

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

Monday, September 17, 2018

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 HEARING ITEMS	
1. OFFICIAL PLAN AMENDMENT FILE OP.16.009 ZONING BY-LAW AMENDMENT FILE Z.16.036 DRAFT PLAN OF SUBDIVISION FILE 19T-18V006 HIGHVIEW BUILDING CORP. INC. VICINITY OF NASHVILLE ROAD AND REGIONAL ROAD 27 Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. ZONING BY-LAW AMENDMENT FILE Z.16.018 DRAFT PLAN OF SUBDIVISION FILE 19T-16V003 CELVIN ESTATES INC. VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	33
3. OFFICIAL PLAN AMENDMENT FILE OP.18.007 ZONING BY-LAW AMENDMENT FILE Z.18.012 2338 MAJOR MACKENZIE INC. VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	56

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|----|---|-----|
| 4. | OFFICIAL PLAN AMENDMENT FILE OP.18.010 ZONING BY-LAW
AMENDMENT FILE Z.18.017 MAJOR WESTON CENTRES LIMITED
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND CITYVIEW
BOULEVARD
Information Item from the Deputy City Manager, Planning and Growth
Management with respect to the above. | 75 |
| 5. | OFFICIAL PLAN AMENDMENT FILE OP.18.009 ZONING BY-LAW
AMENDMENT FILE Z.18.015 GO-TO VAUGHAN ISLINGTON AVENUE
LP
Information Item from the Deputy City Manager, Planning and Growth
Management with respect to the above. | 91 |
| 6. | OFFICIAL PLAN AMENDMENT FILE OP.18.011 ZONING BY-LAW
AMENDMENT FILE Z.18.018 PARENTELA HOLDINGS INC. VICINITY
OF REGIONAL ROAD 27 AND LANGSTAFF ROAD
Information Item from the Deputy City Manager, Planning and Growth
Management with respect to the above. | 107 |
| 7. | PROPOSED OFFICIAL PLAN AMENDMENT SECTION 37 POLICIES
VAUGHAN METROPOLITAN CENTRE SECONDARY PLAN FILE NO.
26.16
Information Item from the Deputy City Manager, Planning and Growth
Management with respect to the above. | 125 |

4. ADJOURNMENT

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

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Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.16.009
ZONING BY-LAW AMENDMENT FILE Z.16.036
DRAFT PLAN OF SUBDIVISION FILE 19T-18V006
HIGHVIEW BUILDING CORP. INC.
VICINITY OF NASHVILLE ROAD AND REGIONAL ROAD 27**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.16.009 and Z.16.036, and Draft Plan of Subdivision File 19T-18V006 for the Subject Lands to permit 25 residential dwelling units consisting of 4 townhouse dwellings, 2 semi-detached dwellings and 19 detached dwellings (above grade), and the retention of two heritage buildings with access onto a private common element condominium road, as shown on Attachments #3 to #12.

Report Highlights

- To receive input from the Committee of the Whole an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for the subject lands to permit the development of 25 residential dwelling units and the retention of two existing heritage buildings (89 and 99 Nashville Road) with access on to a private common element condominium road.
- The applications have been appealed to the Local Planning Appeal Tribunal ("LPAT") formerly known as the Ontario Municipal Board ("OMB").
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.16.009, Z.16.036 and 19T-18V006 (Highview Building Corp Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands ("Subject Lands") are located on the southeast corner of Nashville Road and Regional Road 27, and are municipally known as 89 and 99 Nashville Road and 10515 Regional Road 27, as shown on Attachments #1 and #2.

The Official Plan and Zoning By-law Amendment Applications respecting the original development submission has been appealed to the Local Planning Appeal Tribunal ("LPAT") formerly known as the Ontario Municipal Board ("OMB")

The Owner on August 26, 2016, submitted Official Plan and Zoning By-law Amendment Applications for a 10-storey mixed-use building consisting of 472.4 m² of commercial uses and 173 apartment dwellings, and a stand alone 2-storey building consisting of ground floor commercial and upper floor amenity area for residential users, as shown on Attachments #13 to #15. On May 18, 2017, the City received the Owner's appeal to the LPAT for the current development concept, which is the subject of the report. LPAT Prehearing Meetings were held on October 26, 2017, and April 3, 2018, to allow the Owner time to revise the proposal and to allow for its consideration by Heritage Vaughan. The next Prehearing Meeting is scheduled for October 18, 2018.

The Owner has submitted revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications to permit the Development

The Owner on April 10, 2018 submitted a revised development concept to permit 25 dwelling units (4 townhouse, 2 semi-detached and 19 detached dwelling units (above grade)) and the retention of the existing heritage buildings at 89 and 99 Nashville Road with access on to a private common element condominium road (the "Development") as shown on Attachments #3 to #12.

The applications (the "Applications") were revised as follows:

1. Official Plan Amendment File OP.16.009 to redesignate the Subject Lands from "Main Street Commercial" and "Natural Area" to "Village Residential", including the following site-specific exceptions:
 - i) permit as additional uses detached (above-grade), semi-detached and townhouse dwellings (all connected below grade) whereas the Official Plan permits only detached dwelling units;

- ii) increase the permitted maximum building height from 9.5 m (2-½ storeys) to 11.25 m (3-storeys); and
 - iii) increase the maximum permitted density (Floor Space Index - "FSI") from 1.0 to 1.25 times the area of the Subject Lands;
2. Zoning By-law Amendment File Z.16.018 to rezone the Subject Lands from "R1 Residential Zone" and "OS2 Open Space Park Zone" to "R5 Residential Zone" in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
 3. Draft Plan of Subdivision File 19T-18V006 to facilitate a Plan of Subdivision (the "Draft Plan") for the Subject Lands shown on Attachment #3 consisting of the following:

Block	Land Use	Area (ha)	Number of Units
1	Detached (Above-Grade) Linked Underground Existing Heritage Dwellings (freehold on a future private common element condominium road)		2
	Detached Dwellings (Above-Grade) Linked Underground (freehold on a future private common element condominium road)		19
	Semi-Detached Dwellings Linked Underground (freehold on a future private common element condominium road)		2
	Townhouses Dwelling Linked Underground (freehold on a future private common element condominium road)		4
TOTAL		0.743	27

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

- a) Date the Notice of Public Hearing was circulated: August 10, 2018.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on Nashville Road and on Regional Road 27, in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: All property owners within a 250 m distance from the boundary of the Subject Lands and to the Kleinburg and Area Ratepayers' Association.

- c) Written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan 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.

One written submission has been received by the Development Planning Department from Kathryn Angus, Kleinburg and Area Ratepayers Association ("KARA"), dated July 23, 2018. The following is a summary of the comments provided in the written submissions received by the Development Planning Department:

- a) The Development provides for the consolidation of lands which is discouraged in the Official Plan and the Kleinburg-Nashville Heritage Conservation District Plan and Guidelines.
- b) Vehicular access to the Subject Lands has not been addressed adequately in the traffic study and does not address the impact of the Doctor's House hotel when it is approved. The sharing of the driveway access with the Montessori School for the purpose of refuse/recycling collection poses a risk to children at the Montessori School. Poor site visibility of approaching vehicles due to the steep grade of Nashville Road. Pedestrian-friendly streets should be provided to reduce the use of cars.
- c) The uses within the Development result in the proposal being crowded. Pedestrians cannot move through the Development. There is no pedestrian connection to the surrounding community.
- d) The Development exceeds the maximum building height of 9.5 m permitted in the Zoning By-law. The Development provides for a building height of 11.5 m and a building height of 21.5 m when the podium/stone foundation structure is included at the southwest corner of the Subject Lands.
- e) The Development does not include any commercial use. More commercial floor space should reduce rents and provide for more commercial uses besides eating establishments.
- f) The Development attempts to design attractive and Village compatible buildings but the mass of the proposal detracts from this. The Subject Lands are a Gateway to the Kleinburg-Nashville community. The proposed brickwork should be more compatible and decorative with similar colours as the commercial plaza to the north. Further details respecting the look of the backyards abutting Regional Road 27, fencing and landscaping are required.

Previous Reports/Authority

Not Applicable.

Analysis and Options

The Subject Lands are designated “Mainstreet Commercial” and “Natural Areas” by VOP 2010

Part "A" of the Subject Lands, as shown on Attachments #2 and #4, is designated “Mainstreet Commercial” by VOP 2010, Volume 2, Section 12.4 - Kleinburg Core. This designation permits small-scale mixed-use developments with at-grade commercial uses and an upper floor residential component. The designation permits a Floor Space Index ("FSI") between 0.2 to 1 times the area of the lot, and a maximum building height of 9.5 m. Development within this designation shall have consideration for the scale, massing and use of the existing development on abutting or adjacent properties.

Part "A" of the Subject Lands is also identified as a Strategic Site and Gateway warranting buildings to have a high quality design and architectural elements because of it's location at the corner of Regional Road 27 and Nashville Road. The northerly portion of the Lands is located within a Local Centre designation in VOP 2010. The Local Centre acts as the focus for communities, is lower in scale and offers a limited range of uses.

VOP 2010 states historic village cores (i.e., Kleinburg/Nashville) will continue to be the main areas for local commercial activities and community facilities and that each village core will experience development and/or intensification to varying degrees, as befits the local context, and would also be subject to the Kleinburg-Nashville Heritage Conservation District Plan.

Part "B" of the Subject Lands as shown on Attachments #2 and #4, is designated “Natural Areas” by VOP 2010, which does not permit the Development.

The Development is not permitted by the “Mainstreet Commercial” and “Natural Areas” designations of VOP 2010, and accordingly an application to amend the Official Plan has been submitted.

The Subject Lands are located in the Kleinburg-Nashville Heritage Conservation District

The Subject Lands are located within the *Kleinburg-Nashville Heritage Conservation District Vol.1: The Study and Plan* (“KNHCD Plan”), and are designated under Part V of the *Ontario Heritage Act* (“OHA”), as part of the KNHCD Plan. The Development will be reviewed in consideration of the policies of the KNHCD Plan.

The KNHCD Plan’s Guidelines includes objectives to:

- encourage new development that will enhance the heritage character of the District as infill, construction on vacant lands and replacement construction or alterations to non-heritage buildings; and

- guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within.

The KNHCD Guidelines provides policies that include, but are not limited to the following:

- new development should complement and enhance the heritage character of the District; and
- new buildings should be sympathetic in siting, scale, material, texture, and general design to the heritage buildings around them.

The Low-Rise Guidelines do not apply to the Subject Lands

The City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines (“Guidelines”) for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study (“Study”). Council on October 19, 2016, approved the Guidelines, and serve to help clarify and implement the existing Policy 9.1.2.3 of VOP 2010 related to compatibility. The Subject Lands are designated “Mainstreet Commercial” and “Natural Areas” by Vaughan Official Plan (“VOP 2010”). The Subject Lands are located within a “Local Centre” by VOP 2010. The Guidelines do not apply to the Subject Lands as they are located within a “Local Centre” and not a “Low-Rise Residential Area”.

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

The Subject Lands are zoned R1 Residential Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, as shown on Attachment #2. The Owner is proposing to rezone the Subject Lands to R5 Residential Zone in order to permit the Development, together with the following site-specific zoning exceptions:

Table 1

	By-law Standard	Zoning By-law 1-88, R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
a.	Definition - Dwelling Detached, Linked Underground, on a Private Common Element Condominium Road	Zoning By-law 1-88 does not provide a definition for a Detached Dwelling, Linked Underground, on a Private Common Element Condominium Road	Add a detached dwelling above grade and connected below grade as an additional permitted use defined as follows:

	By-law Standard	Zoning By-law 1-88, R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
			Means a detached dwelling above grade, in which each dwelling unit is situated on its own lot and that is attached to another dwelling or parking structure below grade, where the lot abuts or has access to a private common element condominium road.
b.	Definition - Dwelling, Semi-Detached, Linked Underground, on a Private Common Element Condominium Road	Zoning By-law 1-88 does not provide a definition for a Semi-Detached, Linked Underground, on a Private Common Element Condominium Road	Means a semi-detached dwelling in which each dwelling unit is situated on its own lot, and that is attached to another dwelling or parking structure below grade, where the lot abuts or has access to a private common element condominium road.
c.	Definition - Dwelling, Townhouse, Linked Underground, on a Private Common Element Condominium Road	Zoning By-law 1-88 does not provide a definition for a Townhouse, Linked Underground, on a Private Common Element Condominium Road	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, and that is attached to another dwelling or parking structure below grade, where the lot abuts or has access to a private common element condominium road.
d.	Minimum Lot Frontage	7.5 m	5.5 m (Units 1 - 4, 7 and 8)
e.	Minimum Lot Area	225 m ²	140 m ² (Units 1 - 4 and 7 - 27)

	By-law Standard	Zoning By-law 1-88, R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
f.	Minimum Front Yard	4.5 m	<p>4 m (Units 1 - 5 and 7 - 18)</p> <p>3.5 m (Units 6 and 19 - 27)</p> <p>6.5 m (Units 19 - 27)</p>
g.	Minimum Rear Yard	7.5 m	<p>4 m (Units 9 - 18)</p> <p>6 m (Units 1 - 8)</p> <p>6.5 m (Units 19 - 27)</p>
h.	Minimum Interior Side Yard	1.2 m	<p>1 m (Units 4 - 7)</p> <p>0.6 m (Units 9 - 27)</p>
i.	Minimum Exterior Side Yard	4.5 m	<p>0 m (Unit 8)</p>
j.	Maximum Lot Coverage	50%	<p>65% (Units 1 - 8)</p> <p>55% (Units 9 - 27)</p>
k.	Maximum Building Height	11 m	<p>11.25 m (Interior Units 9 - 27)</p>

	By-law Standard	Zoning By-law 1-88, R5 Residential Zone Requirements	Proposed Exceptions to the R5 Residential Zone Requirements
I.	Maximum Floor Space Index ("FSI")	Zoning By-law 1-88 does not provide a Maximum FSI for Dwellings, Linked Underground, on a Private Common Element Condominium Road	1.25 FSI
m.	Minimum Amenity Area	Zoning By-law 1-88 does not provide a Minimum Amenity Area for Dwellings, Linked Underground, on a Private Common Element Condominium Road	<p>20 m² Rear yard (Units 1 - 4)</p> <p>60 m² Rear yard (Units 5 and 6 - Heritage)</p> <p>30 m² Rear yard (Units 7 and 8)</p> <p>10 m² Deck/Terrace (Units 9 - 18)</p> <p>45 m² Rear yard (Units 19 - 27)</p>
n.	Minimum Landscape Strip	Zoning By-law 1-88 does not provide a Minimum Landscape Strip for Dwellings, Linked Underground, on a Private Common Element Condominium Road	4 m (Nashville Road)
o.	Permitted Accessory Buildings and Structures	Accessory buildings and structures, including garden and storage sheds, shall be located in the rear yard and subject to the required setbacks of the main dwelling.	No accessory buildings and structures, including garden and storage sheds shall be permitted except for a refuse/recycling enclosure

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the statutory Provincial policies including the (<i>Provincial Policy Statement, 2014</i> ("PPS"), the <i>Growth Plan for the Greater Golden Horseshoe (2017)</i>, (the "Growth Plan") and the York Region and VOP 2010 Official Plan policies.
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific VOP 2010 amendments and Zoning By-law 1-88 exceptions will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> i) the scale and massing of the proposed buildings in relation to the surrounding lands; ii) the building heights and lot coverage; iii) the proposed landscaping within the KNHCD Plan's Guidelines; iv) siting and scale of the rear buildings, building materials, and the relationship of the Development with the surrounding area; v) the urban design policies of the Official Plan; and vi) the proposed lot pattern, configuration and transition and built form compatibility in relation to the immediate surrounding area.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Kleinburg-Nashville Heritage Conservation District	<ul style="list-style-type: none"> ▪ The appropriateness of the Development will be reviewed with regard to maintaining the heritage character of the KNHCD and conformity with the KNHCD Plan. ▪ The Applications must be reviewed by the Heritage Vaughan Committee.
d.	Section 37	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the bonusing provisions of Section 37 of the <i>Planning Act</i>, VOP 2010 and the City's Guidelines for the Implementation of Section 37 of the Planning Act. Section 37 of the Planning Act allows municipalities to authorize an increase in the height and for density of a development in return for community benefits, should the Applications be approved.
e.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development must be reviewed by the Vaughan Design Review Panel.
f.	Traffic Impact and Parking Review Study	<ul style="list-style-type: none"> ▪ The Transportation Report submitted in support of the Applications must be reviewed and approved by the Development Engineering ("DE") Department, including the proposed driveway access from Nashville Road and the proposed easement over the existing driveway located on the abutting lands to the south (10515 Regional Road 27 – the Montessori School site) for use by refuse/recycling and emergency vehicles. ▪ The Future Transportation Network Schedule 9, in VOP 2010 indicates a proposed road width for a major arterial (Regional Road 27) 23 m to 24 m, which may impact the Subject Lands and must be reviewed and approved by York Region.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Allocation and Servicing	<ul style="list-style-type: none"> Vaughan Council must identify and allocate water and sanitary sewage servicing capacity for the proposed residential, if the Development is approved. If servicing capacity is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council has identified and allocated servicing capacity.
h.	Toronto and Region Conservation Authority ("TRCA")	<ul style="list-style-type: none"> The Applications have been circulated to the TRCA for review and comments. The development limits, appropriate buffers to any natural features and appropriate site grading must be established to the satisfaction of the City and the TRCA.
i.	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 City's Cash-in-Lieu of Parkland Policy and the <i>Planning Act</i>, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the City Solicitor, Real Estate Department.
j.	Studies and Reports	<ul style="list-style-type: none"> The following reports and studies in support of the Applications must be reviewed and approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Cultural Heritage Resource Impact Assessment - Heritage Conservation District Conformity Report - Urban Design and Sustainability Guidelines - Commercial Market Justification Study - Tree Inventory and Preservation Plan Report - Functional Servicing and Stormwater

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>Management Report</p> <ul style="list-style-type: none"> - Noise Impact Study - Traffic Impact and Parking Review Study - Tree Inventory and Preservation Plan - Stage 1 and 2 Archaeological Assessment <ul style="list-style-type: none"> ▪ The requirement for additional studies, reports or information may be identified through the development application review process.
k.	Site Development Application	<ul style="list-style-type: none"> ▪ Site Development File DA.18.028 has been submitted to permit the Development and will be reviewed concurrently with the Zoning By-law Amendment Application to ensure consideration of, but not limited to, the appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, storm water management, and servicing and grading. ▪ All issues identified through the review of the Site Development application will be addressed together with the subject Applications in a comprehensive technical report to a future Committee of the Whole meeting.
l.	Tree Inventory and Preservation Plan	<ul style="list-style-type: none"> ▪ The Tree Inventory and Preservation Plan submitted in support of the Applications, indicate 40 will be removed to accommodate the proposed development and 17 trees will be preserved. The ownership of five tree along the easterly property line have to be confirmed prior to its removal. Tree Inventory and Preservation Plan must be approved to the satisfaction of Vaughan Development Department, Urban Design Section.

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, should the Applications be approved.
n.	Draft Plan of Condominium (Standard)	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium (Common Element) Application will be required to permit a private common element condominium road, and to create the condominium tenure for the Development, should the Applications be approved.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Region advised that the Official Plan Amendment Application can be considered for exemption from York Region approval and are reviewing the Owner's exemption request. Any issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Attachments

1. Context Location Map
2. Location Map
3. Draft Plan
4. Proposed Zoning and Site Plan
5. Underground Parking (A-Level)
6. Underground Parking (B-Level)
7. Elevation Plan (89 Nashville Road)
8. Elevation Plan (99 Nashville Road)
9. Elevation Plan (North & South)
10. Elevation Plan (West)
11. Elevation Plan (East)
12. Landscape Plan
13. Original Site Plan
14. Original Elevation Plan (Building A - 2-storey Building)
15. Original Elevation Plan (Building B - 10-storey Mixed Use Building)

Prepared by

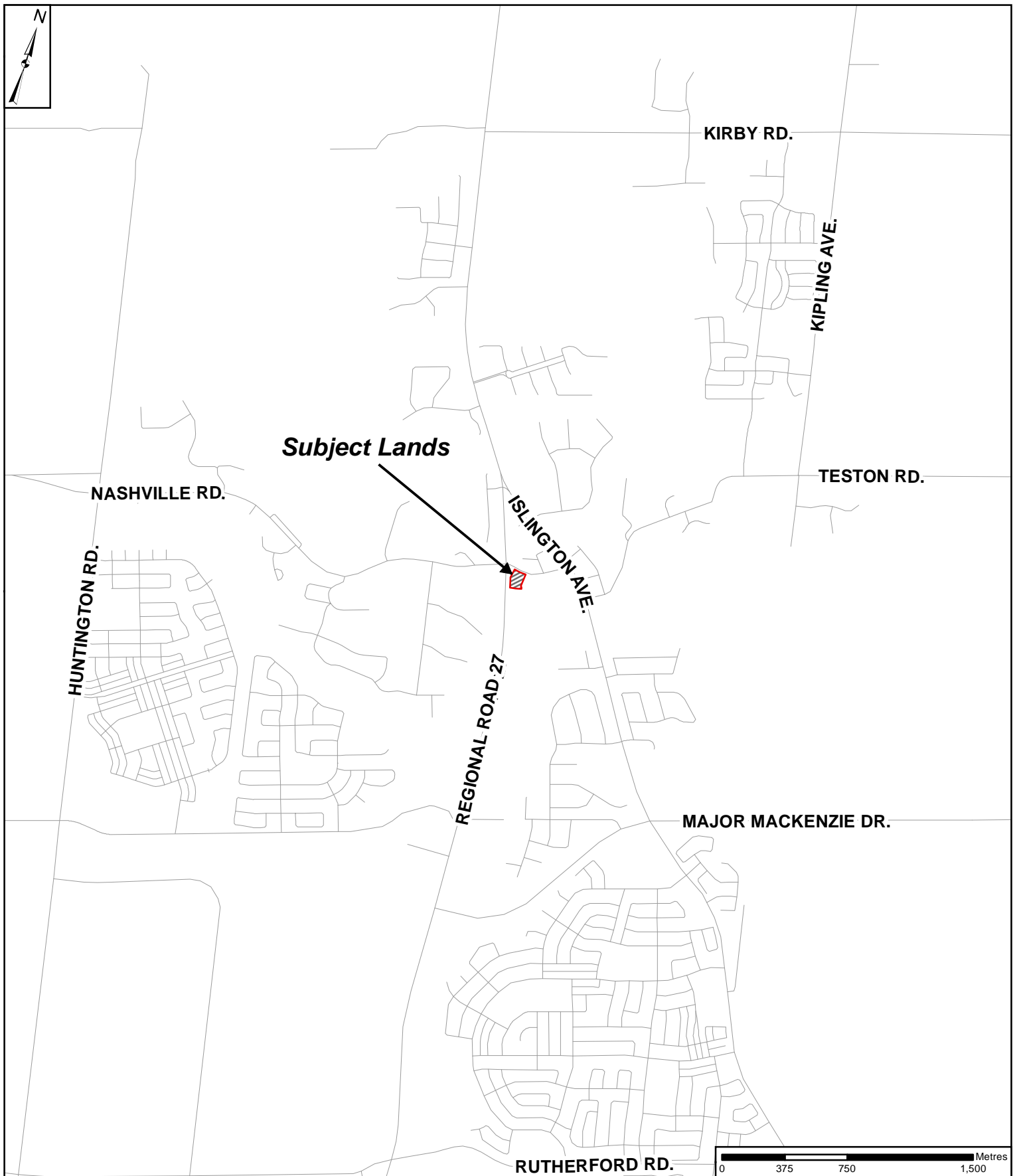
Judy Jeffers, Planner, ext. 8645

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

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



Attachment

FILES:

OP.16.009, Z.16.036, 19T-18V006

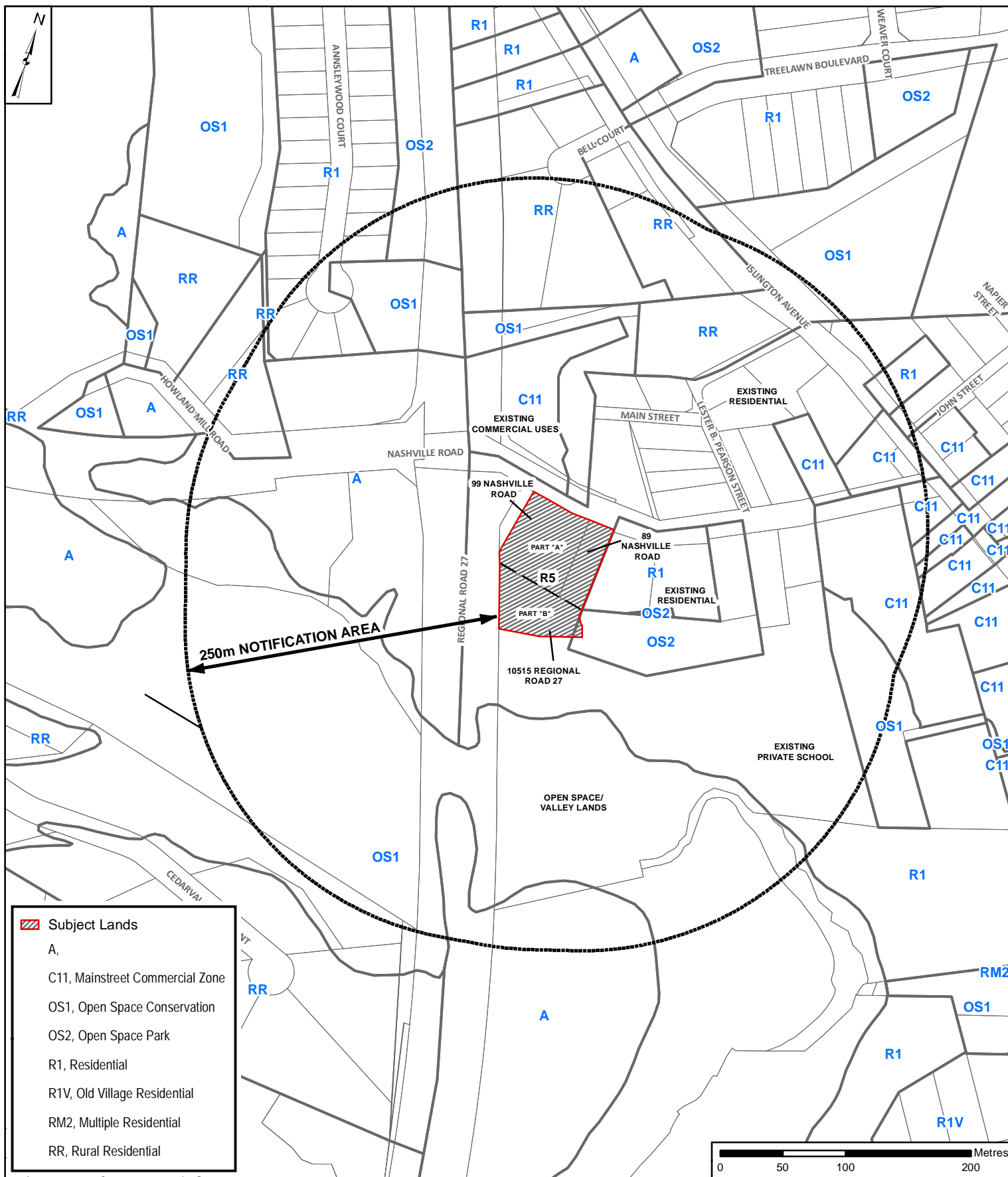
RELATED FILE:

DA.18.028

DATE:

September 17, 2018

1



Location Map / Notification Area

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.

