

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

**This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or [clerks@vaughan.ca](mailto:clerks@vaughan.ca) by noon on the last business day before the meeting.**

**Wednesday, April 7, 2021**

**7:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

---

	<b>Pages</b>
<b>1. DISCLOSURE OF INTEREST</b>	
<b>2. COMMUNICATIONS</b>	
<b>3. CONSIDERATION OF PUBLIC MEETING ITEMS</b>	
1. LANGVALLEY HOLDINGS INC. ZONING BY-LAW AMENDMENT FILE Z.12.009 2180 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD AND KEELE STREET Information item from the City Manager with respect to the above.	3
2. BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC. ZONING BY-LAW AMENDMENT FILE Z.20.039 DRAFT PLAN OF SUBDIVISION FILE 19T-20V008 VICINITY OF RUTHERFORD ROAD AND PETER RUPERT AVENUE Information item from the City Manager with respect to the above.	23

- |    |   |    |
|----|---|----|
| 3. | MELISSA SPENCER ZONING BY-LAW AMENDMENT FILE Z.20.041 60<br>DAVIDSON DRIVE VICINTIY OF ISLINGTON AVENUE AND<br>DAVIDSON DRIVE<br>Information item from the City Manager with respect to the above.  | 39 |
| 4. | SUNFIELD HOMES (WALLACE) II INC. OFFICIAL PLAN AMENDMENT<br>FILE OP.17.006 ZONING BY-LAW AMENDMENT FILE Z.17.015 158<br>AND 166 WALLACE STREET VICINITY OF HIGHWAY 7 AND<br>ISLINGTON AVENUE<br>Information item from the City Manager with respect to the above. | 59 |
| 5. | SHAREWELL INVESTMENTS INC. OFFICIAL PLAN AMENMENT FILE<br>OP.20.016 ZONING BY-LAW AMENDMENT FILE Z.20.043 9929<br>KEELE STREET VICINITY OF KEELE STREET AND MAJOR<br>MACKENZIE DRIVE<br>Information item from the City Manager with respect to the above.         | 81 |
| 6. | EASTWOOD HOLDINGS CORP. OFFICIAL PLAN AMENDMENT<br>OP.20.017 ZONING BY-LAW AMENDMENT Z.20.044 9291 JANE<br>STREET VICINITY OF RUTHERFORD ROAD AND JANE STREET<br>Information item from the City Manager with respect to the above.                                | 99 |

#### 4. ADJOURNMENT

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

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



## Committee of the Whole (Public Meeting) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD(S):** 4

**TITLE:** LANGVALLEY HOLDINGS INC.  
ZONING BY-LAW AMENDMENT FILE Z.12.009  
2180 LANGSTAFF ROAD  
VICINITY OF LANGSTAFF ROAD AND KEELE STREET

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands in order to permit a 4-storey office building, as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes to rezone the subject lands and construct a 4-storey office building
- This report identified preliminary issues to be considered in a comprehensive technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment Z.12.009 (Langvalley Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

## **Background**

Location: 2180 Langstaff Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

### **Original Development Proposal**

The Owner on February 21, 2012, submitted Official Plan and Zoning By-law Amendment Application Files OP.12.012 and Z.12.009 to permit the development of a 4-storey office building with a total gross floor area of 2,366.1 m<sup>2</sup> and 71 parking spaces. The proposed office building was located in the northwest corner of the Subject Lands, as shown on Attachment 5. These original applications were considered at Committee of the Whole (Public Meeting) on November 6, 2012. Council on November 20, 2012 ratified the recommendation from the Committee of the Whole (Public Meeting) to receive the applications. Since November 2012 the Owner has taken no further action in moving the applications forward towards approval.

### **Revised Development Proposal**

The Owner in October 2013 revised the proposed development to include a 1-storey industrial building on the easterly portion of the Subject Lands, while maintaining the 4-storey office building in the northwest corner, as shown on Attachment 6. This modified proposal required amendments to the Official Plan and Zoning By-law (Part 3 on Attachment 6). The revised development was considered at Committee of the Whole (Public Meeting) on November 5, 2013 and Council on November 19, 2013 ratified the recommendation of the Committee of the Whole (Public Meeting) to receive the applications. Similar to 2012, the Owner did not take further action in moving the applications forward towards approval.

### **Vaughan Official Plan 2010 Ontario Municipal Board Appeal**

The Owner on November 8, 2012, appealed Vaughan Official Plan 2010 ('VOP 2010') to the then Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT), as it related to the land use designation applied to the Subject Lands. The LPAT on October 10, 2019, issued its Order (File No. PL111184, Appeal #77), which approved modifications to VOP 2010 to redesignate the northwest portion of the Subject Lands from "Natural Area" to "Prestige Employment," as well as removing the "Core Feature" overlay.

The LPAT's Order directed the final determination of the boundary of the Natural Area was to be delineated in the zoning by-law based on the completion and acceptance of further study, including staking the boundary of the natural features with the Toronto and Region Conservation Authority (TRCA). The Owner submitted a revised Zoning By-law Amendment application for the northwest portion of the Subject Lands based on this Order.

### **Official Plan Amendment File OP.12.012**

Official Plan Amendment File OP.12.012 open as the Owner still seeks to redesignate Part 3 on Attachment 6 as it relates to the industrial building.

***The existing Zoning By-law Amendment Application has been revised to permit the Development***

The Owner has revised Zoning By-law Amendment File Z.12.009 (the 'Application') to rezone the northwest corner of the Subject Lands from "A Agricultural Zone", as shown on Attachment 1 to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2. The Application would permit a 4-storey office building (2,542.61 m<sup>2</sup>) (the 'Development') as shown on Attachments 2 to 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 Meeting was circulated: March 12, 2021.

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

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

c) Comments received (as of March 16, 2021): Written comments from S.Zorzit, dated March 16, 2021

- the proposed driveway off Keele Street will be unsafe, particularly for vehicles making left turns out of the proposed Development

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

**Previous Reports/Authority**

Previous reports related to the application can be found at the following links:

[November 6, 2012, Committee of the Whole Public Meeting, \(Item 1, Report 45\)](#)  
[November 5, 2013, Committee of the Whole Public Meeting, \(Item 3, Report 49\)](#)

**Analysis and Options**

***The proposed Development conforms with Vaughan Official Plan 2010 ('VOP 2010')***

**Official Plan Designation:**

- "Employment Area" by Schedule 1 – Urban Structure by VOP 2010
- "Prestige Employment" by LPAT Order issued October 10, 2019 (File No. PL111184, Appeal #77)
- This designation permits office uses up to a maximum of 10,000 m<sup>2</sup>
- The Development conforms to VOP 2010

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

**Zoning:**

- The area subject to the Application is zoned “A Agricultural Zone” by Zoning By-law 1-88 as shown on Attachment 1
- This Zone does not permit office uses
- The Owner proposes to rezone the area subject to the Application “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions to permit the Development:

**Table 1:**

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
a.	Minimum Front Yard (Keele Street)	9 m	6 m
b.	Minimum Interior Side Yard	6 m	2.1 m (south side)
c.	Maximum Building Height	15 m	20.4 m
d.	Minimum Landscape Width (Keele Street)	9 m	6 m
e.	Minimum Landscape Width (abutting OS1 Zone)	7.5 m	0 m
f.	Minimum Parking Requirement - Office Building	2,542.61 m <sup>2</sup> @ 3.5 spaces/100 m <sup>2</sup>  Total required parking = 89 spaces	2,542.61 m <sup>2</sup> @ 3.42 spaces/100m <sup>2</sup>  Total Proposed parking = 87 spaces

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

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region, City Official Plan Policies and LPAT Decision	<p>The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010</p> <ul style="list-style-type: none"> <li>▪ The Application will be reviewed in accordance with the LPAT Order issued October 10, 2019, for the Subject Lands (File No. PL111184, Appeal #77)</li> </ul>
b.	Appropriateness of Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Application which are available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul> <p>Related Site Development File DA.20.064 has not been deemed complete and the Owner must submit the following studies/reports:</p> <ul style="list-style-type: none"> <li>• Environmental Impact Study</li> <li>• Transportation Demand Management Study/Plan</li> <li>• Archaeological Assessment</li> <li>• Tree Inventory Preservation Study/Arborist Report</li> </ul>
d.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines</li> </ul>
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Application must be reviewed by York Region, Canadian National Railway, and external public agencies and utilities</li> </ul>
f.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze Threshold score of 31 points</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The Owner must satisfy the requirements of the TRCA, including staking the boundary/development limits of the northwest corner of the Subject Lands</li> </ul>
i.	Road Widening, Access, and Traffic	<ul style="list-style-type: none"> <li>The Subject Lands will have access from Keele Street, a York Region road with a planned right-of-way of up to 43 m</li> <li>York Region will review the location and design of the proposed driveway from Keele Street and identify any required land conveyances or road dedications</li> </ul>
j.	Related Site Development Application	<ul style="list-style-type: none"> <li>The Owner has submitted related Site Development File DA.20.064 to be reviewed with the Application in a future technical report</li> <li>The appropriateness of the external garbage area, among other matters, will be reviewed through the Site Development Application</li> </ul>

### **Financial Impact**

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

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

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

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application and the related Site Development application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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

## **Attachments**

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Building Elevations – West and North
4. Building Elevations – South and East
5. Original Development Proposal (February 21, 2012)
6. Revised Development Proposal (October 2013)

