on the south side of Major Mackenzie Drive would accommodate a future SWM Pond to service the Block Plan. The Owner submitted an updated Block Plan (Attachment 3) in support of the Applications to be consistent with the Development.

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

- a) Date the Notice of Public Meeting was circulated: December 24, 2020.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: all property owners within 150 m of the Subject Lands and the Kleinburg and Area Ratepayers Association.
- 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:

[November 15, 2011 Committee of the Whole Report - Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004 \(Nashville Developments Inc.\)](#)

[May 10, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\), Block Plan File BL.61.2009, Malone Given Parsons Ltd. - Agent](#)

[November 15, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\) Block Plan Conditions Report, Block Plan File BL.61.2009](#)

Analysis and Options

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 (‘VOP 2010’), and are designated by Policy 12.7 Block 61 West - Nashville Heights of VOP 2010, as follows:

- “Low-Rise Residential”
- “Mid-Rise Residential” with a maximum building height of five-storeys and a maximum floor space index (‘FSI’) of 1.75
- “Mid-Rise Mixed-Use ‘B’” with a maximum building height of ten-storeys and a maximum FSI of 1.75
- “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area” with a maximum building height of ten-storeys and a maximum FSI of 1.75
- “Parks” and “Natural Area”

The Draft Plan for residential development is permitted in the “Low-Rise Residential,” “Mid-Rise Residential,” “Mid-Rise Mixed-Use ‘B’ and “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area” designations, and conforms to the compatibility and development criteria in Sections 9.1.2.1, 9.2.3.1 and 9.2.2.2 of VOP 2010. The proposed lot frontages and areas, and proposed zone categories for the Draft Plan are consistent and compatible with the existing surrounding area. The proposed rezoning of the Subject Lands and the Draft Plan conform to VOP 2010.

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

The Subject Lands are zoned “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” by Zoning By-law 1-88 and subject to site-specific zoning Exception 9(1376), as shown on Attachment 1.

The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” in the manner shown on Attachment 2, together with the following site-specific zoning exceptions to the “RD4 Residential Detached Zone Four” standards:

Table 1

	Zoning By-Law 1-88 Standard	'RD4 Residential Detached Zone Four' Requirement	Proposed Exceptions to the 'RD4 Residential Detached Zone Four' Requirement
a.	Minimum Interior Side Yard Setback	1.2 m	1.2 m on one interior side yard, and either 0.6 m or 1.2 m on the other interior side yard
b.	Minimum Interior Garage Width (for Lot Frontages 12 m or greater and Corner Lot Frontages 15 m or greater for Detached Dwellings)	5.5 m	3 m (Lots 1, 3, 4 and 5)
c.	Maximum Interior Garage Width (for Lot Frontages 9 m or greater)	3 m	5.6 m

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 the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed for consistency with the Provincial Policy Statement, 2020 ('PPS'), and conformity to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan'), the York Region Official Plan 2010 ('YROP') and VOP 2010 policies
b.	Appropriateness of the Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific zoning exceptions identified in Table 1 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Owner proposes the Holding Symbol “(H)” to be lifted until York Region confirming the final Major Mackenzie Drive alignment
c.	Nashville Heights Block 61 West Plan and Block 61 Developer’s Group Agreement	<ul style="list-style-type: none"> ▪ The proposed location and design of Street “OO” and open space blocks will be reviewed to ensure coordination with the surrounding lands and the approved Block Plan ▪ The Owner is required to enter into a Developer’s Group Agreement with the other participating landowners within Block 61 regarding cost sharing provisions for parks, cash-in-lieu of parkland, road and municipal services within Block 61, should the Applications be approved
d.	Architectural and Urban Design Guidelines and Landscape Master Plan	<ul style="list-style-type: none"> ▪ The following City-approved guidelines shall be updated to include the Development should the Applications be approved: <ul style="list-style-type: none"> - Block 61 West Nashville Heights Architectural and Urban Design Guidelines prepared by John G. Williams Limited Architect and dated June 2011 - Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies and dated July 2012
e.	Tree Protection Agreement / Tree Replacement	<ul style="list-style-type: none"> ▪ The Tree Inventory and Preservation Plan, Edge Management and Restoration Report (‘TIPP’) prepared by Kuntz Forestry Consulting Inc. and dated June 7, 2010 submitted in support of the Applications identifies the protection of four trees and the removal of five trees on or abutting the Subject Lands ▪ The Owner shall provide the value of the tree removals using the Tree Replacement Valuation outlined in the City’s Tree Protection Protocol. The Owner is required to enter into a Tree Protection Agreement in accordance with Tree By-law 52-2018, including a security for the trees to be

	MATTERS TO BE REVIEWED	COMMENT(S)
		protected and compensation planting, should the Applications be approved
f.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ If the Applications are approved, the availability of water and sanitary servicing capacity for the Development must be formally allocated by Vaughan Council. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, to be removed once servicing capacity is identified ▪ Municipal water and sanitary sewers for the Development must be provided in accordance with the approved Block Plan and Block 61 West Master Environmental Servicing Plan (‘MESP’)
g.	Stormwater Management	<ul style="list-style-type: none"> ▪ The Subject Lands are proposed to be serviced by a future SWM Pond on the south side of Major Mackenzie Drive. The future SWM pond cannot be constructed until the realignment of Major Mackenzie Drive is finalized ▪ The existing SWM pond located on the north side of Major Mackenzie Drive and west of Barons Street serving the Block 61 West area must be sized and/or designed to temporarily serve the Subject Lands, if required ▪ Stormwater management, and erosion and siltation control measures must be provided in accordance with the approved Block 61 West Plan MESP and SWM pond requirements, to the satisfaction of the Development Engineering (‘DE’) Department

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Transportation and Active Transportation	<ul style="list-style-type: none"> ▪ The Development includes lay-by parking on the proposed 15 m wide Street “OO”. Lay-by parking is only permitted on a road with a minimum 23 m wide right-of-way, in accordance with City standards. The proposed lay-by parking must be indicated on the Draft Plan and must be reviewed and approved by the DE Department ▪ The Traffic Impact Assessment Addendum (‘TIA’) prepared by Poulos and Chung dated May 5, 2020, submitted in support of the Applications must be updated to confirm the space between the proposed lay-by parking on Street “OO” and the multi-use pathways is safe and appropriate (i.e. passenger car doors opening into pedestrians and/or cyclists on the multi-use pathway) ▪ The proposed lot frontages and driveway configurations and locations will be reviewed to ensure compatibility and functionality ▪ The appropriate alignment of the east leg of Street “OO” with Tremblant Crescent on the north side of MacTier Drive will be reviewed
i.	Noise Assessment	<ul style="list-style-type: none"> ▪ The Owner shall implement the required noise mitigation measures in the Environmental Noise Assessment prepared by Valcoustics Canada Ltd. and dated May 12, 2020, to the satisfaction of the DE Department and CP Railway
j.	Environmental Site Assessments	<ul style="list-style-type: none"> ▪ The DE Department will require the Owner to submit an updated Phase One and Two Environmental Site Assessment (‘ESA’) and Record of Site Condition for the Subject Lands, as more than five years have passed since the ESA clearances for Draft Plan of Subdivision File 19T-10V004. In addition, the change in land use from a SWM Pond to a residential use is considered a more sensitive use

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Parkland Dedication / Multi-Use Pathways	<ul style="list-style-type: none"> ▪ The Owner shall prepare an updated Block 61 West Parkland Dedication Chart, to the satisfaction of the Parks Planning Department ▪ The Active Together Master Plan 2018 Review and Update ('ATMP') dated May 2018, and Section 9.2.2.14.b.xiv in VOP 2010 require local parks to be located within a reasonable direct walking distance of 500 m from residential areas. The Subject Lands exceeds the 500 m walking distance from any existing parks. The Owner must submit a Park and Open Space Detailed Facility Fit Study for the CPR Greenway (Block 25) to determine best suited facilities to the satisfaction of the City ▪ The Owner shall submit a Multi-Use Trail Feasibility and Master Plan to determine a feasible trail alignment and ensure continuous pathway connectivity throughout Block 61 West ▪ The Owner must update the final landscape design plan to add multi-use pathways along the south and west ends, and east side of Street "OO" ▪ If the Applications are approved, the Owner shall dedicate land and/or pay to cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu Policy
l.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the required studies and reports in support of the Applications. These reports and studies are available on the City's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer), and must be approved to the satisfaction of the City and/or respective approval authority ▪ The requirement for additional studies/information may be identified through review of the Applications