Attachment

FILES:

OP.16.009, Z.16.036, 19T-18V006

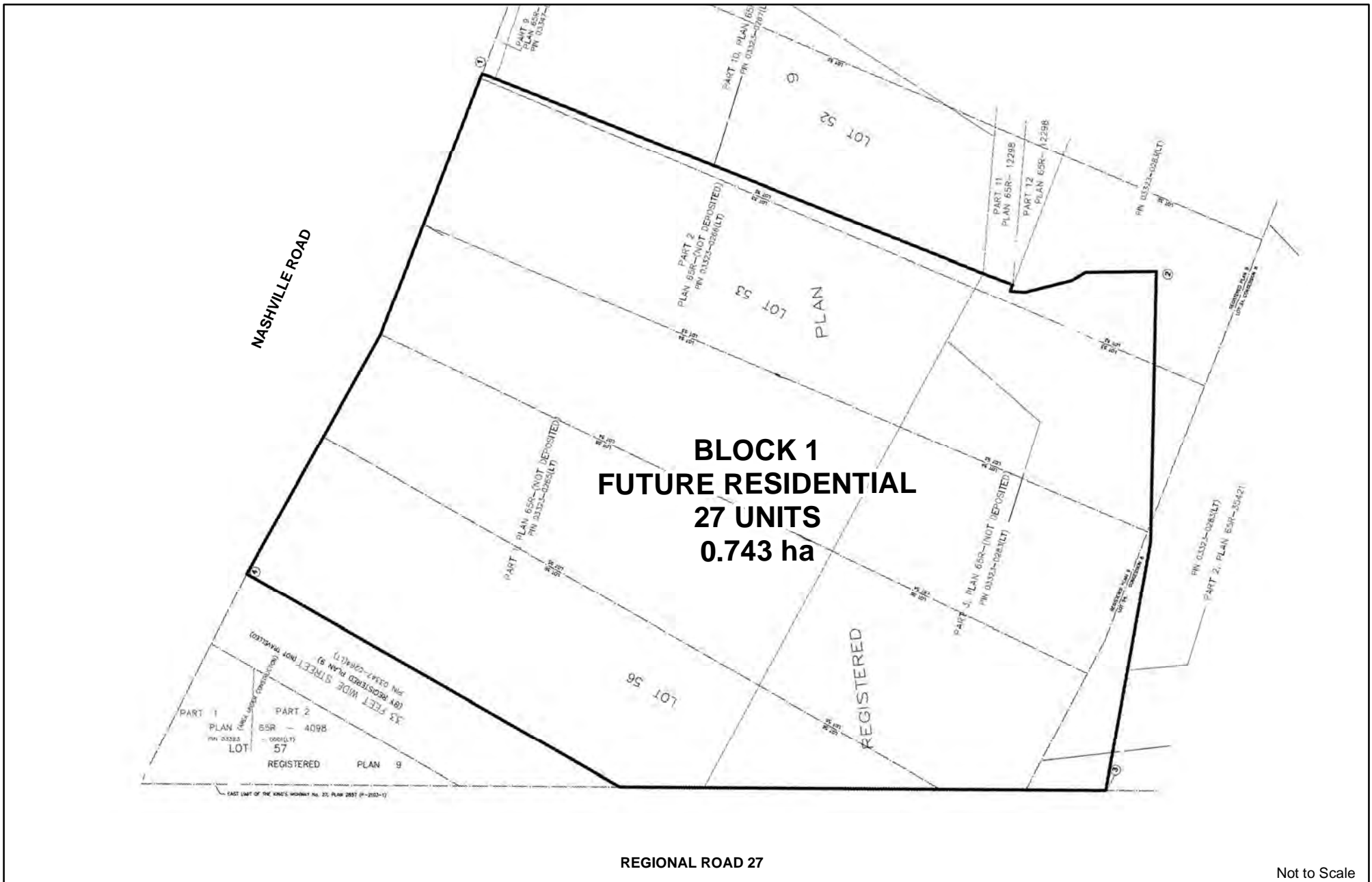
RELATED FILE:

DA.18.028

DATE:

September 17, 2018

2



Draft Plan of Subdivision (File: 19T-18V006)

LOCATION:
89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

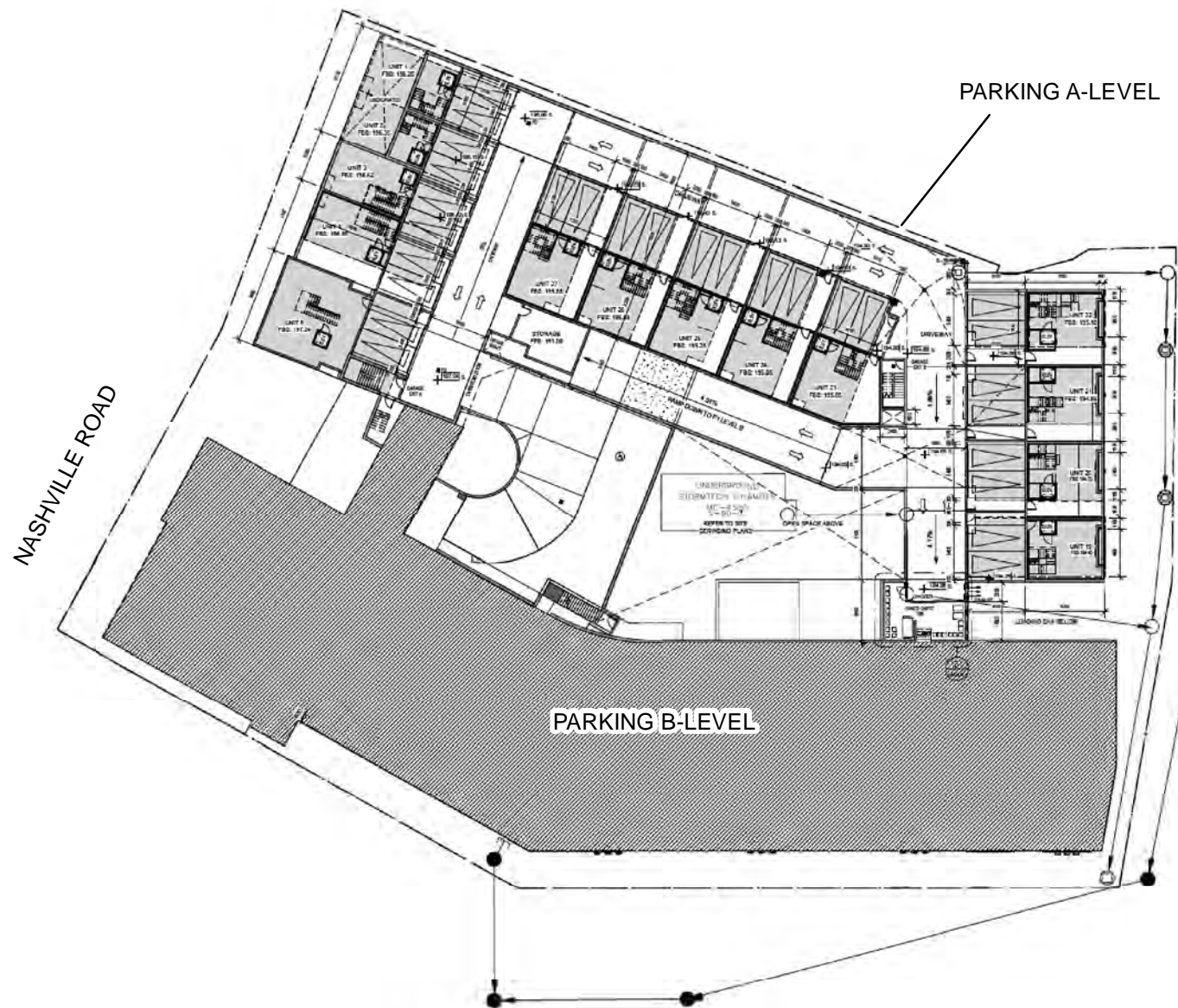
APPLICANT:
Highview Building Corp Inc.



Attachment

FILES:
OP.16.009, Z.16.036, 19T-18V006
RELATED FILE:
DA.18.028
DATE:
September 17, 2018
Printed on: 7/25/2018

3



Not to Scale

Underground Parking (A-Level)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



FILES:

OP.16.009, Z.16.036, 19T-18V006

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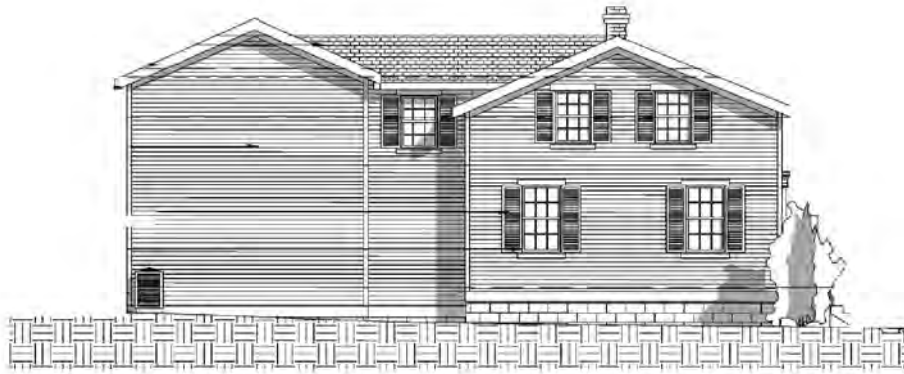
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NORTH ELEVATION (FACING NASHVILLE ROAD)



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Not to Scale

Elevation Plan (89 Nashville Road)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



Page 24

FILES:
OP.16.009, Z.16.036, 19T-18V006

RELATED FILE:

DA.18.028

DATE:

September 17, 2018

Printed on: 7/25/2018



NORTH ELEVATION (FACING NASHVILLE ROAD)



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Not to Scale

Elevation Plan (99 Nashville Road)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



FILES:
OP.16.009, Z.16.036, 19T-18V006

RELATED FILE:

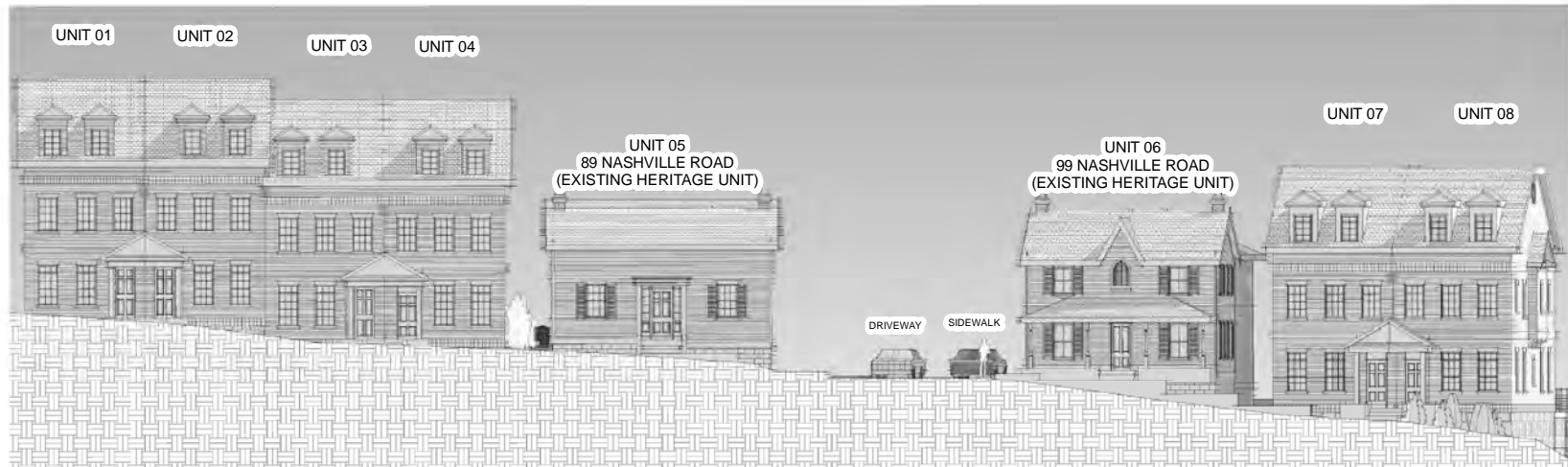
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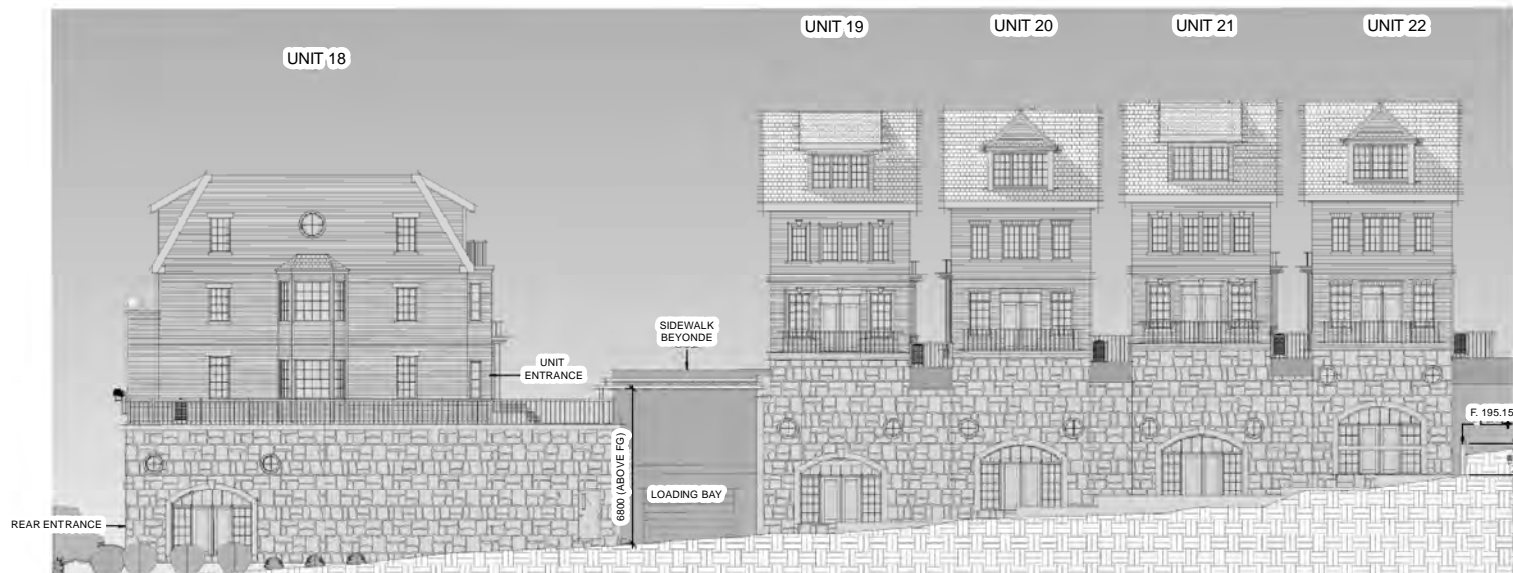
September 17, 2018

Printed on: 7/25/2018

8



NORTH SITE ELEVATION - NASHVILLE ROAD



SOUTH SITE ELEVATION

Not to Scale

Elevation Plan (North & South)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



Page 26

Attachment

FILES:

OP.16.009, Z.16.036, 19T-18V006

RELATED FILE:

DA.18.028

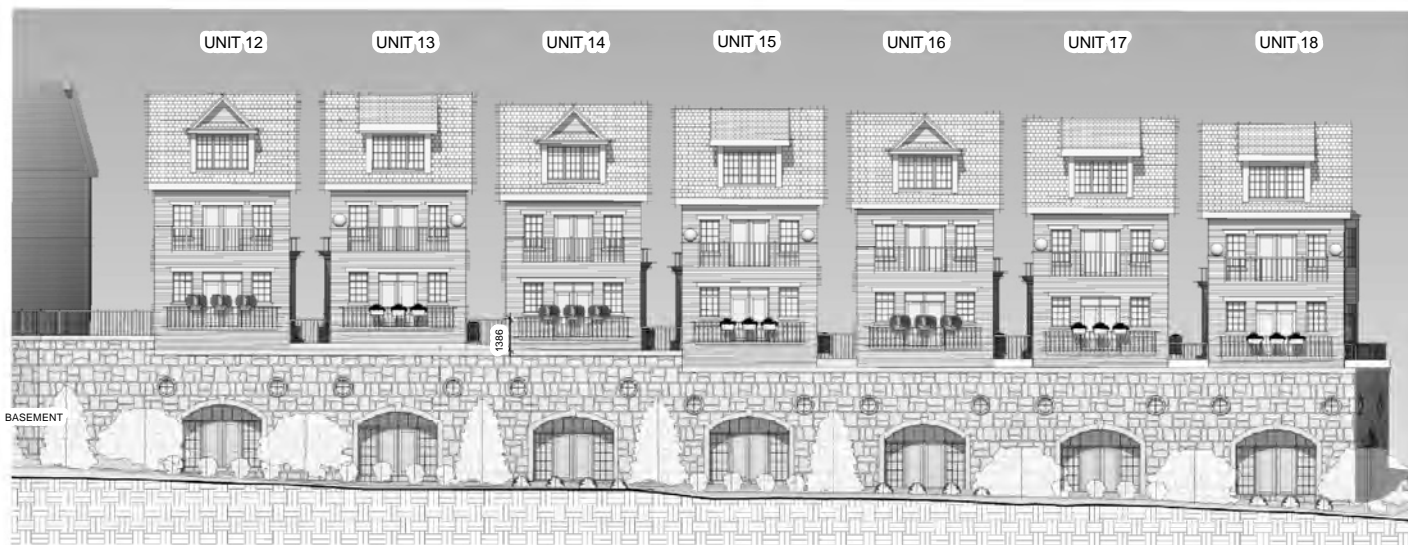
DATE:

September 17, 2018

Printed on: 7/25/2018



WEST SITE ELEVATION A (FACING REGIONAL ROAD 27)



WEST SITE ELEVATION B (FACING REGIONAL ROAD 27)

Not to Scale

Elevation Plan (West)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



Page 27

Attachment

FILES:

OP.16.009, Z.16.036, 19T-18V006

RELATED FILE:

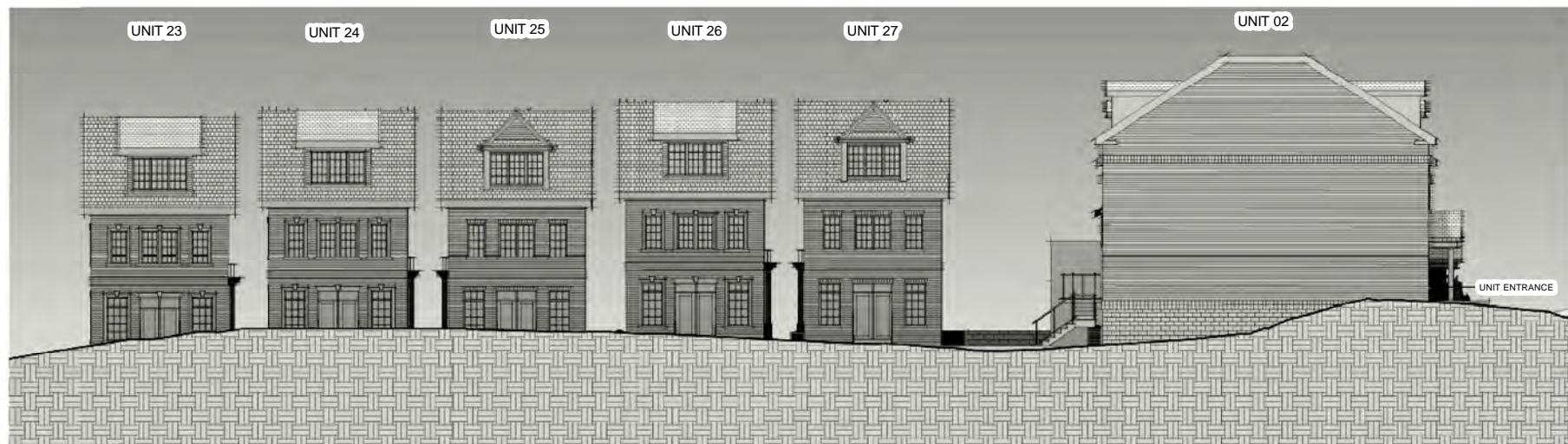
DA.18.028

DATE:

September 17, 2018

10

Printed on: 7/25/2018



EAST SITE ELEVATION B

Not to Scale

Elevation Plan (East)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.

Document Path: N:\GIS_Archive\Attachments\OP\OP.16.009_Z.16.036_19T-18V006\OP.16.009_Z.16.036_19T-18V006_ElevationPlanE.mxd



Page 28

Attachment

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OP.16.009, Z.16.036, 19T-18V006

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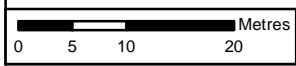
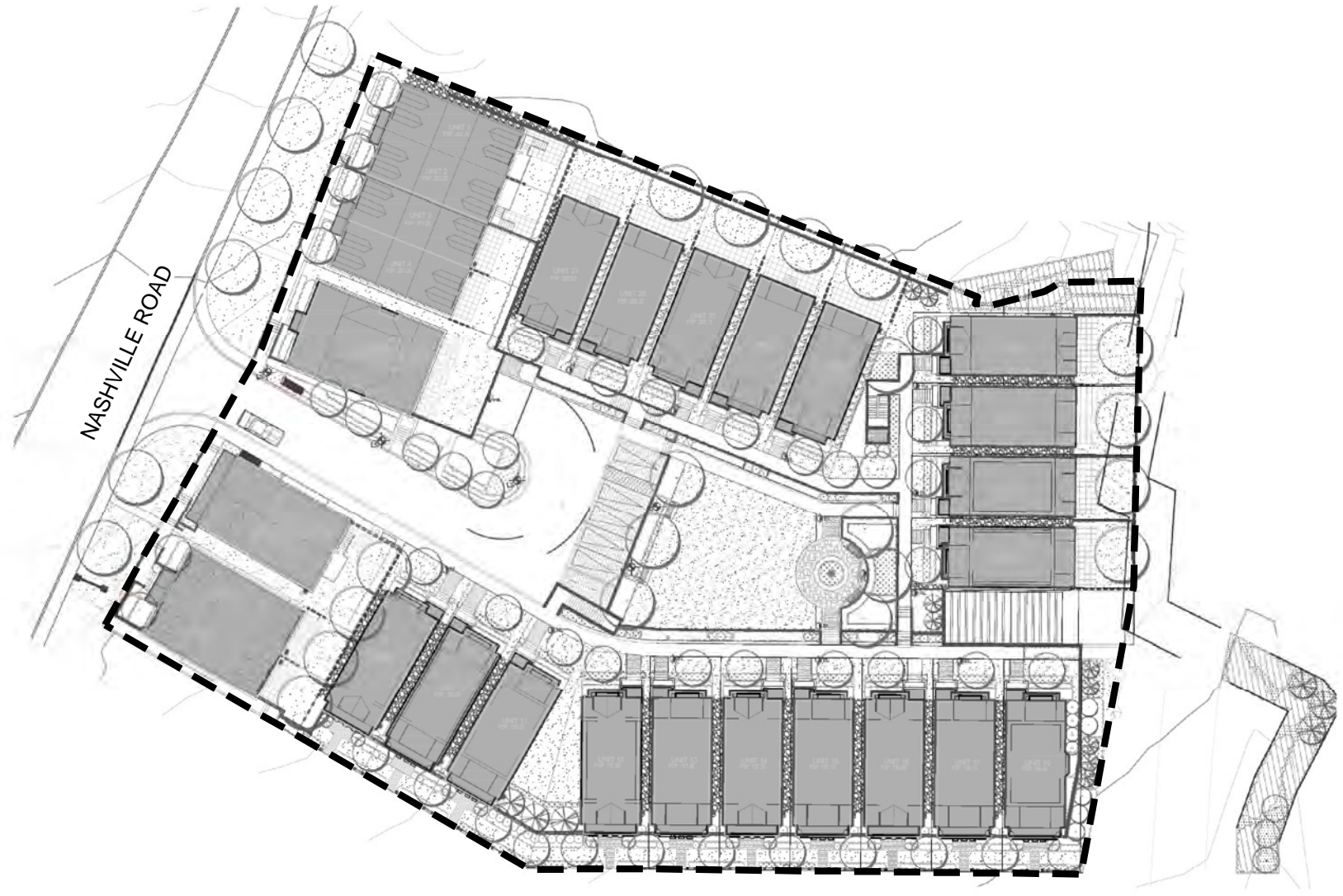
DA.18.028


DATE:

September 17, 2018

Printed on: 7/25/2018

11



 Subject Lands

Landscape Plan

LOCATION:
89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

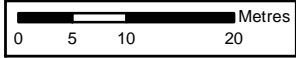
APPLICANT:
Highview Building Corp Inc.



Attachment

FILES:
OP.16.009, Z.16.036, 19T-18V006
RELATED FILE:
DA.18.028
DATE:
September 17, 2018

12



LOCATION:

APPLICANT:

Highview Building Corp Inc.



FILES:

OP.16.009, Z.16.036, 19T-18V006

RELATED FILE:

DA.18.028

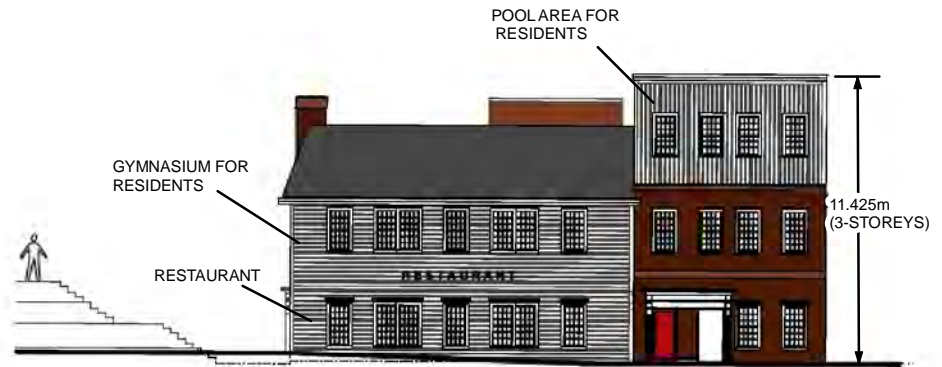
DATE:

September 17, 2018

13



FRONT (NORTH) ELEVATION (FACING NASHVILLE ROAD)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Not to Scale

Original Elevation Plan (Building A - 2 Storey Building)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.



Attachment

FILES:

OP.16.009, Z.16.036, 19T-18V006

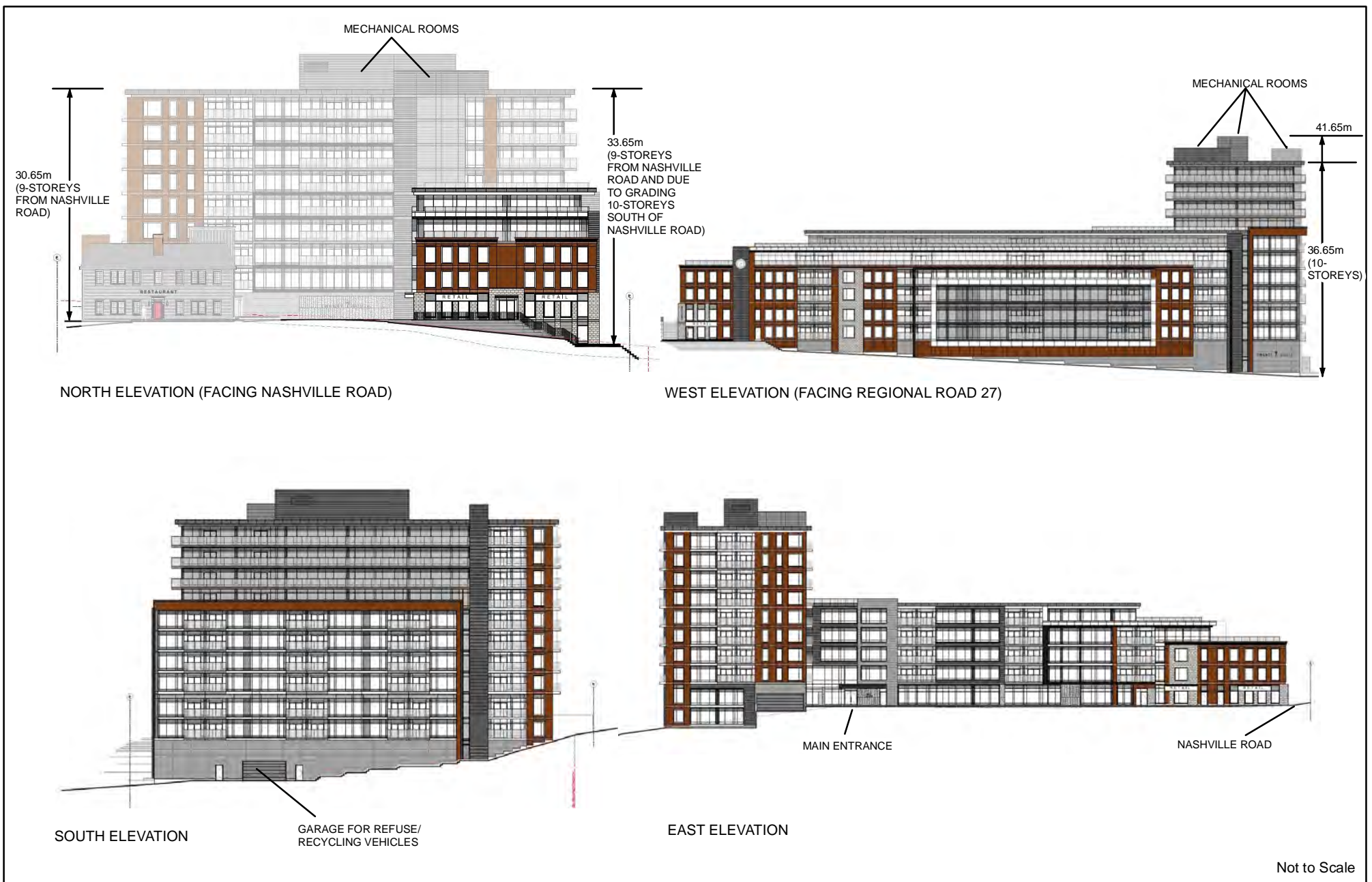
RELATED FILE:

DA.18.028

DATE:

September 17, 2018

14



Original Elevation Plan (Building B - 10 Storey Mixed-Use Building)

LOCATION:

89 + 99 Nashville Road & 10515 Regional Road 27
Part of Lot 24, Concession 8

APPLICANT:

Highview Building Corp Inc.