## **Prepared by**

Daniela DeGasperis, Planner, ext. 8382

Mary Caputo, Senior Planner, ext. 8635

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

Bill Kiru, Acting Director of Development Planning, ext.8633

## **Approved by**



Mauro Peverini, Acting Chief Planning Official

## **Reviewed by**



Jim Harnum, City Manager











## Attachment

**FILE: Z.12.009**  
**RELATED FILE: DA.20.064**



**VAUGHAN**  
Development Planning

**DATE:**  
April 7, 2021

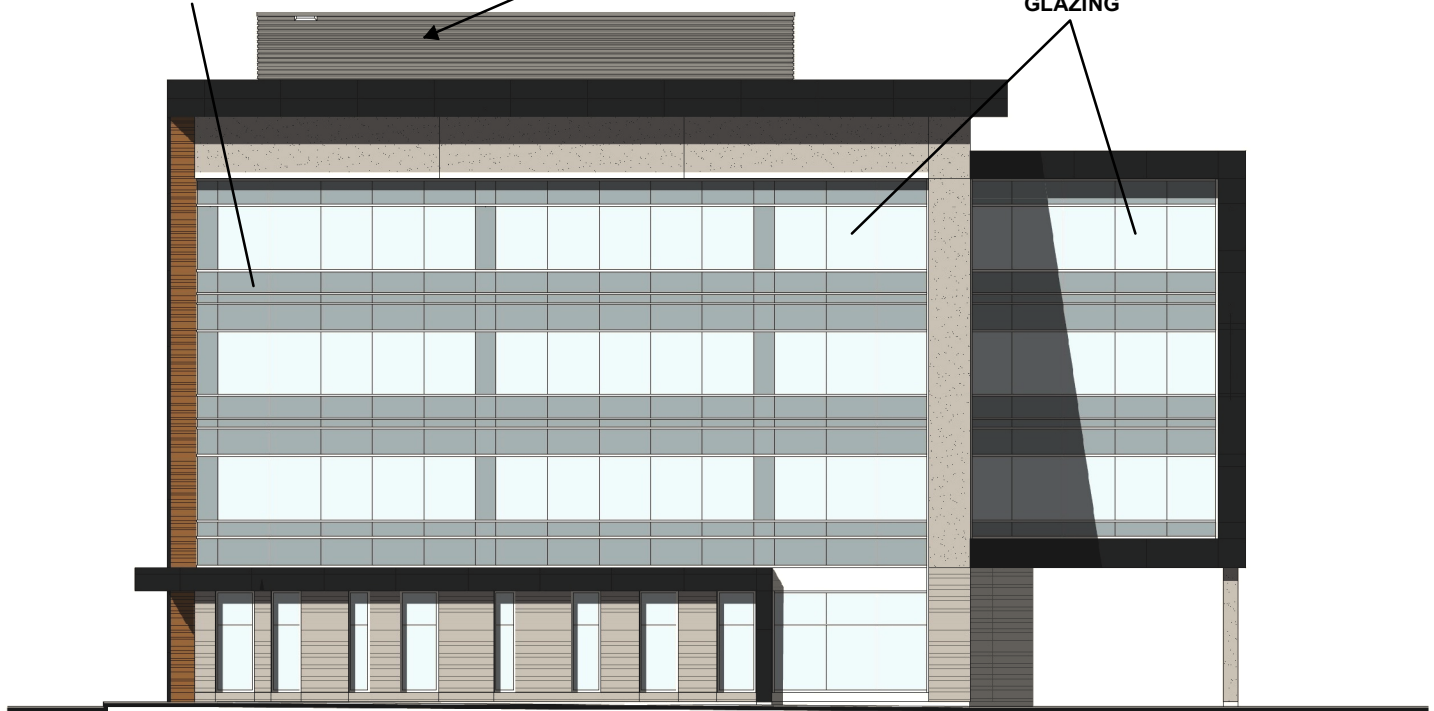
2



SPANDREL  
GLAZING

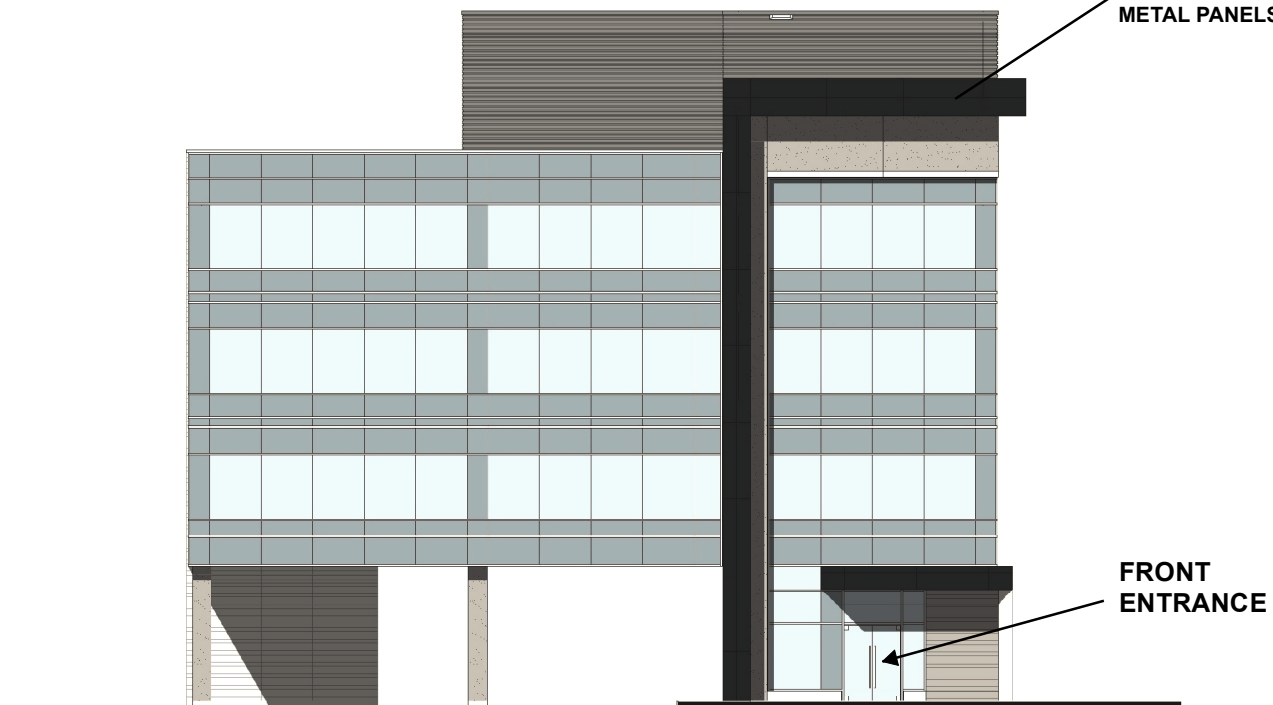
MECHANICAL EQUIPMENT

VISION  
GLAZING



**WEST (FRONT) ELEVATION - FACING KEELE STREET**

ALUMINUM  
COMPOSITE  
METAL PANELS



**NORTH ELEVATION**

Not to Scale

## Building Elevations - West and North

**LOCATION:** Part of Lot 11, Concession 3;  
2180 Langstaff Road

**APPLICANT:** Langvalley Holdings Inc.



**FILE:** Z.12.009  
**RELATED FILE:** DA.20.064

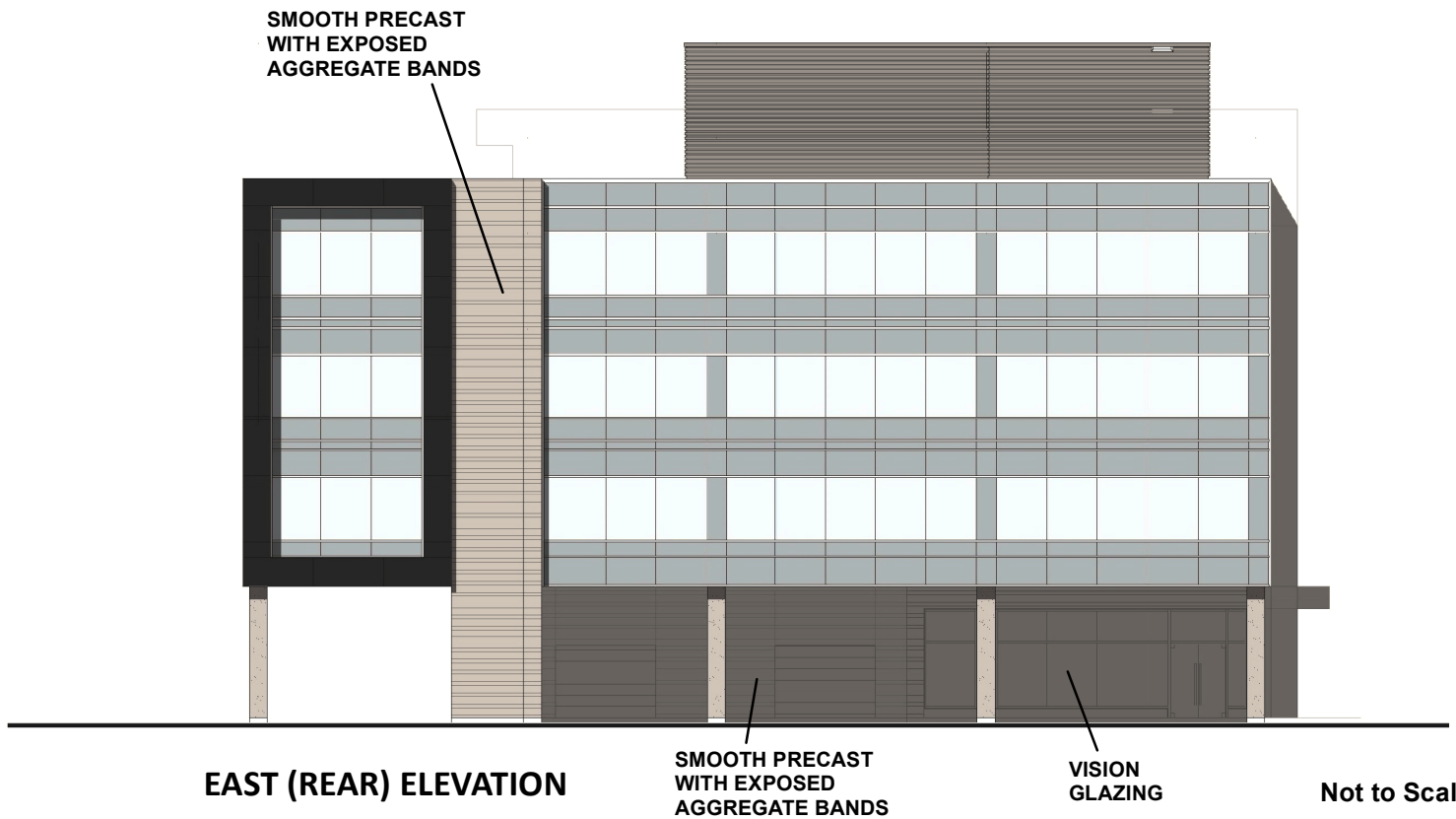
**DATE:**  
April 7, 2021

3





**SOUTH ELEVATION**



**EAST (REAR) ELEVATION**

**SMOOTH PRECAST  
WITH EXPOSED  
AGGREGATE BANDS**

**VISION  
GLAZING**

**Not to Scale**

## Building Elevations - South and East

**LOCATION:** Part of Lot 11, Concession 3;  
2180 Langstaff Road

**APPLICANT:** Langvalley Holdings Inc.



## Attachment

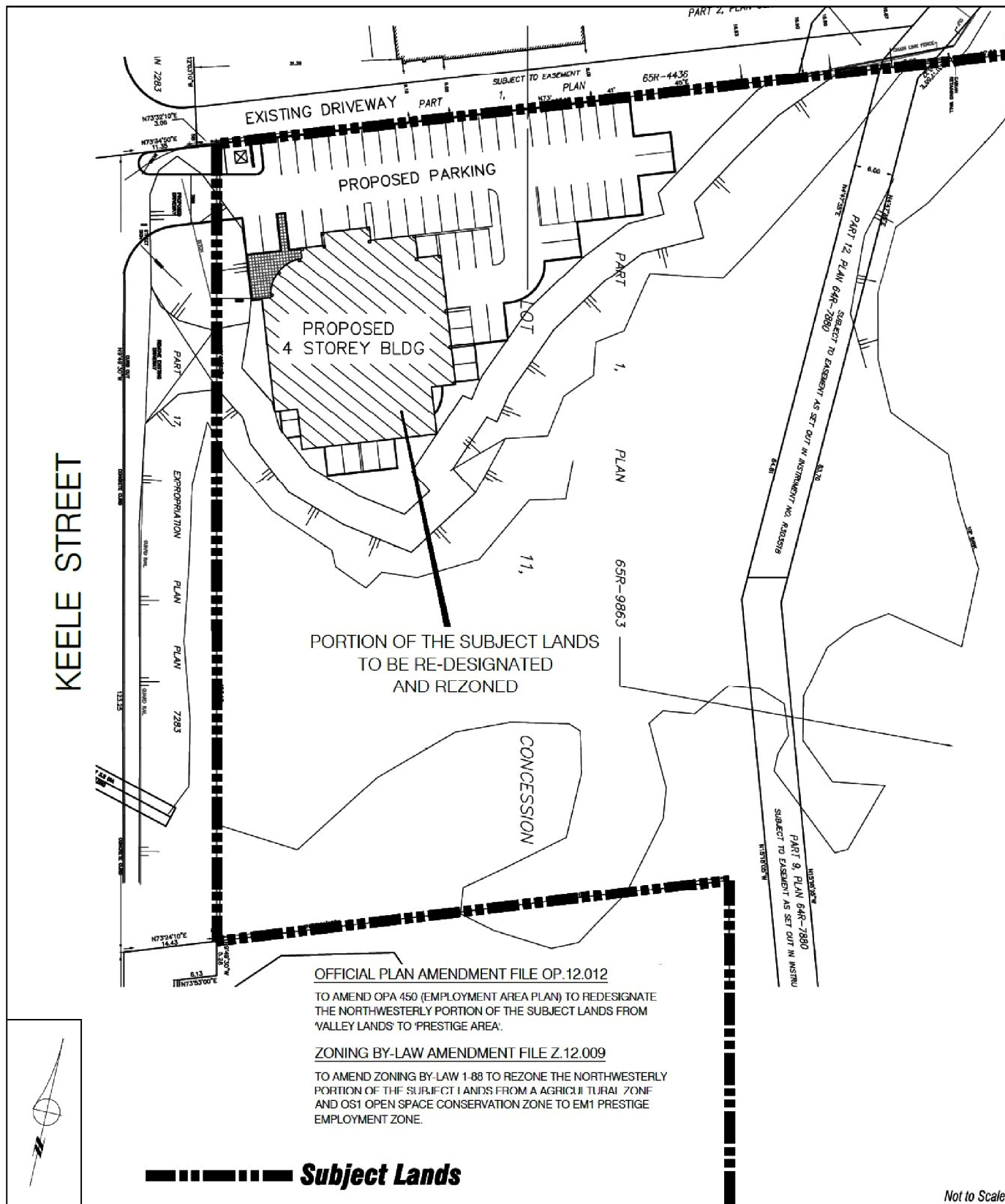
**FILE:** Z.12.009  
**RELATED FILE:** DA.20.064

**DATE:**  
April 7, 2021

**4**







## Original Development Proposal (February 21, 2012)

**LOCATION:** Part of Lot 11, Concession 3;  
2180 Langstaff Road

**APPLICANT:** Langvalley Holdings Inc.



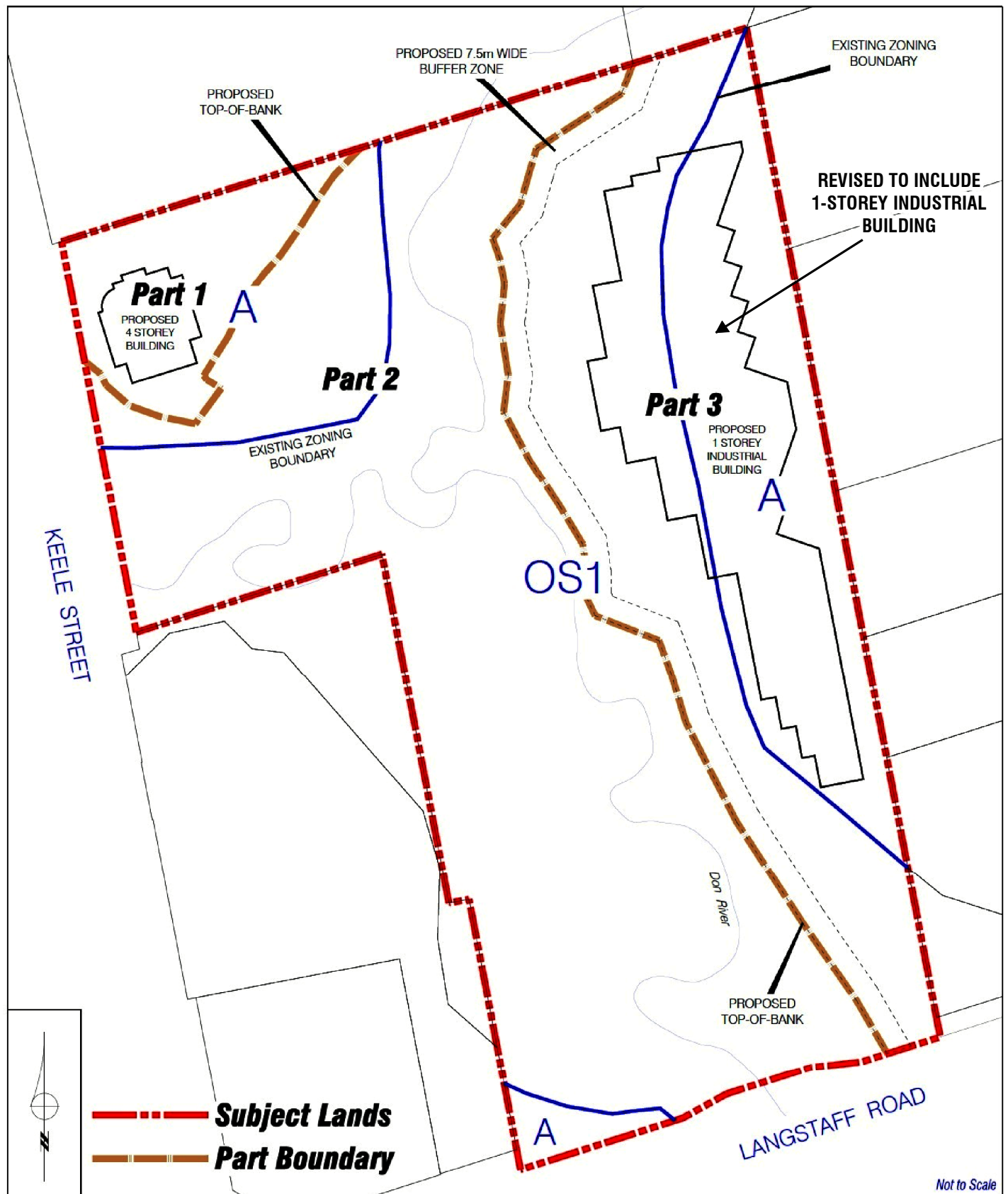
## Attachment

**FILE:** Z.12.009  
**RELATED FILE:** DA.20.064

**DATE:**  
April 7, 2021

**5**





## Revised Development Proposal (October 2013)

**LOCATION:** Part of Lot 11, Concession 3;  
2180 Langstaff Road

**APPLICANT:** Langvalley Holdings Inc.



## Attachment

**FILE:** Z.12.009  
**RELATED FILE:** DA.20.064

**DATE:**  
April 7, 2021

# 6



## Committee of the Whole (Public Meeting) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD:** 4

**TITLE: BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.  
ZONING BY-LAW AMENDMENT FILE Z.20.039  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V008  
VICINITY OF RUTHERFORD ROAD AND PETER RUPERT AVENUE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To receive comments from the public and the Committee of the Whole for applications to rezone the subject lands and to permit a Draft Plan of Subdivision for 17 detached dwelling units and 243 street townhouse units, as shown on Attachments 2 and 3.

### **Report Highlights**

- The Owners propose to rezone the subject lands and seek approval of a Draft Plan of Subdivision to permit 17 detached dwelling units and 243 street townhouse units
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.039 and 19T-20V008 (Block 18 Properties Inc. & Block 18 (Rutherford) 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**

Location: Northwest corner of Peter Rupert Avenue and Rutherford Road, Blocks 1 and 3 on Registered Plan 65M-3972 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 21, 2020

Date applications were deemed complete: February 2, 2021

### **History of the Subject Lands**

Through the Block 18 approval process the Subject Lands were designated 'Public Use Lands' for the purposes of a catholic school and a community centre. The southern portion of the Subject Lands, shown as "RD4 Residential Detached Zone Four" on Attachment 1, were reserved by the York Catholic District School Board for a period of 5 years to develop a secondary school. However, the York Catholic District School Board decided not to exercise their option to purchase the lands. As such, these lands now form part of these Applications.

The northern portion of the Subject Lands, shown as "RD3 Residential Detached Zone Three" on Attachment 1, were intended to be used as a community centre. However, based on the recommendations and the needs assessment from the City of Vaughan's 2008 Active Together Master Plan, it was determined by Council that a larger multi-use community centre was more desirable to meet the needs of the larger community and more financially sustainable.

A larger multi-use community centre is being planned in Block 11 to meet the needs of both the local and broader community, including the residents in Block 18. This larger multi-use community centre is currently in the design stage of development and will be located within a 4-kilometre distance from the Subject Lands, at the northeast intersection of Thomas Cook Avenue and Valley Vista Drive.

The Subject Lands are bounded on the west by the City's future Block 18 District Park, as shown on Attachment 1. In December 2015, the City acquired approximately two hectares of additional parkland from the Block 18 landowners group, allowing for additional park programming for the new Block 18 District Park. Since the start of the conceptual design of the new Block 18 District Park in 2019, staff continue to coordinate with the Block 18 landowners group for the Subject Lands regarding public street frontage, site servicing (electrical, water, storm and sanitary), residential unit interface, facility programming, pedestrian connections, parking and driveway access options.