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	Source Water Protection Area	<ul style="list-style-type: none"> The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced or eliminated, to the satisfaction of the Toronto and Region Conservation Authority and the City
n.	Sustainable Development	<ul style="list-style-type: none"> In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score

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. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Meeting 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. Proposed Zoning and Draft Plan of Subdivision File 19T-20V004
3. Proposed Revised Block 61 West Plan
4. Portion of November 29, 2011 Council Draft Approved Plan of Subdivision File 19T-10V004
5. June 19, 2018 Council Approved Block Plan - Revised

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Acting Chief Planning Official, ext. 8407

Approved by



Mauro Peverini, Acting Chief Planning
Official



Nick Spensieri, Deputy City Manager,
Infrastructure Development

Reviewed by



Jim Harnum, City Manager



- Low Density
- Medium Density
- Medium Density / Mixed Use
- Commercial / Mixed Use
- Schools
- Parks
- Public Square (Piazza)
- Public Open Space / Buffer Areas
- Open Space
- Storm Water Management
- TransCanada Pipeline
- Cemetery

SUBJECT LANDS



Proposed Revised Block 61 West Plan

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.

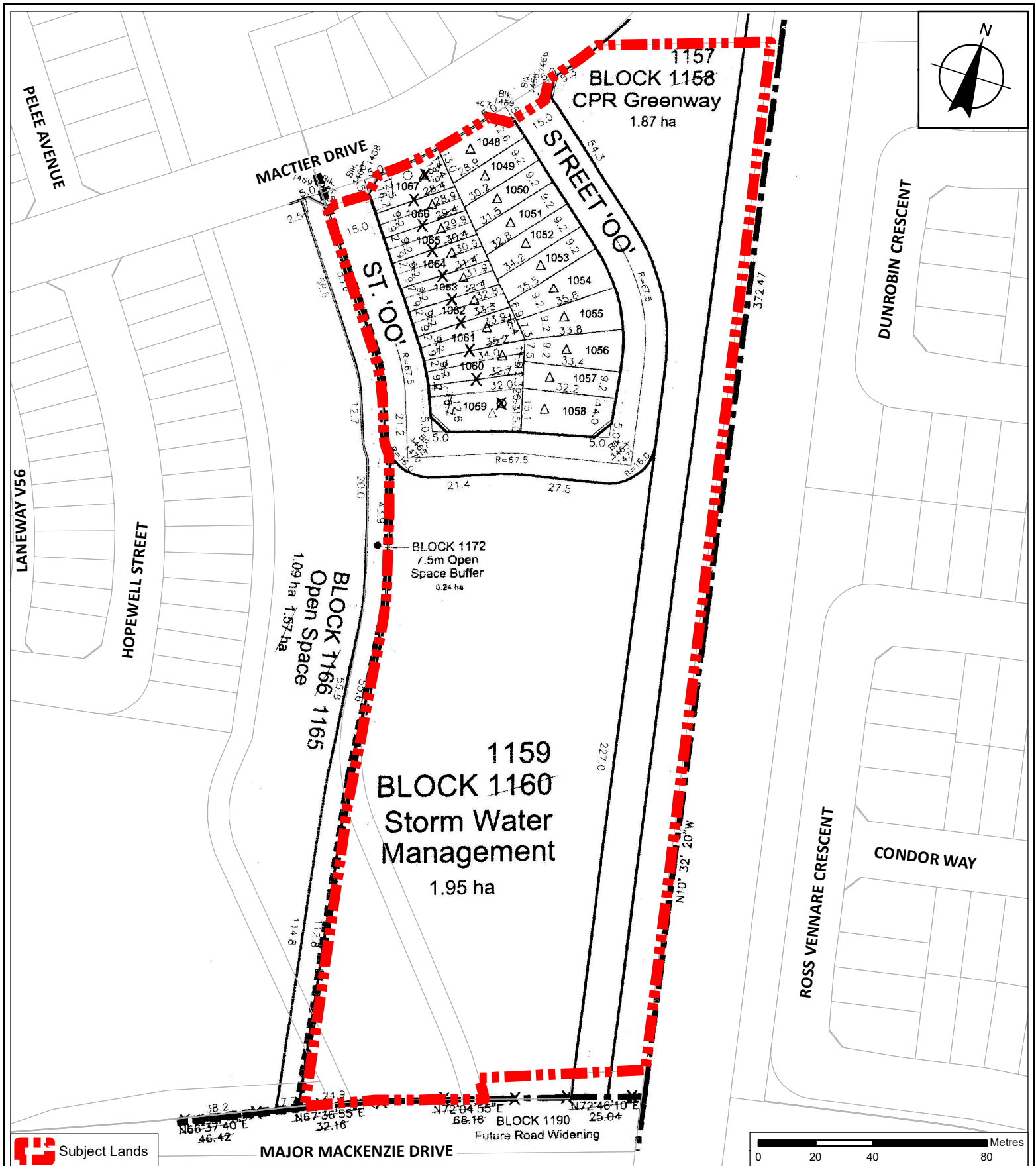


Attachment

FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and Z.10.031

DATE: January 19, 2021

3



**Portion of November 19, 2011
Council Draft Approved Plan
of Subdivision File 19T-10V004**

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and Z.10.031

DATE: January 19, 2021

4



June 19, 2018 Council Approved Block Plan-Revised

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and
Z.10.031

DATE: January 19, 2021

Attachment

5

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021

WARD(S): 2

**TITLE: ROYBRIDGE HOLDINGS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.20.036
VICINITY OF HIGHWAY 27 AND MILANI BOULEVARD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone a portion of the subject lands shown on Attachment 1 from “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” to “EM1 Prestige Employment Area Zone”, and to remove the Holding Symbol “(H)” from the remaining lands zoned “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)”, in the manner shown on Attachment 2. The proposed rezoning would permit a one-storey 18,585 m² employment building and a future employment building, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes to rezone a portion of the subject lands and remove the Holding Symbol “(H)” from the remaining lands together with site-specific exceptions to permit a one-storey employment building and a future employment building
- This report identifies preliminary issues to be considered in a technical report prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.036 (Roybridge Holdings Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: The subject lands (the 'Subject Lands') are located west of Highway 27 on the south side of Milani Boulevard. The Subject Lands and surrounding land uses are shown on Attachment 1. The east portion of the Subject Lands are currently developed with private soccer fields and a basketball court as shown on Attachment 2.

A Zoning By-law Amendment Application has been submitted to rezone a portion of the Subject Lands

The Owner has submitted Zoning By-law Amendment File Z.20.036 (the 'Application') to rezone a portion of the Subject Lands from "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" to "EM1 Prestige Employment Area Zone", and to remove the Holding Symbol "(H)" from the remaining lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", in the manner shown on Attachment 2. The Application would permit a 18,585 m² one-storey employment building with a two-storey office component (the 'Development') subject to Site Development File DA.18.085, and future employment uses ('Phase 2'), as shown on Attachments 2 and 3.

The creation of the Subject Lands together with easements for access and servicing were approved by the Committee of Adjustment

The Committee of Adjustment on January 14, 2010, approved Consent File B007/10 to create easements for servicing with the lands located north of the Subject Lands (133 Milani Blvd).

The Committee of Adjustment on October 7, 2010, approved Consent File B060/10 and Minor Variance File No. A249/10 to permit the severance of the Subject Lands (Part of Block 41, and Blocks 2, 3, and 4 on Registered Plan 65M-3627) from the lands to the east (8100 Highway 27) developed with a four-storey office building (Adidas). Consent File B060/10 also created easements for access to the Subject Lands from 8100 Highway 27. Minor Variance File A249/10 permitted shared access, parking and aisles between the Subject Lands and 8100 Highway 27.