Attachment

FILES:

OP.16.009, Z.16.036, 19T-18V006

RELATED FILE:

DA.18.028

DATE:

September 17, 2018

15

Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 3

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
CELVIN ESTATES INC.
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 for the Subject Lands shown on Attachments #1 and #2, to permit the development of 177 townhouse dwellings comprised of 59 street townhouse dwellings including blocks to develop with the adjacent lands (all freehold on a public road), 40 townhouse dwellings and 78 back-to-back townhouse dwellings (all freehold on a future private common element condominium road), in the manner shown on Attachments #3 to #5.

Report Highlights

- To receive comments from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Applications for the Subject Lands shown on Attachments #1 and #2, to facilitate the development of 177 townhouse dwellings.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 (Celvin Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the “Subject Lands”) are located on the west side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10130, 10144 and 10160 Weston Road, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The Applications were revised following the September 7, 2016 Public Hearing

The Owner on April 26, 2016, submitted Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) for the southerly portion of the Subject Lands (10,130 and 10,144 Weston Road) shown on Attachments #1 and #2, to permit 121 dwelling units comprised of 17 street townhouse dwellings (freehold on a public road), 24 townhouse dwellings and 80 back-to-back townhouse dwellings (freehold on a future private common element condominium road), as shown on Attachment #7. The proposal was considered by the Committee of the Whole at the September 7, 2016, Public Hearing. The proposal did not conform to the approved Block 40 South Plan and did not align with the approved lotting and street pattern of the adjacent approved Draft Plan of Subdivision (Belmont Plan of Subdivision File 19T-06V07 and Maplequest (Vaughan) Developments Inc. Plan of Subdivision File 19T-12V002).

The Owner subsequently acquired the abutting lands to the north (10160 Weston Road), as shown on Attachment #2, and revised the development proposal as shown on Attachments #3 to #5.

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

The Owner has submitted the following applications (the “Applications”) to permit 177 townhouse dwellings (the “Development”) comprised of 59 street townhouse dwellings including blocks to develop with the adjacent lands (all freehold on a public road), 40 townhouse dwellings and 78 back-to-back townhouse dwellings (all freehold on a future private common element condominium road), as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.16.018 to rezone the Subject Lands from “A Agricultural Zone” and “RR Rural Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment #4, together with site-specific zoning exceptions identified in Table 1 of this report.

2. Draft Plan of Subdivision File 19T-16V003 to facilitate a residential Plan of Subdivision (the “Draft Plan”) for the Subject Lands shown on Attachment #4 consisting of the following:

Blocks	Land Use	Area (ha)	Number of Units
A-J	Street Townhouses	0.625	59
K	Townhouses (freehold on a future private common element condominium road)	1.906	40
	Back-to-Back Townhouse (freehold on a future private common element condominium road)		78
L	Road Widening (Weston Road)	0.023	
K	Road 20 m Wide Right-of-Way (Dundonnell Place)	0.20	
TOTAL		2.76	177

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

- a) Date the Notice of a Public Meeting was circulated: August 10, 2018

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

- b) Circulation Area: 150 m, Millwood Woodend Ratepayers Association and the Vellore Woods Ratepayers Association.

- c) Comments Received:

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

The following deputations and written submissions were received by the Development Planning Department for the September 7, 2016, Committee of the Whole Public Hearing for the original development shown on Attachment #7:

Deputations

1. Mr. Robert Dragicevic, Walker, Nott, Dragicevic (WND), Eglinton Avenue East, Toronto;
2. Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan;
3. Mr. Brian Greenberg, Madoc Place, Vaughan;
4. Mr. Nick Simos, dated August 18, 2016; and
5. Mr. Daniel Steinberg, Davies Howe Partners LLP, Spadina Avenue, Toronto, dated August 31, 2016.

The following is a summary of and responses to the comments provided in the deputations and the written submissions received by the Development Planning Department, submitted at the Public Hearing:

- i) The Development will result in increased traffic and lack of on-street parking in the community resulting in the removal of amenity space to accommodate parking

The Development Engineering (“DE”) Department is reviewing the Traffic Impact Study, which included a review of existing traffic patterns, the surrounding area and the planned road improvements to the road network (i.e., the road widening of Major Mackenzie Drive). The Traffic Impact Study has also provided a Parking Plan to identify the location for 9 on-street parking spaces and 30 visitor parking spaces on the private common element condominium road. Two parking spaces per unit are proposed for the street townhouse units (freehold on a public road) and townhouse units and back-to-back townhouse units on the private common element condominium road in accordance with the “RT1 Residential Townhouse Zone” requirements in Zoning By-law 1-88. The DE Department review will determine if the proposed on-street parking spaces and 30 visitor parking spaces on the private common element condominium road are to the satisfaction of the City which will be discussed in the technical report.

Council in June 2015 passed By-law 125-2015 to permit on-lot parking, specifically to create an additional parking space in the front or exterior side yard on a hard landscaped area on lots where the lot frontage is 6 m or greater for detached, semi-detached and street townhouse units. The City will enforce the required soft landscaping requirement (i.e., trees, shrubs, flowers and grass) for the front and exterior side yards in accordance with Zoning By-law 1-88 to deter the removal of soft landscaped area.

- ii) The Owner is required to join the Block 40 South Developer’s Group respecting the cost sharing of services and infrastructure provided in the Block 40 South Planning Area

The Development Planning Department includes as a standard condition of Draft Plan approval, should the Applications be approved, that the Owner shall be required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 40 Trustee and the City of Vaughan.

Previous Reports/Authority

[Committee of the Whole \(Public Hearing\) September 6, 2016 and Council Meeting September 20, 2016](#)

Analysis and Options

The Development conforms to the Vaughan Official Plan 2010

The Subject Lands have a dual Official Plan designation. The westerly half of the site is designated "Low-Rise Residential" by Vaughan Official Plan 2010 ("VOP 2010") and is located within a Community Area. The "Low-Rise" residential designation permits townhouses with a maximum building height of 3-storeys, and there is no maximum density provision. The easterly half of the site is designated "Low-Rise Mixed-Use" and permits a maximum building height of 4-storeys and a maximum Floor Space Index ("FSI") of 1.5 times the lot area. The Official Plan states that a townhouse may not exceed a maximum number of 6 units in a row. VOP 2010 however states that where the intent of the policy is maintained, minor variations from the standard may be permitted without an amendment to the Official Plan. A Planning Justification and/or Urban Design Brief is required to support this variation to the satisfaction of the City.

The Development includes 3-storey street townhouse units and back-to-back townhouse units with up to 7 units in a row. At the time of the preparation of this report, the Owner has not confirmed the overall FSI. The Development must conform to the density provisions in the Official Plan otherwise an additional Public Hearing will be required.

The Low-Rise Guidelines do not apply to the Subject Lands

The City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Council on October 19, 2016, and serve to help clarify and implement the existing Policy 9.1.2.3 of VOP 2010 related to compatibility. A portion of the Subject Lands are designated "Low-Rise Residential" but the entire Subject Lands are not located within an established neighbourhood and therefore, the Guidelines do not apply.

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

The Subject Lands are zoned "A Agricultural Zone" and "RR Rural Residential Zone" by Zoning By-law 1-88 subject to site-specific zoning Exceptions 9(680) and 9(1060). The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to "RT1 Residential Townhouse Zone" together with the following site-specific zoning exceptions to the RT1 Zone standards:

Table 1

	Zoning By-law 1-88 Standards	“RT1 Residential Townhouse Zone” Requirements - Standard Lot (Proposed Street Townhouses)	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements - Standard Lot (Proposed Street Townhouses)
a.	Minimum Lot Frontage (Blocks A, B and C)	6 m/unit	5.5 m/unit
b.	Minimum Lot Area (Blocks A, B and C)	162 m ² /unit	126.5 m ² /unit
c.	Minimum Lot Depth (Blocks A, B and C)	27 m	23 m
d.	Maximum Building Height (Blocks A, B and C)	11 m	12 m (3-storeys)
	Note:	Blocks A, B and C are to develop with the adjacent Belmont lands which are zoned “RD3(H) Residential Detached Zone Three” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 subject to site-specific Zoning Exception 9(1291). The Belmont lands will have to be rezoned to “RT1 Residential Townhouse Zone” and be subject to the zoning standards of Blocks A, B and C.	

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements Subject to Exception 9(1291) (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements Subject to match Exception 9(1291) (Proposed Street Townhouses)
a.	Minimum Lot Frontage (Blocks D, E and F)	6 m/unit	5.5 m/unit
b.	Minimum Lot Area (Blocks D, E and F)	162 m ² /unit	145 m ² /unit
c.	Minimum Lot Depth (Blocks D, E and F)	27 m	26.5 m
d.	Maximum Building Height (Blocks D, E and F)	11 m	12 m (3-storeys)
	Note:	Blocks D, E and F are to develop with the adjacent Belmont lands which are zoned "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88 subject to Exception 9(1291). The Belmont lands will require an amendment to the "RT1 Residential Townhouse Zone" requirements respecting.	
	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)
a.	Minimum Lot Frontage (Block G)	6 m/unit	5.5 m/unit

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements Subject to Exception 9(1291) (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements Subject to match Exception 9(1291) (Proposed Street Townhouses)
b.	Minimum Lot Area (Block G)	162 m ² /unit	136 m ² /unit
c.	Minimum Lot Depth (Block G)	27 m	24.8 m
d.	Maximum Building Height (Block G)	11 m	12 m (3-storeys)
	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements – Standard Lot	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements Subject to match Exception 9(1399) (Proposed Street Townhouses)
a.	Minimum Lot Frontage (Blocks H, I and J)	6 m/unit	5.5 m/unit
b.	Minimum Lot Area (Blocks H, I and J)	162 m ² /unit	145 m ² /unit
c.	Minimum Lot Depth (Blocks H, I and J)	27 m	26.5 m
d.	Maximum Building Height (Blocks H, I and J)	11 m	12 m (3-storeys)

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements Subject to Exception 9(1291) (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements Subject to match Exception 9(1291) (Proposed Street Townhouses)
e.	Maximum Width of Driveway (Blocks H, I and J)	Zoning By-law 1-88 does not provide a standard for a driveway on a lot having a frontage of 5.5 m.	A driveway on a lot with a frontage between 5.5 m and 5.99 m shall not exceed a width of 3.5 m. The front yard shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum 60% of the minimum landscaped front or exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.
	Note:	Blocks H, I and J are to develop with the adjacent Maplequest lands which are zoned "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88 subject to site-specific Zoning Exception 9(1399).	
	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Common Element Condominium Road)
a.	Definition - Dwelling, Townhouse on a Private Common Element Condominium Road (Block K)	Zoning By-law 1-88 does not include a definition for a Townhouse on a lot which abuts a Private	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a private common

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Common Element Condominium Road)
		Common Element Condominium Road	element condominium road.
b.	Definition - Dwelling, Townhouse, with a Driveway and Attached Garage in the Rear Yard, on a Private Common Element Condominium Road (Block K)	Zoning By-law 1-88 does not provide a definition for a Townhouse, with a Driveway and Attached Garage in the Rear Yard, on a lot which abuts on a Private Common Element Condominium Road	Means a townhouse dwelling, with a driveway and attached garage in the rear yard, in which each dwelling unit is situated on its own lot, which lot abuts a private common element condominium road.
c.	Definition - Dwelling, Back-to-Back Townhouse (Block K)	Zoning By-law 1-88 does not provide a definition for a Back-to-Back Townhouse on a lot which abuts a Private Common Element Condominium Road	Means a building containing three (3) or more dwelling units, each of which shares three (3) above ground party walls with abutting dwelling units; except for the end unit which shares two (2) above ground party walls with abutting dwelling units on a lot which abuts a Private Common Element Condominium Road.
d.	Minimum Lot Frontage (Block K)	6 m/unit	5.5 m/unit

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Common Element Condominium Road)
e.	Minimum Lot Area (Block K)	162 m ² /unit	<p>136 m²/unit (Townhouse Units)</p> <p>118 m²/unit (Townhouse units, with the Driveways and Attached Garages in the Rear Yard)</p> <p>74 m²/unit (Back-to-Back Townhouse Units)</p>
f.	Minimum Front Yard (Block K)	4.5 m	3.5 m (Back-to-Back Townhouse Units)
g.	Minimum Rear Yard (Block K)	7.5 m	0 m (Back-to-Back Townhouse Units)
h.	Minimum Lot Depth (Block K)	27 m	<p>24.8 m (Townhouse Units)</p> <p>21.5 m (Townhouse units, with the Driveways and Attached Garages in the Rear Yard)</p> <p>13.5 m (Back-to-Back Townhouse Units)</p>

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements (Proposed Street Townhouses)	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements (Proposed Townhouses on a Private Common Element Condominium Road)
i.	Maximum Building Height (Block K)	11 m	12 m (3-storeys)

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, and Regional and City Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement, 2014</i> ("PPS") and the <i>Growth Plan for the Greater Golden Horseshoe (2017)</i> (the "Growth Plan") and the policies of the York Region ("YROP") and the City of Vaughan Official Plans.
b.	Block 40 South Plan	<ul style="list-style-type: none"> Vaughan Council, on April 24, 2006, approved the Block 40 South Plan, as revised, shown on Attachment #6, which provides the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The lotting layout and street pattern in the approved Block 40 South Plan identified medium

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>density (street townhouse dwellings) for the Subject Lands.</p> <ul style="list-style-type: none"> ▪ The Owner has submitted a proposal to amend the approved lotting layout and street pattern in the approved Block 40 South Plan. Specifically, the revised plan (Attachment #4) impacts the Belmont and Maplequest Draft Plan of Subdivision (Files 19T-06V07 and 19T-12V002), which are both zoned (as shown on Attachment #2). The proposed zoning for the Subject Lands and the development concept is not consistent with the abutting Belmont and Maplequest lands. The affected landowners will need to work together to discuss and confirm an appropriate lotting and road pattern that works comprehensively for this area, to the satisfaction of the City.
c.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of amending Zoning By-law 1-88 to permit the back-to-back townhouse building form and the site-specific zoning exceptions identified in Table 1 to implement the Development for the Subject Lands will be reviewed in consideration of compatibility with the surrounding and planned land uses.
d.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The location and design of the proposed streets, private roads/laneways and all of the residential part blocks must be coordinated with the adjacent Belmont lands to the north and Maplequest lands to the south and west.
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Development is subject to the <i>Block 40 South Architectural Design Guidelines</i>. The Owner has submitted Supplemental Guidelines that must be approved to the satisfaction of the City.
f.	Source Water Protection Area	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity

	MATTERS TO BE REVIEWED	COMMENT(S)
		(WHPA-Q) area. In order to maintain sustainable groundwater management, all land development activities within the WHPA-Q area are to maintain pre-development recharge levels to the satisfaction of the Toronto and Region Conservation Authority and the City ("TRCA").
g.	Servicing	<ul style="list-style-type: none"> Vaughan Council must identify and allocate water and sanitary sewage servicing capacity for the Development, if the Applications are approved. If servicing capacity is unavailable, the Holding Symbol "(H)" may be applied to the Subject Lands. Removal of the Holding Symbol "(H)" will be conditional on servicing being identified and allocated by Vaughan Council.
h.	Parkland Dedication	<ul style="list-style-type: none"> The provision of cash-in-lieu of the dedication of parkland in accordance with the City's Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required, if the Applications are approved.
i.	Supporting Reports	<ul style="list-style-type: none"> The following documents submitted in support of the Applications must be reviewed and approved to the satisfaction of the City and public commenting agencies: <ul style="list-style-type: none"> Planning Justification Report Archaeological Assessment Functional Servicing Report Geotechnical Investigation Report Tree Inventory and Preservation Report Phase 1 Environmental Site Assessment ("ESA") and Phase 2 ESA Traffic Study Noise Report The requirement for additional studies/information may be identified through the development application review process.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design (CEPTD), Leadership in Energy and Environmental Design (LEED), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed and implemented through the subdivision approval process, if the Applications are approved.
k.	Future Applications	<ul style="list-style-type: none"> ▪ A Site Development Application will be required and reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping, environmental sustainability, waste management, stormwater management, and servicing and grading, if the Applications are approved. ▪ The conceptual site plan shown on Attachment #3 will be reviewed together with the Zoning By-law Amendment and Draft Plan of Subdivision applications, and any revisions to the lotting and internal road pattern will be reflected in the implementing zoning by-law, if the Applications are approved. ▪ A Draft Plan of Condominium (Common Element) Application will be required to create the condominium tenure for the common elements including the private road/laneway and visitor parking for the Development, if the Applications are approved. ▪ A Part Lot Control Application will be required to create the freehold lots (Parcels of Title Land – POTLs) for each individual townhouse units.

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

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

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 Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645

Attachments

1. Context Location Map
2. Location Map
3. Revised Conceptual Site Plan
4. Revised Proposed Zoning and Draft Plan of Subdivision
5. Building Elevations
6. Council Approved Block 40 South Plan
7. Previous Site Plan (Public Hearing September 7, 2016)

Prepared by

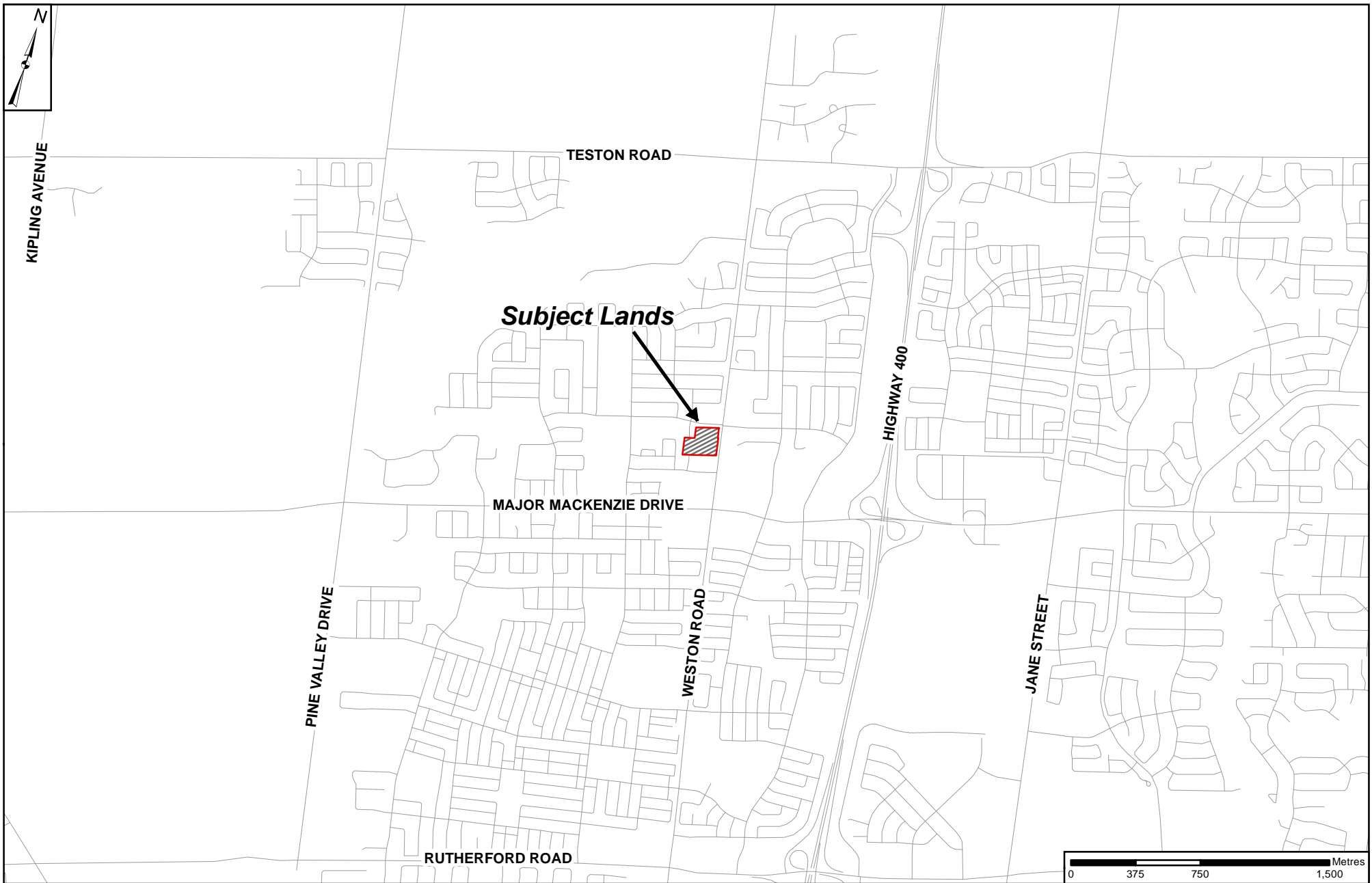
Judy Jeffers, Planner, ext. 8645

Mary Caputo, Senior Planner, ext. 8635

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

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION: 10130, 10144, 10160 Weston Road
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.



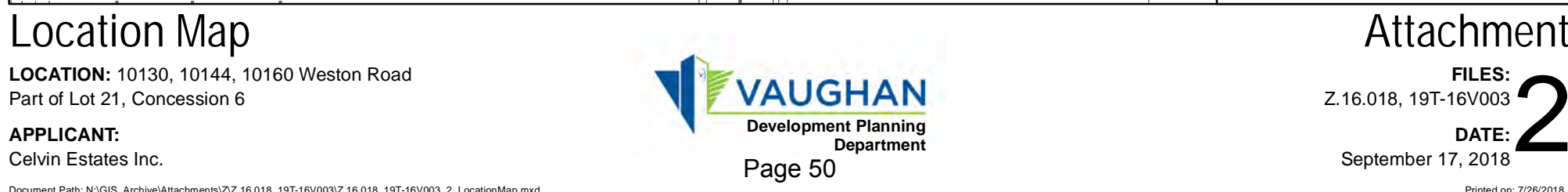
Page 49

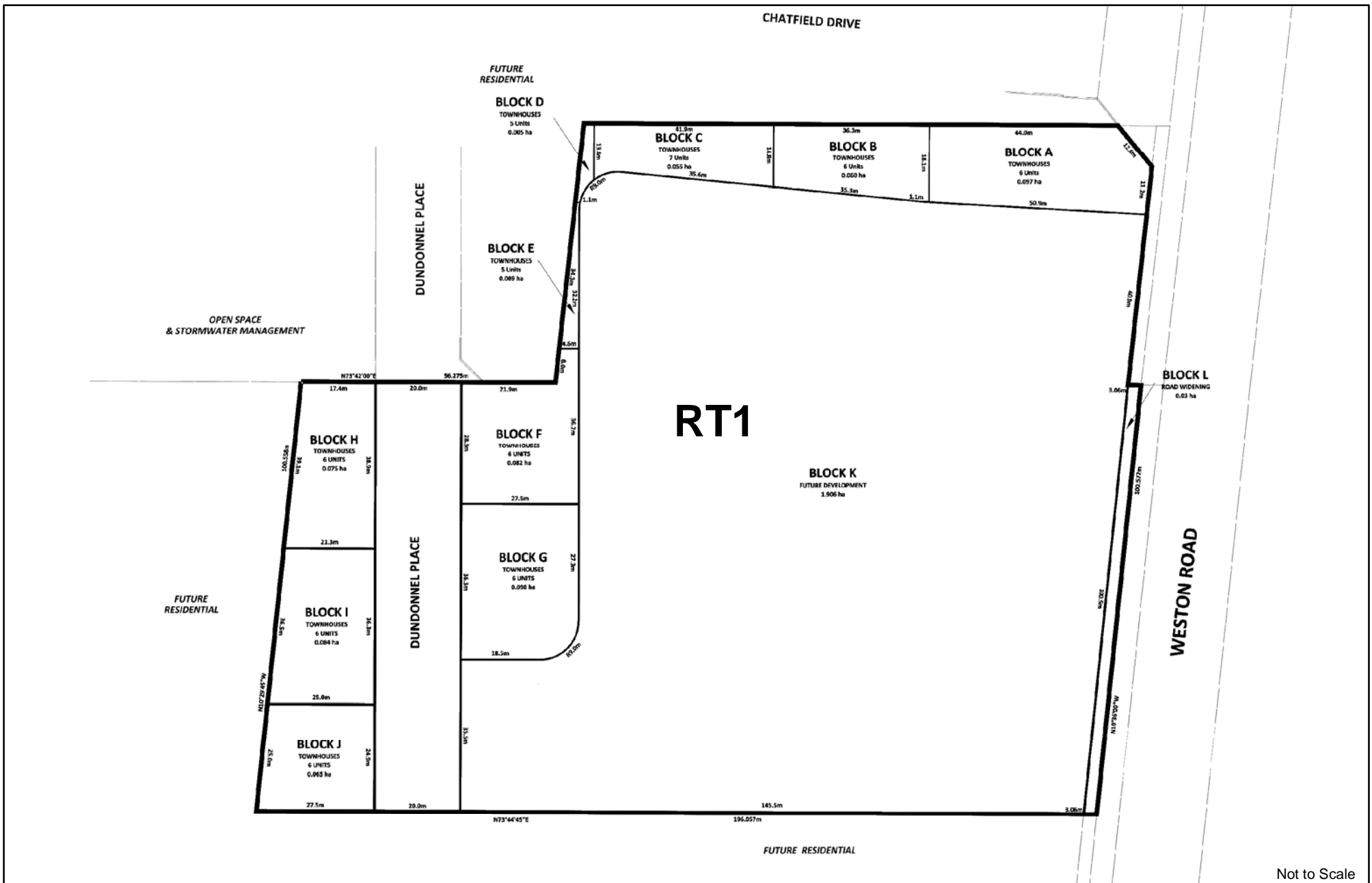
Attachment

FILES:
Z.16.018, 19T-16V003

DATE:
September 17, 2018

1





Revised Proposed Zoning and Draft Plan of Subdivision

LOCATION: 10130, 10144, 10160 Weston Road
Part of Lot 21, Concession 6

APPLICANT:
Calvin Estates Inc.

Attachment

FILES:
Z.16.018, 19T-16V003

DATE:
September 17, 2018

4



PRELIMINARY FREEHOLD & CONDOMINIUM TOWNHOME ELEVATIONS (FRONT & CORNER)



PRELIMINARY BACK-TO-BACK TOWNHOME ELEVATIONS (FRONT & CORNER)

Building Elevations (Conceptual)

LOCATION: 10130, 10144, 10160 Weston Road
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.