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

Block 18 Properties Inc. and Block 18 (Rutherford) Inc. (the 'Owners') have submitted the following applications (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development'), as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.20.039 to amend Zoning By-law 1-88, in a manner shown on Attachment 2, as follows:
  - rezone the Subject Lands from “RD4 Residential Detached Zone Four” and “A Agricultural Zone” to “RT1 Residential Townhouse Zone”
  - revise the zone boundaries for the “RD3 Residential Detached Zone Three” and “OS5 Open Space Environmental Protection Zone”
  - permit site-specific zoning exceptions identified in Tables 1 and 2 of this report.
2. Draft Plan of Subdivision File 19T-20V008, as shown on Attachment 2, for a residential plan of subdivision consisting of the following:

Blocks/Lots	Land Use	Area (ha)	Units
Blocks 1 to 48	Street Townhouse units (Minimum Lot Frontages 6.0 m)	5.319	243
Lots 49 to 54	Detached Dwelling units (Min. Lot Frontages 13.7 m)	0.232	6
Lots 55 to 65	Detached Dwelling units (Min. Lot Frontages 12.0 m)	0.401	11
Block 66	Natural Heritage System	0.511	
Block 67	Park	0.192	
Blocks 68-100	0.3 m Reserves	0.015	
	Streets and Lanes	2.704	
Total		9.374 ha	260 units

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

- a) Date the Notice of Public Meeting was circulated: March 12, 2021

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Rutherford Road and Peter Rupert Avenue in accordance with the City Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m radius from the Subject Lands, plus the expanded notification area shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of March 17, 2021. The comments are organized by theme as follows:

**Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

**Environmental Impacts**

- the Development will cause negative impacts to the existing wildlife in the area



### Density and Built Form

- the Development is too dense and should include more detached homes, a larger green space, a community centre or school

### School Board Capacity

- the Development will create insufficient capacity at nearby schools

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

### Previous Reports/Authority

None.

### Analysis and Options

***The Development conforms to City of Vaughan Official Plan 2010***

#### Official Plan Designation:

- “Community Area” and partially within “Oak Ridges Moraine Conservation Plan Area” on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- Partially within “Oak Ridges Moraine Settlement Area” on Schedule 4 - Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas by VOP 2010
- “Low-Rise Residential” on Schedule 13 - Land Use by VOP 2010
- The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units

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

#### Zoning:

- “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “A Agricultural Zone”, and “OS5 Open Space Environmental Protection Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1226)
- The residential zones permit the detached dwelling units however, they do not permit the proposed townhouse units
- The Owners propose to rezone the Subject Lands to “RD3 Residential Detached Zone Three”, “RT1 Residential Townhouse Zone” and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three Requirements</b>
a.	Minimum Lot Area	324 m <sup>2</sup>	310 m <sup>2</sup> (Lots 60, 61, 62, 63)

Item 2

Page 4 of 10



	<b>Zoning By-law 1-88 Standards</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three Requirements</b>
b.	Minimum Lot Depth	27 m	25 m (Lots 60, 61, 62, 63)
c.	Minimum Rear Yard	7.5 m	6 m (Lots 60, 61, 62, 63)
d.	Minimum Exterior Side Yard to an Attached Garage abutting a Public Street	6 m	4.5 m (Lot 65)
e.	Minimum Exterior Side Yard Abutting a Site Triangle	3 m	2 m (Lot 65)
f.	Maximum Building Height	11 m	12 m

Table 2:

	<b>Zoning By-law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Definition of a "Dwelling, Street Townhouse"	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street and/or a private street
b.	Definition of a "Lot Line, Front"	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street	Means the east lot line for Lots within Blocks 1, 2, 3, 32, 33 and 34  Means the west lot line for Lots within Blocks 10, 11, 12 and 13

	<b>Zoning By-law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
		lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph	
c.	Definition of a "Lane"	Means a public or private means of access which affords only a secondary means of access to an abutting property in addition to a public highway	Means a public means of access which affords either a secondary means of access to an abutting property in addition to a public highway or the primary means of vehicular access if the abutting property fronts onto lands zoned OS1 Open Space Conservation Zone (Blocks 10 and 11)
d.	Definition of a "Lot"	Means a parcel of land fronting on a street	Means a parcel of land fronting onto a public street and/or OS1 Open Space Conservation Zone (Blocks 10, 11, 12 and 13)
e.	Minimum Lot Area	162 m <sup>2</sup>	160 m <sup>2</sup> (Blocks 1 to 37)
f.	Minimum Rear Yard	7.5 m	6 m (Blocks 1 to 37)
g.	Minimum Exterior Side Yard to a Lane or Site Triangle	3 m	2 m (Block 14 and 18)
h.	Minimum Exterior Side Yard to an Attached Garage abutting a Lane	6 m	2 m
i.	Maximum Building Height	11 m	12 m
j.	Maximum Interior Garage Width	3.048 m	5.8 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, and Regional and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010</li> <li>▪ The Application will also be reviewed in consideration of the VOP 2010 compatibility criteria for new development in established community areas (Official Plan Amendment 15) and the VOP 2010 environmental policies, including the Oak Ridges Moraine Conversation Plan (2017) policies</li> </ul>
b.	Appropriateness of Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands and site-specific zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area</li> </ul>
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing, grading, environmental, noise, and other municipal, regional, and public agency and utility requirements</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owners submitted studies and reports in support of the Applications which are available on the city's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
e.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, 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</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Urban Design and Architectural Control Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City-Wide Urban Design Guidelines and the Block 18 Community Architectural Design Guidelines</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and external public agencies and utilities and the Public, Separate, and French School Boards</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the VOP 2010 policies and Sustainability Metrics Program. The Development achieves a Bronze score of 25</li> </ul>
i.	Parkland	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> <li>▪ The Applications will be reviewed for the appropriate provision of parkland, including providing connections from the Development to the existing trail system in Block 18 and the Block 18 District Park</li> </ul>
j.	Block 18 Developer's Group Agreement	<ul style="list-style-type: none"> <li>▪ The Owners are required to enter into a Developer's Group Agreement with the participating landowners within Block 18</li> </ul>
k.	Approved Source Protection Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Wellhead Protection Area Water Quantity ('WHPA-Q') and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas must address how significant drinking water threats will be prevented, reduced, or eliminated, to the satisfaction of the Toronto and Region Conservation Authority and the City</li> </ul>
l.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ A portion of the Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Applications have been circulated to the TRCA for review and comment. The Owners must satisfy the requirements of the TRCA</li> <li>▪ The Owners must work with the TRCA to determine the floodplain impacts on Blocks 9 to 12, as shown on Attachments 2 and 3</li> </ul>
m.	Natural Heritage Network	<ul style="list-style-type: none"> <li>▪ The northern edge of the Subject Lands is located directly adjacent to a woodland (Cook Woodlot) and a wetland. These features are deemed as Core Features of the Natural</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		Heritage Network consistent with VOP 2010. An appropriate Vegetation Protection Zone between Lots 49 and 65 and the Natural Heritage Network to the north will be reviewed
n.	Major Transit Station Areas ('MTSA')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the York Region Council approved MTSA for Rutherford GO Station</li> <li>▪ The City of Vaughan is currently undertaking an Official Plan Review. Through this process the land use planning framework, proposed minimum density requirements and boundary of the MTSA for Rutherford GO Station will be implemented, in order to conform to the York Region Official Plan</li> <li>▪ The Development will be reviewed in consideration of applicable MTSA policies from the Growth Plan and YROP</li> </ul>
o.	Required Applications	<ul style="list-style-type: none"> <li>▪ The Owners are required to submit Site Development and Part Lot Control Exemption Applications</li> </ul>

### **Financial Impact**

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

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. 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 through a technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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

### **Attachments**

1. Context and Location Map
2. Proposed Zoning and Draft Plan of Subdivision File 19T-20V008
3. Conceptual Site Plan

**Prepared by**

Daniela DeGasperis, Planner, ext. 8382

Mary Caputo, Senior Planner, ext. 8635

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

Bill Kiru, Acting Director of Development Planning, ext.8633

**Approved by**

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

Mauro Peverini, Acting Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager









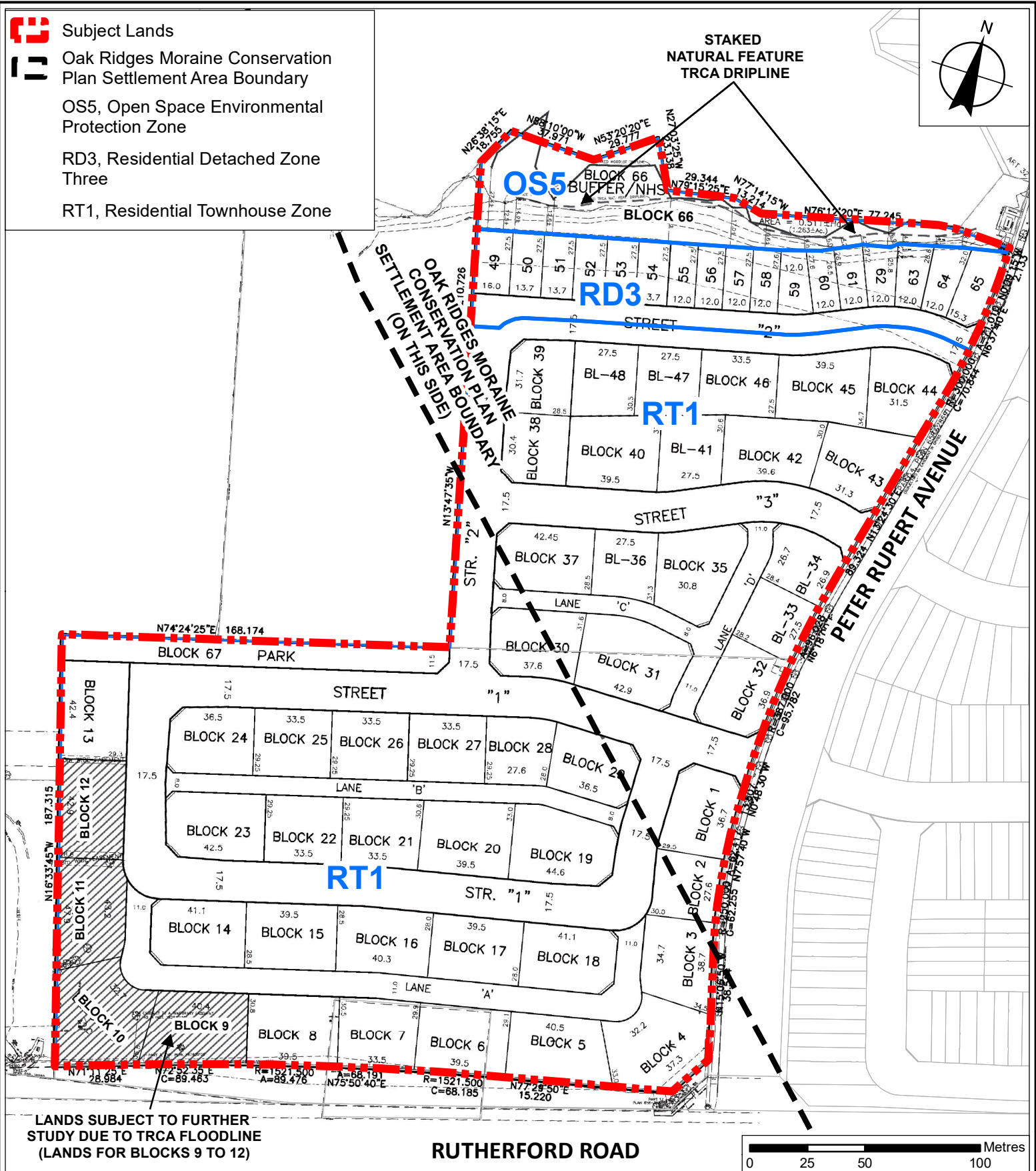
Subject Lands

Oak Ridges Moraine Conservation Plan Settlement Area Boundary

OS5, Open Space Environmental Protection Zone

RD3, Residential Detached Zone Three

RT1, Residential Townhouse Zone



## Proposed Zoning and Draft Plan of Subdivision File 19T-20V008

**LOCATION:** Part of Lot 16, Concession 3; Planning Block 18  
Part Blocks 1 and 3, 65M-3972

**APPLICANT:** Block 18 Properties Inc. and Block 18 (Rutherford) Inc.



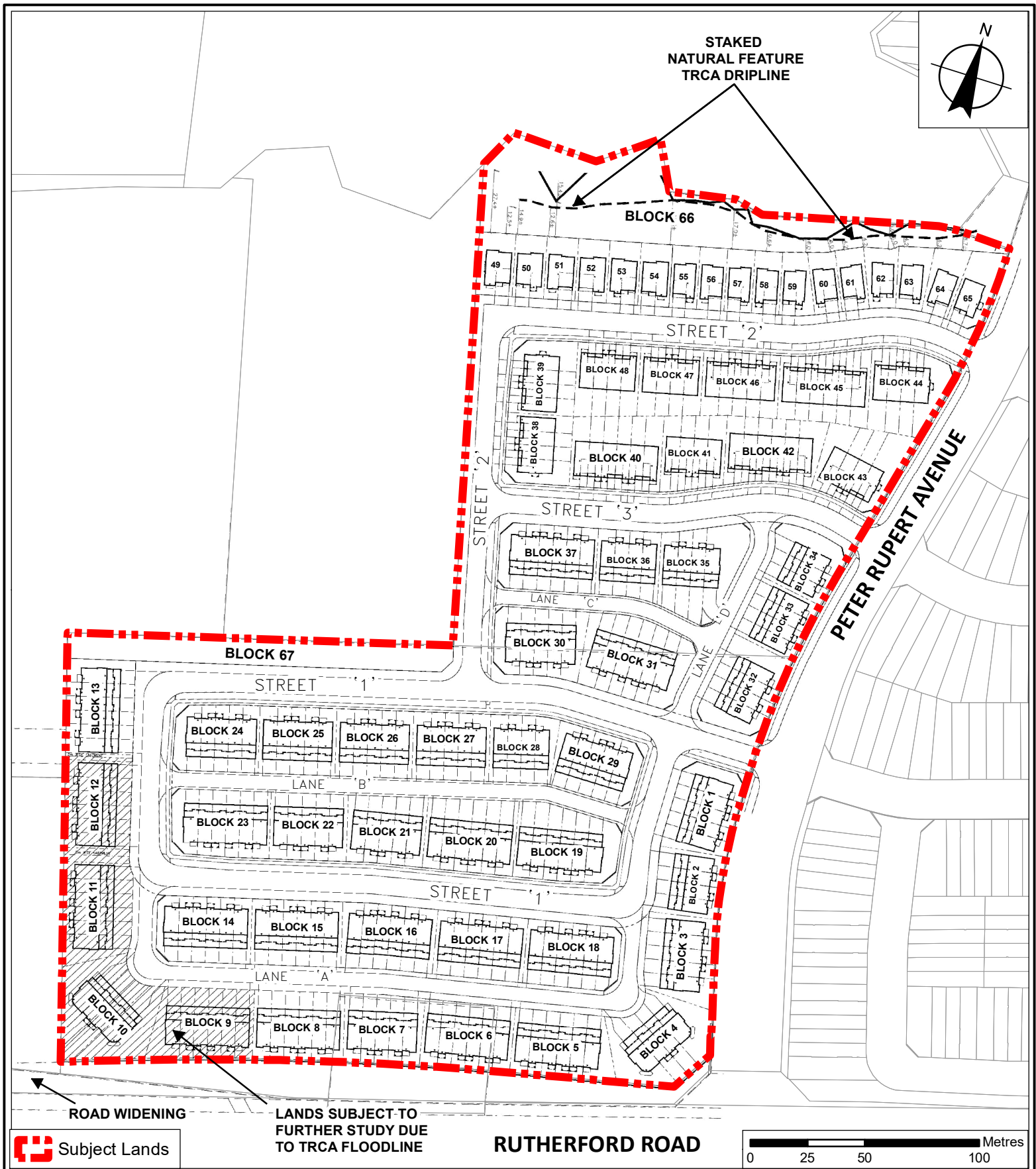
## Attachment

**FILES:** Z.20.039 and 19T-20V008

**DATE:**  
April 7, 2021

# 2





## Conceptual Site Plan

**LOCATION:** Part of Lot 16, Concession 3;  
Part Blocks 1 and 3, 65M-3972  
Planning Block 18

**APPLICANT:** Block 18 Properties Inc. and  
Block 18 (Rutherford) Inc.



## Attachment

**FILES:** Z.20.039 and  
19T-20V008

**DATE:**  
April 7, 2021

**3**



## Committee of the Whole (Public Meeting) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD(S):** 2

**TITLE:** MELISSA SPENCER

**ZONING BY-LAW AMENDMENT FILE Z.20.041**

**60 DAVIDSON DRIVE**

**VICINTY OF ISLINGTON AVENUE AND DAVIDSON DRIVE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To receive comments from the public and Committee of the Whole on an application to amend the “R1 Residential Zone” subject to site-specific Exception 9(1349) of Zoning By-law 1-88. The application would facilitate the severance of the subject lands into two lots to allow the construction of two detached dwelling units, as shown on Attachment 3, together with site-specific zoning exceptions identified in the Zoning section of this report.