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

- a) Date the Notice of Public Meeting was circulated: December 23, 2020

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Highway 27 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 and to the West Woodbridge Homeowners Ratepayers' Association
- c) Comments received by the Development Planning Department as of January 5, 2021: none

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

Previous Reports/Authority

The following link relates to a previous report regarding the Subject Lands:

[May 20, 2008, Committee of the Whole \(Item 30, Report No.27\)](#)

Analysis and Options

The Application conforms to Vaughan Official Plan 2020 ('VOP 2010') subject to the "Natural Areas" designation limit being finalized through the submission and approval of environmental reports

Official Plan Designation:

- "Prestige Employment" and "Natural Areas" by Schedule 13 "Land Use" in VOP 2010
- The "Prestige Employment" designation permits employment buildings
- The area designated "Natural Areas" does not permit any development or site-alteration and is subject to the "Core Features" policies in Section 3.2 of VOP 2010. Section 3.2.3.11 of VOP 2010 permits modifications to the boundaries of the "Natural Areas" designation without an amendment to VOP 2010, subject to the submission of appropriate environmental studies
- The Owner has submitted an Environmental Impact Study ('EIS') prepared by Beacon Environmental and dated December 15, 2020, as part of the Application to confirm the modification of the "Natural Areas" designation boundary

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

Zoning:

- "EM1 Prestige Employment Area Zone" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", and subject to site-specific Exception 9(1134), as shown on Attachment 1
- The Holding Symbol "(H)" shall not be removed from the lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" until Council approves a Site Development Application and the Ministry of the Environment,

Conservation and Parks ('MECP') approves a Record of Site Condition ('RSC') as a portion of the Subject Lands were previously used as a landfill

The Application would rezone a portion of the Subject Lands from "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" to "EM1 Prestige Employment Area Zone", and remove the Holding Symbol "(H)" from the remaining lands zoned "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)", in the manner shown on Attachment 2, together with the following site-specific exceptions:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone
a.	Maximum Driveway/Aisle Width to and from a Loading Space	13.5 m	50 m
b.	Minimum Landscape Strip from the "OS1 Open Space Conservation Zone"	5 m	0 m
c.	Definition of Front Lot Line	Shall be the Street Line (Highway 27)	Shall be the North Lot Line
d.	Minimum Interior Side Yard Setback	6 m	0 m (East Lot Line)

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	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010
b.	Appropriateness of the Proposed Rezoning and Site-specific Exceptions to Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses The Owner must satisfy the conditions to remove the existing Holding Symbol "(H)" on the Subject Lands
c.	Lot Consolidation and Phasing Plan	<ul style="list-style-type: none"> The Owner shall confirm consolidation of the Subject Lands (identified as Part of Block 41 and Blocks 2, 3, and 4 on Registered Plan 65M-3627) in accordance with Consent File B060/10, should the Application be approved A Phasing Plan must be submitted to confirm the extent of the Development and Phase 2
d.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Sustainability Metrics Program
e.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted studies and reports in support of the Application, available on the City's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities

	MATTERS TO BE REVIEWED	COMMENTS
g.	Development Limits	<ul style="list-style-type: none"> The Owner, in consultation with the TRCA and the City, staked the top-of-bank and dripline limit of the Subject Lands on August 13, 2020. The City and the TRCA must approve the EIS and development limits of natural heritage features, including any required Vegetation Protection Zones ('VPZs')
h.	Source Water Protection	<ul style="list-style-type: none"> The Subject Lands are located within a "Highly Vulnerable Aquifer" in the Source Protection Plan ('SPP'). The Owner is required to satisfy all requirements of the SPP to the satisfaction of York Region
i.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and Architectural Guidelines
j.	Site Development File DA.18.085 and Required Site Development Applications	<ul style="list-style-type: none"> The Owner previously submitted Site Development File DA.18.085 to permit an industrial building on a portion of the Subject Lands (part of Block 41). Should the Application be approved, the Owner is required to revise Site Development File DA.18.085 to: include the lands to be rezoned to "EM1 Prestige Employment Area Zone" (Blocks 2, 3 and 4); submit revised drawings/studies for the Development; and confirm the extent of the limits for the Development A Site Development Application for Phase 2 of the Subject Lands is required by the City's Site Plan Control By-law 123-2013, should the Application be approved
k.	Building Encroachment and Parking Revisions to 8100 Highway 27	<ul style="list-style-type: none"> The east portion of the proposed employment building encroaches onto the adjacent lands to the east (8100 Highway 27). A Consent Application to add lands from 8100 Highway 27 to the Subject Lands is required to ensure the proposed building is located on a "Lot", as defined by Zoning By-law 1-88, should the Application be approved. A Minor Variance Application for 8100 Highway 27 may also be required should the Consent Application for a lot

	MATTERS TO BE REVIEWED	COMMENTS
		<p>addition from 8100 Highway 27 to the Subject Lands be approved</p> <ul style="list-style-type: none"> ▪ A Minor Site Development Application may be required for 8100 Highway 27 (File DA.08.009) to permit proposed changes to the existing parking lot located east of the proposed employment building
I.	Parks Planning and Trail Connections	<ul style="list-style-type: none"> ▪ The Vaughan Transportation Master Plan (2012) identifies a comprehensive open space multi-use recreational trail system generally located in the southern area of the Subject Lands (Block 4 on Attachment 2). This trail system will extend into adjacent planning blocks (Blocks 57 and 59) and is intended to integrate into the larger Vaughan Super Trail, as endorsed by Council in 2017 ▪ A Trail Feasibility Study shall be submitted to design a trail within the buffer block or as a permanent easement on the southern area of the Subject Lands. The trail should include a 3 m wide multi-use recreational pathway with a total 6 m total width for the trail and associated grading

Financial Impact

There are no financial 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 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 will be considered in the technical review of the Application, together with comments from the public and Vaughan Council expressed at the Public Meeting or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Mark Antoine, Senior Planner, Development Planning Department, ext. 8212.

Attachments

1. Context and Location Map
2. Proposed Zoning and Conceptual Overall Site Plan
3. Conceptual Site Plan - File DA.18.085

Prepared by

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Acting Chief Planning Official, ext. 8407