Page 53

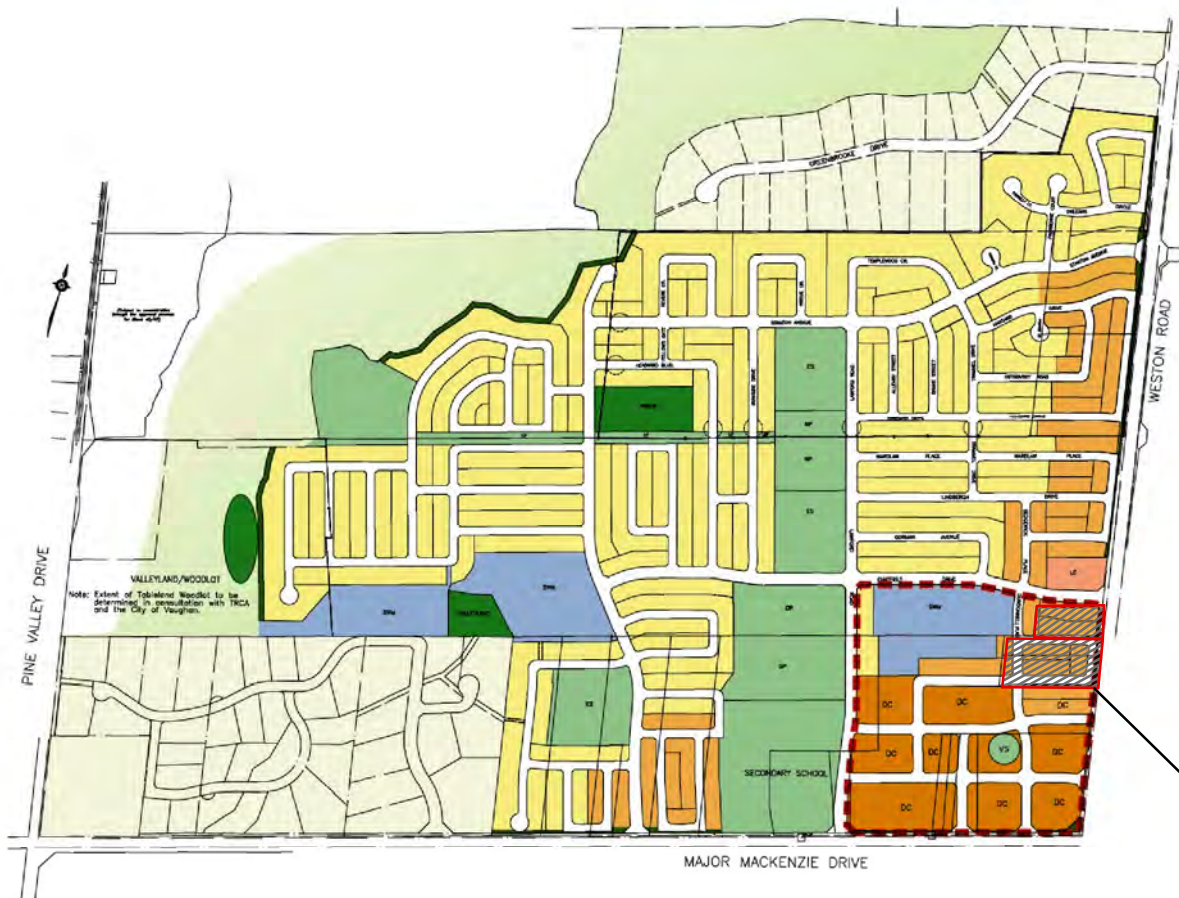
Attachment

FILES:
Z.16.018, 19T-16V003

DATE:
September 17, 2018

5

BLOCK 40 (SOUTH) BLOCK PLAN

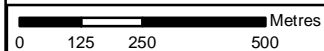


LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
 - NC - NEIGHBOURHOOD COMMERCIAL
 - LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
 - ES - ELEMENTARY SCHOOL
 - SS - SECONDARY SCHOOL
 - DP - DISTRICT PARK
 - NP - NEIGHBOURHOOD PARK
 - LP - LINEAR PARK
 - VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

Subject Lands

SUBJECT LANDS



Council Approved Block 40 South Plan

LOCATION: 10130, 10144, 10160 Weston Road
Part of Lot 21, Concession 6

APPLICANT:
Celvin Estates Inc.

Attachment

FILES:
Z.16.018, 19T-16V003

DATE:
September 17, 2018

6

Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.007
ZONING BY-LAW AMENDMENT FILE Z.18.012
2338 MAJOR MACKENZIE INC.
VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.18.007 and Z.18.012 for the Subject Lands shown on Attachments #1 and #2, to permit 77, four-storey stacked back-to-back townhouse dwellings and 271 m² of commercial space fronting on Major Mackenzie Drive, as shown on Attachments #3 to #7.

Report Highlights

- To receive input from the public and the Committee of the Whole on a development proposal for 77 stacked back-to-back townhouse dwellings including 271 m² of ground floor commercial space.
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.007 and Z.18.012 (2338 Major Mackenzie Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the “Subject Lands”) shown on Attachments #1 and #2 are located on the north side of Major Mackenzie Drive, west of Keele Street and are known municipally as 2338 Major Mackenzie Drive. The Subject Lands are developed with a multi-unit commercial plaza that includes retail (Vin Bon Wine Store), eating establishment (Villa Panini, Sen Sushi and Piccolo Paese), and personal service shop (Major Mackenzie Barbershop and Envy Nails and Spa) uses. The surrounding land uses are shown on Attachment #2.

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

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2 to permit 77, four-storey stacked back-to-back townhouse dwellings (the “Development”) over three (3) blocks, with 271 m² of commercial space, as shown on Attachments #3 to #7. Each Block of the Development contains sunken basement residential units and a recessed mechanical penthouse at the rooftop level with access to a rooftop amenity area.

1. Official Plan Amendment File OP.18.007 to amend Vaughan Official Plan 2010 to increase the maximum permitted Floor Space Index (“FSI”) in the “Low-Rise Mixed-Use” designation from 1.25 to 1.72 times the area of the lot.
2. Zoning By-law Amendment File Z.18.012 to amend Zoning By-law 1-88, to rezone the Subject Lands from “C1 Restricted Commercial Zone”, subject to site-specific Exception 9(356), as shown on Attachment #2, to “RM2 Multiple Residential Zone” in the manner shown on Attachment #3, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: August 10, 2018.

The Notice of Public Hearing 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’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m.

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

Previous Reports/Authority

Not Applicable.

Analysis and Options

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

The Subject Lands are designated “Low-Rise Mixed Use” by Vaughan Official Plan 2010 (“VOP 2010”) which permits a maximum building height of 3-storeys and a maximum FSI of 1.25 times the area of the lot. An amendment to VOP 2010 is required to increase the maximum permitted density from 1.25 FSI to 1.72 FSI.

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

The Subject Lands are zoned “C1 Restricted Commercial Zone” and subject to site-specific Exception 9(356), which does not permit townhouse dwellings. The Subject Lands must be rezoned to “RM2 Multiple Residential Zone”, together with the following site-specific exceptions to Zoning By-law 1-88 to permit the Development:

Table 1

	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Definition of “Stacked Townhouse Dwelling”	There is no definition of a Stacked Townhouse Dwelling in Zoning By-law 1-88.	Define a Stacked Townhouse Dwelling as follows:

	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
			Means a building consisting of two to four separate residential units stacked on top of each other where each unit has direct access to ground level.
b.	Definition of "Storey"	Means the portion of a building other than the cellar, basement or unfinished attic, which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 m.	Means the portion of a building which lies between the surface of the floor and the surface of the next floor above, and shall exclude the cellar or basement and the mechanical penthouse.
c.	Definition of "Building Height"	Means the vertical distance between the average elevation of the finished grade at the front of the building and in the case of a mansard roof, the highest point on the roof surface.	Means the vertical distance between the average elevation of the finished grade, excluding sunken front entrances (for the purpose of this definition, the front of the building shall be the wall facing the private road) and in the case of a mansard roof, the highest point on the roof surface exclusive of any accessory roof construction such as a chimney tower, steeple, elevator, mechanical room or television antenna.
d.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling 	Permit the following uses:

	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
		<ul style="list-style-type: none"> Block Townhouse Dwelling Day Nursery 	<ul style="list-style-type: none"> Stacked Townhouse Dwelling Retail Store Banking or Financial Institution Eating Establishment Personal Service Shop
e.	Maximum Building Height	11 m	10.8 m, excluding the 2.55 m (Blocks A and C) and 3.2 m (Block B) high mechanical penthouse from the building height calculation.
f.	Minimum Number of Parking Spaces	<p>77 units @ 1.5 spaces/unit = 116 spaces</p> <p>77 units @ 0.25 spaces/unit for visitor parking = 20 spaces</p> <p>271 m² commercial GFA @ 6 spaces/100m² = 17 spaces</p> <p>Total Parking Required = 153</p>	<p>77 units @ 1.32 spaces/unit = 102 spaces (inclusive of 6 barrier-free spaces)</p> <p>77 units @ 0.23 spaces/unit for visitor parking = 18</p> <p>Commercial 4.4 spaces/ 100 m² = 12 spaces</p> <p>Total parking proposed = 132 spaces</p>
g.	Minimum Landscape Strip Width abutting a Street Line (Major Mackenzie Drive)	6 m	2.6 m

	By-law Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
h.	Minimum Amenity Area	<p>71 Two Bedroom Units @ 55 m² / unit = 3,905 m²</p> <p>6 Three Bedroom Units @ 90 m² / unit = 540 m²</p> <p>Total Amenity Area Required = 4,445 m²</p>	2.83 m ² / Unit (218 m ²)
i.	Maximum Lot Area	230 m ² / unit	68 m ² / unit
j.	Minimum Front Yard Setback	4.5 m	2.6 m (Major Mackenzie Drive)
k.	Minimum Setback to Portions of Buildings Below Grade (Underground Parking Garage)	1.8 m	0 m (Major Mackenzie Drive)

Additional zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment application, and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (the “Growth Plan”), and the York Region and VOP 2010 Official Plan policies. ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 6.2.2, 9.1.2.5 and 9.2.3.3 regarding heritage properties, compatibility within Intensification Areas, and development criteria for Stacked Townhouse Dwellings.
b.	Appropriateness of the Proposed Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of increasing the maximum permitted density from 1.25 FSI to 1.72 FSI to permit the Development will be reviewed. ▪ The appropriateness of rezoning the Subject Lands to “RM2 Multiple Residential Zone”, with the site-specific exceptions identified in Table 1 of this report, will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The definition of “Building Height” in Zoning By-law 1-88 excludes rooftop mechanical rooms for the calculation of building height. However, as the proposed 2.55 m (Blocks A and C) and 3.2 m (Block B) high recessed mechanical penthouse for the Development includes access to a rooftop amenity area, the rooftop mechanical penthouse is not excluded from the building height calculation. ▪ The Owner is seeking to amend the definition of a “Storey” and “Building Height” in Zoning By-law 1-88 to exclude the 2.55 m and 3.2 m high recessed mechanical penthouse and below grade basement units from the building height calculation. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		proposed definitions for “Storey” and “Building Height” will be reviewed in consideration of the VOP 2010 policies for maximum building height for the Subject Lands, and the development criteria for Stacked Townhouse Dwellings in Section 9.2.3.3 of VOP 2010.
c.	Maple Heritage Conservation District Plan	<ul style="list-style-type: none"> ▪ The existing building located on the Subject Lands (2338 Major Mackenzie Drive) is designated under Part V of the <i>Ontario Heritage Act</i>. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee. ▪ The Owner has submitted a Cultural Heritage Resource Impact Assessment to assess conformity to the Village of Maple Heritage Conservation District Plan (“Maple HCDP”), which must be approved by the Vaughan Development Planning Department.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Development, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Functional Servicing and Stormwater Management Report - Noise Feasibility Study - Traffic Impact and Parking Study - Planning Justification Report - Tree Inventory and Preservation Plan - Geotechnical Report - Phase 1 Environmental Site Assessment - Urban Design Brief - Stage 1 Archaeological Assessment ▪ Additional studies/reports may be required as part of the development application review process.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the future Site Development Application process, if the Applications are approved.
f.	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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.
g.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the entirety of Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council has identified and allocated servicing capacity to the Subject Lands.
h.	Conceptual Site Plan / Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application is required to permit the Development, should the Applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application and the Conceptual Site Plan provided with the Applications, as shown on Attachment #3: <ul style="list-style-type: none"> - pedestrian and barrier free accessibility; - proper vehicular (including service vehicles such as fire and garbage trucks) turning movements on the proposed private road;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - appropriate site design and building materials, orientation of units, and upgraded elevations for units facing Major Mackenzie Drive; - appropriate landscaping, amenity area, snow storage area(s), stormwater management, and servicing and grading; - the relationship between the facing distance of each townhouse block in order to maximize daylight, enhance landscaping and ensure privacy; - accessibility and location of the proposed residential visitor and commercial parking spaces; and - the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site.
i.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium Application is required to create a Condominium Corporation to address the tenure of the common elements (i.e. private road, internal sidewalk, resident and visitor parking, and common landscaped amenity areas), if the Applications are approved.
j.	Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ A preliminary design concept was considered by the Vaughan Design Review Panel ("DRP") on June 28, 2018. The Development shown on Attachments #3 to #7 reflects a revised proposal submitted by the Owner on August 2, 2018, to address comments from the DRP. The Owner must satisfactorily address all comments from the DRP.
k.	Maple Streetscape & Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Maple Streetscape designated area. The Development must comply with the requirements of the Maple Streetscape and Urban Design Guidelines, which includes prescribed streetscape materials, street furniture and lighting within the public realm along Major Mackenzie Drive, should the Applications be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Major Mackenzie Drive West Class Environmental Assessment	<ul style="list-style-type: none"> York Region is undertaking a Municipal Class Environmental Assessment Study ("EA") for Major Mackenzie Drive from east of Keele Street to McNaughton Road, with an anticipated study completion date of Winter 2019. The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner must satisfy the requirements of York Region and must modify the Development, if required, to reflect the outcome of the Major Mackenzie Drive EA, including any road widening requirements for Major Mackenzie Drive.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands have frontage and access onto Major Mackenzie Drive, a Regional Road. The Owner is required to satisfy all requirements of York Region, including but not limited to potential road widening requirements, access requirements, including the opportunity to relocate the proposed access and create a shared access with one of the adjacent properties, the provision of transit facilities as may be required, turning lanes, and servicing. Any issues will be addressed when the technical report is considered. The Owner has made a request to exempt the Official Plan Amendment Application from York Region's approval. To date, York Region has not issued a decision regarding the exemption request. Any issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Mark Antoine, Planner, Development Planning Department, Extension 8212.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Underground Parking Plan
5. Landscape Plan
6. Elevation Plan - South (facing Major Mackenzie Drive)
7. Elevation Plan - North, West & East

Prepared by

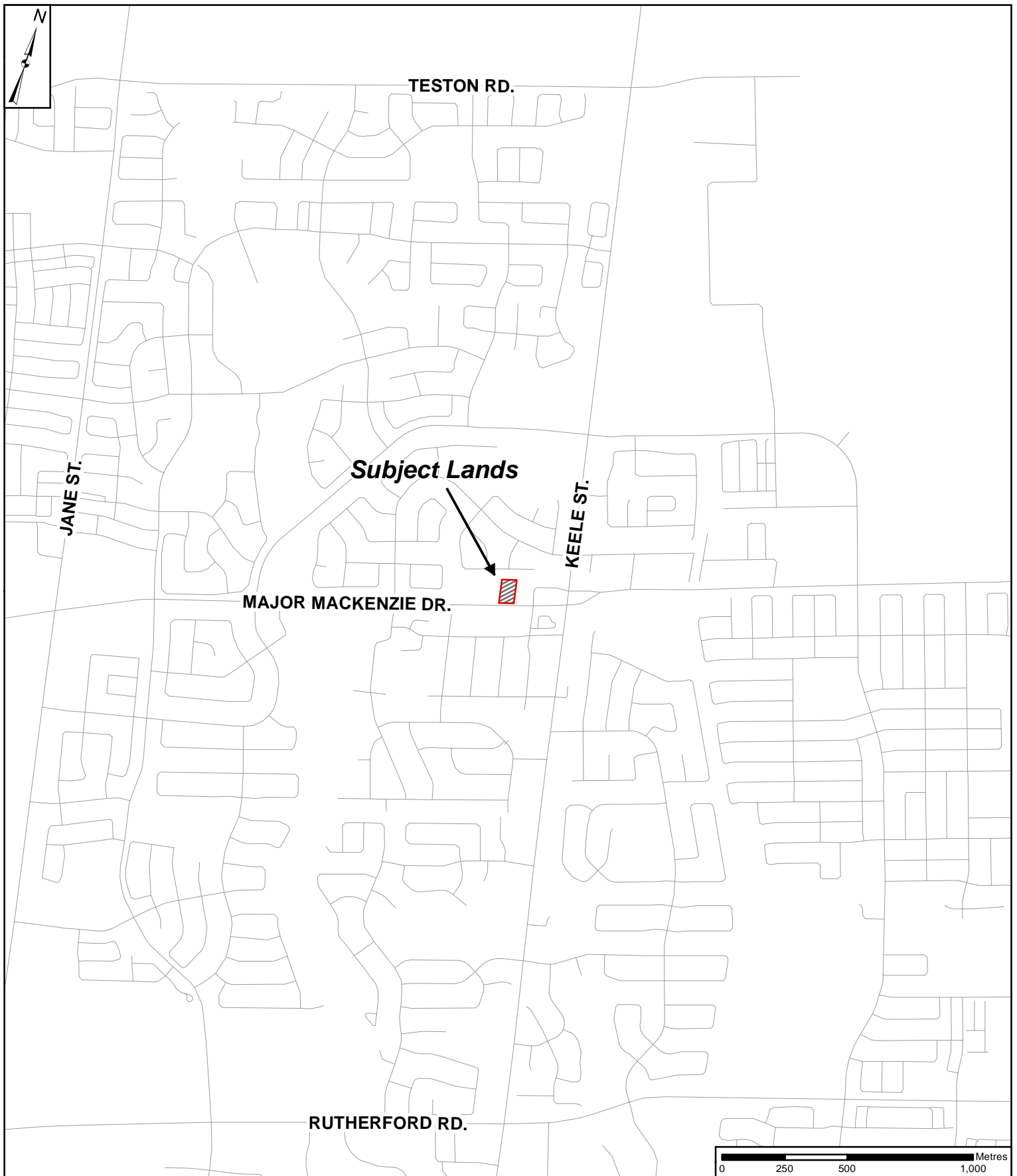
Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

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

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
2338 Major Mackenzie Inc.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.007\OP.18.007_ContextLocationMap_Revised.mxd



Attachment

FILES:
OP.18.007 & Z.18.012

DATE:
September 17, 2018

Printed on: 8/2/2018



Location Map

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
2338 Major Mackenzie Inc.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.007\OP.18.007_LocationMap_Revised.mxd

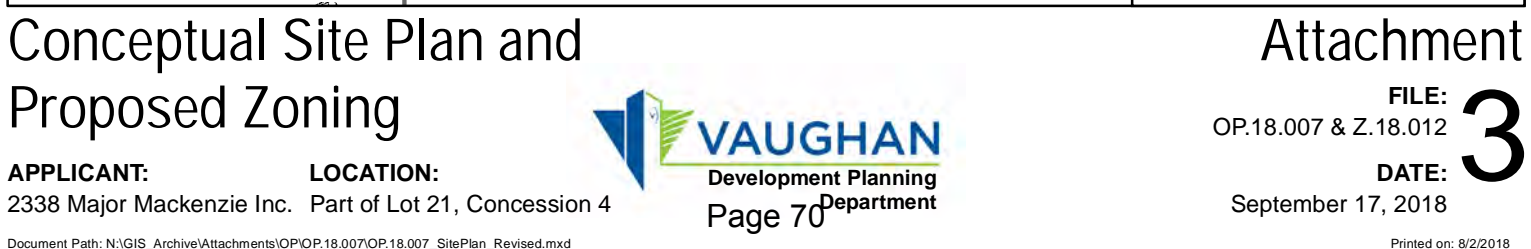
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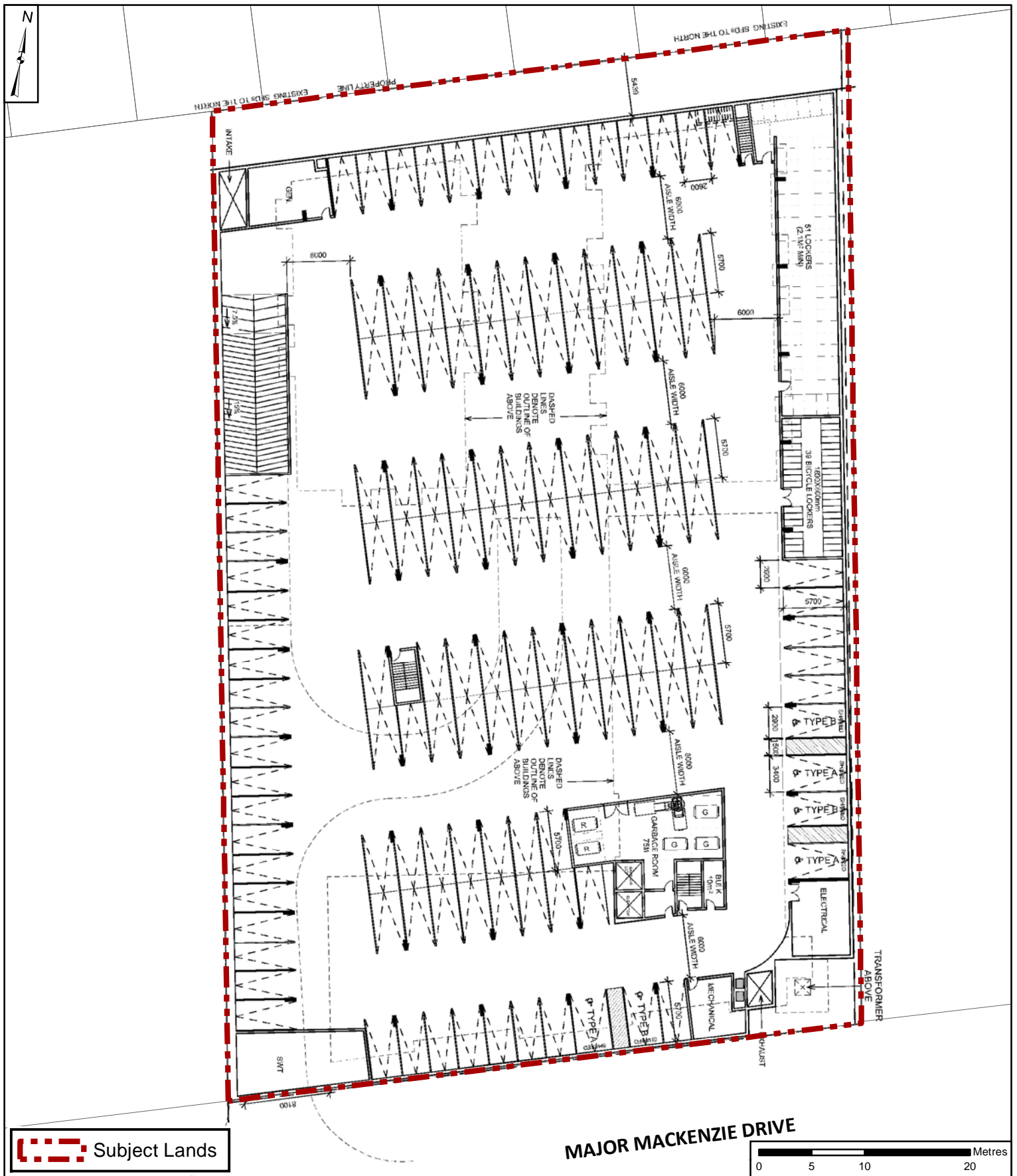
FILES:
OP.18.007 & Z.18.012

DATE:
September 17, 2018

2

Printed on: 8/2/2018





Underground Parking Plan

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
2338 Major Mackenzie Inc.

Attachment

FILE:
OP.18.007 & Z.18.012

DATE:
September 17, 2018

4



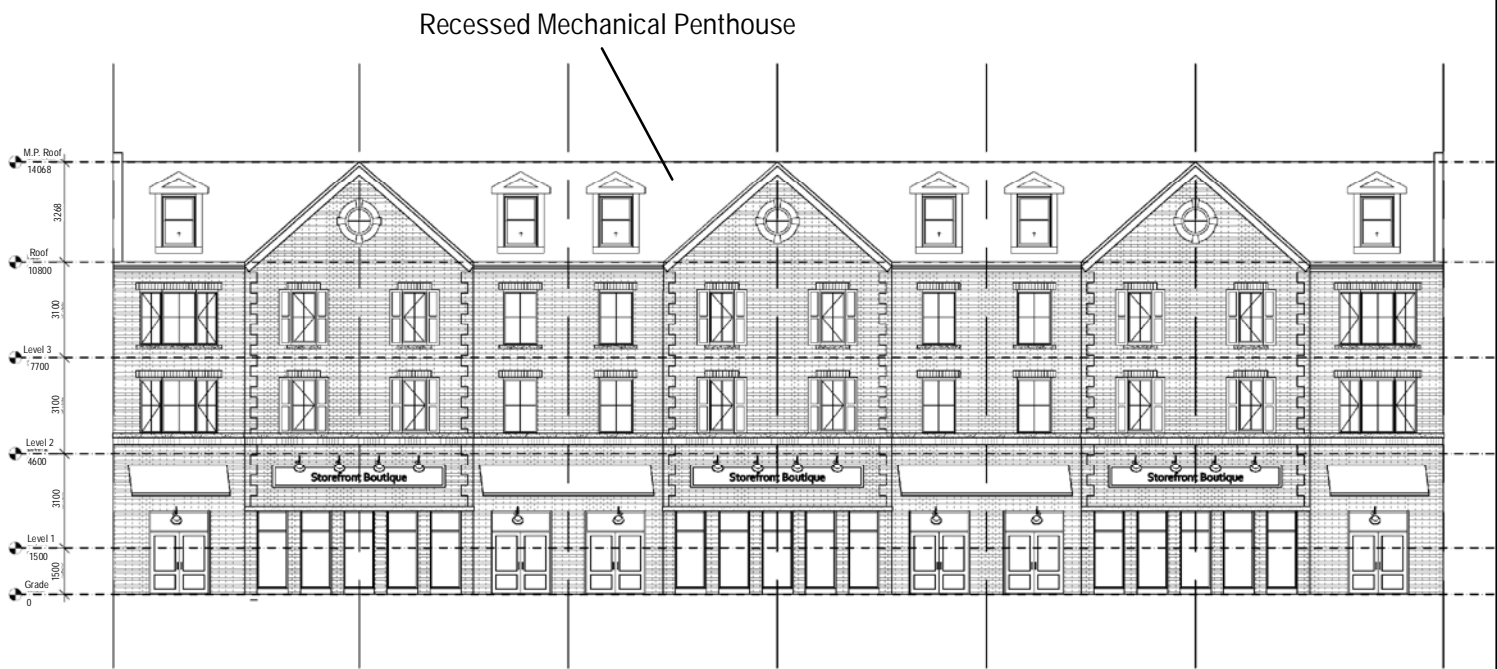
Landscape Plan

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
2338 Major Mackenzie Inc.