### **Report Highlights**

- To receive comments from the public and the Committee of the Whole to facilitate the severance of the subject lands into two lots to allow the construction of two detached dwelling units
- An amendment to Zoning By-law 1-88 is required to facilitate the proposed severance of the subject lands into two lots and site-specific zoning exceptions to permit two dwellings
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.041 (Melissa Spencer) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

**Location:** The subject lands ('Subject Lands') are municipally known as 60 Davidson Drive, located on the northwest corner of Davidson Drive and Waymar Heights Boulevard and currently developed with a detached dwelling which is proposed to be demolished. The Subject Lands and surrounding land uses are shown on Attachment 1.

**Date application was deemed complete:** February 4, 2021

### ***The City previously conducted a review of, and amended, the zoning standards for the properties on Waymar Heights Boulevard and Davidson Drive***

The City in 2009 initiated a zoning review (Zoning By-law Amendment File Z.09.025) ('File Z.09.025') to recognize the area as an established neighbourhood characterized by larger lots and to consider applying more restrictive zoning standards to reflect this character. Council on March 9, 2010 approved the recommendations contained in the staff report (File Z.09.025) and subsequently enacted By-law 226-2010, which was incorporated into Zoning By-law 1-88 as site-specific Exception 9(1349) on September 7, 2010 (Attachment 2). This By-law:

- rezoned the properties on Waymar Heights Boulevard from "R3 Residential Zone" ('R3 Zone') to "R1V Residential Old Village Zone" ('R1V Zone') as shown on Attachment 2
- rezoned the properties on Davidson Drive from "R2 Residential Zone" ('R2 Zone') to "R1 Residential Zone" ('R1 Zone') as shown on Attachment 2
- restricts the development of the properties on Waymar Heights Boulevard and Davidson Drive to one dwelling per lot

### ***A Zoning By-law Amendment Application was submitted to facilitate the severance of the Subject Lands to allow the construction of two detached dwelling units***

Melissa Spencer (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit the proposed development ('Development'), as shown on Attachments 3 to 6:

1. Zoning By-law Amendment File Z.20.041 to amend the R1 Zone in Zoning By-law 1-88, subject to site-specific Exception 9(1349), to facilitate the severance of the Subject Lands into two lots (Parts 1 and 2) to allow the construction of two detached dwelling units, together with the site-specific zoning exceptions identified in the Zoning section 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: March 12, 2021

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

- b) Circulation Area: To all property owners on Davidson Drive and within a 150 m radius from the Subject Lands, and to the Village of Woodbridge Ratepayers Association.
- c) Comments received by the Development Planning Department as of March 23, 2021: None

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

**Previous Reports/Authority**

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

[October 19, 2009, Committee of the Whole Public Hearing \(Item 3, Report No. 3\)](#)

[February 23, 2010, Committee of the Whole \(Item 5, Report No. 9\)](#)

**Analysis and Options**

***The Application conforms to Vaughan Official Plan 2010 ('VOP 2010')***

**Official Plan Designation:**

- Identified as "Community Areas" on Schedule 1 - Urban Structure and located within an area generally having lot frontages greater than 30 m on Schedule 1B - Areas Subject to Policy 9.1.2.3 - Vaughan's Established Large-Lot Neighbourhoods in VOP 2010 (OPA 15)
- "Low-Rise Residential" by VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP')
- The "Low-Rise Residential" designation permits residential units in a low-rise built form, including detached, semi-detached and townhouse dwelling units, subject to the compatibility criteria established in Policy 9.1.2.3 of VOP 2010 (OPA 15)
- The Application is also subject to the Consents (Severances) criteria under Policy 10.1.2 of VOP 2010
- The Application conforms to VOP 2010 subject to minor modifications to the building setbacks to conform to Policy 9.1.2.3 (OPA 15) and Policy 10.1.2.47 a. of VOP 2010

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

**Zoning:**

- “R1 Residential Zone” by Zoning By-law 1-88, and subject to site-specific zoning Exception 9(1349)
- The current zoning permits detached dwellings and no more than one dwelling to be constructed on any lot, as shown on Schedule “E-1477” of site-specific zoning Exception 9(1349) (Attachment 2)
- The Owner proposes to amend Schedule “E-1477” of site-specific Exception 9(1349) to permit the severance of the Subject Lands and the Development, as shown on Attachments 3 to 6
- The following site-specific zoning exceptions are required to permit the Development:
  - a) A minimum garage length of 5.64 m for Part 1 whereas 6 m is required; and
  - b) A maximum yard encroachment of 2.15 m (front) for a porch and 3.66 m (rear) for a deck for Part 1 whereas 1.8 m is permitted.

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

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The Application will be reviewed for conformity to and consistency with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2010 (‘YROP’), VOP 2010 and the WCSP</li><li>▪ The Application will be reviewed for conformity with Policy 9.1.2.3 (OPA 15) and the Consents (Severances) criteria under Policy 10.1.2 of VOP 2010</li><li>▪ Minor modifications may be required to the building setbacks to comply with Policy 9.1.2.3 (OPA 15) and Policy 10.1.2.47 a. of VOP 2010</li></ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to Zoning By-law 1-88 and site-specific Exception 9(1349)	<ul style="list-style-type: none"> <li>The appropriateness of the amendments to Zoning by-law 1-88 and the site-specific exception will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Application which are available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the Subject Lands by Vaughan Council</li> </ul>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Application must be reviewed by York Region, external public agencies, utilities, and the Public, Separate, and French School Boards</li> </ul>
g.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
h.	Required Consent Application	<ul style="list-style-type: none"> <li>The Owner is required to submit a Consent Application to the Committee of Adjustment to sever the Subject Lands, should the Application be approved</li> </ul>
i.	Servicing and Grading	<ul style="list-style-type: none"> <li>The Owner is required to satisfy all comments from the Development Engineering Department including, but not limited to, the proposed servicing, driveway catch basins and location of retaining walls</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
j.	Tree Removal and Protection	<ul style="list-style-type: none"> <li>▪ The Owner has submitted an Arborist Report prepared by Al Miley and Associates, dated May 18, 2020, and identifies the removal of 17 trees on the Subject Lands to permit the Development. The Arborist Report must be reviewed and approved by the Urban Design Division of the Development Planning Department, and the Parks, Forestry and Horticulture Operations Department</li> <li>▪ The Owner will be required to enter into a Tree Protection Agreement with the City to identify the standards and procedures for the protection of retained trees, should the Application be approved</li> </ul>

### **Financial Impact**

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

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

The York Region Community Planning and Development Services Department has advised that the Application is considered a matter of local significance and do not have any further comments.

### **Conclusion**

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

**For more information**, please contact Chris Cosentino, Planner, Development Planning Department, ext. 8215.

### **Attachments**

1. Context and Location Map
2. Schedule E-1477 to By-law 226-2010
3. Conceptual Site Plan
4. Building Elevations – Waymar Heights Boulevard (Part 1)
5. Building Elevations – 60 Davidson Drive (Part 2)
6. Conceptual Landscape Plan

**Prepared by**

Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**

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

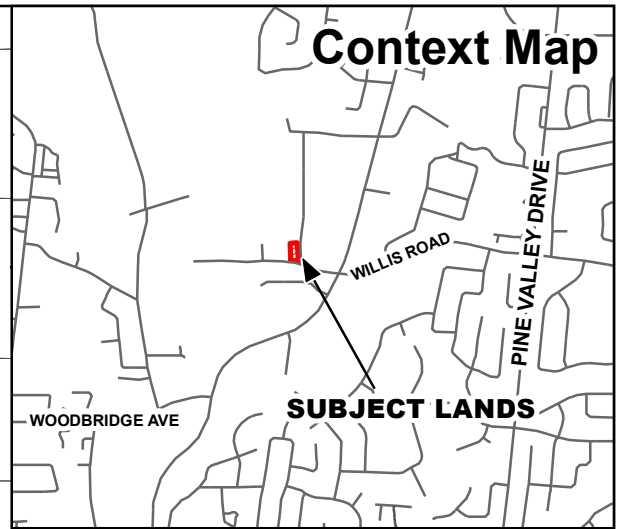
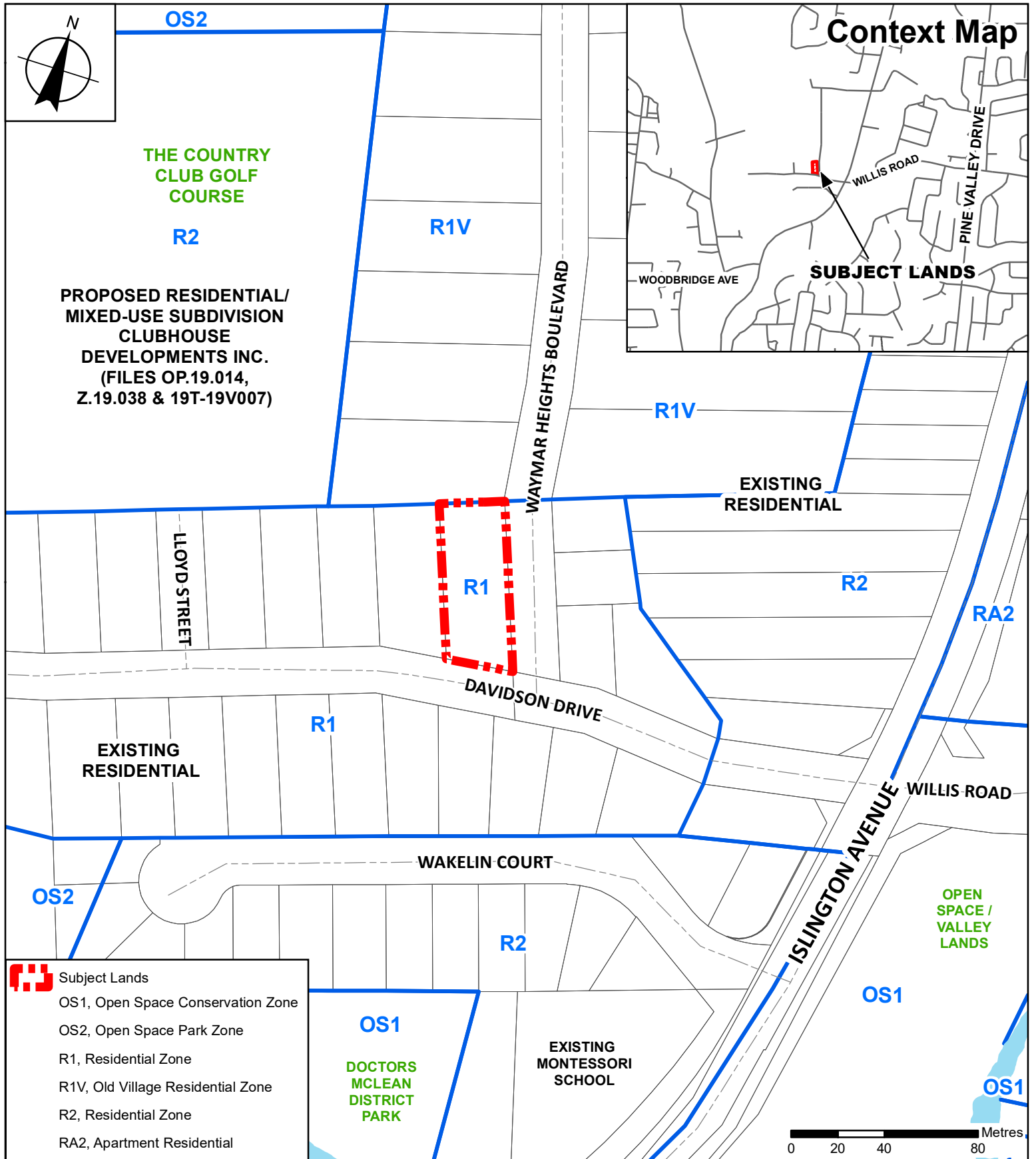
Mauro Peverini, Acting Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager





## Context and Location Map

**LOCATION:** Part of Lot 8, Concession 7;  
Lot 7, R.P. 4032; 60 Davidson Drive

**APPLICANT:**  
Melissa Spencer



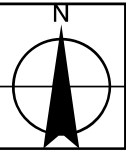
## Attachment

**FILE:** Z.20.041  
**RELATED FILE:** Z.09.025

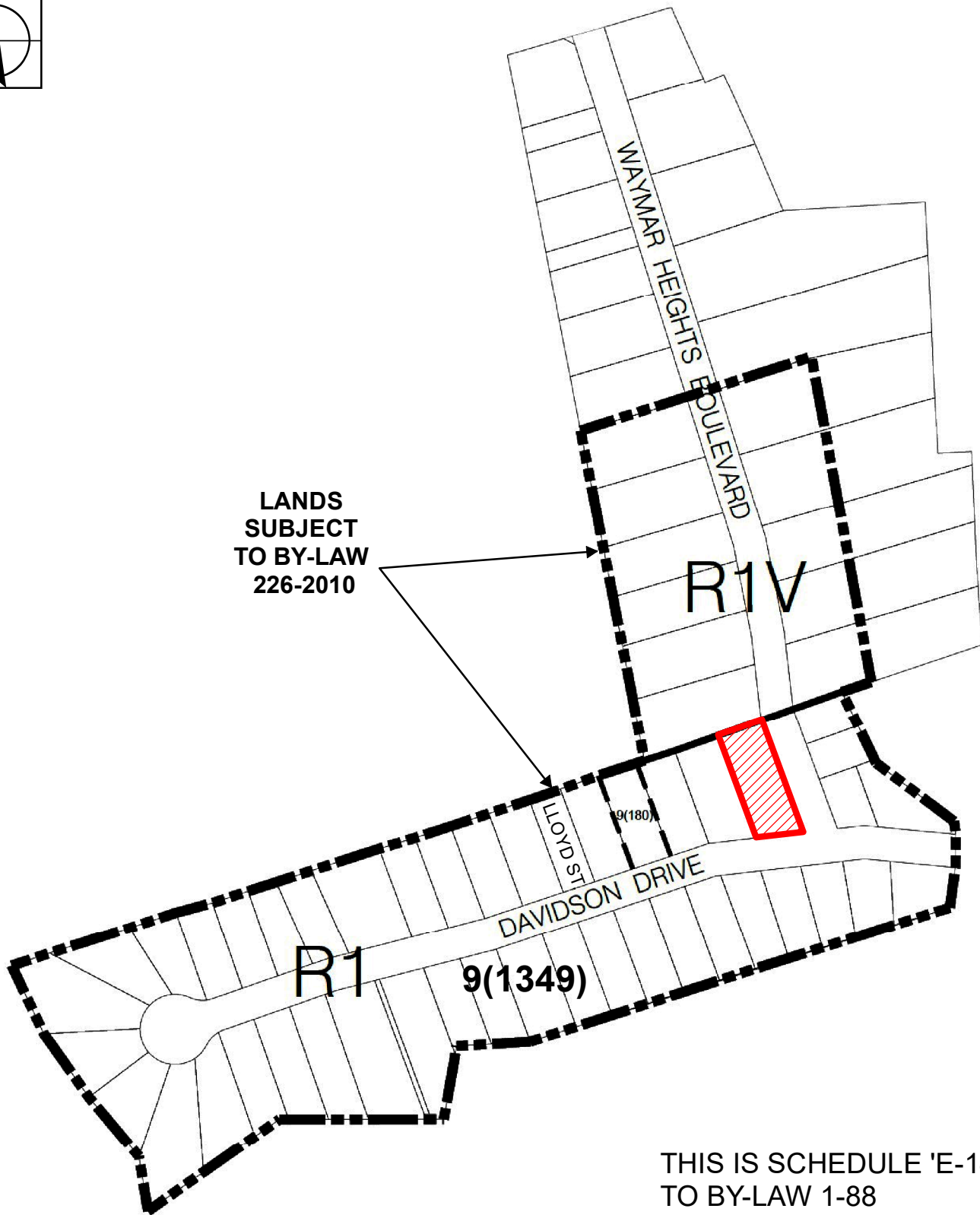
**DATE:**  
April 7, 2021

**1**





LANDS  
SUBJECT  
TO BY-LAW  
226-2010



THIS IS SCHEDULE 'E-1477'  
TO BY-LAW 1-88  
SECTION 9(1349)