Approved by



Mauro Peverini, Acting Chief Planning Official

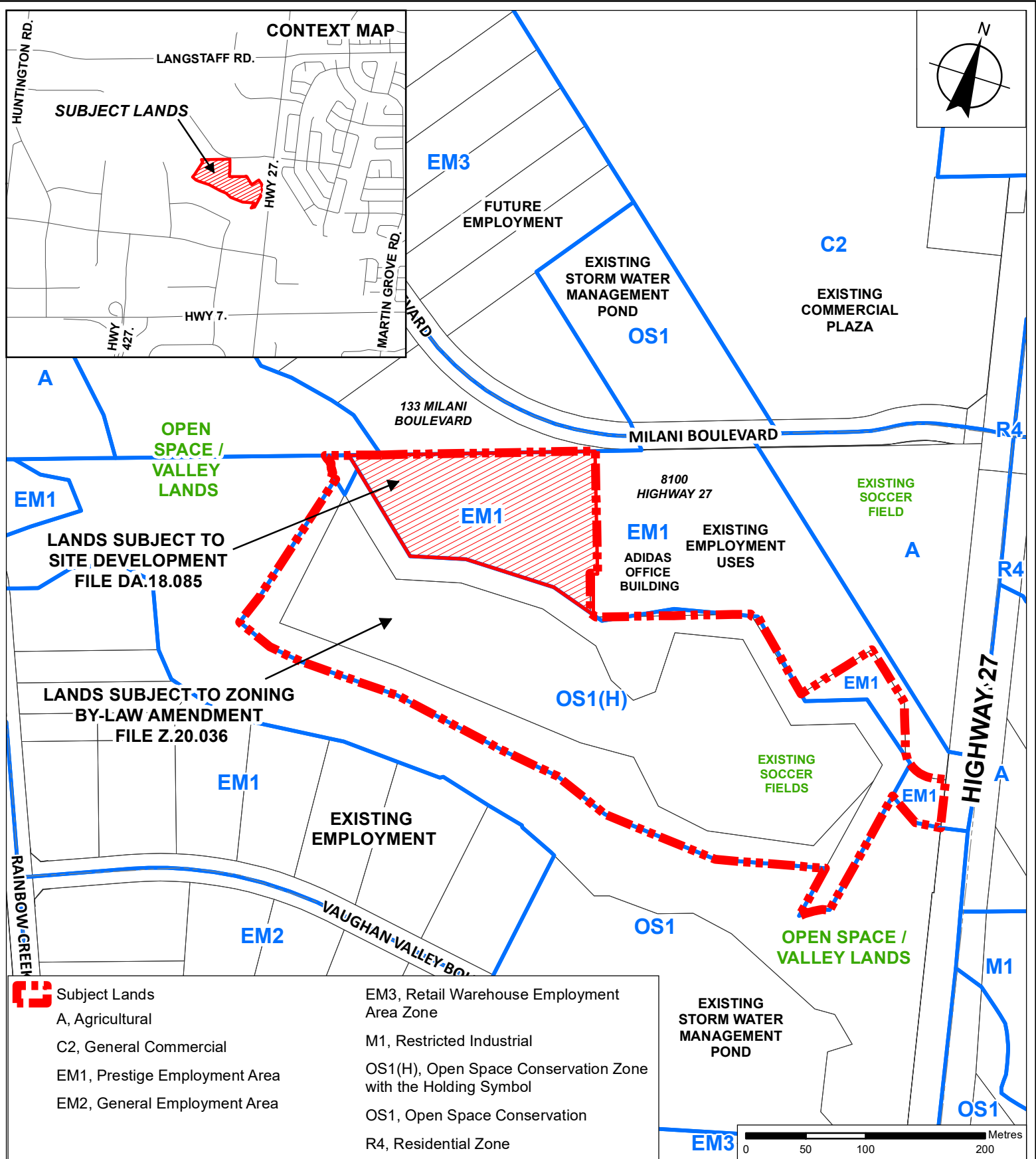
Reviewed by



Nick Spensieri, Deputy City
Manager, Infrastructure
Development



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 8, Concession 9

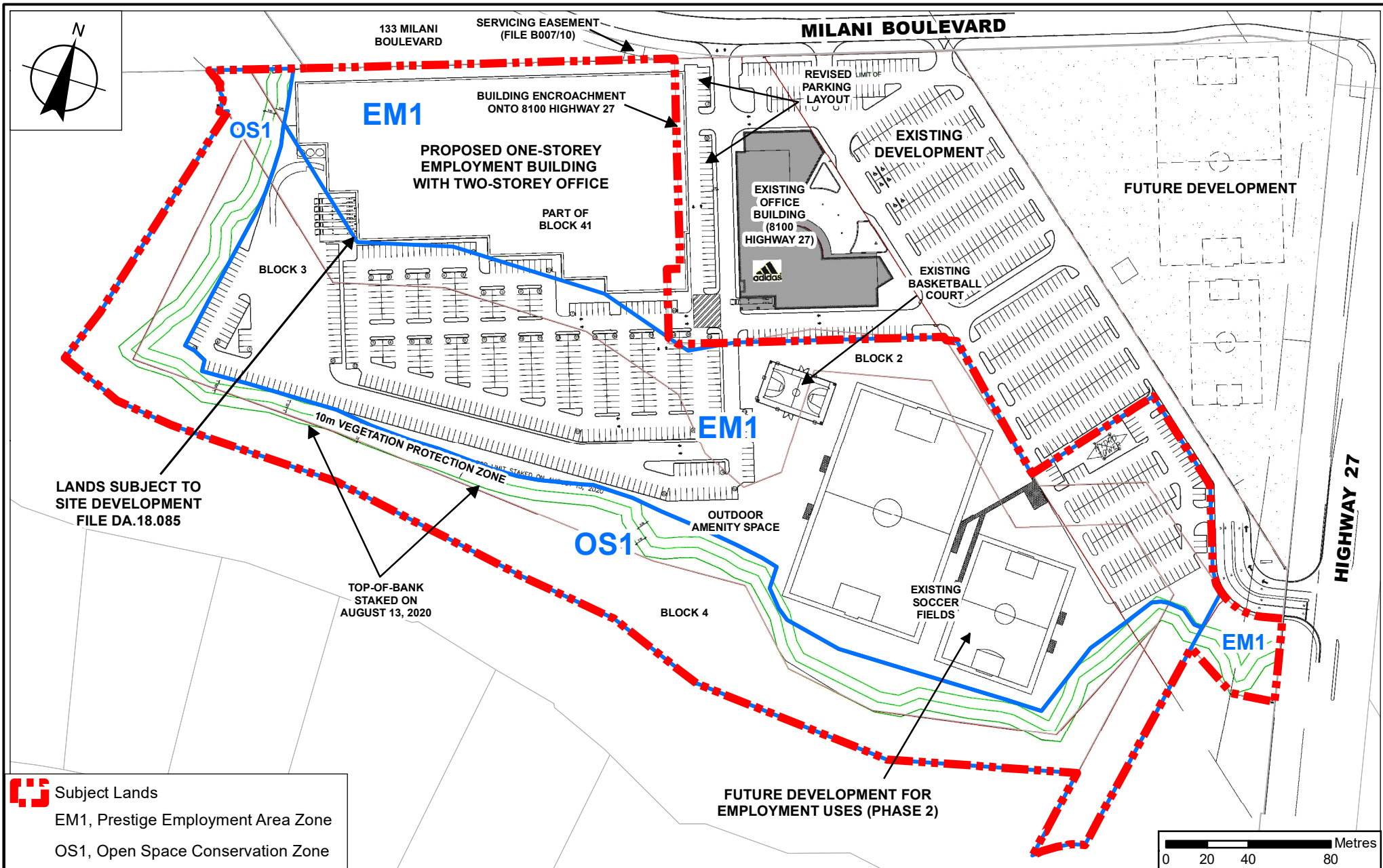
APPLICANT:
Roybridge Holdings Limited



Attachment

FILE: Z.20.036
RELATED FILE: DA.18.085

DATE:
January 19, 2021



Proposed Zoning and Conceptual Overall Site Plan

LOCATION:
Part of Lot 8, Concession 9

APPLICANT: Roybridge Holdings Limited

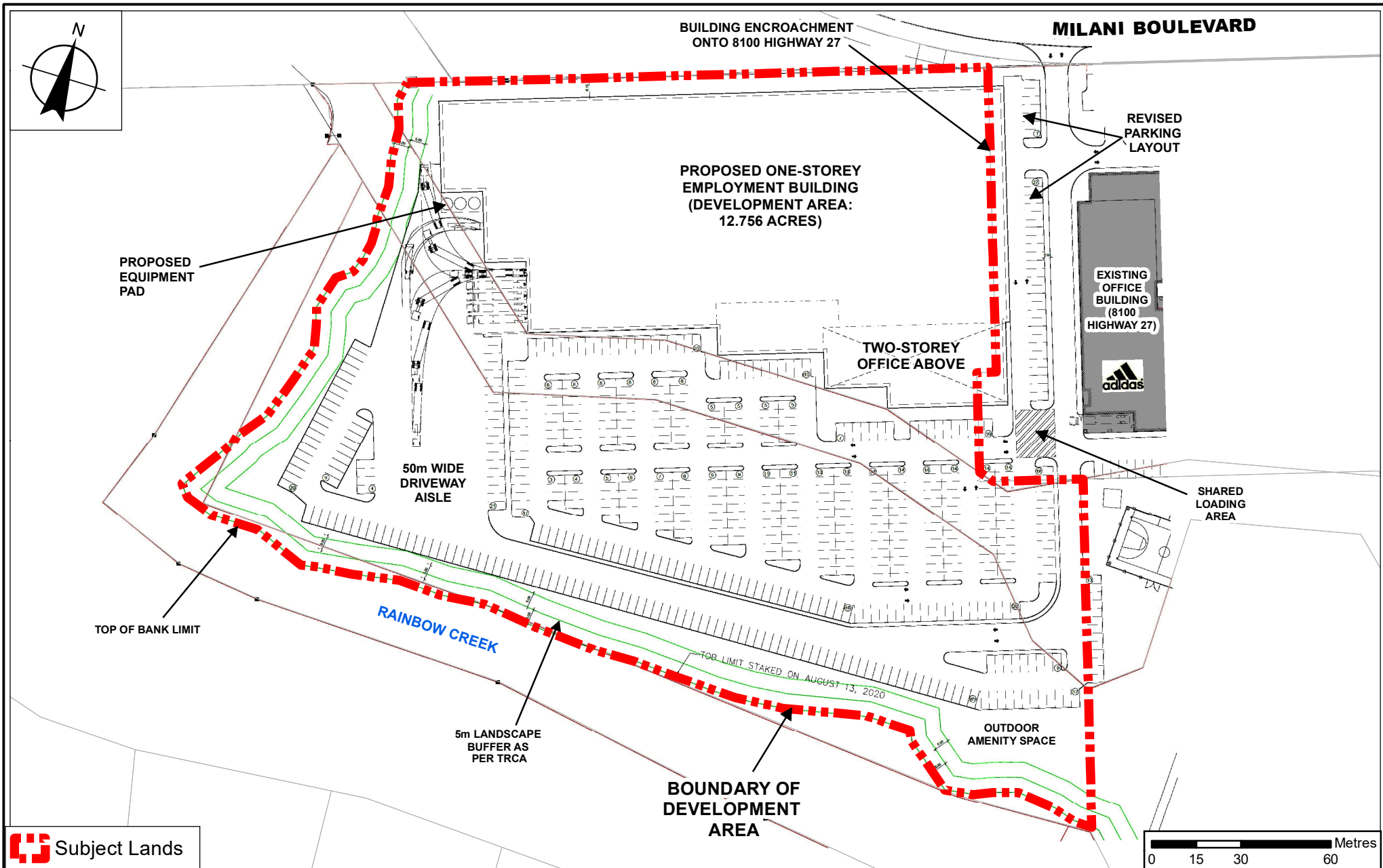


Attachment

FILE: Z.20.036
RELATED FILE: DA.18.085

DATE: January 19, 2021

2



Conceptual Site Plan - File DA.18.085

LOCATION:
Part of Lot 8, Concession 9

APPLICANT:
Roybridge Holdings Limited



Attachment

FILE: Z.20.036
RELATED FILE: DA.18.085

DATE: January 19, 2021

3

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 19, 2021

WARD(S): 5

TITLE: 7080 YONGE LIMITED

OFFICIAL PLAN AMENDMENT FILE OP.20.011

ZONING BY-LAW AMENDMENT FILE Z.20.026

7080 YONGE STREET

VICINITY OF YONGE STREET AND CRESTWOOD 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.20.011 and Z.20.026 for the subject lands shown on Attachment 1. The Owner seeks approval to permit the development shown on Attachments 2 to 5 consisting of 20 and 40-storey mixed-use apartment buildings with a 2-storey podium, 652 residential units, 6 live/work units and 7 townhouse units, 1,794.8 m² of ground floor and upper level commercial area, and a Floor Space Index of 13.5 times the area of the lot.

Report Highlights

- To receive input from the public and Committee of the Whole on applications to amend the Official Plan and Zoning By-law 1-88 to permit a mixed-use development comprised of 2 buildings having a total of 652 residential units, 6 live/work units, 7 townhouse units, and ground floor and upper level commercial uses served by four levels of underground parking
- 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 Meeting report for Official Plan Amendment and Zoning By-law Amendment Files OP.20.011 and Z.20.026 (7080 Yonge 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”) as shown on Attachment 1, are municipally known as 7080 Yonge Street and located on the west side of Yonge Street, south of Crestwood Road. The Subject lands are currently being used as a surface parking lot for the existing Acura car dealership located south of the Subject Lands.

Date applications deemed complete: November 4, 2020

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

7080 Yonge Limited (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachment 1 to permit the development (the ‘Development’) for 20 and 40-storey mixed-use apartment buildings as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.20.011 to amend the in-effect Official Plan 210 (‘Thornhill Vaughan Community Plan’) to redesignate the Subject Lands from “General Commercial Area” to “Mixed Commercial/Residential Area” with a maximum Floor Space Index (‘FSI’) of 13.5 times the area of the lot and a maximum building height of 40-storeys.
2. Zoning By-law Amendment File Z.20.026 to rezone the Subject Lands from “C1 Restricted Commercial Zone” subject to site-specific Exception 9(802) 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 and to an extended notification area

- a) Date the Notice of Public Meeting was circulated: December 23, 2020.

The Notice of Public Meeting was also posted on the City’s web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City Notice Signs Procedures and Protocols.

- b) Circulation Area: An extended polling area of 500 m radius from the Subject Lands, to the Springfarm Ratepayers Association, the City of Markham, the City of Toronto and to anyone on file with the Office of the City Clerk having requested notice.
- c) Comments Received: The Development Planning Department received written comments (as of December 8, 2020) from S. Turbkin, email dated November 23, 2020. The following is a summary of the comments provided organized by theme:

Density and Height

- the proposed building heights are too tall and the development is too concentrated

Urban Design/Streetscape/Open Space

- people require open space areas with trees, grass and flowers. This site has minimal ground floor green space compared to the Yonge/ Steeles area. The development does not propose any parkland

Extension of Royal Palm Drive/Existing Roads

- a larger landscape buffer along the Royal Palm Drive extension and enhanced landscaping around the development should be provided
- Crestwood Road should be closed at Powell Road to reduce traffic volumes. The closed portion of Crestwood Road could be used for open space

Comprehensive Development

- coordination between this development and other proposed developments in the Yonge/Steeles area is required to enhance the character of the intensification proposed for the area

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

Amendments to in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan) are required to permit the Development

The Subject Lands are designated “General Commercial Area” by the in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan). The “General Commercial Area” designation permits the existing commercial uses to continue and a car dealership with surface parking. The proposed Development for 20 to 40-storeys mixed-use apartment buildings with a density of 13.5 FSI does not conform to the “General Commercial Area” policies of the OPA 210.

The Owner proposes to amend the in-effect OPA 210 to redesignate the Subject Lands to “Mixed Commercial/Residential Area” to permit residential uses, live/work units,

business and professional offices, commercial uses with a maximum building height of 40-storeys and an FSI of 13.5 times the area of the lot as shown on Attachments 2 to 5.

The Yonge Steeles Corridor Secondary Plan (Volume 2, Vaughan Official Plan 2010) has been appealed to the Local Planning Appeal Tribunal and the Applications would not conform to the Plan

The Subject Lands are designated “High-Rise Mixed-Use” by the Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Yonge Steeles Corridor Secondary Plan (‘YSCSP’).

The “High-Rise Mixed-Use” designation permits residential, retail, community and office uses with a maximum FSI of 6.0 times the area of the lot and a maximum building height of 30-storeys. The Subject Lands are located in a “Mandatory Retail Frontage” area, as identified on Schedule 3 of the YSCSP. Buildings along this portion of Yonge Street are required to provide a minimum of 60% of each building frontage for retail purposes, include ground floor building heights of approximately 5 metres, and building setbacks of 3 m.

The Development exceeds a density of 4.3 FSI and includes strata parking under the proposed extension of Royal Palm Drive, therefore, the Subject Lands are subject to Special Provision Policy 8.9 of the YSCSP. Policy 8.9 requires any development in excess of a 4.3 FSI to provide a minimum non-residential floor space equivalent to 0.3 FSI, and if strata parking is requested the development must include a mixed-use building containing non-residential uses to be served by the strata parking and achieve a signalized intersection and public roadway at this location. Strata parking must be supported by a development plan and technical studies to justify the need for strata parking. The Development includes a signalized at the intersection of the proposed extension of Royal Palm Drive and Yonge Street. The proposed strata parking would serve both residential and non-residential uses. The Development includes a non-residential FSI of 0.49.

Vaughan Council on September 7, 2010 adopted the YSCSP. York Region Council on January 21, 2016 adopted the YSCSP with modifications. A number of landowners appealed the YSCSP to the then Ontario Municipal Board (‘OMB’), now the Local Planning Appeal Tribunal (‘LPAT’) including the Owner as it pertains to the Subject Lands. The YSCSP is not yet in-effect for the Subject Lands.