Attachment

FILE:
OP.18.007 & Z.18.012
DATE:
September 17, 2018
5

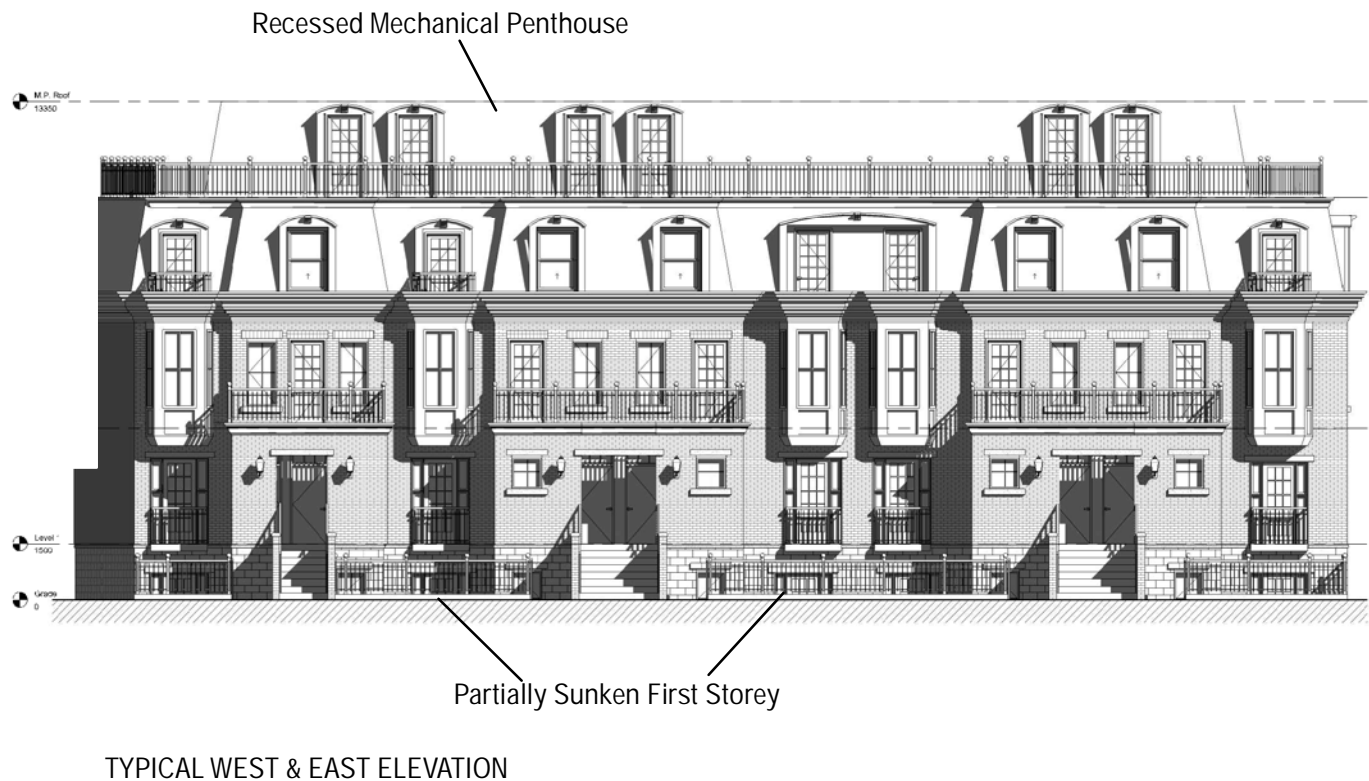
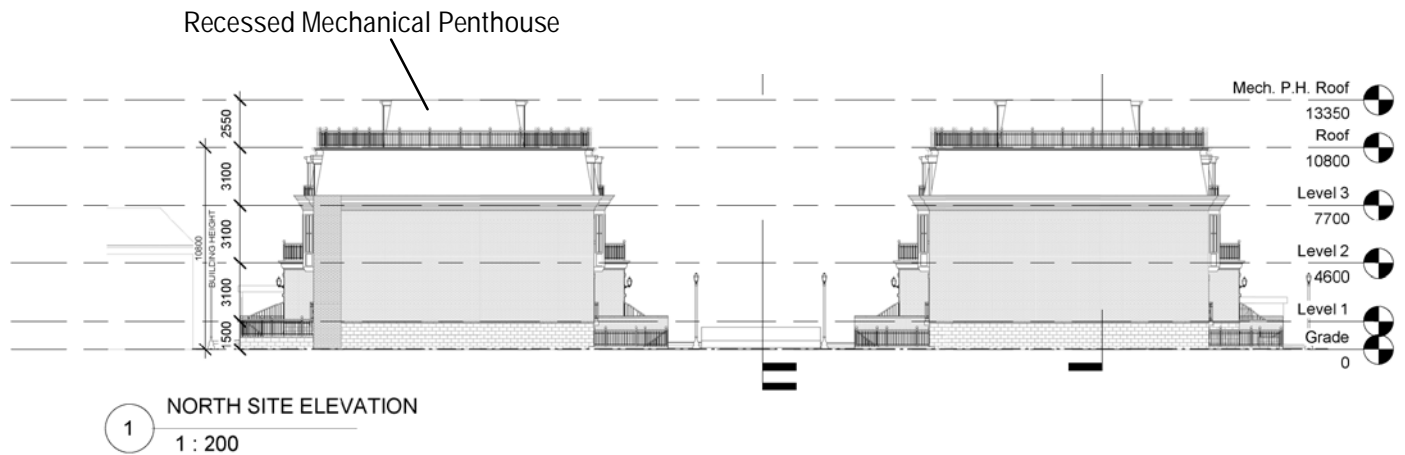


SOUTH ELEVATION (FACING MAJOR MACKENZIE DRIVE)

Elevation Plan - South (Facing Major Mackenzie Drive)

APPLICANT: 2338 Major Mackenzie Inc.
LOCATION: Part of Lot 21, Concession 4

Attachment
FILES: OP.18.007 & Z.18.012
DATE: September 17, 2018
6



Elevation Plan - North, West & East

LOCATION:
Part of Lot 21, Concession 4

APPLICANT:
2338 Major Mackenzie Inc.

Attachment

FILES:
OP.18.007 & Z.18.012

DATE:
September 17, 2018

Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD(S): 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.010
ZONING BY-LAW AMENDMENT FILE Z.18.017
MAJOR WESTON CENTRES LIMITED
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND
CITYVIEW BOULEVARD**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.010 and Z.18.017 for the Subject Lands, shown on Attachments #1 and #2, to permit a 4-storey, 10,984 m² multi-unit Self-Storage Facility (Smartstop Self Storage), as shown on Attachments #3 to #6.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding a development proposal for a 4-storey, 10,984 m² Self-Storage Facility.
- Amendments to Vaughan Official Plan 2010 ("VOP 2010") and Zoning By-law 1-88 are required to permit the development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole hearing.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.18.010 and Z.18.017 (Major Weston Centres Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the “Subject Lands”) are located east of Weston Road, north of Major Mackenzie Drive, and on the west side of Cityview Boulevard, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The Subject Lands form part of site-specific Policy 12.6 of VOP 2010, and part of previously approved site-specific Official Plan Amendment #713, as amended by OPA #720 for the Owner’s larger land holding bounded generally by Weston Road, Cityview Boulevard, Major Mackenzie Drive, and the south limit of existing development as shown on Attachment #2. OPA #713 and #720 were subsequently incorporated into Volume 2 of VOP 2010 as site-specific Policy 12.6. The site-specific policy refers to lands within the Amendment Area as “Lands Located East of Vellore Park Avenue” and “Lands Located West of Vellore Park Avenue”, as shown on Attachment #2.

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

- a) Date the Notice of Public Hearing was circulated: August 10, 2018

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

- b) Circulation Area: 150 m and the Vellore Woods Ratepayers’ Association.

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

Previous Reports/Authority

[Item 51, Report No. 32, of the Committee of the Whole, adopted and amended by Vaughan Council on June 28, 2011](#)

Analysis and Options

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

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2, to permit a 4-storey, 10,984 m² Self-Storage Facility with surface parking (the “Development”), as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.18.010 to amend the following policies of Vaughan Official Plan 2010 (“VOP 2010”), Volume 2:
 - a) Section 12.6.4.2, Volume 2, within the “Commercial District” to permit a Self-Storage Facility, whereas VOP 2010 does not permit this use on the Subject Lands; and,
 - b) Section 12.6.4.4, Volume 2, to increase the Gross Floor Area (“GFA”) devoted to non-residential development on the lands located east of Vellore Park Avenue, as shown on Attachment #2, from 5,500 m² to 33,500 m².
2. Zoning By-law Amendment File Z.18.017 to amend Zoning By-law 1-88, specifically the “C5 Community Commercial Zone”, subject to Exception 9(1327) to permit a Self-Storage Facility as an additional use on the Subject Lands, together with the site-specific zoning exceptions identified in Table 1 of this report.

Amendments to Zoning By-law 1-88 are required to amend the C5 Community Commercial Zone, subject to site-specific Exception 9(1327), to permit the Development

The Subject Lands are zoned “C5 Community Commercial Zone”, subject to site-specific Exception 9(1327), which does not permit a “Self-Storage Facility”. An amendment to Zoning By-law 1-88 is required to permit the proposed use, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone, Exception 9(1327) Requirements	Proposed Exceptions to the C5 Community Commercial Zone Requirements
a.	Permitted Uses	A “Self-Storage Facility” is not permitted.	To permit “Self-Storage Facility” as a permitted use. A “Self-Storage Facility” shall mean “a retail premise where individual enclosed areas are made available to the public for keeping or storing goods or commodities.”
b.	Minimum Number of Required Parking Spaces	10,984 m ² @ 4 spaces/100 m ² of GFA = 440 parking spaces	10,984 m ² @ 0.22 spaces/ 100 m ² of GFA = 24 parking spaces
c.	Maximum Building Height	11 m	4-storeys (16.5 m)
d.	Minimum Number of Loading Spaces	3	1
e.	Maximum Gross Floor Area (Lands East and West of Vellore Park Avenue)	50,697 m ²	62,000 m ²

	Zoning By-law 1-88 Standard	C5 Community Commercial Zone, Exception 9(1327) Requirements	Proposed Exceptions to the C5 Community Commercial Zone Requirements
f.	Maximum Gross Floor Area (Lands East of Vellore Park Avenue - Including the Department Store	22,679 m ²	33,500 m ²
g.	Maximum Gross Floor Area for (Lands East of Vellore Park Avenue - Excluding Department Store	10,646 m ²	19,996.11 m ²

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.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with PPS, Growth Plan, and YROP 2010	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement 2014</i> (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe 2017</i> (the “Growth Plan”), and the policies of the York Region (“YROP 2010”) and the City of Vaughan Official Plans.
b.	Conformity with VOP 2010	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the applicable policies of Vaughan Official Plan 2010 (“VOP 2010”).

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are currently shown as being designated “Low-Rise Residential” by Schedule 13 - Land Use, Volume 1 of VOP 2010. However, this land use designation is incorrectly identified in VOP 2010 as follows: <ul style="list-style-type: none"> i) in Volume 1 on Schedule 13 as “Low-Rise Residential”; and, ii) in Volume 2, Area Specific Policy 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road Area Map 12.6.A: North East Quadrant of Major Mackenzie Drive and Weston Road Area, where the Subject Lands have been excluded from the ‘Amendment Area’ and not designated as “Mid-Rise Mixed Use”. ▪ The Subject Lands formed part of the “Lands Located East of Vellore Park Avenue” as shown on Attachment #2 in site-specific Official Plan Amendment (“OPA”) #713 as amended by OPA #720, as discussed in the Background section of this report. When OPAs #713 and #720 were consolidated into Volume 2 of VOP 2010, in this case “Area Specific Policy 12.6”, the Subject Lands were inadvertently excluded from Policy 12.6 and incorrectly designated as “Low Rise Residential”. ▪ The correct land use designation for the Subject Lands is “Mid-Rise Mixed Use” within the Northeast Quadrant of Major Mackenzie Drive and Weston Road Area (Section 12.6), Volume 2 of VOP 2010 which would permit a mix of residential, retail, community and institutional uses, in accordance with OPA #713 as amended by OPA #720. ▪ The “Self-Storage Facility” is not a permitted use within the “Mid-Rise Mixed-Use” designation. As such, an amendment to VOP 2010 is required. ▪ A corresponding mapping error has also been identified for the Subject Lands on Schedule 13, Volume 1 of VOP 2010, and Map 12.6.A: Northeast Quadrant of Weston Road and Major Mackenzie Drive, Volume 2, Section 12.6 of VOP 2010. The mapping error will be corrected

	MATTERS TO BE REVIEWED	COMMENT(S)
		through the development application review process, should the Applications be approved.
c.	Appropriateness of the Proposed Official Plan and Zoning By-law Amendments	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses, particularly with respect to the appropriateness of the “Self-Storage Facility Use” being an employment use, within an existing retail commercial area in proximity to existing residential uses in the immediate area. ▪ The Owner has submitted a Planning Justification Report in support of the Development, which must be reviewed to the satisfaction of the Development Planning Department.
d.	Reports and Studies	<ul style="list-style-type: none"> ▪ The following studies and reports submitted in support of the Applications must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Access Study • Arborist Report • Functional Servicing Report • Parking Study • Planning Justification Report • Environmental Site Assessment (“ESA”) and Reliance Letter • Stormwater Brief • Urban Design Brief <p>Additional studies/reports may be required as part of the development application review process.</p>
e.	Block 33 West and Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 33 West Community Plan - Vellore Park. The Development must be reviewed in consideration of the approved Block Plan and the Architectural Design Guidelines for the Block 33 West Community.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Block 33 West Developer's Group Agreement	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 33 Developer's Group Agreement to the satisfaction of the Block 33 West Trustee and the City of Vaughan.
g.	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's Cash-in-Lieu of Parkland Policy, should the Applications be approved.
h.	Related Site Development Application File DA.18.031	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development Application File DA.18.031 for the Development as shown on Attachments #3 to #6, which will be reviewed comprehensively and concurrently with the subject Applications. The following matters, but not limited to, will be considered: <ul style="list-style-type: none"> - The proposed increase to the overall gross floor area ("GFA") on the Subject Lands, which forms part of the "Lands Located East of Vellore Park Avenue"; - The future ownership and potential severance of the Subject Lands from the Owner's entire landholdings, and the relationship of the self-storage facility to the existing commercial lands, if severed; - The relationship of the building setbacks, height and design on with the immediate area; - The appropriate site design; - The provision of enhanced landscaping, snow storage area(s), waste collection, stormwater management, and site servicing and grading; - The number of surface parking spaces proposed to serve the intended "Self-Storage Facility" use; - Pedestrian and barrier-free accessibility; - Potential road widening requirements; - Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site; and, - Proper vehicular access and turning movements from all roads onto Cityview Boulevard (including service vehicles such as fire and garbage trucks).

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed.

Financial Impact

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

Broader Regional Impacts/Considerations

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

York Region, on July 4, 2018, issued an exemption from Regional Approval which allows the Official Plan Amendment application to be exempt from Regional Council approval. York Region has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional Planning policies or interests. This allows the amendment to come into full force and effect, following its adoption by Vaughan Council and the expiration of the required appeal period, should the Applications be Approved.

Conclusion

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

For more information, please contact: Natalie Wong, Planner at extension 8866.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Rezoning
4. Landscape Plan
5. Elevation Plan
6. Perspective Rendering

Prepared by

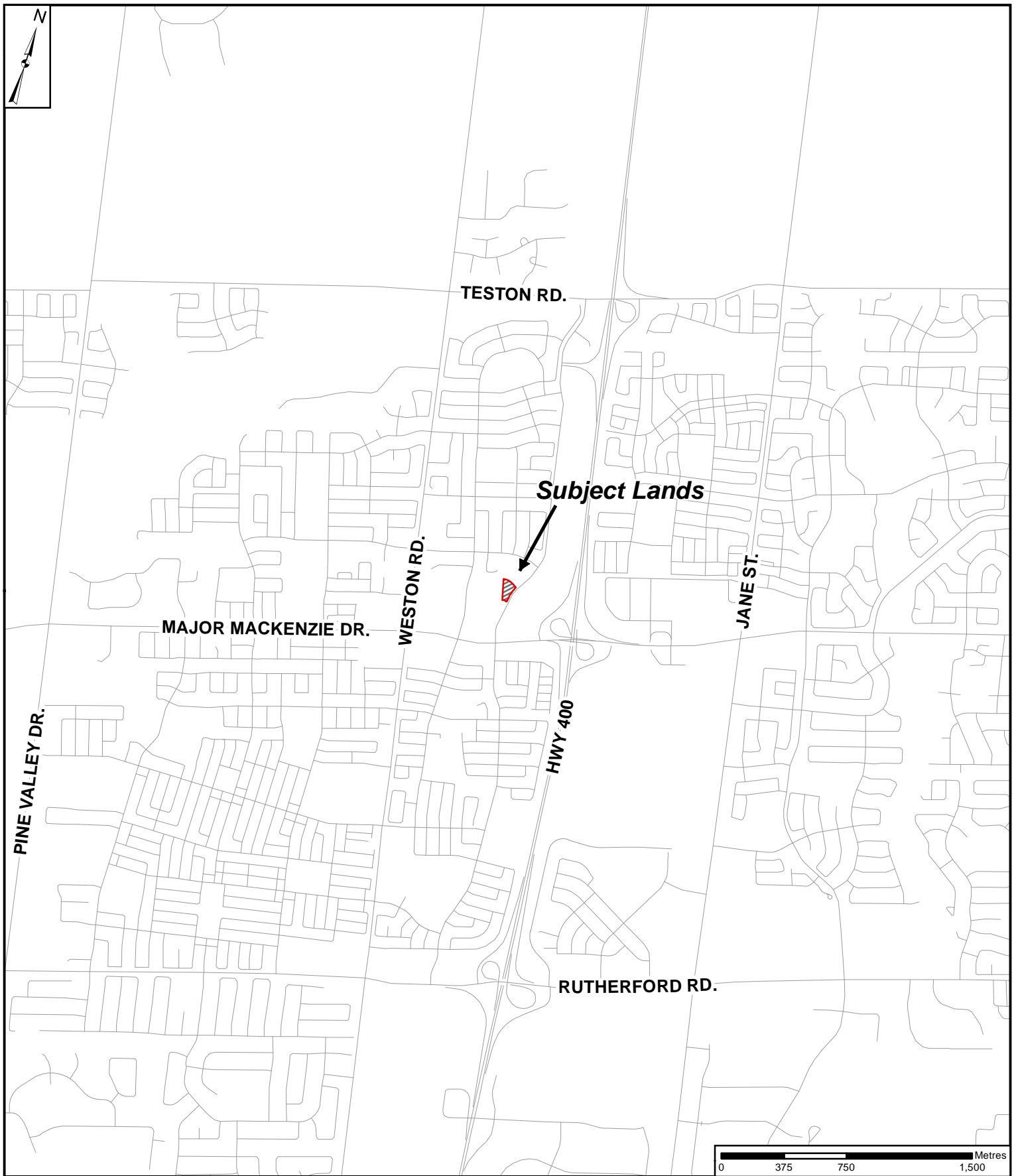
Natalie Wong, Planner ext. 8866

Clement Messere, Senior Planner ext. 8409

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

Mauro Peverini, Director of Development Planning ext. 8407

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.010\OP.18.010_ContextLocationMap.mxd

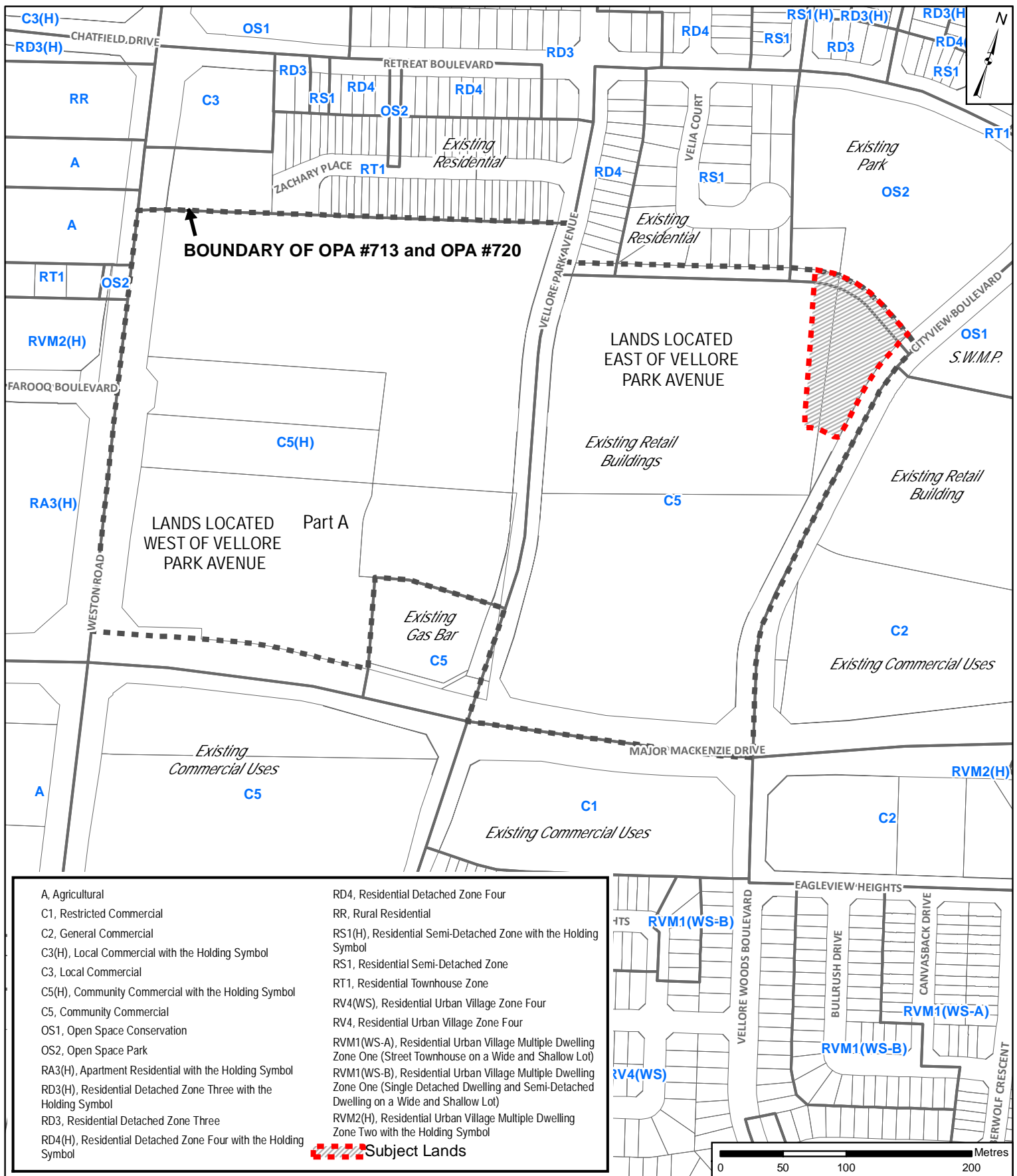


Attachment

FILES: OP.18.010, Z.18.017
RELATED FILE: DA.18.031

DATE:
September 17, 2018

Printed on: 7/24/2018



Location Map

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

Attachment

FILES: OP.18.010, Z.18.017
RELATED FILE: DA.18.031

DATE:
September 17, 2018

2

Proposed Site Plan and Rezoning

LOCATION:
Part of Lot 21, Concession 5

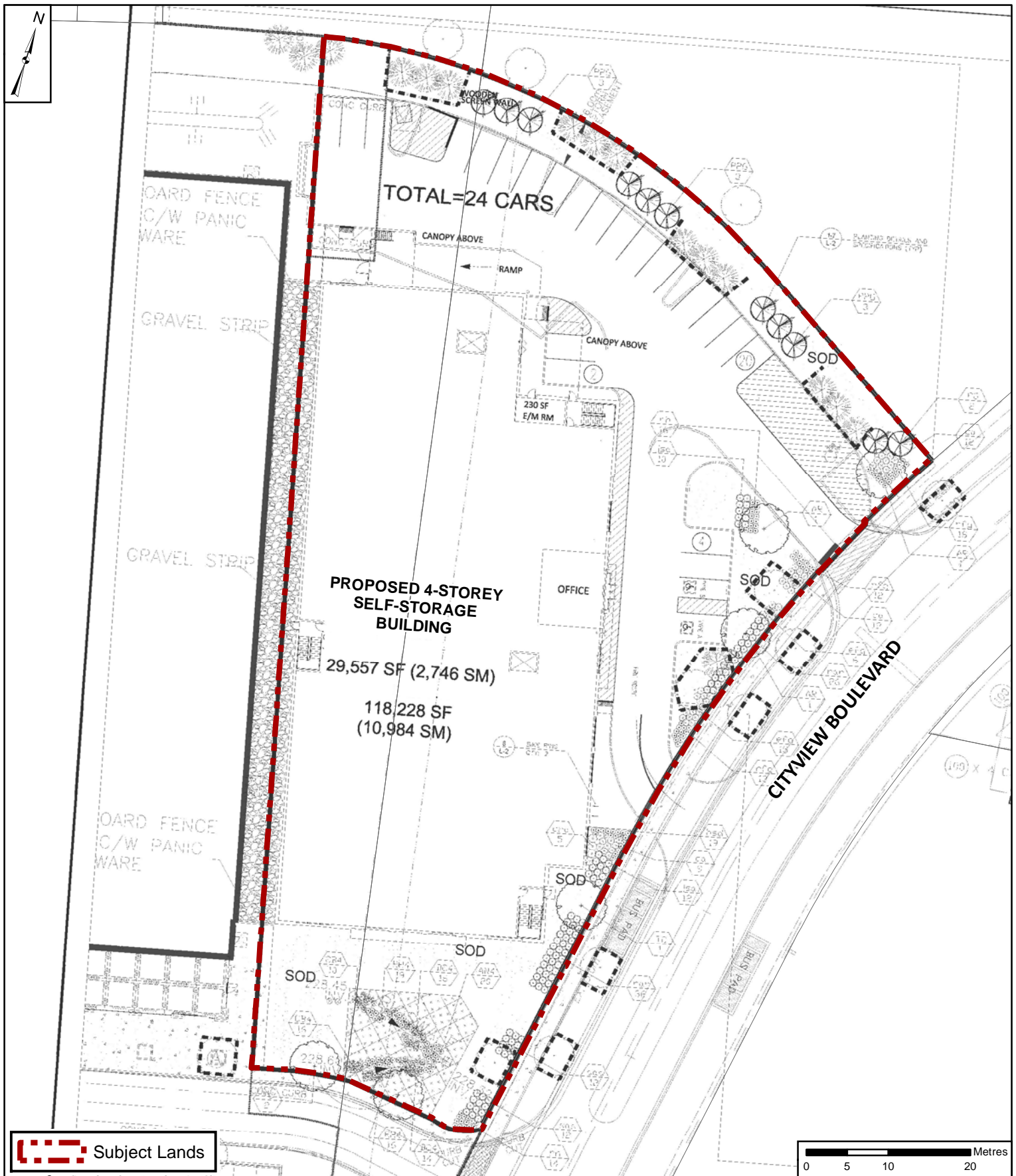
APPLICANT:
Major Weston Centres Limited

Attachment

FILES: OP.18.010, Z.18.017
RELATED FILE: DA.18.031

DATE:
September 17, 2018

3



Landscape Plan

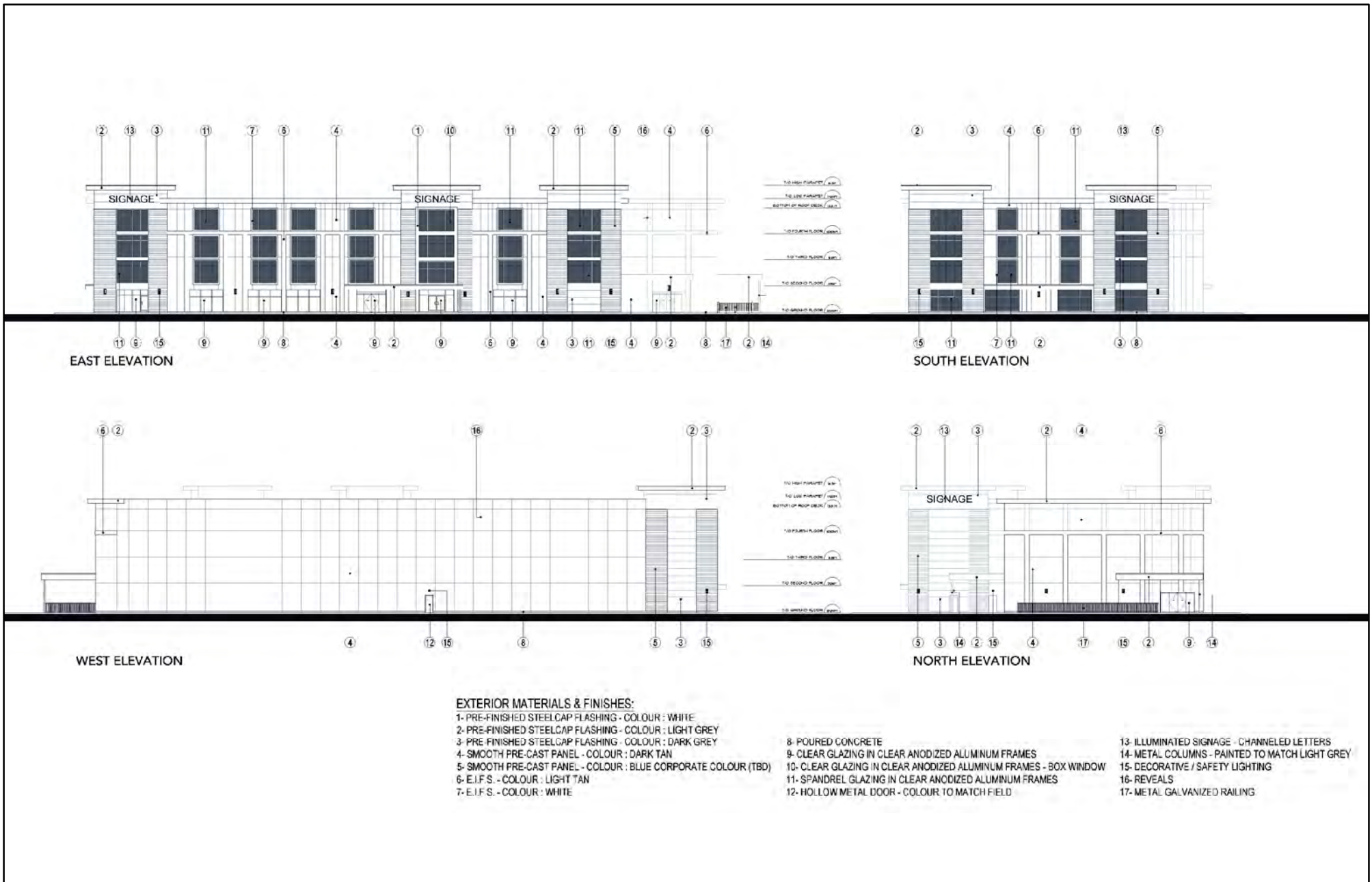
LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

FILES: OP.18.010, Z.18.017
RELATED FILE: DA.18.031

DATE:
September 17, 2018

4



Elevation Plan

LOCATION:

Part of Lot 21, Concession 5

APPLICANT:

Major Weston Centres Limited

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.010\OP.18.010_ElevationPlan.mxd

Attachment

FILES: OP.18.010, Z.18.017

RELATED FILE: DA.18.031

5

DATE:

September 17, 2018

Printed on: 7/24/2018



Perspective Rendering

LOCATION:

Part of Lot 21, Concession 5

APPLICANT:

Major Weston Centres Limited

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.010\OP.18.010_PerspectiveRendering.mxd



Page 90

Attachment

FILES: OP.18.010, Z.18.017

RELATED FILE: DA.18.031

DATE:

September 17, 2018

6

Printed on: 7/24/2018

Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.009
ZONING BY-LAW AMENDMENT FILE Z.18.015
GO-TO VAUGHAN ISLINGTON AVENUE LP**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.009 and Z.18.015 for the Subject Lands shown on Attachments #1 and #2, to permit the development of 8 townhouse blocks consisting of 43, 3-storey townhouse dwellings, as shown on Attachments #3 to #7.