Subject Lands

0 30 60 120 Metres

## Schedule E-1477 to By-law 226-2010

**LOCATION:** Part of Lot 8, Concession 7;  
Lot 7, R.P. 4032; 60 Davidson Drive

**APPLICANT:** Melissa Spencer



## Attachment

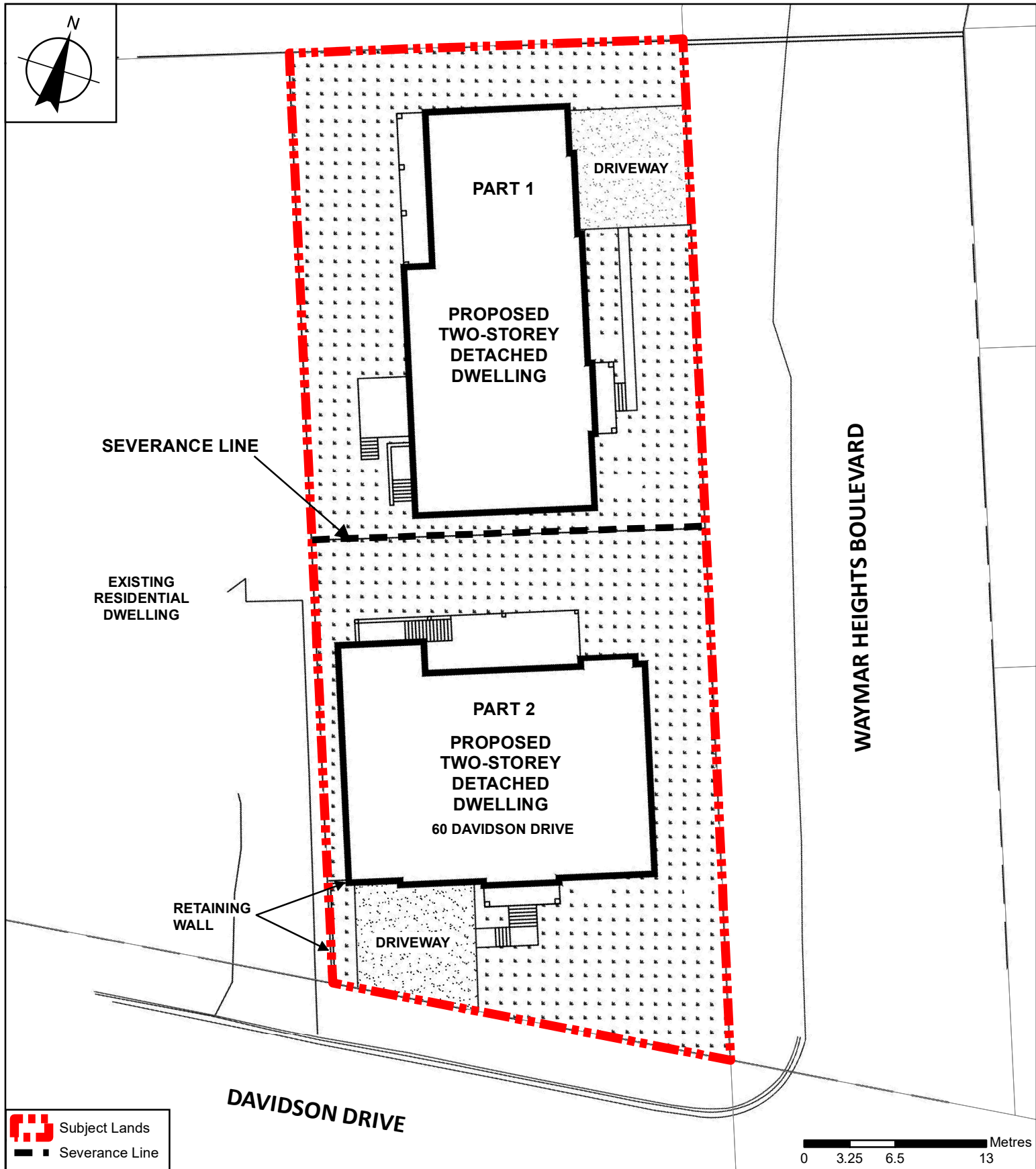
**FILE:** Z.20.041  
**RELATED FILE:** Z.09.025

**DATE:**  
April 7, 2021

# 2







## Conceptual Site Plan

**LOCATION:** Part of Lot 8, Concession 7;  
Lot 7, R.P. 4032; 60 Davidson Drive

**APPLICANT:**  
Melissa Spencer



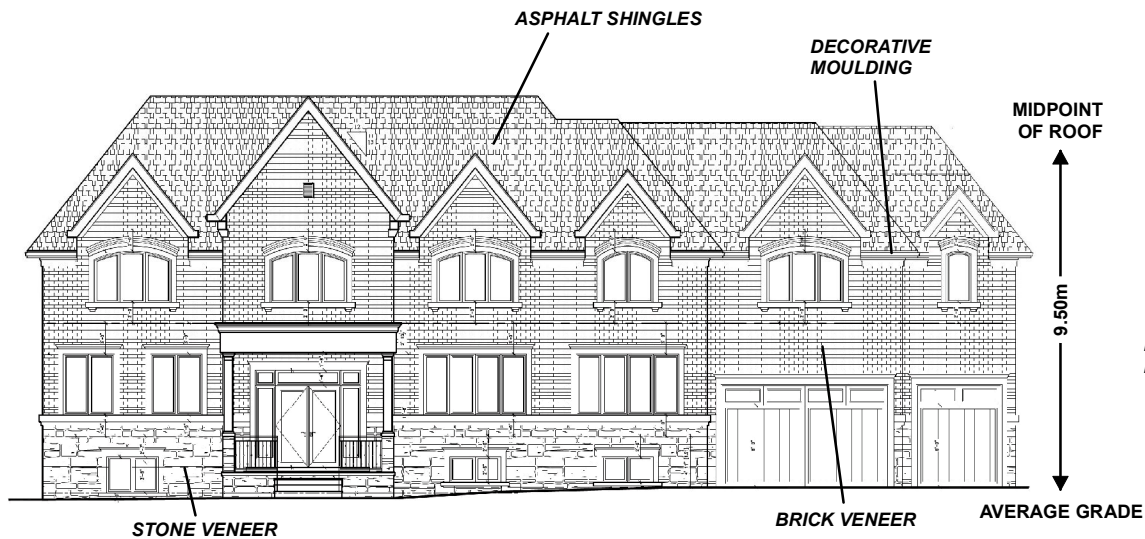
## Attachment

**FILE:** Z.20.041  
**RELATED FILE:** Z.09.025

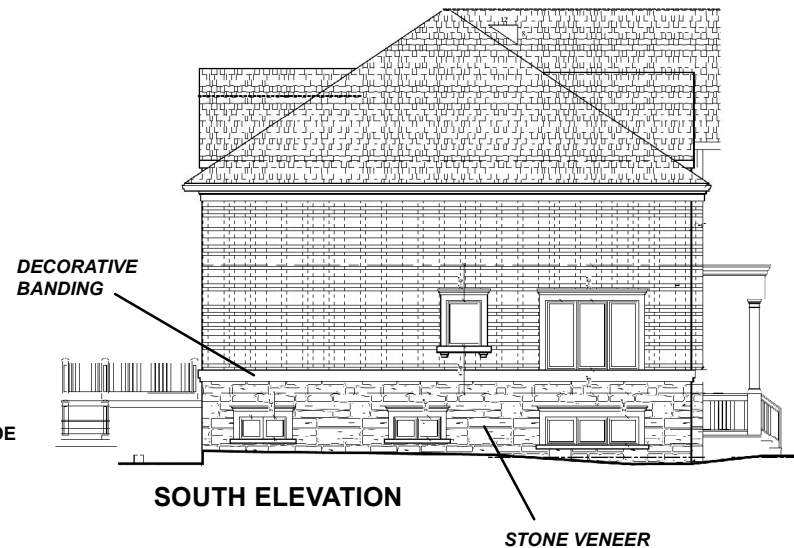
**DATE:**  
April 7, 2021

**3**

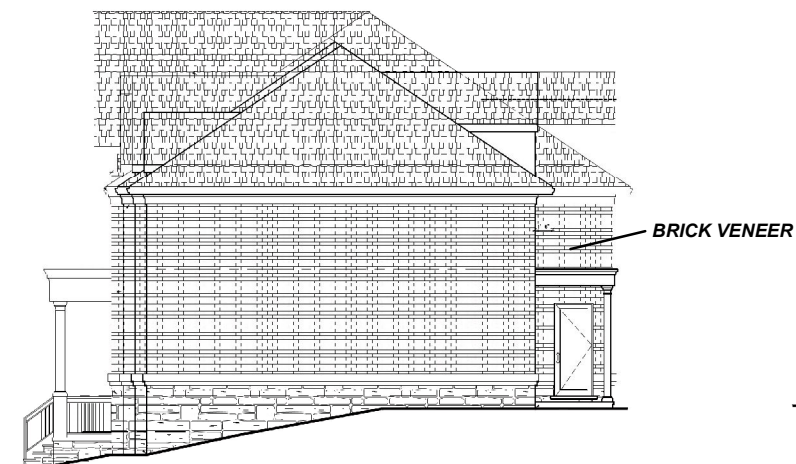




**EAST ELEVATION - FACING WAYMAR HEIGHTS BOULEVARD**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST (REAR) ELEVATION**

Not to Scale

## Building Elevations - Waymar Heights Boulevard (Part 1)

**LOCATION:** Part of Lot 8, Concession 7;  
Lot 7, R.P. 4032; 60 Davidson Drive

**APPLICANT:** Melissa Spencer



53

Development Planning

## Attachment

**FILE:** Z.20.041  
**RELATED FILE:** Z.09.025

**DATE:**  
April 7, 2021

4





ASPHALT SHINGLES



**SOUTH ELEVATION - FACING DAVIDSON DRIVE**

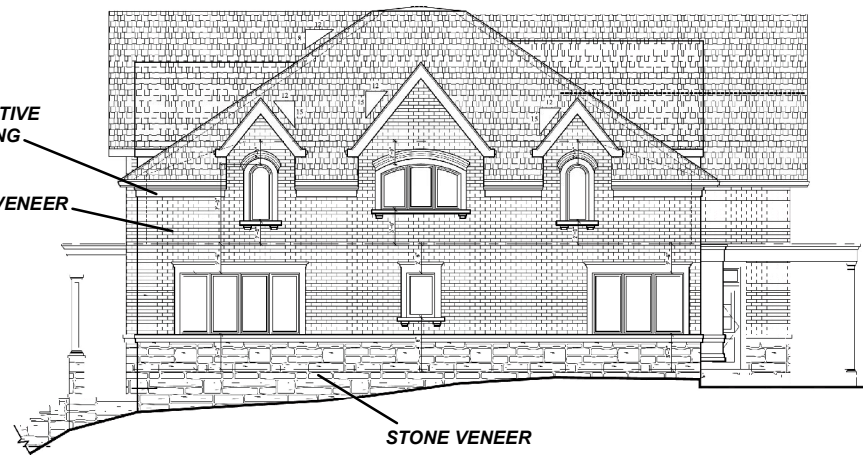
MIDPOINT  
OF ROOF

9.50m

AVERAGE GRADE

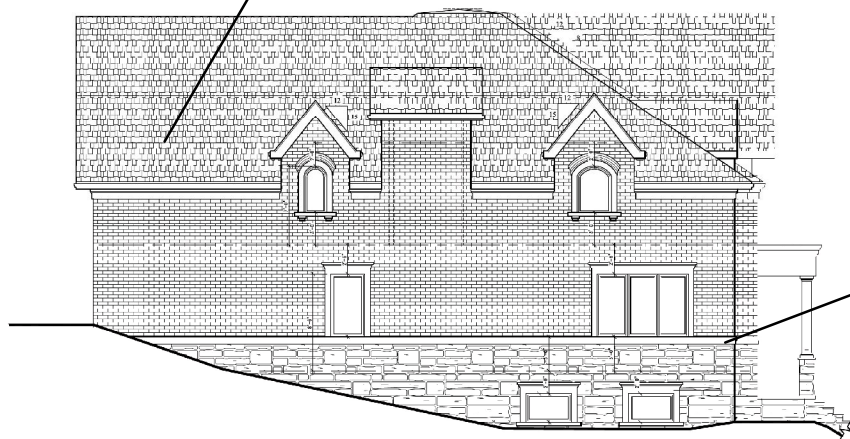
DECORATIVE  
MOULDING

BRICK VENEER



**EAST ELEVATION - FACING WAYMAR HEIGHTS BOULEVARD**

ASPHALT SHINGLES



**WEST ELEVATION**

BRICK VENEER

DECORATIVE  
BANDING



**NORTH (REAR) ELEVATION**

Not to Scale

## Building Elevations - 60 Davidson Drive (Part 2)

**LOCATION:** Part of Lot 8, Concession 7;  
Lot 7, R.P. 4032; 60 Davidson Drive

**APPLICANT:** Melissa Spencer



55

Development Planning

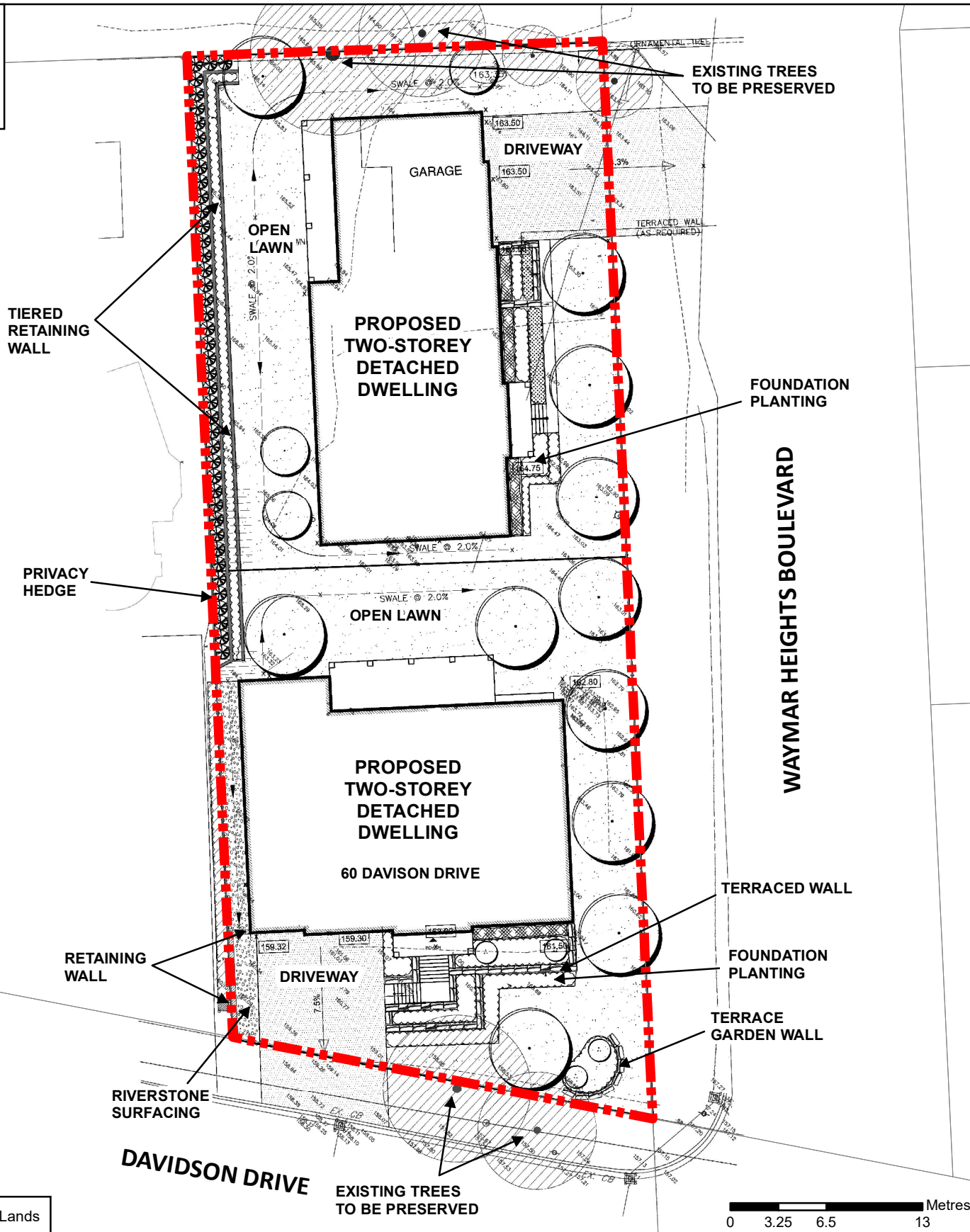
## Attachment

**FILE:** Z.20.041  
**RELATED FILE:** Z.09.025

**DATE:**  
April 7, 2021

5









## Committee of the Whole (Public Meeting) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD(S):** 2

**TITLE: SUNFIELD HOMES (WALLACE) II INC.  
OFFICIAL PLAN AMENDMENT FILE OP.17.006  
ZONING BY-LAW AMENDMENT FILE Z.17.015  
158 AND 166 WALLACE STREET  
VICINITY OF HIGHWAY 7 AND ISLINGTON AVENUE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to rezone the Subject Lands to permit a residential building ranging in height from 3 to 5-storeys with 27 dwelling units and a Floor Space Index of 1.2 times the area of the lot, as shown on Attachments 2 to 5.