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

The Subject Lands are zoned “C1 Restricted Commercial Zone”, subject to site-specific Exception 9(802) by Zoning By-law 1-88. The C1 Zone does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to “RA3 Residential Apartment Zone” together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 5:

Table 1

	Zoning By-law 1-88 Standards	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Day Nursery 	<p>Permit the following additional uses within the first, second, and third floors of Building A, and within the Live/Work units in Building B:</p> <ul style="list-style-type: none"> - Live-Work Units (Building B only) - Bank or Financial Institution - Brewers Retail Outlet - Business or Profession Office - Club or Health Centre - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Take-Out - L.C.B.O Outlet - Personal Service Shop - Pet Grooming Establishment - Pharmacy - Photography Studio - Place of Entertainment - Retail Store - Service or Repair Shop - Dry Cleaners only - Supermarket - Veterinary Clinic
b.	Definition of Amenity Area	Amenity Area - Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents	Amenity Area - Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling unit or building with residential uses and shall include a breezeway. Amenity

			area shall not include a balcony
c.	Definition of Live-Work Unit	A Live-Work Unit <u>is</u> not defined in Zoning By-law 1-88	Live-Work Unit - Means a dwelling containing a business operated by at least one resident of the associated dwelling unit
d.	Definition of Floor Space Index	Floor Space Index is not defined in Zoning By-law 1-88	Floor Space Index - Means the quotient obtained by dividing the total gross floor area of all buildings on the lot, excluding any storeys below grade, by the lot area
e.	Definition of Lot Area	Lot Area - Means the horizontal area within the boundary lines of a lot	Lot Area - Means a contiguous area of land both below and above grade which contains frontage on at least one public roadway. The lot area shall be the entirety of the lands shown Subject Lands shown on Attachment 1.
f.	Minimum Size of a Parking Space	2.7 X 6 m	2.6 X 5.7 m
g.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 652 units = 978 spaces <u>Visitor</u> 0.25 spaces/units x 652 units = 163 spaces <u>Commercial</u> 1,794.8 m ² GFA @ 6 spaces/100 m ² = 108 spaces Total required parking = 1,249 spaces	<u>Residential</u> 0.53 spaces/unit x 652 units = 346 spaces <u>Visitor</u> 0.15 spaces/unit x 652 units = 98 spaces <u>Commercial</u> 1,794.8 m ² GFA @ 0 spaces/100 m ² = 0 spaces Commercial parking spaces to be shared with the 98 visitor parking spaces Total proposed parking = 444 spaces

h.	Minimum Front Yard (Yonge Street)	7.5 m	0.75 m
i.	Minimum Interior Side Yard (North)	7.5 m or half the height, whichever is greater	0 m
j.	Minimum Exterior Side Yard (future Royal Palm Drive)	7.5 m	1.0 m
k.	Minimum Rear Yard (West)	7.5 m	1.55 m
l.	Minimum Front Yard Setback to the Nearest Part of the Building Below Finished Grade (Underground Garage)	1.8 m	0.9 m and for an underground parking structure which encroaches under a public right-of-way the minimum setback shall be 0.9 m from the centerline of the right-of-way
m.	Minimum Amenity Area	<p>38 Bachelor Units x $15\text{m}^2/\text{unit} = 570\text{ m}^2$</p> <p>335 One Bedroom Units x $20\text{m}^2/\text{unit} = 6,700\text{ m}^2$</p> <p>177 Two Bedroom Units x $55\text{ m}^2\text{ unit} = 9,735\text{ m}^2$</p> <p>89 Three Bedroom Units x $90\text{ m}^2/\text{unit} = 8,010\text{ m}^2$</p> <p>7 Townhouse Units = no amenity requirements</p> <p>6 Live-Work Units = no current requirement</p> <p>Total required amenity area = $25,015\text{ m}^2$</p>	<p>Total proposed amenity area:</p> <p>$4.9\text{ m}^2/\text{unit} \times 652\text{ units} = 3,194.8\text{ m}^2$</p>
n.	Minimum Landscape Strip Width Abutting a Street Line	6 m	2 m (Royal Palm Drive and Yonge Street)

o.	Maximum Building Height	44 m	Building 'A' - 130 m (40-storeys) Building 'B' - 72 m (20-storeys)
p.	Minimum Lot Area Per Unit	67 m ² /unit	7.7 m ² /unit

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies and York Region Official Plan	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the "PPS"), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the "Growth Plan") as amended, the Building Transit Faster Act and the policies of the York Region Official Plan ("YROP")
b.	City of Vaughan Official Plans	<ul style="list-style-type: none"> ▪ The appropriateness of redesignating the Subject Lands to "Mixed Commercial/Residential Area" will be reviewed in consideration of the policies of the in-effect OPA 210 and VOP 2010 ▪ The Applications will be reviewed in consideration of the Vaughan Council and York Region adopted YSCSP policies, including but not limited to, the following: <ul style="list-style-type: none"> - the appropriateness of increasing the maximum permitted FSI from 6.0 to 13.5 times the area of the lot and the maximum permitted building height from 30 to 40-storeys and redesignating the Subject

		<p>Lands to a land use designation in OPA 210 instead of a YSCSP designation</p> <ul style="list-style-type: none"> - the affordable house policies of the Official Plan - the policy to provide retail uses along Yonge Street - the policy requiring development in excess of a 4.3 F.S.I. to provide a minimum non-residential floor space equivalent to 0.3 F.S.I. - the site-specific policy requiring a mixed-use building to include non-residential uses, a signalized intersection and a public roadway (i.e. Royal Palm Drive) if strata parking is included in a development proposal - appropriateness of providing the proposed commercial uses within the Live-Work units in Building B - constraints with the construction of and connections to the future Yonge subway extension that may affect the site design - coordination between all YSCSP landowners and other development applications
c.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses and the City's new draft comprehensive zoning by-law
d.	Appropriateness of Proposed Commercial and Residential Units on the same Floor	<ul style="list-style-type: none"> ▪ The appropriateness of having residential units and commercial units located on the same floor will be reviewed.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Tertiary Concept Plan

		<ul style="list-style-type: none"> - Landscape Master Plan - Pedestrian Wind Level Study - Sustainability Performance Metrix and Summary - Tree Inventory and Preservation Plan Report - Community Services and Facilities Report - Parkland Dedication Calculation - Functional Servicing Report - Geotechnical Report - Hydrological Report - Noise and Vibration Study - Phase 1 and 2 ESA - Transportations Considerations Report - Water Balance Assessment - Waste Collection Design Standards Submission Requirements <ul style="list-style-type: none"> ▪ These studies and reports are available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) ▪ Additional studies and/or reports may be required as part of the Application review process
f.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development will be reviewed by the City of Vaughan Design Review Panel ('DRP')
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address the comments from the external public agencies/municipalities and the Public, Separate and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan Sustainability Metrics Program the Development must achieve a Bronze Threshold Overall Application Score ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in

		Environmental Design, permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved
i.	Comprehensive Development	<ul style="list-style-type: none"> ▪ The YSCSP encourages comprehensive assembly within the development blocks of the Secondary Plan. Development shall proceed in an orderly manner including required infrastructure, parks and streets ▪ Landowners within the YSCSP are encouraged to propose development on a comprehensive basis including a phasing strategy to provide for the equitable sharing of the costs of public infrastructure among benefitting landowners
j.	Yonge Subway Extension Metrolinx/Toronto Transit Commission/Other Public Agencies	<ul style="list-style-type: none"> ▪ The planned Yonge Subway Extension ('YSE') is a cross-jurisdiction project with the City of Toronto, City of Vaughan, City of Markham, and City of Richmond Hill, York Region and the York Region Rapid Transit Corporation. The YSE includes a subway station located at Yonge Street and Steeles Avenue West ▪ The Development will be reviewed in consideration of any land and easement (e.g. permanent, access and construction) requirements of the YSE project ▪ The Owner will be required to address the comments from the external public agencies/municipalities, and the Public, Separate and French School Boards
k.	Proposed Road Network and Road Widenings	<ul style="list-style-type: none"> ▪ The YSCSP establishes a road network for the Secondary Plan area and identifies a planned eastward extension of Royal Palm Drive south of the Subject Lands

		<ul style="list-style-type: none"> ▪ The proposed Development will be reviewed by the Development Engineering Department in consideration of the YSCSP policies
l.	Parks and Publicly Accessible Open Space	<ul style="list-style-type: none"> ▪ The YSCSP delineates Parks and Publicly Accessible Open Space throughout the Secondary Plan area. The YSCSP identifies a Publicly Accessible Open Space area west of the Subject Lands ▪ The requirements and details of the Publicly Accessible Open Space will be reviewed by the Parks Planning Department
m.	Site Development and Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> ▪ 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
n.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner shall convey land at the rate of 1 ha per 300/units and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu policies, if the Applications are approved
o.	Bonusing (Section 37 of the <i>Planning Act</i>)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits
p.	Affordable Housing	<ul style="list-style-type: none"> ▪ 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,

		types, and anticipated unit prices to meet the City's affordable housing policies in VOP 2010 and the YSCSP
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Financial Impact

There are no funding requirements associated with this report.