Report Highlights

- To receive input from the public and Committee of the Whole on amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a development proposal consisting of 43, 3-storey townhouse dwelling units (freehold) fronting onto a common-element road.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.009 and Z.18.015 (Go-To Vaughan Islington Avenue LP) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the “Subject Lands”) shown on Attachments #1 and #2 are located on the west side of Islington Avenue, north of Highway 407, and are municipally known as 7386 Islington Avenue. The surrounding land uses are shown on Attachment #2.

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

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2 to permit the development of 8 townhouse blocks containing 43, 3-storey townhouse dwelling units (the “Development”), with a density of 0.90 FSI (Floor Space Index), as shown on Attachments #3 to #7:

1. Official Plan Amendment File OP.18.009 to amend Vaughan Official Plan 2010 (“VOP 2010”), specifically to redesignate a portion of the Subject Lands from “Natural Areas” to “Low-Rise Residential”.
2. Zoning By-law Amendment File Z.18.015 to rezone the Subject Lands from “PB1 Parkway Belt Open Space Zone” to “RT1 Residential Townhouse Zone” and “OS1 Open Space Conservation Zone” in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

- a) Date the Notice of Public Hearing was circulated: August 10, 2018.

The Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along the Islington Avenue frontage in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, plus the expanded notification area as shown on Attachment #2, and to the West Woodbridge Homeowners’ Association and the Vaughanwood Ratepayers’ Association.

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

Previous Reports/Authority

Not applicable.

Analysis and Options

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

The Subject Lands are designated “Low-Rise Residential” with a permitted maximum building height of 4-storeys and a maximum Floor Space Index (“FSI”) of 1.5 times the area of the lot, and “Natural Areas” by VOP 2010 as shown on Attachment #3. The proposed Development for 8 townhouse blocks containing 43, 3-storey townhouse dwellings within the portion of the Subject Lands designated “Natural Areas”, does not conform to VOP 2010.

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

The Subject Lands are zoned “PB1 Parkway Belt Open Space Zone”, as shown on Attachment #2, by Zoning By-law 1-88, which does not permit townhouse dwellings. The Owner proposes to rezone the Subject Lands to “RT1 Residential Townhouse Zone” (residential portion) and “OS1 Open Space Conservation Zone” in the manner shown on Attachment #4, and with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Minimum Lot Frontage	6 m/unit	<ul style="list-style-type: none">• 4.5 m/unit - (Block 3)• 4.8 m/unit - (Blocks 1, 2, 4 and 5)• 5.4 m/unit - (Blocks 6, 7 and 8)
b.	Minimum Lot Area	162 m ² /unit	100 m ² /unit
c.	Minimum Lot Depth	27 m	23.8 m

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone
d.	Minimum Rear Yard	7.5 m from rear wall of dwelling/5.7 m to uncovered, unexcavated and unenclosed decks and exterior stairways	5.5 m
e.	Minimum Interior Side Yard Abutting a Non-Residential Use (OS1 Zone)	3.5 m	1.9 m
f.	Minimum Exterior Side Yard Setback	4.5 m	1.7 m
g.	Maximum Building Height	11 m	11.6 m
h.	Minimum Amenity Area	4,070 m ²	2,070 m ²
i.	Minimum Width of a Joint Ingress and (lands to the north) Egress Driveway	7.5 m	6 m

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicable statutory policies of the <i>Provincial Policy Statement (2014)</i> (the "PPS") the <i>Growth Plan for the Greater Golden Horseshoe (2017)</i>, and the policies of the York Region Official Plan, and VOP 2010. ▪ The appropriateness of redesignating a portion of the "Natural Areas" designation to "Low-Rise Residential" will be reviewed in consideration of, but not limited to the following: <ul style="list-style-type: none"> – Impact on environmentally significant features; – Proximity to the floodplain; – Intensification policies and targets; and – Compatibility with surrounding land uses.
b.	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 to permit the Development as shown on Attachments #3 to #7, will be reviewed in consideration of the existing and planned surrounding land uses with particular consideration given to proposed townhouse use and built-form compatibility.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following studies and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Existing Tree Inventory and Preservation Plan – Phase 1 Environmental Site Assessment ("ESA") – Environmental Noise Assessment – Stages 1 to 3 Archaeological Assessments – Transportation Impact Study – Environmental Impact Study Report – Functional Servicing and Preliminary Stormwater Management Report – Soil Investigation and Slope Stability Study

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Jersey Creek Flood Impact Analysis Report - Community Services and Facilities Study - Urban Design Brief
d.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.
e.	Proximity to Canadian Pacific ("CP") Railway Line	<ul style="list-style-type: none"> ▪ The Development is located in close proximity to the CP Railway Mactier Subdivision, as shown on Attachment #3, which is classified as a principal main line. ▪ The Development must be designed and constructed to mitigate potential railway noise, and the appropriate warning clauses must be inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease, and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, should the Applications be approved.
f.	Cash-in-Lieu of the Dedication of Parkland	<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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Solicitor, Real Estate Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Toronto and Region Conservation Authority (the "TRCA")	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the TRCA's regulated area and therefore, must be reviewed by the TRCA. ▪ On July 28, 2014, the TRCA staked the top-of-bank on the Subject Lands, as shown on Attachment #4. ▪ The TRCA will also review and assess the potential flooding impacts of the proposed main entrance to the Development.
h.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines.
i.	Existing Trees	<ul style="list-style-type: none"> ▪ The Existing Tree Inventory and Preservation Plan submitted in support of the Applications must be reviewed and approved by the Development Planning Department, Urban Design and Cultural Heritage Division, the Transportation Services, Parks, and Forestry Operations Department Forestry and Horticulture Division, and Parks Development Department. An Arborist Report has also been requested from the Owner to be submitted for review by these departments. Should it be determined that tree removal be approved, then the appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Future Applications	<ul style="list-style-type: none"> ▪ A Site Development Application will be required to facilitate the Development, should the Applications be approved. A review of the Site Development Application will include, but is not limited to the following: <ul style="list-style-type: none"> – ensuring an appropriate building and site design, including building materials; – consideration of the impact on the adjacent property to the north, particularly with respect to the existing shared driveway access easement; – providing proper access, including emergency access; – safe internal pedestrian and traffic circulation, and pedestrian connectivity; – providing sufficient resident and visitor parking; – appropriate common and private amenity areas and landscaping; – stormwater management; – servicing and grading; and – compatibility of and transition between the Development and surrounding land uses. ▪ A Draft Plan of Condominium Application will be required to establish the condominium tenure of the dwelling units, should the Applications be approved. ▪ A Draft Plan of Subdivision Application and a Part Lot Control Application will be required to create the lots for the freehold townhouse units fronting on a common-element (private) road, and the common elements (e.g. amenity area), should the Applications be approved.
l.	Road Widening	<ul style="list-style-type: none"> ▪ The requirement for any future road widenings along this portion of Islington Avenue will be reviewed. York Region must approve the final planned road right-of-way width, any road improvements and the final design of Islington Avenue, which may result in additional or modified zoning exceptions to those identified in Table 1.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a request to York Region to exempt the Official Plan Amendment Application from York Region Approval. To date, York Region has not issued a decision regarding the exemption request. Any issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Letizia D'Addario, Planner, Development Planning Department, at extension 8213.

Attachments

1. Context Location Map
2. Location Map
3. Vaughan Official Plan – Schedule 13 (Land Use Plan)
4. Conceptual Site Plan and Proposed Zoning
5. Typical Elevations (Block 1) – Front and Side (East)
6. Typical Elevations (Block 1) – Rear and Side (West)
7. Landscape Plan

Prepared by

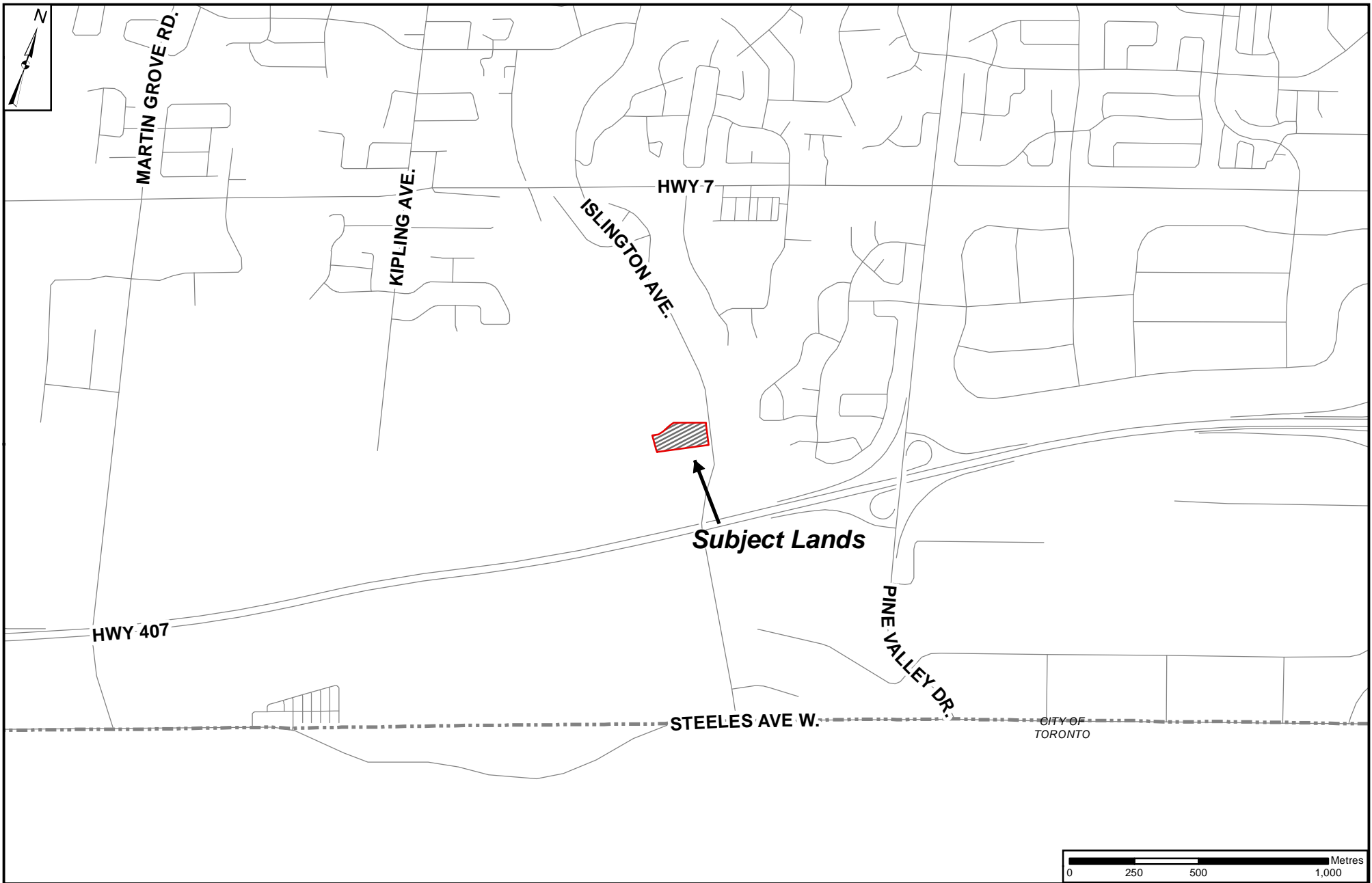
Letizia D'Addario, Planner, ext. 2813

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:
Part Lot 3, Concession 7

APPLICANT:
Go-To Vaughan Islington Avenue LP

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Page 100

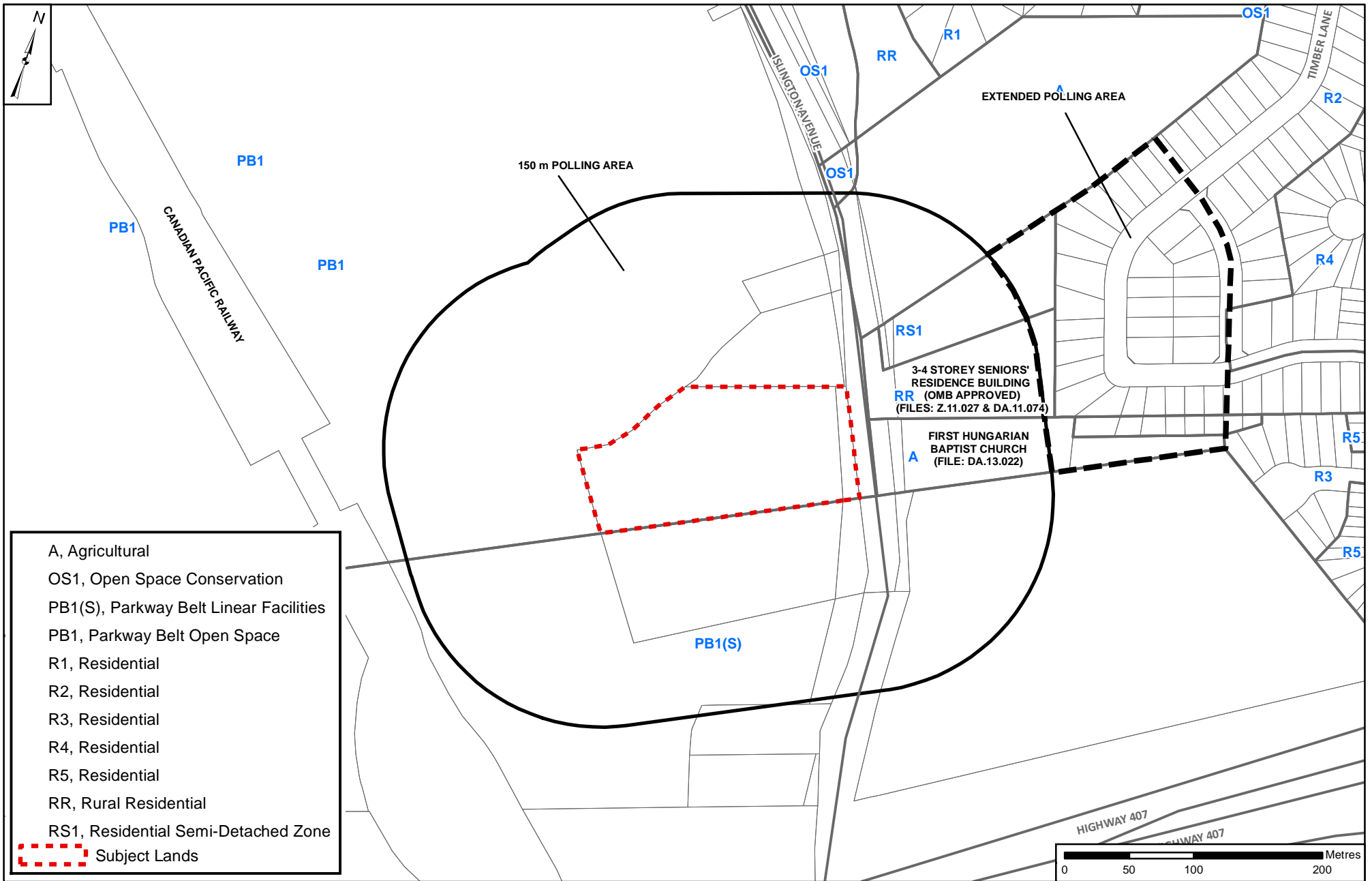
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FILES:
OP.18.009, Z.18.015

DATE:
September 17, 2018

1

Printed on: 8/3/2018



Location Map

LOCATION:
Part Lot 3, Concession 7

APPLICANT:
Go-To Vaughan Islington Avenue LP

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Attachment

FILES:
OP.18.009, Z.18.015

DATE:
September 17, 2018

2



Vaughan Official Plan - Schedule 13 (Land-Use Plan)

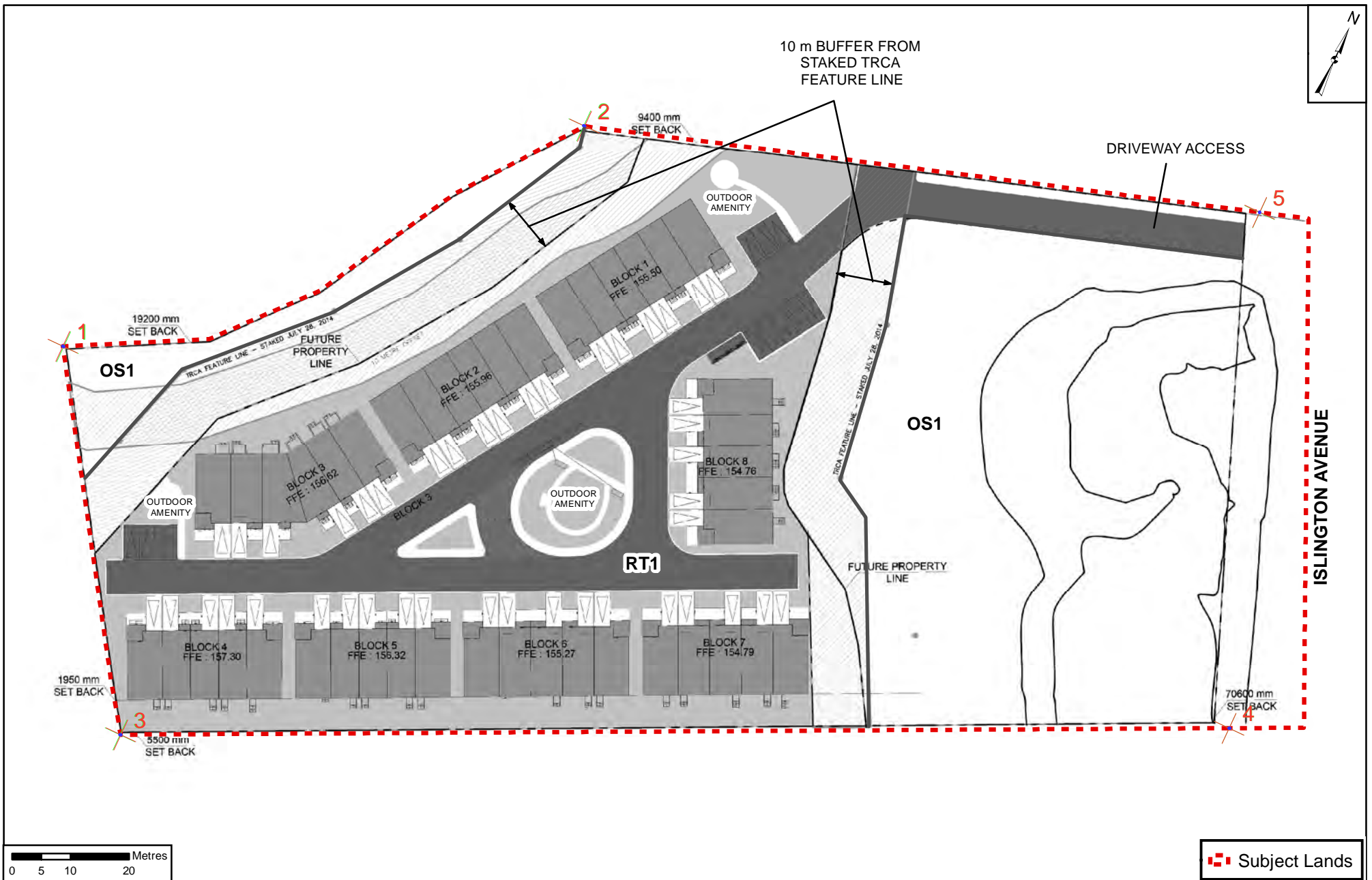
LOCATION:

Part Lot 3, Concession 7

APPLICANT:

Go-To Vaughan Islington Avenue LP

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Conceptual Site Plan and Proposed Zoning

LOCATION:
Part Lot 3, Concession 7

APPLICANT:
Go-To Vaughan Islington Avenue LP



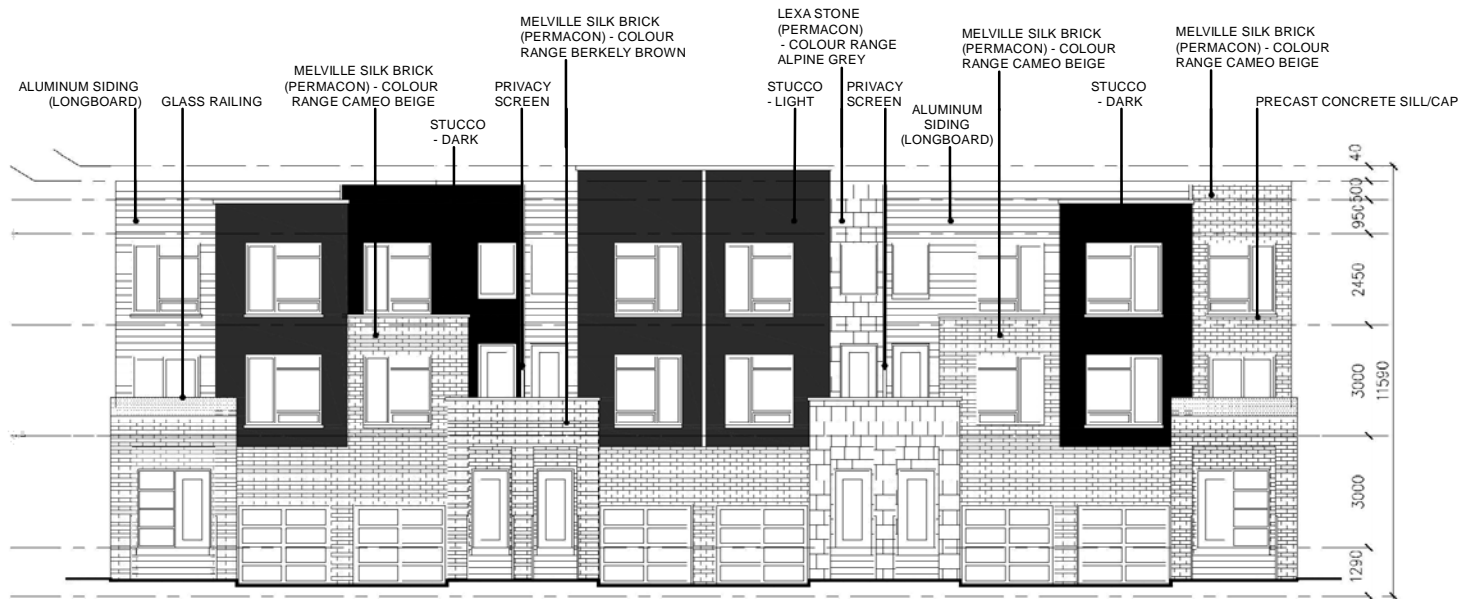
Page 103

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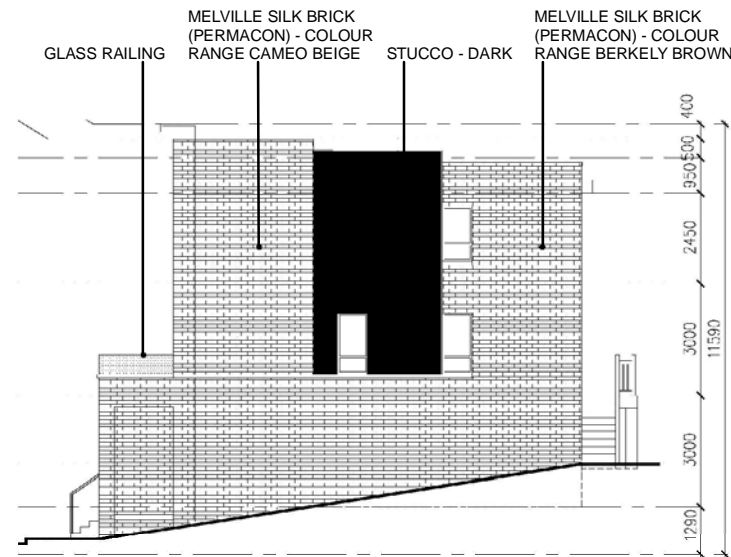
FILES:
OP.18.009, Z.18.015

DATE:
September 5, 2018

4



FRONT ELEVATION



SIDE ELEVATION - EAST

Not to Scale

Typical Elevations (Block 1) - Front and Side (East)