**Report Highlights**

- The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit the development of a residential building ranging in height from 3 to 5-storeys with 27 dwelling units
- The Owner has appealed the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.17.006 and Z.17.015 (Sunfield Homes (Wallace) II 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**

Location: 158 and 166 Wallace Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 4, 2016

Date Applications were deemed complete: April 28, 2017

The Committee of the Whole at a Public Meeting held on April 4, 2018, considered the subject Official Plan and Zoning By-law Amendment applications. The proposal considered at the Public meeting included 33, 3.5-storey back-to-back stacked townhouse units with underground parking.

The Owner has revised the applications and proposes a residential apartment building ranging in height from 3 to 5-storeys with 27 dwelling units and underground parking as shown on Attachments 2 to 5. A second Public Meeting is required by Vaughan Official Plan 2010 ('VOP 2010') as the applications have been amended and more than two years have passed since the applications were considered by Council at the Public Meeting of April 4, 2018.

### ***The Owner has appealed the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal (the 'LPAT')***

The Owner appealed the applications to the LPAT on November 24, 2017 based on the City's failure to make a decision on the applications within the prescribed timelines in the *Planning Act*.

The first LPAT Case Management Conference (CMC) was held on May 3, 2018, and identified the Owner, the City and the Toronto and Region Conservation Authority as Parties. The Village of Woodbridge Ratepayers Association was added as a Participant.

A second CMC was held on February 5, 2019, by teleconference. The Owner advised the LPAT the proposal was being revised. The LPAT determined a third CMC was to be scheduled upon a resubmission and the Parties establishing a timeline for the processing and consideration of the revisions by the City and the TRCA and the preparation of a draft Procedural Order including an Issues List.

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

Sunfield Homes (Wallace) II Inc. (the 'Owner') has revised the applications (the 'Applications') for the Subject Lands to permit a residential building ranging in height from 3 to 5 storeys with 27 dwelling units and a Floor Space Index ('FSI') of 1.2 (the 'Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.17.006 to amend the policies of VOP 2010, Volume 2, Section 11.11 of the Woodbridge Centre Secondary Plan (WCSP), to increase the maximum permitted building height from 3-storeys (11 m) to 5-storeys (19.5 m) and the maximum permitted density (Floor Space Index) from 0.5 to 1.2 times the area of the lot.
2. Zoning By-law Amendment File Z.17.015 to amend Zoning By-law 1-88 to rezone the Subject Lands from "R3 Residential Zone", to "RM2 Multiple Residential Zone" in the manner shown on Attachment 2, together with 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 Meeting was circulated: March 12, 2021

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Wallace Street and Highway 7 in accordance with the City's Notice Signs Procedures and Protocols

- b) Circulation Area: To all property owners within 300 m (Expanded polling area shown on Attachment 1), the Village of Woodbridge Ratepayers Association, West Woodbridge Homeowners Ratepayers Association, and to anyone on file with the Office of the City Clerk having requested notice
- c) The following is a summary of the written comments received from the previous Public Meeting held on April 4, 2018

**Built Form and Character of the Development**

- The built form does not respect the character of the existing stable neighbourhood and is not consistent with the surrounding heritage district. It does not complement or enhance the streetscape or conform to the policies within the Woodbridge Heritage Conservation District Plan.

**Increased Traffic and Density**

- The Development will increase traffic congestion in the area and the density is an over intensification of the site. The congestion will not

promote a pleasurable and safe walking and cycling environment along Wallace Street and may limit access for community and emergency services

#### Environmental Concerns

- The site previously was occupied by a battery recycling business, where the possibility of soil contamination should be reviewed

#### Removal of Trees

- The Development requires the removal of trees within the Regional Greenlands System, which does not meet the intent of Vaughan Council's priority to re-establish the urban tree canopy

- d) No comments have been received as of March 10, 2021 by the Development Planning Department.

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

#### **Previous Reports/Authority**

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

[April 4, 2018, Committee of the Whole Public Meeting \(Item 2, Report No.15\) – Official Plan Amendment and Zoning By-law Amendment Files OP.17.006 & Z.17.015](#)

#### **Analysis and Options**

***Amendments to Vaughan Official Plan ('VOP') 2010 are required to permit the Development***

Official Plan Designation:

- "Low-Rise Residential (1)" by VOP 2010, Volume 2, Section 11.11 WCSP and on Schedule 2 – Land Use Plan, Schedule 3 Density Plan and Schedule 4 Building Height Maximums
- This designation permits "Multi-Unit Residential Buildings" in a house-form with a maximum building height of 3-storeys (11 m), and a Floor Space Index (FSI) of 0.5 times the area of the lot
- The Development seeks to increase the maximum permitted height and density in the approved Secondary Plan

Additional amendments to VOP 2010 may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

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

- “R3 Residential Zone” by Zoning By-law 1-88
- This Zone does not permit an Apartment Dwelling
- The Owner proposes to rezone the Subject Lands from “R3 Residential Zone”, as shown on Attachment 1, to “RM2 Multiple Residential Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning Exceptions:

**Table 1:**

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Minimum Lot Area (Per Unit)	230 m <sup>2</sup> /unit @ 27 units = 6,210 m <sup>2</sup>	107.26 m <sup>2</sup> /unit @ 27 units = 2,896.25 m <sup>2</sup>
b.	Minimum Front Yard (Wallace Street)	4.5 m	1.83 m
c.	Minimum Front Yard to Garage (Wallace Street)	6.4 m	1.83 m
d.	Minimum Front Setback to Underground Parking Garage	1.8 m	0.3 m
e.	Minimum Exterior Side Yard (Highway 7)	4.5 m	1.49 m
f.	Maximum Building Height	11 m	19.5 m
g.	Minimum Driveway Width to parking (ingress and egress)	7.5 m at street line	6.7 m at street line

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
h.	Minimum Required Parking	<u>Residential</u> 27 units @ 1.5 spaces / unit = 41 spaces  <u>Visitor</u> 27 units @ 0.25 visitor parking spaces = 7 spaces  <u>Accessible Spaces</u> 4% of total 48 spaces = 2 spaces  Total Required Parking: 48 parking spaces and 2 accessible spaces	<u>Residential</u> 27 units @ 1 space / unit = 27 spaces  <u>Visitor</u> 27 units @ 0.18 visitor parking spaces = 5 spaces  <u>Accessible Spaces</u> 4% of total 32 spaces = 2 space  Total Provided Parking: 32 parking spaces and 2 accessible spaces

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

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

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed Amendments to VOP 2010 and the WCSP will be reviewed in consideration of the proposed building form, height, density, lands to be dedicated to a public authority and the protection of natural features and the surrounding existing neighbourhood, including, but not limited to policies related to “Built-Up Valley Lands”(Sections 3.2.3.16 and 3.2.3.17), the Urban Structure and Regional Corridors in VOP 2010, and Section 3.3 of the WCSP regarding Stable Residential Neighbourhoods</li> <li>• The appropriateness of the proposed rezoning, including lands required to be zoned for Open Space, and site-specific zoning exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Woodbridge Heritage Conservation District Plan	<ul style="list-style-type: none"> <li>• The Subject Lands are located within the Woodbridge Heritage Conservation District area. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>• The Owner submitted studies and reports in support of the Applications which are available on the city’s website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>• Vaughan Council must identify and allocate water and sanitary servicing capacity for the Development if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the applicable Urban Design Guidelines and the Woodbridge Heritage District Urban Design and Streetscape Study</li> </ul>
g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The Subject Lands are located entirely within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Applications. Should the Applications be approved, the Owner must obtain all necessary permits from the TRCA</li> <li>Since the first Public Meeting held on April 4, 2018, the development limits have been established by the TRCA, and the entirety of the Subject Lands are now deemed to be outside of a hazard area (floodplain)</li> <li>The Subject Lands contain natural features (Built-Up Valleylands). Woodland protection, tree preservation, species and habitat protection, and any required buffer(s) and structural building setbacks must be established to the satisfaction of the TRCA and the City</li> <li>The proposed gabion basket retaining wall, shown on Attachment 2, will be reviewed, and finalized to the satisfaction of TRCA, Development Engineering Department and the Canadian Pacific Railway (CPR)</li> </ul>
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region, and external public agencies, utilities and the Public and French School Boards</li> </ul>
i.	Canadian Pacific Railway (CPR)	<ul style="list-style-type: none"> <li>The Subject Lands are adjacent to the Mactier Subdivision, which is identified as a Principal Main Line by CPR. The Owner must satisfy all Principal Main Line requirements of CPR</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>



	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> <li>The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i> as it read September 17, 2020), policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> <li>As of the date of this report, the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the <i>COVID-19 Economic Recovery Act</i>, 2020, received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020, with a new regime known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land (4%)</li> <li>Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City's passage of a CBC By-law September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City's passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument.</li> </ul>
l.	Required Site Development and Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>The Owner is required to submit Site Development and Draft Plan of Condominium applications to permit the proposed Development should the subject Applications be approved. The appropriate conditions respecting the</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		condominium tenure will be identified in the future technical report
m.	Waste Management, Environmental Services	<ul style="list-style-type: none"> <li>An in-ground collection system (Molok) is proposed on the Subject Lands. This system is not suitable for residential developments. Garbage storage and collection must be revised to be stored internally or attached to the main building as per the City of Vaughan Waste Collection Design Standards</li> </ul>

### **Financial Impact**

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

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

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

### **Conclusion**

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

**For more information**, please contact: Jennifer Kim, Planner, Development Planning Department, at ext. 8592.

### **Attachments**

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

### **Prepared by**

Jennifer Kim, Planner, ext. 8592

Clement Messere, Senior Planner, ext. 8409

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**

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

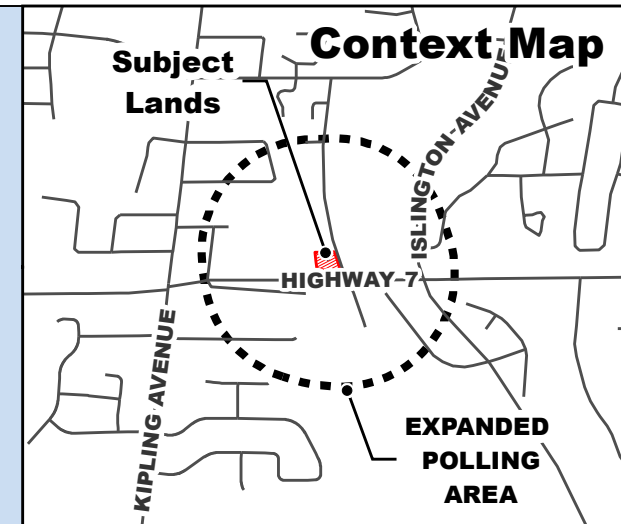
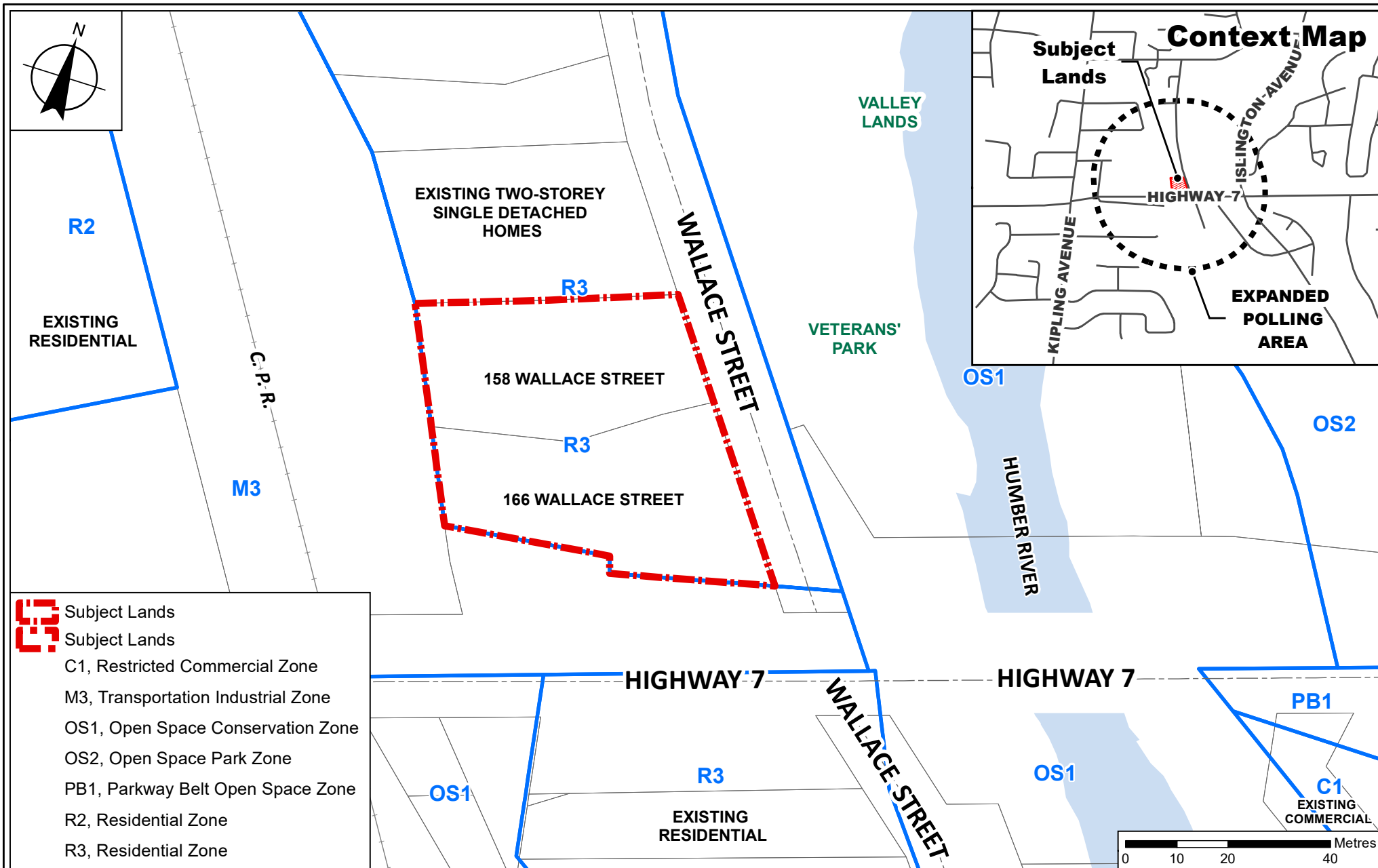
Mauro Peverini, Acting Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager





## Context and Location Map

**LOCATION:**  
158 and 166 Wallace Street;  
Part of Lot 6, Concession 7

**APPLICANT:**  
Sunfield Homes (Wallace) II Inc



## Attachment

**FILES:**  
OP.17.006 and Z.17.015

**DATE:**  
April 7, 2021

**1**











## Landscape Plan

**LOCATION:**  
158 and 166 Wallace Street; Part of Lot  
6, Concession 7

**APPLICANT:**  
Sunfield Homes (Wallace) II Inc.



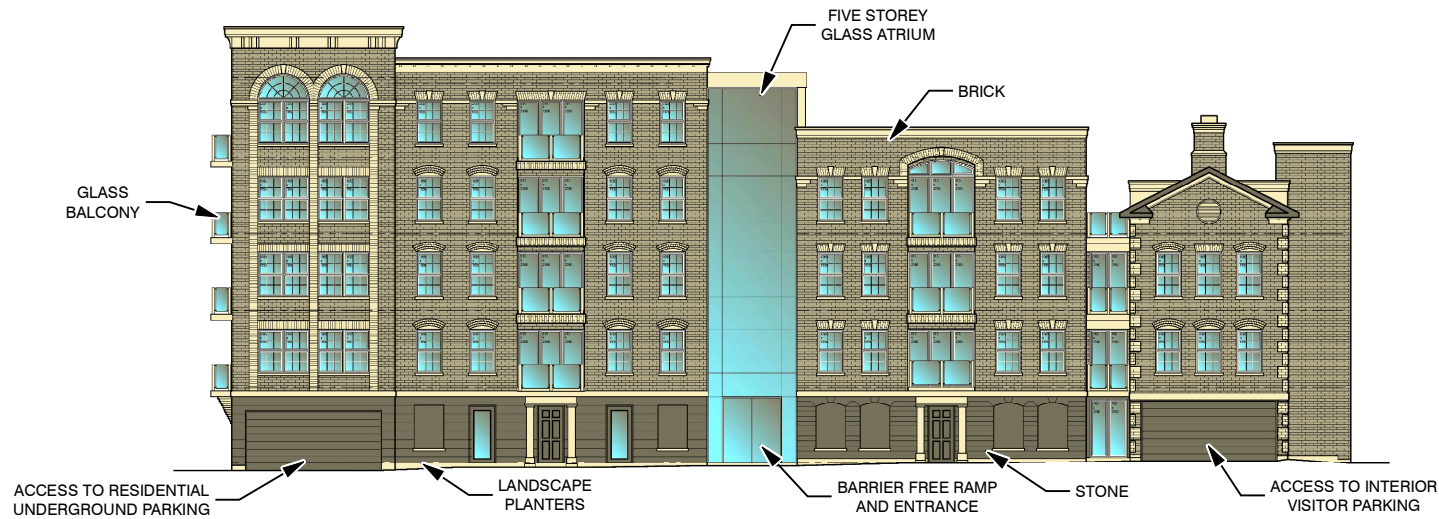
## Attachment

**FILES:**  
OP.17.006 and Z.17.015

**DATE:**  
April 7, 2021

**3**





**EAST ELEVATION (FACING WALLACE STREET)**



**SOUTH ELEVATION (FACING HIGHWAY 7)**

Not to Scale

## Building Elevations - East and South

**LOCATION:**  
158 and 166 Wallace Street; Part of  
Lot 6, Concession 7

**APPLICANT:**  
Sunfield Homes (Wallace) II Inc.



## Attachment

**FILES:**  
OP.17.006 and Z.17.015

**DATE:**  
April 7, 2021

4





OUTDOOR ROOFTOP  
AMENITY AREA



NORTH ELEVATION

PRIVATE OUTDOOR  
ROOFTOP  
AMENITY AREA



WEST ELEVATION

Not to Scale

## Building Elevations - North and West

**LOCATION:**  
158 and 166 Wallace Street; Part of Lot 6,  
Concession 7

**APPLICANT:**  
Sunfield Homes (Wallace) II Inc.



## Attachment

**FILES:**  
OP.17.006 and Z.17.015

**DATE:**  
April 7, 2021

5



## Committee of the Whole (Public Meeting) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD:** 1

**TITLE:** SHAREWELL INVESTMENTS INC.

**OFFICIAL PLAN AMENMENT FILE OP.20.016**

**ZONING BY-LAW AMENDMENT FILE Z.20.043**

**9929 KEELE STREET**

**VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands shown on Attachment 1 to permit a 4-storey mixed-use building containing 95 residential dwelling units and 1,422 m<sup>2</sup> of ground floor commercial uses with a Floor Space Index of 1.4 times the lot area, as shown on Attachments 2 to 4.

### **Report Highlights**

- The Owner proposes a 4-storey mixed use building containing 95 residential dwelling units and 1,422 m<sup>2</sup> of ground floor commercial uses with a Floor Space Index of 1.4 times the lot area
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.016 and Z.20.043 (Sharewell Investments 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**

Location: 9929 Keele Street (the 'Subject Lands'), east side of Keele Street and south of Major MacKenzie Drive. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: August 9, 2019

Date applications were deemed complete: February 8, 2021

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

Sharewell Investments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development') as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.20.016 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') to increase the maximum permitted building height from 3-storeys to 4-storeys and the maximum permitted Floor Space Index (FSI) from 1.25 to 1.4 times the area of the lot.
2. Zoning By-law Amendment File Z.20.043 to rezone the Subject Lands from "C1 Restricted Commercial Zone" subject to site-specific Exception 9(157), to "RA2 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: March 12, 2021.

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Keele Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.

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



## **Previous Reports/Authority**

n/a

## **Analysis and Options**

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

### **Official Plan Designation:**

- “Local Centres” Intensification Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Mixed-Use” on Schedule 13 – Land Use by VOP 2010
- This designation permits residential dwelling units, office uses, and retail uses in low-rise buildings having a maximum building height of 3-storeys and maximum FSI of 1.25 times the area of the lot
- An amendment to VOP 2010 is required to increase the maximum building height to 4-storeys and the maximum FSI to 1.4 times the area of the lot

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

### **Zoning:**

- “C1 Restricted Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(157)
- This Zone does not permit residential uses
- The Owner proposes to rezone the Subject Lands to “RA2 Apartment Residential Zone” together with the site-specific zoning exceptions identified in Table 1 of this report to permit the Development shown on Attachments 2 to 4
- 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

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA2 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirement</b>
a.	Minimum Front Yard (Keele Street)	7.5 m	3 m
b.	Minimum Lot Area per Unit	80 m <sup>2</sup>	79.59 m <sup>2</sup> per unit
c.	Minimum Front Yard to Below Grade Parking Structure	1.8 m	1.5 (Keele Street)

	<b>Zoning By-law 1-88 Standard</b>	<b>RA2 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirement</b>
d.	Front Yard Encroachment for Residential Entrance Canopy	0.5 m	3 m
e.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses on the Ground Floor <ul style="list-style-type: none"> <li>- Bank of Financial Institution</li> <li>- Business or Professional Office</li> <li>- Club or Health Centre</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment, Take-Out</li> <li>- Personal Service Shop</li> <li>- Photography Studio</li> <li>- Retail Store</li> <li>- Travel Agency</li> </ul>
f.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 95 units = 143 spaces  Visitor 0.25 spaces/unit x 95 units = 24 spaces  Commercial 6 spaces/100 m <sup>2</sup> x 1,122 m <sup>2</sup> = 67 spaces  Eating Establishment 16 /100 m <sup>2</sup> x 300 m <sup>2</sup> = 48 spaces  Eating Establishment (Outdoor Patio) 125 m <sup>2</sup> @ 16 spaces /100 m <sup>2</sup> = 20 spaces	Residential Apartment Dwelling 1.16 spaces/unit x 95 units = 110 spaces  Visitor 0.2 spaces/unit x 95 units = 19 spaces  Commercial 2.8 spaces/100 m <sup>2</sup> x 1547 m <sup>2</sup> = 44 spaces  (including Commercial and Eating Establishments with no required parking for outdoor patios associated with Eating Establishment

	<b>Zoning By-law 1-88 Standard</b>	<b>RA2 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA2 Apartment Residential Zone Requirement</b>
		Total Parking Required = 302 spaces	Total Proposed Parking = 173 residential spaces with 44 parking spaces dedicated to commercial uses
g.	Minimum Amenity Area	46 One Bedroom Units x 20 m <sup>2</sup> /unit = 920 m <sup>2</sup>  40 Two Bedroom Units x 55 m <sup>2</sup> /unit = 2,200 m <sup>2</sup>  9 Three Bedroom Units x 90 m <sup>2</sup> /unit = 810 m <sup>2</sup>  Total required amenity area = 3,930 m <sup>2</sup>	Provide a total amenity area of 3,185 m <sup>2</sup> (34 m <sup>2</sup> per unit)
h.	Minimum Landscape Strip Width Abutting a Street Line	6 m	3 m along Keele Street

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

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed request to increase the maximum permitted building height and density</li> <li>▪ The appropriateness of the rezoning and site-specific zoning by-law exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Maple Heritage Conservation District Plan ('MHCDP')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located in the MHCDP and are 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</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications which are available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the Application review process</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once Vaughan Council identifies and allocated servicing capacity to the Subject Lands</li> <li>▪ The City's Focus Area Core Servicing Strategy (December 2017) and draft Interim Servicing (ISS) Study (draft April 2020) identified surcharging in several segments of the existing sanitary sewer on Keele Street, upstream and downstream of the proposed Development. Surcharging is not permitted by the City's design criteria. The Development Engineering Department has advised the City anticipates local infrastructure improvements to the Keele Street sanitary sewer or a one-time cash contribution towards future improvements to the Keele Street sanitary sewer will be a requirement or condition of approval applied to the Development</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
f.	Urban Design Guidelines/ Maple Streetscape and Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines</li> <li>▪ The Subject Lands are within the Maple Streetscape and Urban Design Guidelines area and will be reviewed for conformity with the requirements of this document and an Enhanced Streetscape Maintenance payment for this section of Keele Street will be required, should the Applications be approved</li> </ul>
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, and external public agencies and utilities, the Public, Separate, and French School Boards</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Performance Metrics Program. The Development shall achieve a minimum Bronze score of 31</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
k.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> <li>▪ The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i> as it read on September 17, 2020), policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> <li>▪ As of the date of this report, the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the <i>COVID-19 Economic Recovery Act, 2020</i>; received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020,</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>with a new regime known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land (4%)</p> <ul style="list-style-type: none"> <li>Transitional provisions in <i>the Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City's passage of a CBC By-law or September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City's passage of CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument</li> </ul>
l.	Affordable Housing	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the Development includes an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals</li> </ul>
m.	Required Applications	<ul style="list-style-type: none"> <li>The Owner is required to submit both Site Development and Draft Plan of Condominium applications should the Applications be approved</li> </ul>
n.	Tree Preservation and Removals	<ul style="list-style-type: none"> <li>The Tree Inventory and Preservation Plan Report for the Development identifies a tree for removal located within the York Region Keele Street road right-of-way. York Region permission for removal and a tree compensation payment would be required should the Applications be approved</li> <li>The City will review and approve all private property tree removals. The Tree Preservation Plan and tree compensation for replacement trees must be in accordance with the City's Tree Protection and Preservation By-law.</li> </ul>
o.	Road Widening Access, Traffic and Parking	<ul style="list-style-type: none"> <li>Keele Street is a York Region right-of-way and is identified as a "Regional Transit Priority Network" by YROP 2010</li> <li>York Region will identify all required road widenings, conveyances, access requirements, turning lanes, sight triangles and servicing for the Development</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> <li>York Region must approve the proposed lay-by parking spaces on Keele Street</li> <li>Proposed changes to the shared access easement with the development to the north will also be reviewed by York Region and the City</li> </ul>

### **Financial Impact**

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

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has determined the proposed Official Plan Amendment application is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region on March 8, 2021, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

### **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. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Laura Janotta, Planner, Development Planning Department, ext. 8634.

### **Attachments**

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

### **Prepared by**

Laura Janotta, Planner, ext. 8634

Eugene Fera, Senior Planner, ext. 8003

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**

A handwritten signature in black ink, appearing to read "Mauro Peverini". The signature is fluid and cursive, with the first name "Mauro" being larger and more prominent than the last name "Peverini".

Mauro Peverini, Acting Chief Planning Official

**Reviewed by**

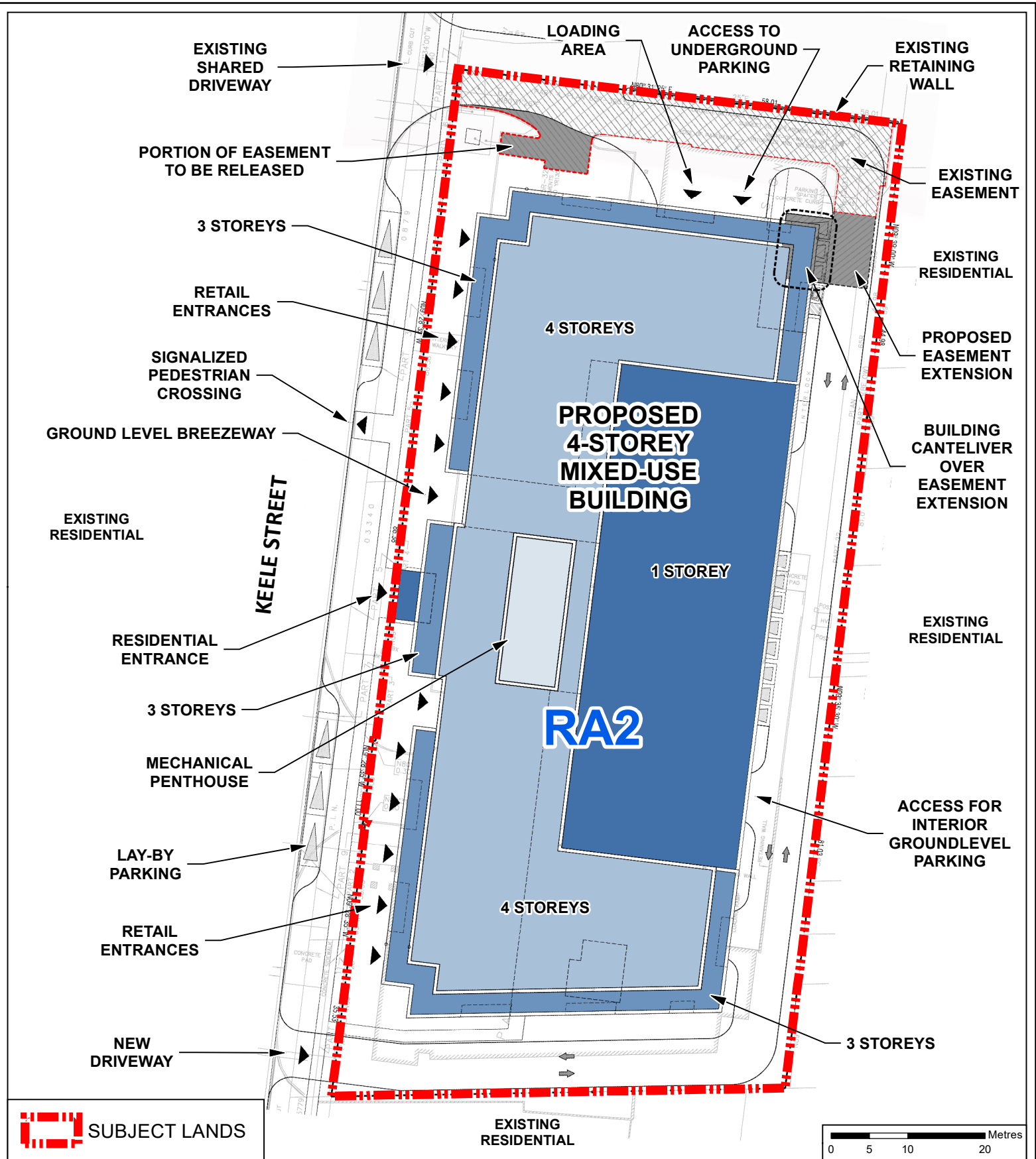
A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is cursive and somewhat stylized, with the first name "Jim" being larger and more prominent than the last name "Harnum".