Broader Regional Impacts/Considerations

The Application have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has requested exemption of the Regional Approval for Official Plan Amendment File OP.20.011. 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. The Development fronts onto Yonge Street being a York Region right-of-way. Required road widenings, encroachment/road works permits, or agreements shall be determined by York Region.

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

For more information, please contact: Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

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

Prepared by

Carol Birch, Planner - ext. 8485

Mary Caputo, Senior Planner - ext. 8635

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

Mauro Peverini, Acting Chief Planning Official - ext. 8407

Approved by

A handwritten signature in black ink, appearing to read 'Mauro Peverini'.

Mauro Peverini, Acting Chief
Planning Official

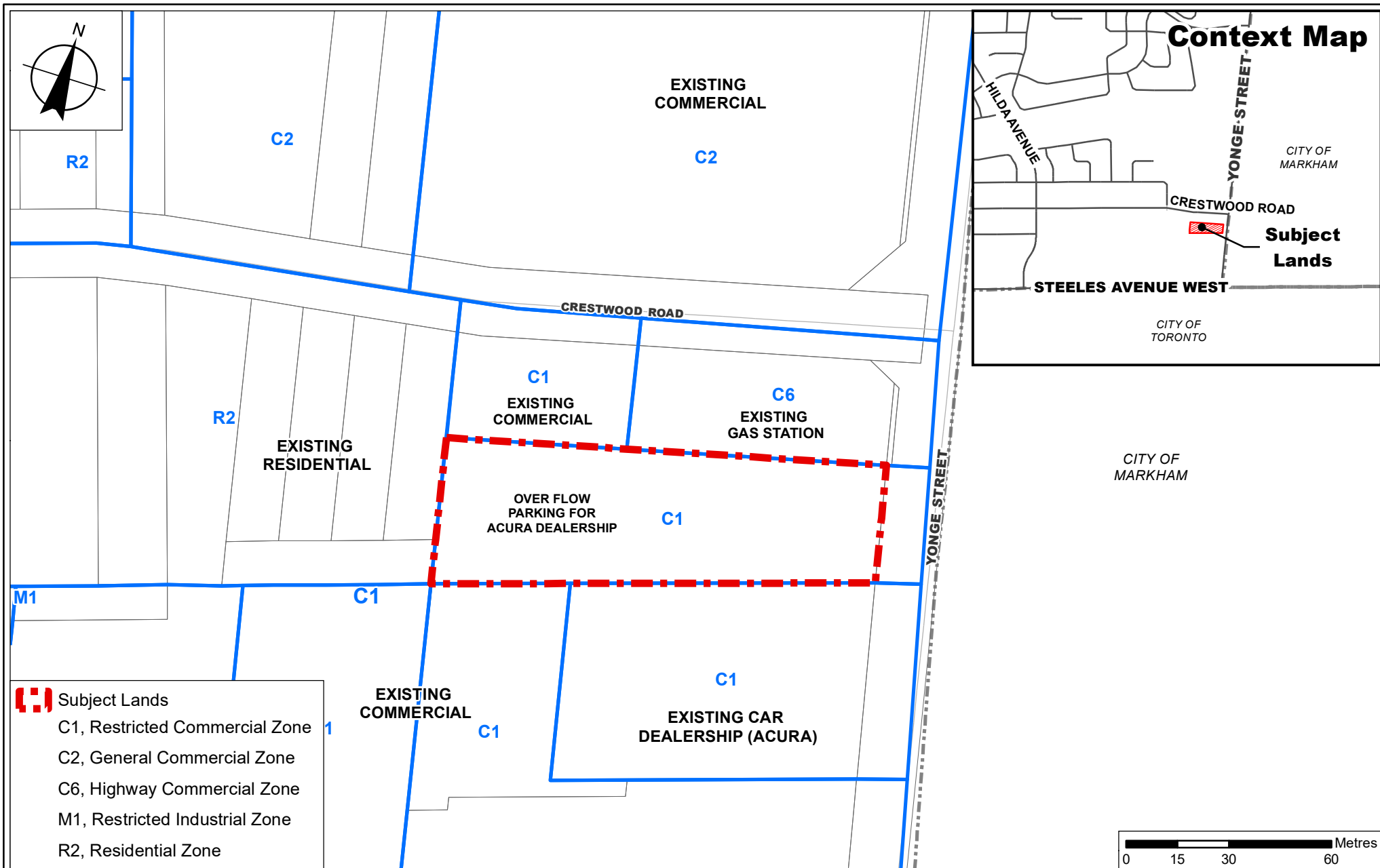
A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, Deputy City
Manager, Infrastructure
Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 26, Concession 1 West Yonge
7080 Yonge Street