LOCATION:
Part Lot 3, Concession 7

APPLICANT:
Go-To Vaughan Islington Avenue LP

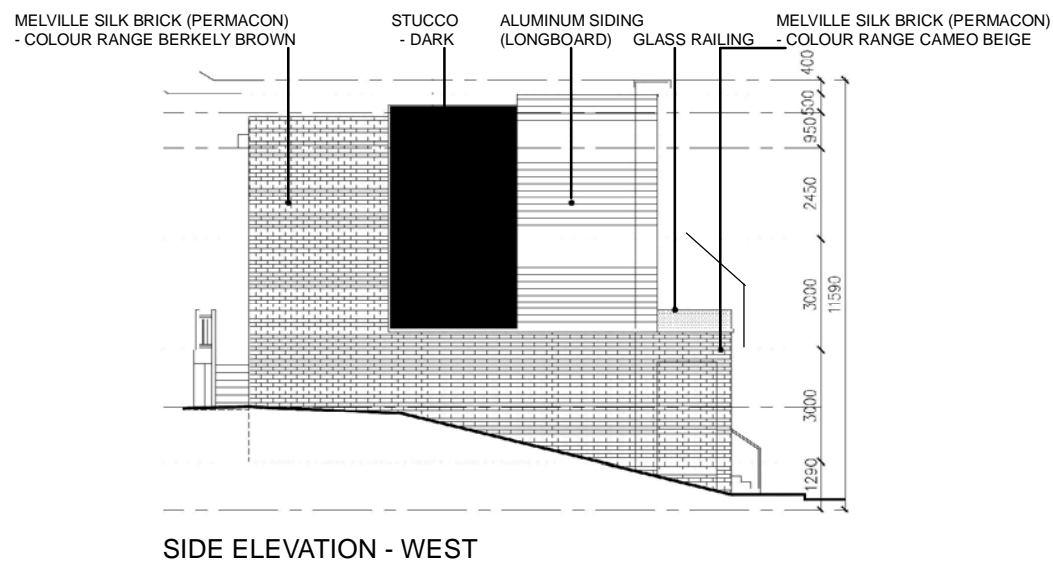
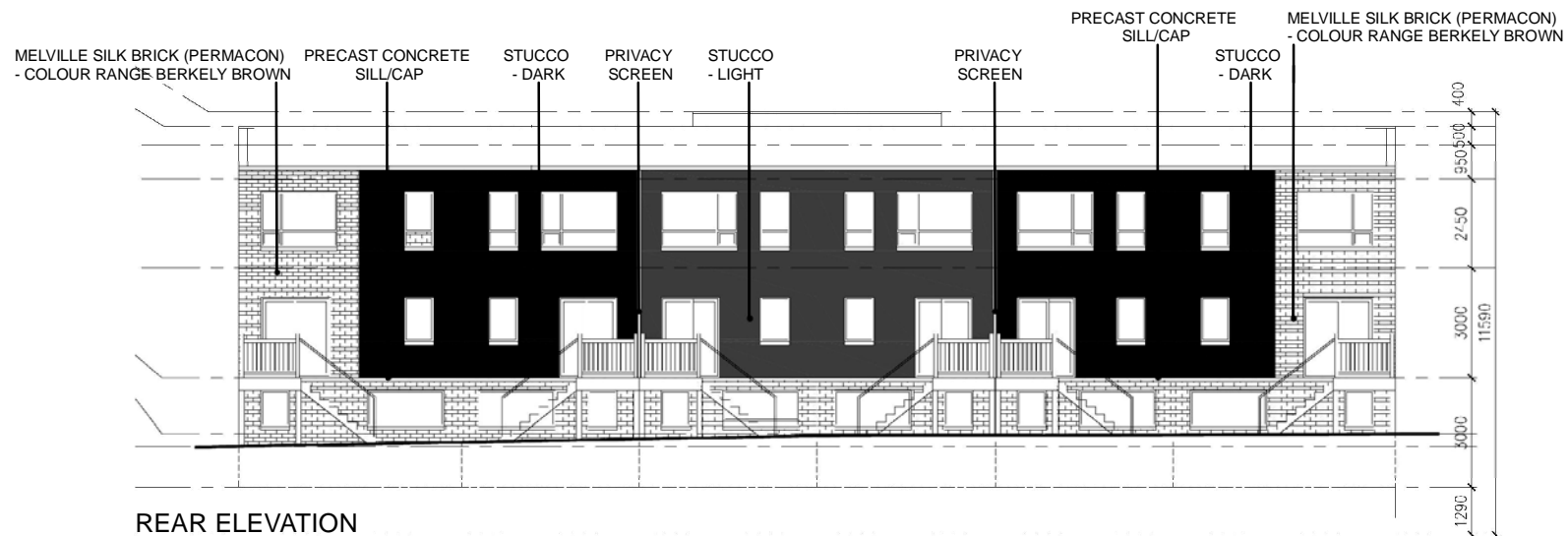


Attachment

FILES:
OP.18.009, Z.18.015

DATE:
September 5, 2018

5



Not to Scale

Typical Elevations (Block 1) - Rear and Side (West)

LOCATION:
Part Lot 3, Concession 7

APPLICANT:
Go-To Vaughan Islington Avenue LP



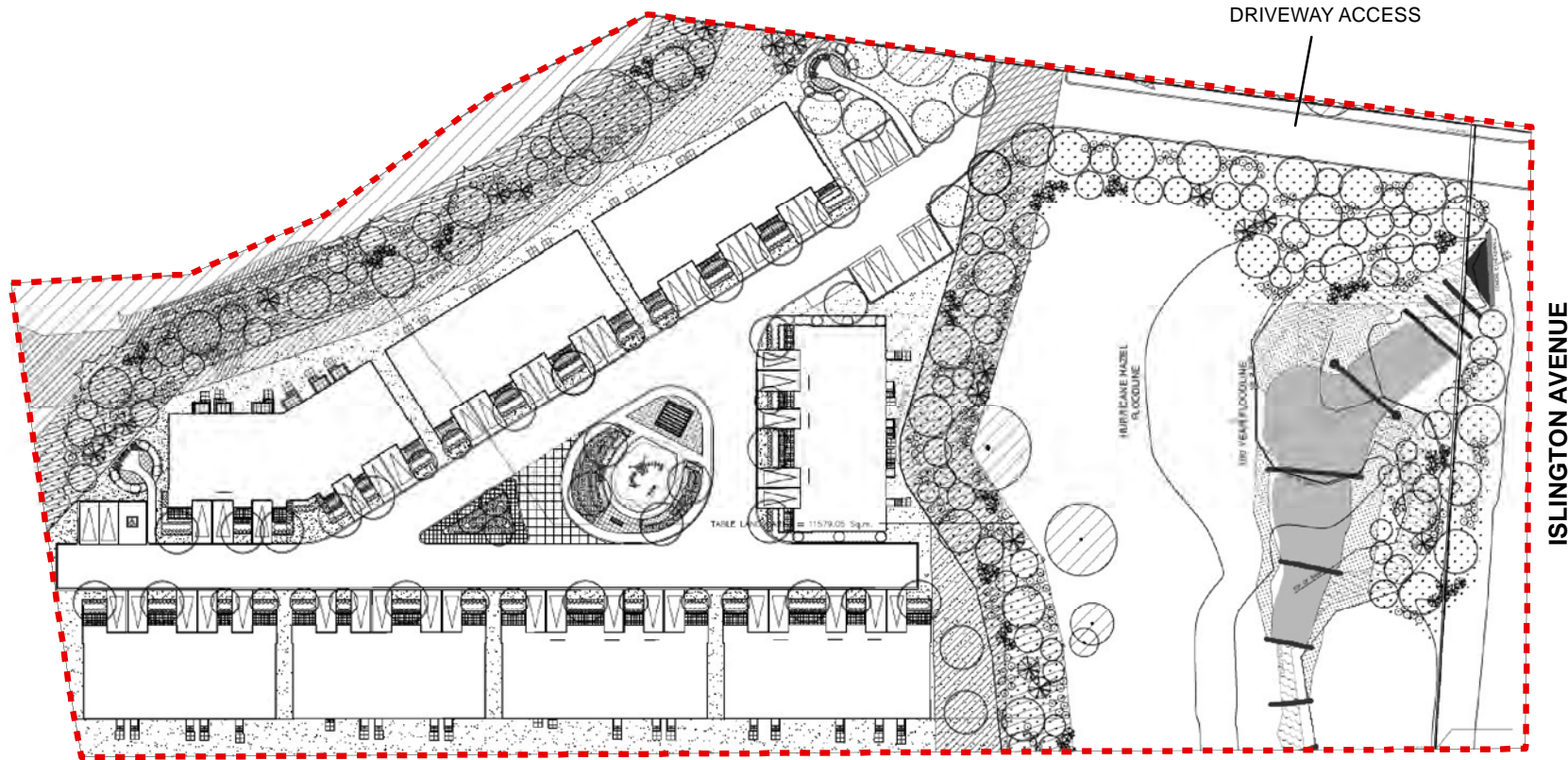
Page 105

Attachment

FILES:
OP.18.009, Z.18.015

DATE:
September 5, 2018

6



0 12.5 25 50 Metres

Subject Lands

Landscape Plan

LOCATION:
Part Lot 3, Concession 7

APPLICANT:
Go-To Vaughan Islington Avenue LP



Page 106

Attachment

FILES:
OP.18.009, Z.18.015

DATE:
September 5, 2018

7

Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.011
ZONING BY-LAW AMENDMENT FILE Z.18.018
PARENTELA HOLDINGS INC.
VICINITY OF REGIONAL ROAD 27 AND LANGSTAFF ROAD**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.18.011 and Z.18.018 for the Subject Lands shown on Attachments #1 and #2, to permit a 12-storey hotel (including 2 floors for business and professional offices), a one-storey stand-alone eating establishment, and a two-storey addition to the existing two-storey banquet hall (Chateau Le Jardin) as shown on Attachments #3 to #7.

Report Highlights

- To receive input from the public and the Committee of the Whole on a development proposal for a 12-storey hotel (including 2 floors for business and professional offices), a one-storey stand-alone eating establishment, and a two-storey addition to the existing banquet hall (Chateau Le Jardin).
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.011 and Z.18.018 (Parentela Holdings Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the “Subject Lands”) shown on Attachments #1 and #2 are located on the west side of Regional Road 27, south of Langstaff Road and are known municipally as 8440 Regional Road 27. The 3.53 ha Subject Lands is currently developed with a two-storey banquet hall (Chateau Le Jardin), and includes a remnant 0.23 ha vacant parcel located west of the future extension of Innovation Drive. The surrounding land uses are shown on Attachment #2.

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

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2 to permit a 12-storey, 20,976 m² hotel (including 2 floors for business and professional offices), a one-storey, 677 m² standalone eating establishment, and a two-storey, 1,188 m² addition to the existing two-storey banquet hall (the “Development”), as shown on Attachments #3 to #7. The Development includes an off-site parking lot with 58 parking spaces located on the west side of the future extension of Innovation Drive, as shown on Attachment #4.

1. Official Plan Amendment File OP.18.011 to amend Vaughan Official Plan 2010 (“VOP 2010”), specifically to:
 - a) permit a Hotel on the Subject Lands which are designated “Employment Commercial Mixed-Use” and are not located within an Intensification Area;
 - b) increase the maximum permitted building height from 10-storeys to 12-storeys; and
 - c) permit an off-site parking lot within the lands designated “General Employment”.
2. Zoning By-law Amendment File Z.18.018 to amend Zoning By-law 1-88, to permit a Hotel, Eating Establishment and Business and Professional Offices, together with site-specific zoning exceptions to the C6 Highway Commercial Zone identified in Table 1 of this report, in order to permit the Development shown on Attachments #3 to #7.

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

- a) Date the Notice of Public Hearing was circulated: August 10, 2018.

The Notice of Public Hearing 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's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association.
- c) Comments Received:
 - Goodmans LLP, representing Costco Wholesale Canada (8682 Regional Road 27), letter dated January 26, 2018, with comments respecting implications for Costco to maintain its Ministry of Environment and Climate Change ("MOECC") noise approval as a result of the Development.

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

Previous Reports/Authority

Not Applicable.

Analysis and Options

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

The Subject Lands are split-designated: "Employment Commercial Mixed-Use" (lands west of Regional Road 27) and "General Employment" (lands west of future extension of Innovation Drive) by Vaughan Official Plan 2010 ("VOP 2010"). The "Employment Commercial Mixed-Use" designation permits a maximum building height of 10-storeys and a maximum Floor Space Index ("FSI") of 3 times the area of the lot. The Development yields an FSI of 0.85 times the area of the lot. A Hotel is not permitted within the "Employment Commercial Mixed-Use" designation as the Subject Lands are located outside of an Intensification Area. An amendment to VOP 2010 is required to permit a Hotel on the Subject Lands, to increase the maximum permitted building height from 10-storeys to 12-storeys, and to permit an off-site parking lot that serves the Development on lands designated "General Employment".

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

The Subject Lands are zoned C6 Highway Commercial Zone and subject to site-specific Exception 9(409), which only permits a banquet hall use. The following site-specific exceptions to Zoning by-law 1-88 are required to permit the Development shown on Attachments #3 to #7:

Table 1:

	By-law Standard	C6 Highway Commercial Zone, Exception 9(409) Requirements	Proposed Exceptions to the C6 Highway Commercial Zone, Exception 9(409) Requirements
a.	Permitted Uses	The Subject Lands shall be restricted to one (1) banquet hall, provided the total gross floor area of the building devoted to such use shall not exceed 4,855 m ² .	Permitted uses shall include: <ul style="list-style-type: none">• Banquet Hall• Hotel• Eating Establishment• Business or Professional Office provided the total gross floor area of the buildings devoted to such uses shall not exceed 28,000 m ² .
b.	Maximum Building Height	11 m	43.69 m (Hotel Building)
c.	Off-site Parking	The Owner of every building or structure shall provide and maintain parking on the lot on which it is erected.	Permit an off-site parking lot (Attachment #4) with 58 parking spaces to serve the Development.
d.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.8 m

	By-law Standard	C6 Highway Commercial Zone, Exception 9(409) Requirements	Proposed Exceptions to the C6 Highway Commercial Zone, Exception 9(409) Requirements
e.	Minimum Number of Parking Spaces	<p>Existing Banquet Hall = 435 spaces (As per the existing Zoning Exception 9(409))</p> <p>250 Hotel rooms @ 1 space / room = 250 spaces</p> <p>3,254 m² Office Gross Floor Area (GFA) @ 3.5 spaces / 100m² = 114 spaces</p> <p>677 m² Eating Establishment @ 16 spaces / 100 m² = 109 spaces</p> <p>Total Parking Required = 908 spaces</p>	Parking Proposed: 778 spaces, inclusive of 508 surface parking spaces, 204 spaces in an underground parking garage, 58 off-site parking spaces and 8 barrier-free spaces.
f.	Minimum Number of Loading Spaces	27,695 m ² GFA @ 2 Loading Spaces / 10,000 m ² = 6 Loading Spaces	4 Loading Spaces
g.	Minimum South Interior Side Yard Setback	10 m	2.8 m
h.	Minimum Lot Frontage and Depth of Lands Used for the Off-site Parking Lot	<p>i) Frontage - 60 m</p> <p>ii) Depth - 60 m</p>	<p>i) 43.5 m</p> <p>ii) 37 m</p>

The conceptual site plan and building elevations submitted in support of the Development are shown on Attachments #3 to #7. 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.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (2014) (the “PPS”), the <i>Growth Plan for the Greater Golden Horseshoe</i> (2017) (the “Growth Plan”), and the York Region and VOP 2010 Official Plan policies. ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 9.1.2.8 and 9.2.3.5 respecting compatibility within Employment Areas and development criteria for Mid-Rise Buildings.
b.	Appropriateness of the Proposed Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of increasing the maximum permitted building height from 10-storeys to 12-storeys to permit the Development will be reviewed. ▪ A Hotel is not permitted within the “Employment Commercial Mixed-Use” designation on lands located outside of an Intensification Area shown on Schedule 1 “Urban Structure” of VOP 2010. The Subject Lands are not located within an Intensification Area, thereby requiring an Official Plan Amendment to permit the proposed Hotel. The proposal to permit a hotel on the Subject Lands will be reviewed in consideration of the existing and planned employment and commercial uses, and the existing low-rise residential uses located on the east side of Regional Road 27, opposite the Subject Lands. ▪ The Development includes an off-site parking area with 58 parking spaces to serve the Development on lands designated “General Employment”, as shown on Attachment #4. The appropriateness of permitting an off-site parking area will be reviewed.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses and the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> ▪ The Owner proposes to amend VOP 2010 to increase the permitted building height from 10-storeys to 12-storeys in return for the provision of community benefits, pursuant to Section 37 of the <i>Planning Act</i> and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>. The request for additional building height will be reviewed in consideration of the following: <ul style="list-style-type: none"> i) the appropriateness of the proposed increased building height in consideration of the policies of Section 10.1.2.9 of VOP 2010. Should the proposed increase in building height be determined to meet the criteria of the Official Plan, the proposed community benefits must be identified, to the satisfaction of the City; ii) should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services, to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building height, the Development must represent good planning and be consistent with the objectives of VOP 2010, and there must be adequate infrastructure to support the increase in building height; and iii) the identified community benefits must be reflected in the implementing site specific Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Development be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Innovation Drive and Proposed Off-site Parking	<ul style="list-style-type: none"> ▪ Schedule 9 of VOP 2010 (Future Transportation Network) identifies Innovation Drive as a 24 m wide minor collector road extending to Langstaff Road. ▪ The City acquired the lands for the Innovation Drive extension located on the Subject Lands through the Innovation Drive Cost Sharing Agreement, dated May 23, 2012. The acquisition of the lands by the City created the 0.23 ha remnant parcel that is proposed for off-site parking, as shown on Attachment #4. ▪ The appropriateness of an off-site parking area to serve the Development will be reviewed within the existing and proposed land uses in the area, specifically the vacant lands located northwest of the proposed off-site parking area.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following studies and reports submitted in support of the Development, must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Functional Servicing and Stormwater Management Report - Noise Impact Study - Transportation Impact Study - Transportation Demand Management Strategy - Parking Justification Study - Arborist Report and Tree Preservation Plan - Phase 1 and Phase 2 Environmental Site Assessments ▪ Additional studies/reports may be required as part of the development application review process.
f.	Conceptual Site Plan / Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application is required to permit the Development, should the Applications be approved. The following matters, but not limited to, will be considered through the review of the Site Development Application and will also be considered through the review of the conceptual site plan and

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>building elevations provided with the Applications as shown on Attachments #3 and #4:</p> <ul style="list-style-type: none"> - pedestrian and barrier free accessibility; - proper vehicular (including service vehicles such as fire and garbage trucks) turning movements; - appropriate site design and building materials; - appropriate landscaping, snow storage area(s), waste collection, stormwater management, and servicing and grading; - accessibility and location of the proposed parking spaces, including the proposed off-site parking lot located west of the Innovation Drive extension; and - the relationship of the proposed built form, building design (including bird friendly design) and setbacks and design with the surrounding lands.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.
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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Waste Management	<ul style="list-style-type: none"> ▪ The Owner is proposing a standalone deep collection waste system ("Molok") to service the proposed standalone eating establishment, which does not comply with the City of Vaughan Waste Collection Design Standards for Commercial developments. The proposed waste collection system will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department (Solid Waste Management Division).
j.	Hydro Corridor	<ul style="list-style-type: none"> ▪ An existing Hydro One transmission corridor is located to the west of the Subject Lands, as shown on Attachment #2. The Owner is required to satisfy all requirements of Hydro One.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands have frontage and access onto Regional Road 27, a Regional Road. The Owner is required to satisfy all requirements of York Region, including but not limited to potential road widening requirements, access requirements, the provision of transit facilities as may be required, turning lanes, and servicing. Any issues will be addressed when the technical report is considered.

The Owner has made a request to exempt the Official Plan Amendment Application from York Region's approval. To date, York Region has not issued a decision regarding the exemption request. Any issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Mark Antoine, Planner, Development Planning Department, Extension 8212.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Zoning
4. Conceptual Site Plan and Zoning - Offsite Parking Lot
5. Landscape Plan
6. Elevation Plan - East and North
7. Elevation Plan - South and West

Prepared by

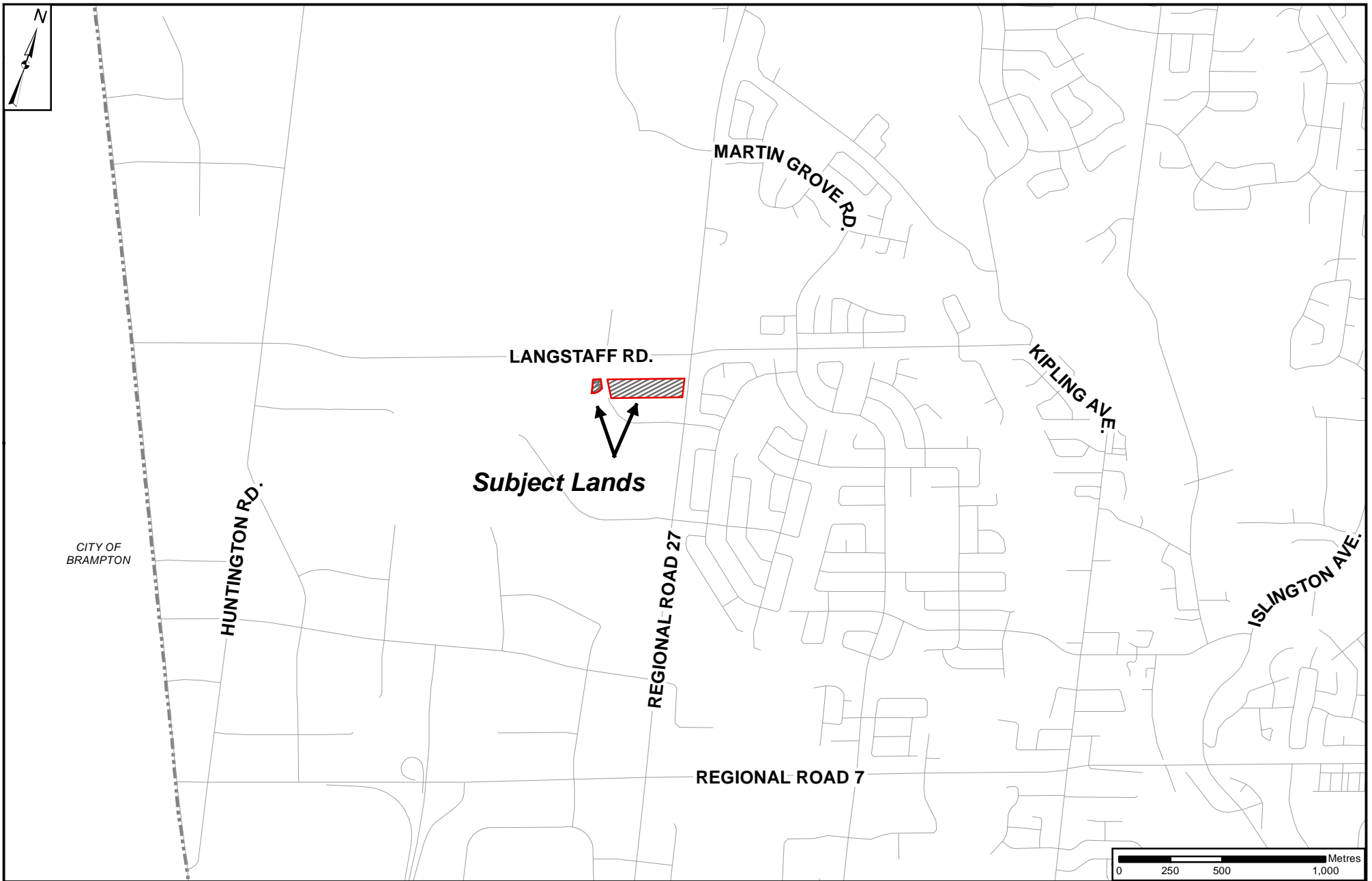
Mark Antoine, Planner, ext. 8212

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

LOCATION:

Part Lot 10, Concession 9

APPLICANT:

Parentela Holdings Ltd.

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Page 118

Attachment

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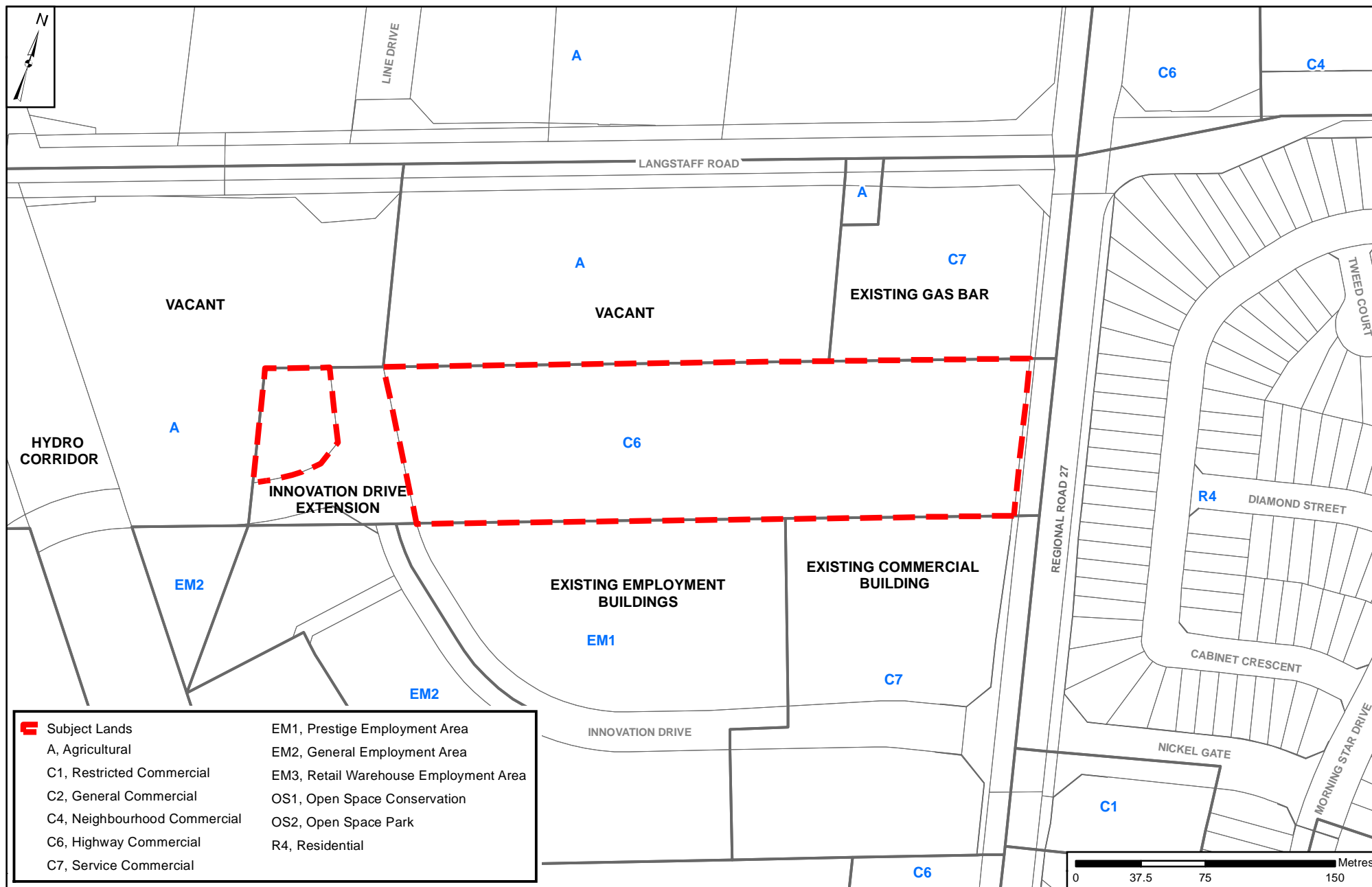
OP.18.011, Z.18.018

DATE:

September 17, 2018

Printed on: 8/3/2018

1



Location Map

LOCATION:

Part Lot 10, Concession 9

APPLICANT:

Parentela Holdings Ltd.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.011\OP.18.011_LocationMap.mxd



Attachment

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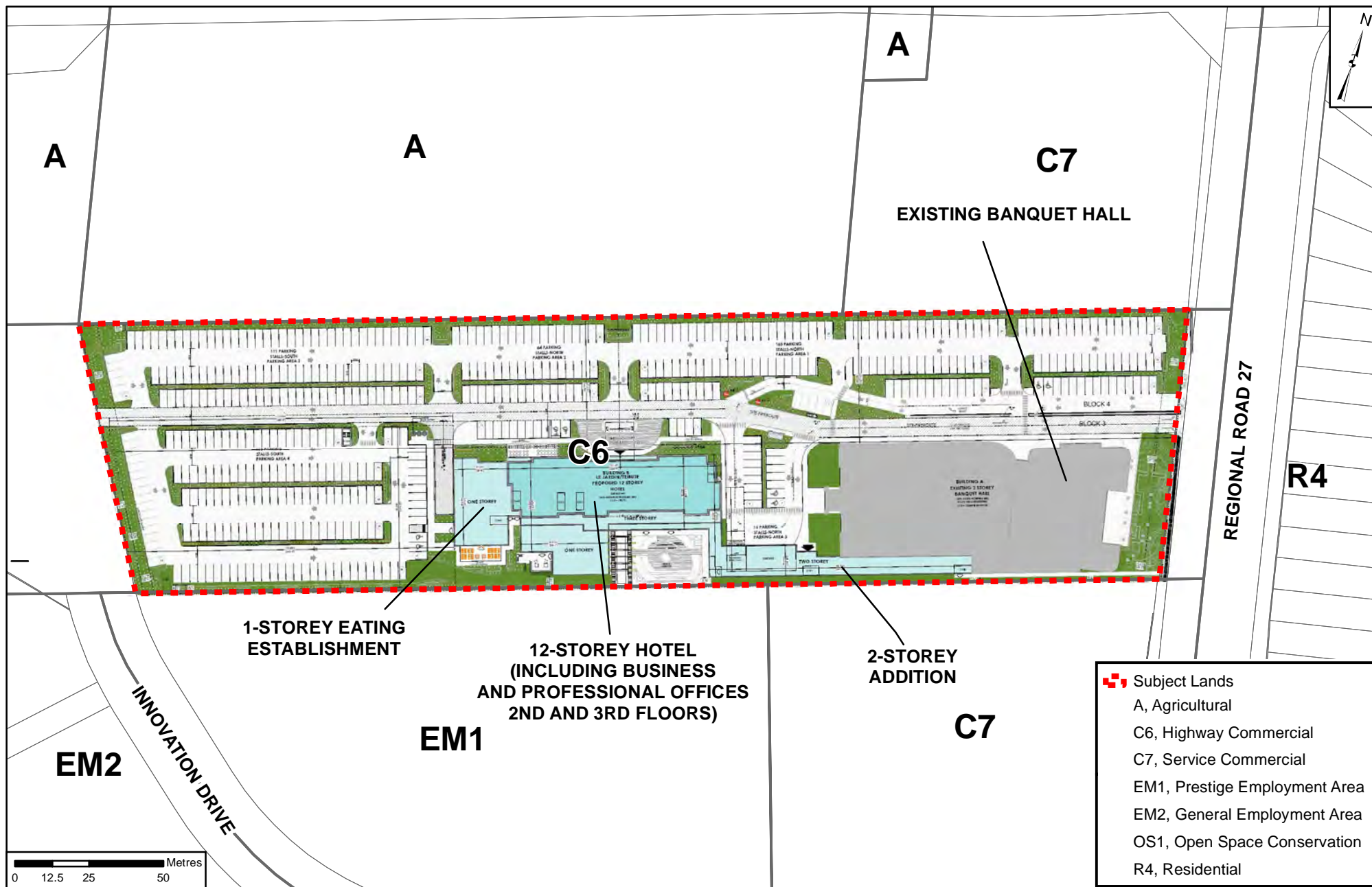
OP.18.011, Z.18.018

DATE:

September 17, 2018

Printed on: 8/3/2018

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Conceptual Site Plan and Zoning

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Parentela Holdings Ltd.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.011\OP.18.011_SitePlan.mxd



Page 120

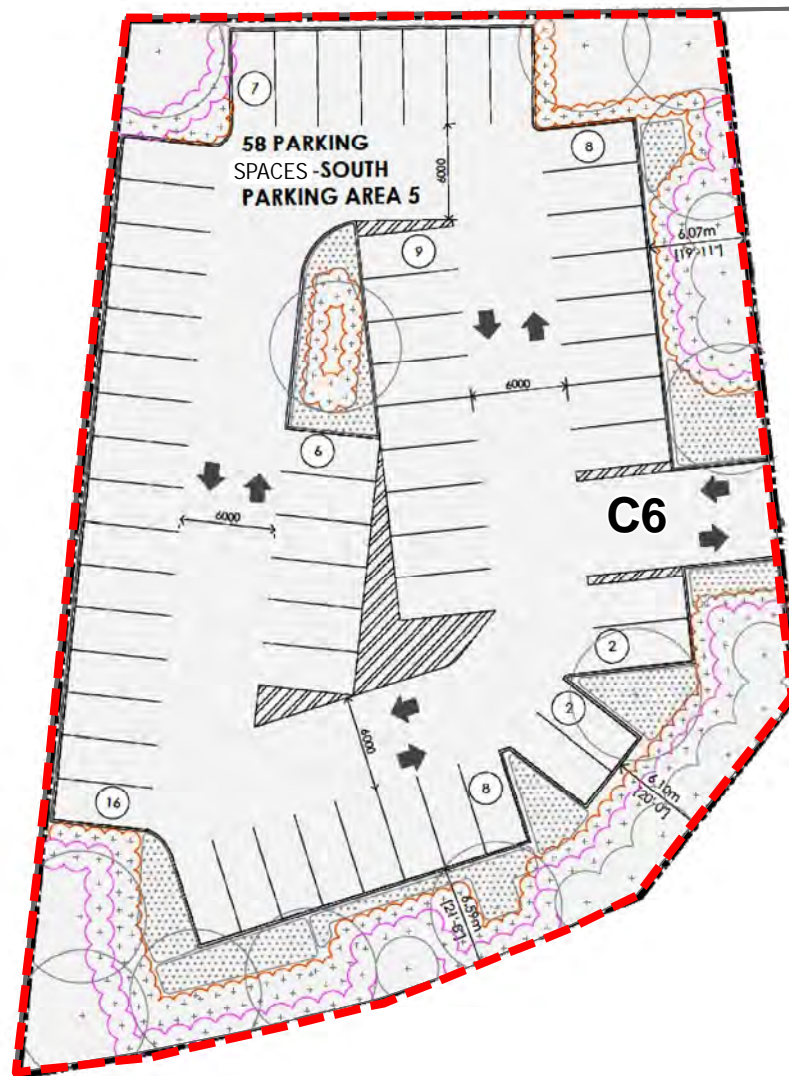
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DATE:
September 17, 2018

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Printed on: 8/3/2018



Subject Lands
A, Agricultural
C6, Highway Commercial

LOCATION:
Part Lot 10, Concession 9
APPLICANT:
Parentela Holdings Ltd.



Page 121

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OP.18.011, Z.18.018

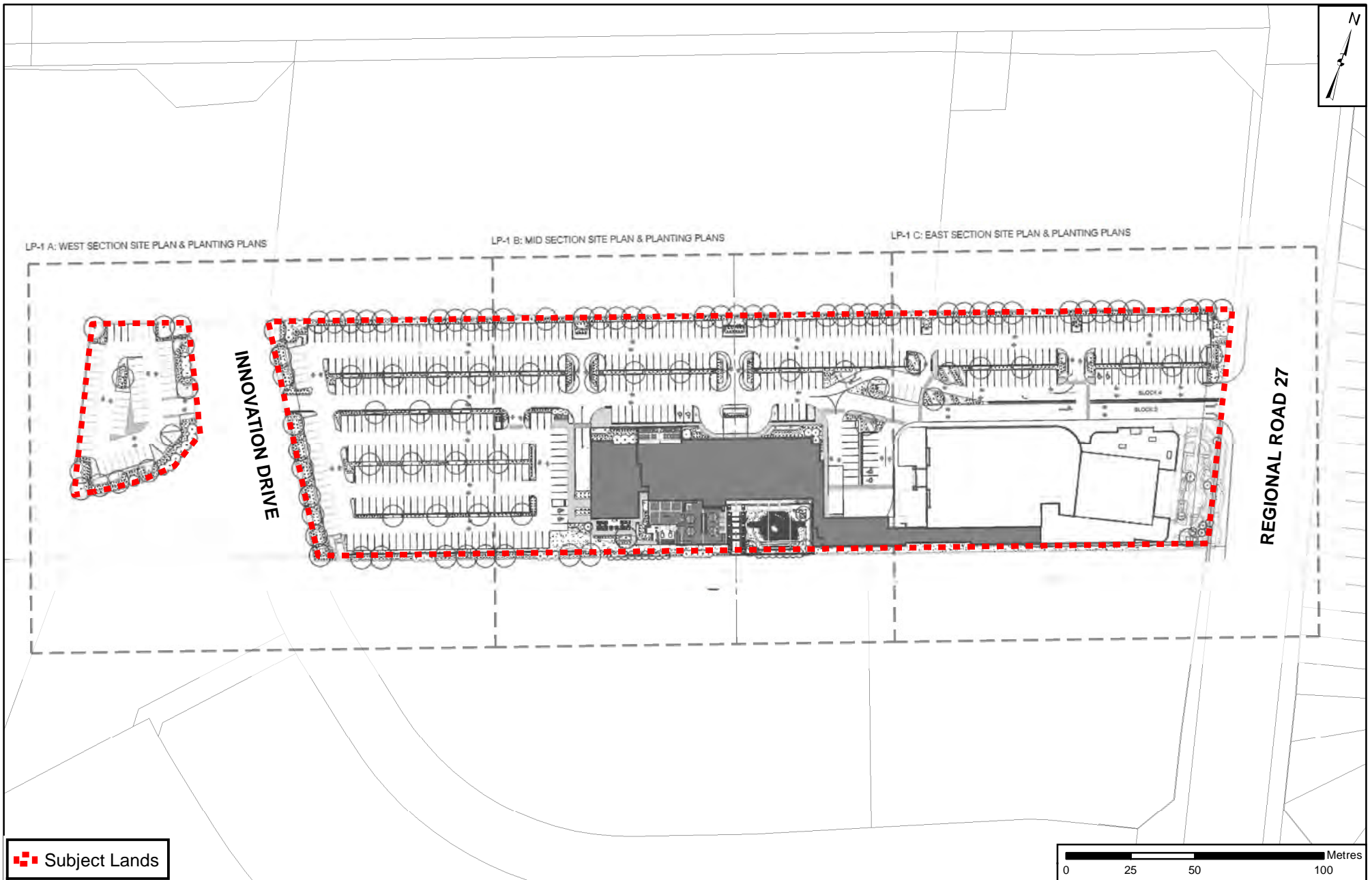
DATE:

September 17, 2018

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Printed on: 8/3/2018



Landscape Plan

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Parentela Holdings Ltd.

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Page 122

Attachment

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OP.18.011, Z.18.018

DATE:
September 17, 2018

5

Printed on: 8/3/2018



EAST ELEVATION (REGIONAL ROAD 27)



NORTH ELEVATION

Not to Scale

Elevation Plan - East and North

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Parentela Holdings Ltd.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.011\OP.18.011_ElevationPlanNE.mxd



Page 123

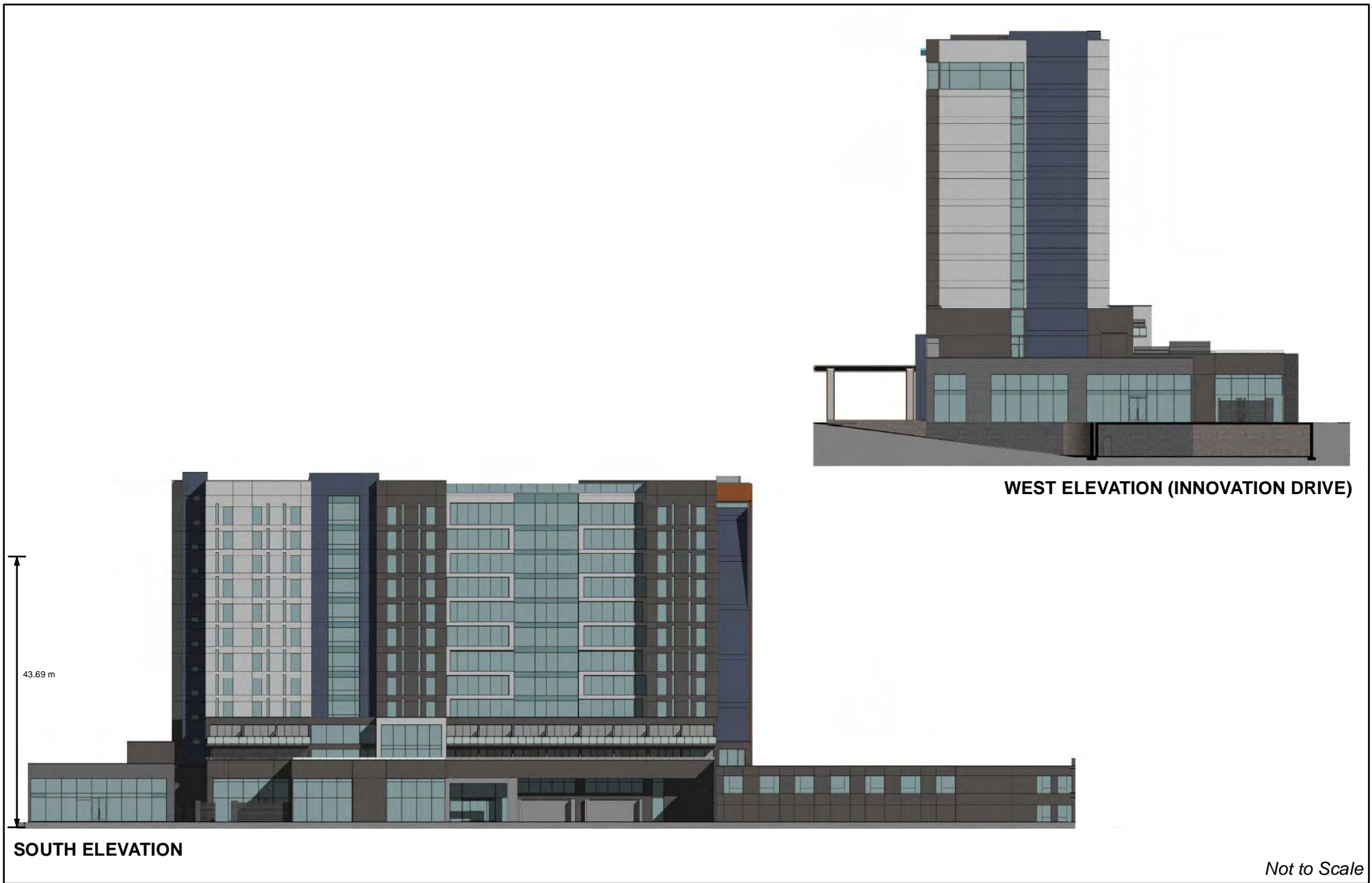
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OP.18.011, Z.18.018

DATE:
September 17, 2018

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Printed on: 8/3/2018



Elevation Plan - South and West

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Parentela Holdings Ltd.

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Page 124

Attachment

FILES:
OP.18.011, Z.18.018

DATE:
September 17, 2018

Printed on: 8/3/2018

7

Item:



Committee of the Whole (Public Hearing) Report

DATE: Monday, September 17, 2018

WARD: 4

**TITLE: PROPOSED OFFICIAL PLAN AMENDMENT
SECTION 37 POLICIES VAUGHAN METROPOLITAN CENTRE
SECONDARY PLAN FILE NO. 26.16**

FROM:

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

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on a proposed amendment to Policy 8.1.23 of the Vaughan Metropolitan Centre Secondary Plan. The policy would waive the need for an Official Plan Amendment application for an increase to height and/or density for a proposed development, in conjunction with a Council supported contribution under Section 37 of the *Planning Act*.

Report Highlights

- Council's decision dated June 19, 2018 directed staff to hold a Statutory Public Hearing on September 5, 2018 to amend the Vaughan Metropolitan Centre Secondary Plan to permit an increase in height and/or density for a proposed development through a rezoning application within the Vaughan Metropolitan Centre Secondary Plan area without the need for an Official Plan Amendment application if there is an associated Council supported Section 37 contribution.
- To receive input from the public and Committee of the Whole regarding the proposed amendment to the Vaughan Metropolitan Centre Secondary based on Council's decision.
- A technical report will be prepared by the Policy Planning and Environmental Sustainability Department for consideration to a future Committee of the Whole meeting in Q1 of 2019.

Recommendations

1. That the Public Hearing Report on the proposed amendment to Policy 8.1.23 of the Vaughan Metropolitan Centre Secondary Plan (Section 11.12 of Vaughan Official Plan 2010 Volume 2) BE RECEIVED; and
2. That any matters identified through the Public Hearing process be reviewed and addressed by the Policy Planning and Environmental Sustainability Department in a comprehensive report to the Committee of the Whole in Q1 of 2019.

Background

On December 11, 2017, Council resolved through Communication C2, Item No. 3, responding to a staff report pertaining to Official Plan Amendment File OP.17.002 (Item 3, Report No. 45) from the Deputy City Manager, Planning and Growth Management, and the Director of Policy Planning and Environmental Sustainability and resolved the following:

That staff be directed to report no later than June 30, 2018 on an amendment to the VMC Secondary Plan to clarify that modifications to height and/or density in the VMC Secondary Plan area, that are being requested through Section 37 bonusing shall be implemented through a Section 34 zoning by-law amendment and that an official plan amendment would not be required notwithstanding policy 9.4.4 in the VMC Secondary Plan and policy 10.2.1.7 in Volume 1 of the Vaughan Official Plan 2010 (VOP 2010).

Committee of the Whole on June 5, 2018 considered report C5, Item No.13 from the Deputy City Manager, Planning and Growth Management requesting an extension to consider the proposed Official Plan Amendment in the context of the new planning regime established by Bill 139. The recommendation to the June 5, 2018, Committee of Whole was further amended through Communication C6, Item No. 13 to move forward with an amendment the Vaughan Metropolitan Centre Secondary Plan. The following recommendation was approved by Committee of the Whole on June 5, 2018 and Council on June 19, 2018.

That Recommendation 1 of the staff report dated June 5, 2018 be deleted and replaced with the following as Recommendation 1:

- i. *That staff be directed to provide Notice in accordance with the Planning Act for a Statutory Public Hearing to be held in September 5, 2018; and*
- ii. *That staff bring forward an Official Plan Amendment to the Vaughan Official Plan 2010, Volume 2, (Vaughan Metropolitan Secondary Plan Chapter 11.12) in the first quarter of 2019 for Council Adoption.*

Previous Reports/Authority

The extract from the Council meeting minutes and communications of December 11, 2017 – including Item No. 3, Report 45 (Official Plan Amendment File OP.17.002 Committee of the Whole staff report) and Communication Item C2, Item No. 3 can be accessed through the following link: ([here](#))

The June 5, 2018 Committee of Whole Report (C5, Item No.13) can be accessed through the following link: ([here](#))

The June 5, 2018 Committee of Whole Communication (C6, Item No. 13) can be accessed through the following link: ([here](#))

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

Notification of this meeting was provided through the following methods:

- a) The notice of Public Hearing was mailed to those within 200 metres from the Vaughan Metropolitan Centre Secondary Plan area on August 10, 2018, exceeding both the *Planning Act* and Council notification protocol requirements.
- b) Notification was provided on the City Page at www.vaughan.ca.
- c) Notification was provided to individuals who had requested notification, as well as community and ratepayers' associations citywide.

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 item. All written comments that are received will be reviewed by the Policy Planning and Environmental Sustainability Department as input through the review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting in Q1 of 2019.

Analysis and Options

The Vaughan Metropolitan Centre (VMC) is Vaughan's new downtown and includes a subway station, bus terminal and a York Viva bus rapid way station (see Attachment 1 - Area of VMC). The effective and efficient approvals of development applications in the VMC is paramount to the continued success of the creation of a downtown and a world

class transit hub. The current Vaughan Metropolitan Centre Secondary Plan (VMC SP) establishes heights and densities through Schedule I of the Plan. Development applications currently being approved and submitted in the VMC have sought and established greater building heights and densities than those prescribed by Schedule I of the VMC SP. Based on the type of development being built in the VMC, flexibility is required to ensure the timely approval of development applications to support growth adjacent to the transit hub.

Section 37 of the *Planning Act* permits Council to authorize an increase in building height and/or density in return for the provision of community benefits. Policy 8.1.23 of the VMC SP outlines the general requirements for the use and necessary agreement(s) to implement a Section 37 community benefit contribution and is appended to this report as Attachment #2.

Policy 9.4.4, Volume 2 of the VMC SP requires an Official Plan Amendment to increase the maximum prescribed building height and/or density within the VMC, even if a Section 37 contribution is provided. Therefore, an amendment to Policy 8.1.23 of the VMC SP is required to waive the need for an Official Plan Amendment to permit an increase to building height and/or density through a Zoning By-law Amendment, if a Section 37 contribution is approved by Council.

Proposed Official Plan Amendment 8.1.23(c)

The proposed policy 8.1.23(c) to the VMC SP (see Attachment 2) would permit Council to authorize an increase to building height and/or density of a development without the need for an Official Plan Amendment application in conjunction with the approval of a rezoning application and a community benefit (Section 37) contribution. If the proposal does not comply with other applicable policies of Volume 1 of the Official Plan or the VMC SP, in addition to Schedule I of the VMC SP (height and density), an Official Plan Amendment application would still be required.

Financial Impact

The overall financial impact of this VMC policy initiative will be addressed in tandem with the comprehensive review of the Zoning By-law and other strategic corporate initiatives.

Broader Regional Impacts/Considerations

N/A

Conclusion

Consistent with Council's June 19, 2018 direction, exempting the need for an Official Plan Amendment within the VMC for an increase to building height and/or density

through a rezoning application in conjunction with a Council approved community benefit (Section 37) contribution, will provide flexibility to allow development applications to proceed in a timely manner.

For more information, please contact: David Marcucci, Senior Planner-LPAT, Policy Planning and Environmental Sustainability, ext. 8410

Attachments

1. Location Map Vaughan Metropolitan Centre.
2. Proposed Official Plan Amendment to Policy 8.1.23 of the Vaughan Metropolitan Centre Secondary Plan.

Prepared by







David Marcucci, Senior Planner-LPAT, ext. 8410

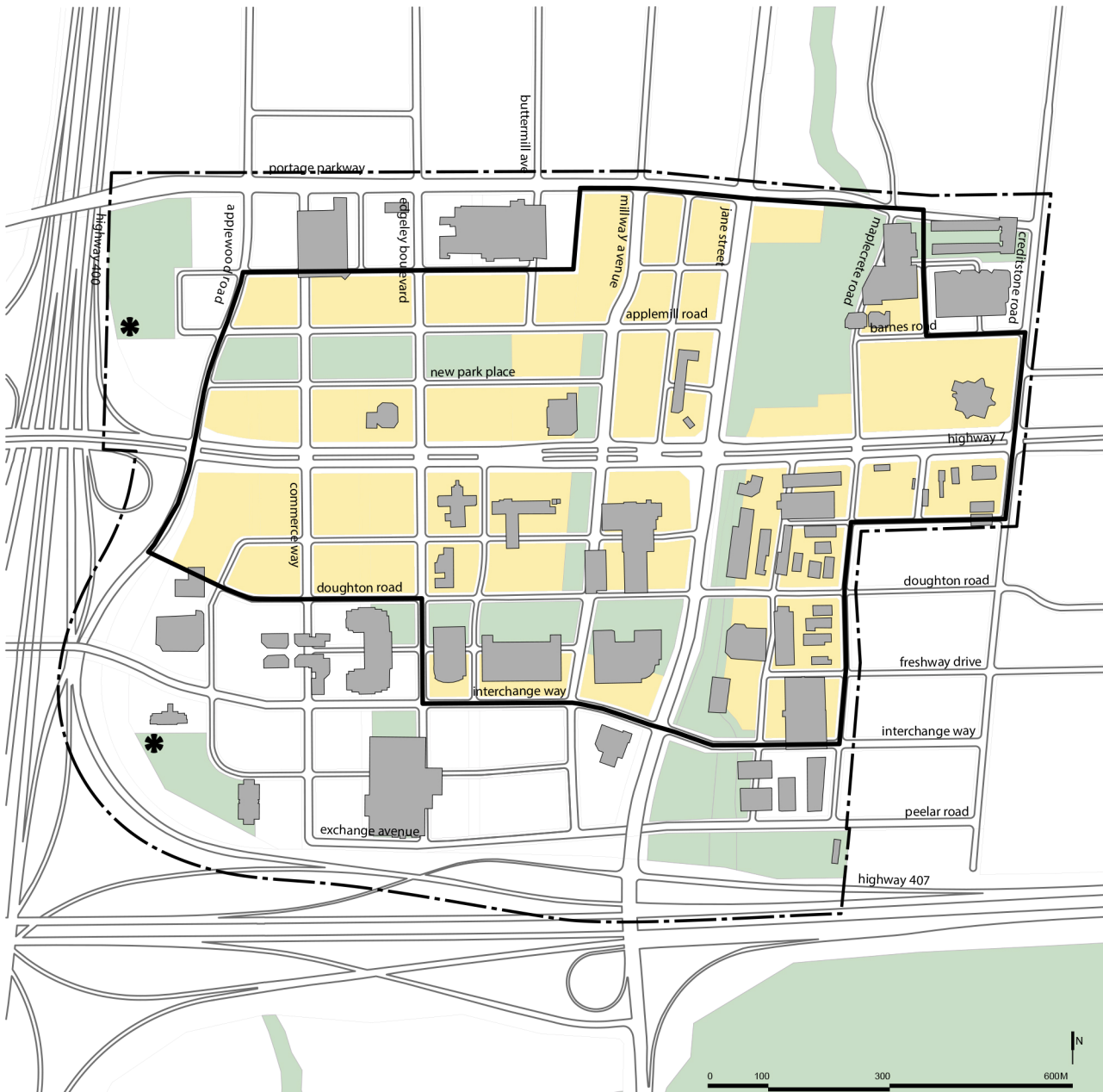
Melissa Rossi, Manager of Policy Planning, ext. 8320

Bill Kiru, Director of Policy Planning and Environmental Sustainability, ext. 8633

ATTACHMENT 1 Vaughan Metropolitan Centre Boundary (from Schedule A of the Vaughan Metropolitan Centre Secondary Plan)

LEGEND

-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces
-  see policy 6.3.2



ATTACHMENT 2

Proposed Amendment to Section 8.1.23 VMC Secondary Plan

New wording underlined

8.1.23 In accordance with Section 37 of the *Planning Act*, Council may authorize an increase in building height and/or density of development otherwise permitted in Schedule I of this Plan, in return for the provision of community benefits in the VMC.

a. In addition to the community benefits identified in Policy 10.1.2.9 of Volume 1 of the Official Plan that may qualify for bonusing, the following benefits may also qualify:

- Subway entrances in buildings adjacent to Millway Avenue
- Cultural facilities, such as a performing arts centre, amphitheatre or museum;
- Special park facilities and improvements identified by the City as desirable for the area but which are beyond the City's standard levels of service or facilities;
- Public amenities within identified environmental open spaces, including but not limited to permanent pathways, recreational trails and bridges that are not accommodated by the City's standard levels of service;
- Structured parking for vehicles and/or bicycles (below or above grade) to be transferred to a public authority for use as public parking;
- Streetscape, mews and open space design enhancements that are above the City's standard levels of service;
- Upgrades to community facilities that are beyond the City's standard levels of service; and,
- Other community facilities identified by the City as desirable for the VMC, but which are not accommodated in the City's standard levels of service.

b. Where the bonusing of density and/or height in exchange for community benefits has been approved in accordance with Volume 1 Official Plan policies and Policy 8.1.23(a) of this Secondary Plan, an agreement will be required setting out the benefits to be provided and/or the financial contributions toward community benefits.

c. Where the increase of height and/or density through a rezoning application is approved by Council in conjunction with community benefits in accordance with Policy 8.1.23(a) of this Secondary Plan, notwithstanding Policy 9.4.4 of this Secondary Plan, Council has the authority to approve an increase to building height and/or density of development as otherwise permitted in Schedule I of this plan without the need for an Official Plan Amendment to this Secondary Plan for the purposes of height and/or density increases only.