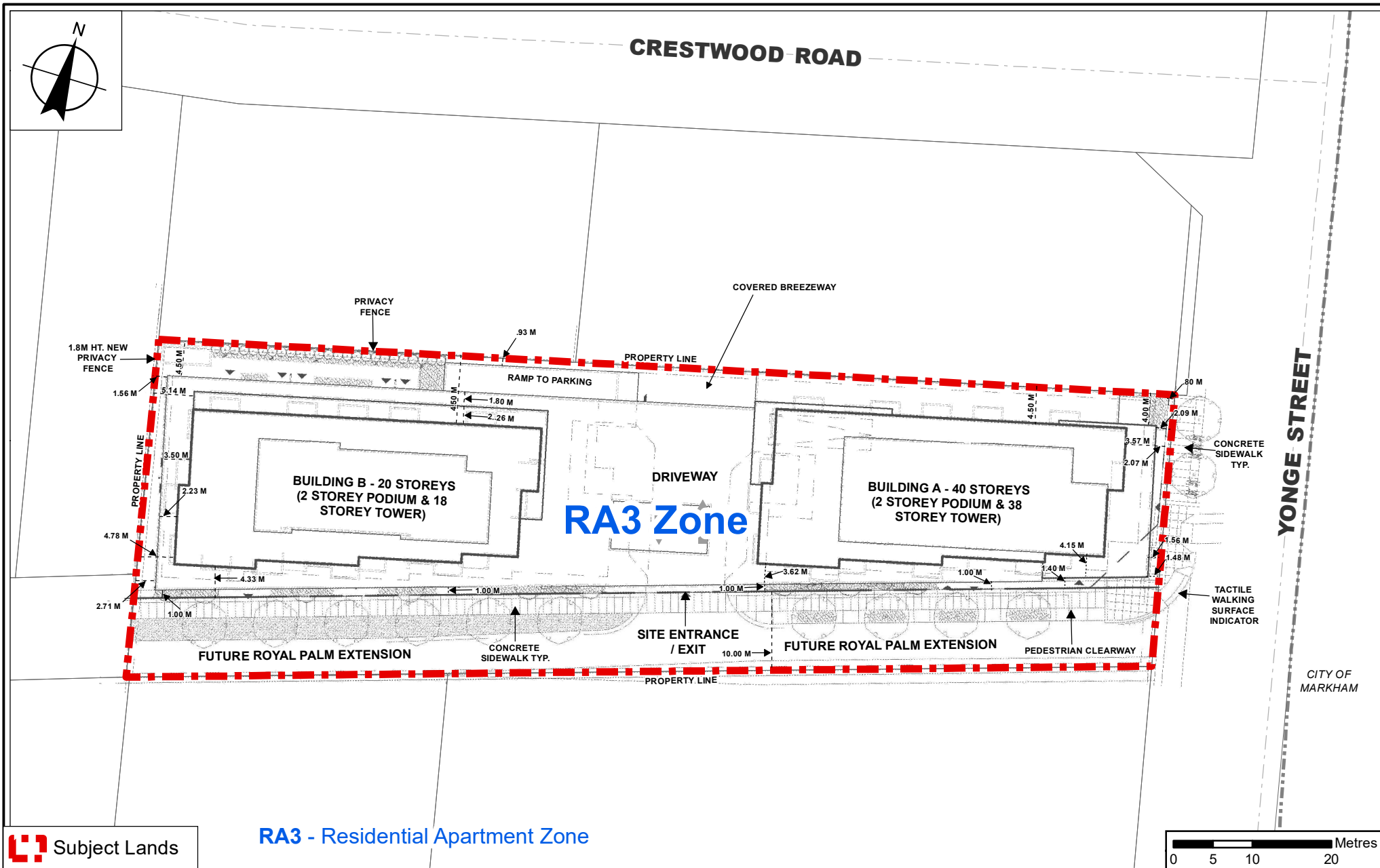
APPLICANT:
7080 Yonge Limited



Attachment

FILES:
OP.20.011 and Z.20.026

DATE:
January 19, 2021



Conceptual Site Plan and Proposed Zoning

LOCATION: Part of Lot 26, Concession 1
West Yonge; 7080 Yonge Street

APPLICANT: 7080 Yonge Limited



Attachment

FILES:
OP.20.011 and Z.20.026

DATE:
January 19, 2021

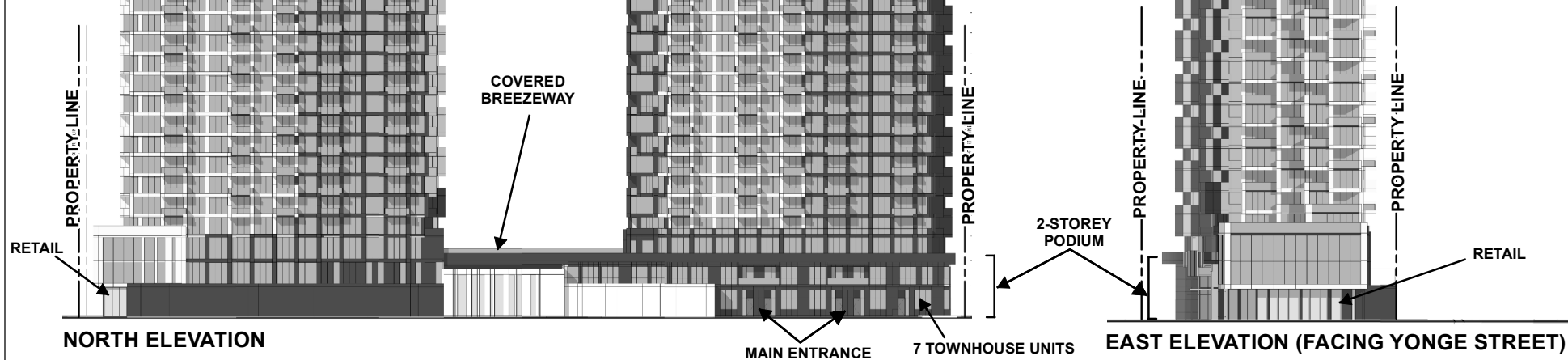
2

Not to Scale

**BUILDING A
40-STOREYS**

**BUILDING A
40-STOREYS**

**BUILDING B
20-STOREYS**



Building Elevations - North & East

LOCATION:
Part of Lot 26, Concession 1 West Yonge
7080 Yonge Street

APPLICANT:
7080 Yonge Limited



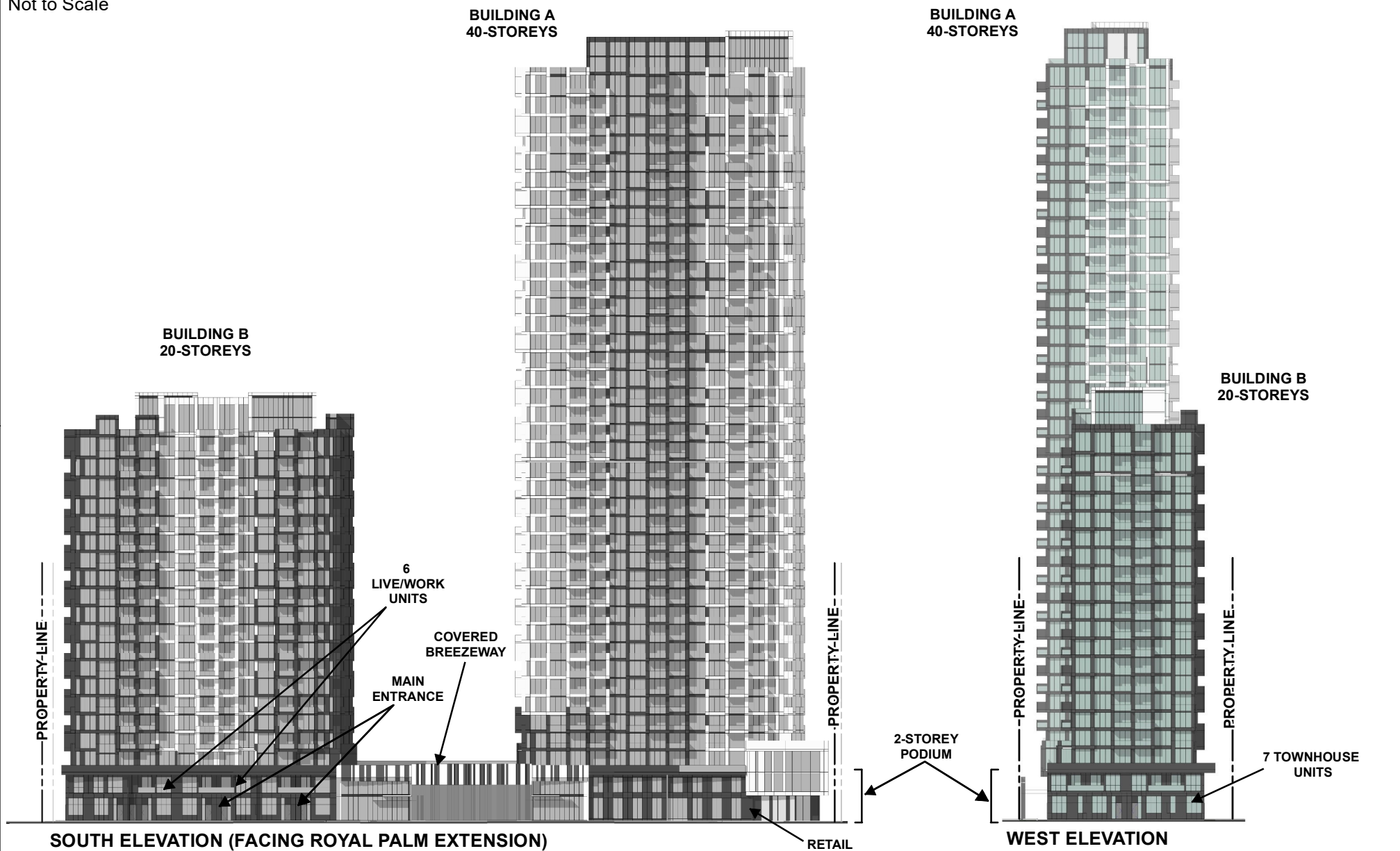
Attachment

FILES:
OP.20.011 and Z.20.026

DATE:
January 19, 2021

4

Not to Scale



Building Elevations - South & West

LOCATION:
Part of Lot 26, Concession 1 West Yonge
7080 Yonge Street

APPLICANT:
7080 Yonge Limited



Attachment

FILES:
OP.20.011 and Z.20.026

DATE:
January 19, 2021

5