Jim Harnum, City Manager









## Proposed Zoning and Site Plan

**LOCATION:**  
Part of Lot 16, Concession 4  
9929 Keele Street

**APPLICANT:**  
Sharewell Investments Inc.



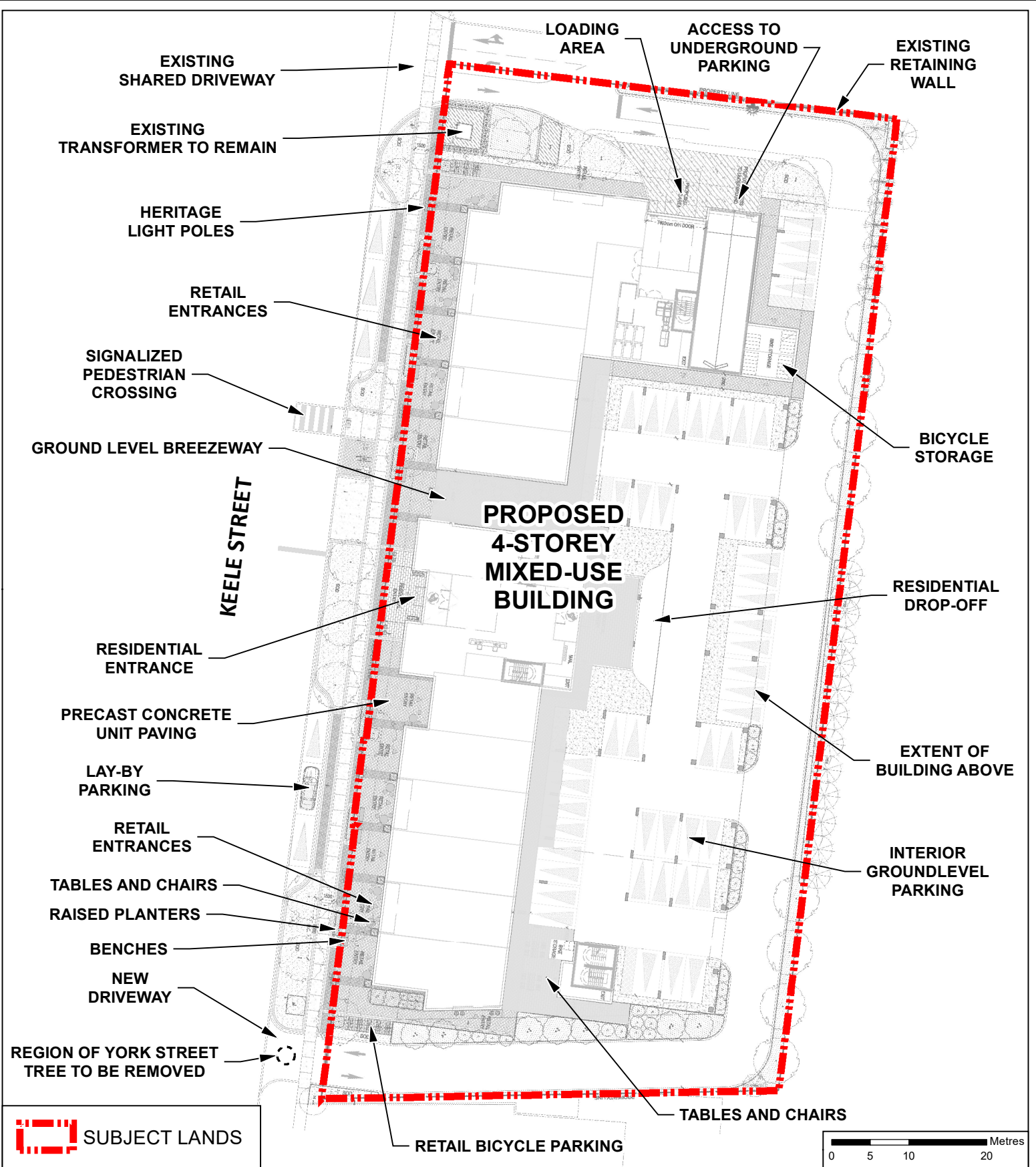
## Attachment

**FILES:**  
OP.20.016  
and Z.20.043

**DATE:**  
April 7, 2021

2





# Landscape Plan

**LOCATION:**  
Part of Lot 16, Concession 4  
9929 Keele Street

**APPLICANT:**  
Sharewell Investments Inc.



# Attachment

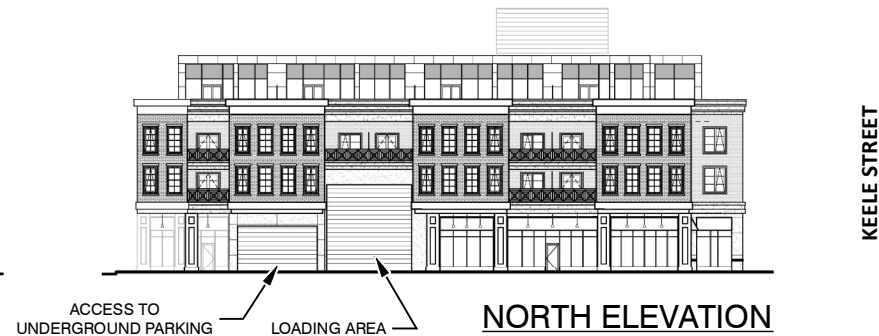
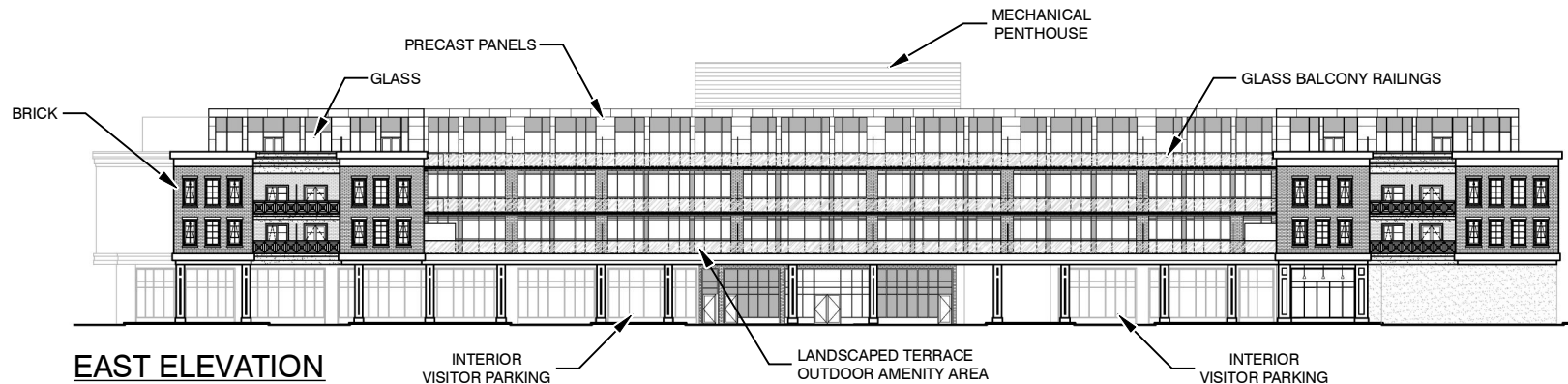
**FILES:**  
OP.20.016  
and Z.20.043

**DATE:**  
April 7, 2021

3







Not to Scale

# Building Elevations

**LOCATION:**  
Part of Lot 16, Concession 4  
9929 Keele Street

**APPLICANT:**  
Sharewell Investments Inc.



# Attachment

**FILES:**  
OP.20.016  
and Z.20.043

**DATE:**  
April 7, 2021

**4**





## Committee of the Whole (Public Meeting) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD:** 1

**TITLE:** EASTWOOD HOLDINGS CORP.

**OFFICIAL PLAN AMENDMENT OP.20.017**

**ZONING BY-LAW AMENDMENT Z.20.044**

**9291 JANE STREET**

**VICINITY OF RUTHERFORD ROAD AND JANE STREET**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit two 36-storey apartment buildings, which include 5-storey podiums (excluding the mechanical penthouse levels), containing 760 residential dwelling units and having a Floor Space Index of 4.17 times the area of the lot, as shown on Attachments 1 to 5.

### **Report Highlights**

- The Owner proposes two 36-storey apartment buildings, which include 5-storey podiums (excluding the mechanical penthouse levels), containing 760 residential dwelling units and having a Floor Space Index of 4.17 times the area of the lot
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.017 and Z.20.044 (Eastwood Holdings Corp.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 9291 Jane Street (the 'Subject Lands') and located in the northeast quadrant of Jane Street and Rutherford Road. The Subject lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 20, 2020

Date applications were deemed complete: January 18, 2021

### ***Vaughan Official Plan 2010 as it relates to the Subject Lands has been appealed***

Eastwood Holdings Corporation (the 'Owner') on November 16, 2011 appealed Vaughan Official Plan 2010 ('VOP 2010') the Local Planning Appeal Tribunal (LPAT) as it pertains to the proposed land use designation of the Subject Lands. The appeal has been identified as Appeal #3 of VOP 2010 and remains outstanding. Therefore, VOP 2010 is not in effect for the Subject Lands. An LPAT Hearing for this appeal has been scheduled from October 18, 2021 to November 1, 2021.

### ***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 to permit the proposed development (the 'Development') as shown on Attachments 2 to 5.

1. Official Plan Amendment File OP.20.017 to amend VOP to redesignate the Subject Lands from "Community Commercial Mixed-Use" to "High Density Residential", to increase the maximum permitted building height from 16-storeys to 36-storeys and increase the Floor Space Index ('FSI') from 2.7 to 4.17 times the area of the lot.
2. Zoning By-law Amendment File Z.20.044 to amend Zoning By-law 1-88 to rezone the Subject Lands from "C1(H) Restricted Commercial Zone", with the Holding Symbol "(H)" and subject to site-specific Exception 9(1246), as shown on Attachment 1 to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: March 12, 2021.

The Notice of Public Meeting was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property along Jane Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m radius of the Subject Lands and the extended polling area, as shown on Attachment 1, the South Maple Ratepayers Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) To date the City has received a comment from a resident living north of the Subject Lands related to the proposed height and density of the buildings and the increased traffic and noise that will be generated from 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 and will be reviewed and addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

***Official Plan Amendment 600, as amended by Official Plan Amendment 626 does not permit the proposed Development***

**Official Plan Designation under Official Plan Amendment 600, as amended:**

- "High Density Residential/Commercial" by the in-effect Official Plan Amendment 600 ('OPA 600'), as amended by Official Plan Amendment 626 ('OPA 626'), which was approved by the LPAT (formerly the OMB) on April 19, 2005
- This designation permits apartment buildings to a maximum height of 16-storeys, a maximum density of 200 units per hectare and maximum FSI of 2.7 times the residential land area of the entire land holdings. Density and FSI may be transferred from one property or parcel of land to another within the amendment area provided the policies of the Official Plan are maintained and the total number of units does not exceed 200 units per hectare or a maximum FSI of 2.7 times the residential land area
- OPA 600, as amended by OPA 626, also contains policies regarding noise impact and appropriate setbacks from Canadian National Railway pullback tracks (CN Pullback Tracks) to ensure that residential development will be adequately protected from noise and vibration impacts generated from the CN Pullback Tracks
- OPA 600, as amended by OPA 626, establishes a minimum setback of 115.5 m for residential buildings measured perpendicular to the north property line of the OPA

Amendment area, which is the equivalent of 150 m from the south track of the CN Pullback Tracks for residential buildings. Only commercial uses are permitted on the Subject Lands

***The Owner appealed Vaughan Official Plan 2010, as it relates to the Subject Lands, to the Local Planning Appeal Tribunal***

**Official Plan Designation**

- “Community Area” and on a “Primary Intensification Corridor, as shown on Schedule 1-Urban Structure
- “Community Commercial Mixed-Use” on Schedule 13 - Land Use Map VOP 2010
- This designation permits office, hotel, cultural and entertainment uses, retail uses and gas stations with a maximum FSI of 4.0 times the area of the lot and a maximum building height of 16-storeys
- An Amendment to VOP 2010 is required to increase the permitted building height, density, units per hectare and FSI to permit two 36-storey apartment buildings, which includes 5-storey podiums with an FSI of 4.17 times the area of the lot

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

**Zoning:**

- “C1(H) Restricted Commercial Zone” with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1246), which does not permit the Development
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone”, together with the site-specific zoning exceptions identified in Table 1 of this report, to permit the Development shown on Attachments 2 to 5
- Additional Zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report at a future Committee of the Whole meeting

**Table 1:**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements Exception 9(1246)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
a.	Minimum Front Yard (Jane Street)	7.5 m	3.9 m
b.	Minimum Interior Side Yard setback for buildings in excess of 11m	57.5 m – ( which is half the height of the building )	Tower A - 15 m (South) and 30 m (North)  Tower B - 9 m (South) from 5- storey podium and 29 m from Tower (North)

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements Exception 9(1246)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
c.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 760 units = 1,140 spaces  <u>Visitor</u> 0.25 spaces/unit x 760 units = 190 spaces  Total required parking = 1,330 spaces	<u>Residential</u> 1.01 spaces/unit x 760 units = 768 spaces  <u>Visitor</u> 0.20 spaces/unit x 760 units = 152 spaces  Total proposed parking = 920 spaces
d.	Minimum Amenity Area	350 One Bedroom Units x 20m <sup>2</sup> /unit = 7,000 m <sup>2</sup>  402 Two Bedroom Units x 55m <sup>2</sup> /unit = 22,110 m <sup>2</sup>  8 Three Bedroom Units x 90m <sup>2</sup> /unit = 720 m <sup>2</sup>  Total required amenity area = 29,830 m <sup>2</sup>	Provide a total amenity area of 13,200 m <sup>2</sup>
e.	Maximum Driveway Width	7.5 m	12 m
f.	Minimum Front Yard Setback to the Nearest Part of a building below Finished Grade (Underground Garage)	1.8 m	0 m
g.	Minimum Landscape Strip Width Abutting a Street Line (Jane Street)	6 m	3.8 m
h.	Maximum Building Height	44 m	115 m Towers A and B
i.	Minimum Lot Area/unit for the Subject Lands	67 m <sup>2</sup> / unit	19.3 m <sup>2</sup> / unit

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements Exception 9(1246)</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
j.	Minimum Setback for Apartment Building from North Lot line	115.5 m (half the height of the building)	29 m

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP'), VOP 2010 and OPA 600, as amended by OPA 626</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to OPA 600, as amended by OPA 626, and VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and proximity to the CN Pullback Tracks</li> <li>▪ The Applications will be reviewed in consideration of the City Urban Structure established in VOP 2010</li> <li>▪ The Applications will be reviewed in consideration with the compatibility of the surrounding land uses, access, and the coordination of vehicle and pedestrian connections with the existing condominium development to the south</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions required for the Development will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications which are available on the City's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the 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</li> </ul>
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines as it relates to High Rise Buildings</li> </ul>
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the comments provided by the DRP on January 28, 2021</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Applications must be reviewed and approved by York Region, the Toronto and Region Conservation Authority, and other external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
j.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> <li>The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act as it read September 17 2020</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> <li>As of the date of this report, the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the <i>COVID-19 Economic Recovery Act</i>, 2020,</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020, with a new regime known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land (4%)</p> <ul style="list-style-type: none"> <li>Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City's passage of a CBC By-law or September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City's passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument</li> </ul>
k.	Affordable Housing	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the Development includes an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals</li> </ul>
l.	Canadian National Railway	<ul style="list-style-type: none"> <li>The appropriateness of a residential Development with the CN pullback tracks/yard will be reviewed in consideration of the following, but not limited to: <ul style="list-style-type: none"> <li>compliance with the applicable policies of the CN Proximity Guidelines including but not limited to the adequacy of the proposed building setbacks as they relate to land use compatibility and safety for new developments</li> <li>noise and vibration related to the NPC 300 Class1 noise level limits</li> <li>the potential mitigation measures incorporated in the design of the buildings</li> <li>odour and air emission impacts</li> </ul> </li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
m.	Tree Preservation and Removals	<ul style="list-style-type: none"> <li>▪ The Owner is required to enter into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review process in accordance with the Tree Protection Protocol, should the Applications be approved</li> </ul>

### **Financial Impact**

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

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.20.017. At the time of the preparation of this report, York Region has not advised of the status of the request for exemption. Any Regional issues will be addressed when the comprehensive report is considered. The Development fronts onto Jane Street being a York Region right-of-way, any required road widenings, encroachment/road works permits, or agreements shall be determined by York Region.

### **Conclusion**

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

**For more information**, please contact Eugene Fera, Senior Planner, Development Planning Department, ext. 8003.

### **Attachments**

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

**Prepared by**

Eugene Fera, Senior Planner, ext. 8003

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**

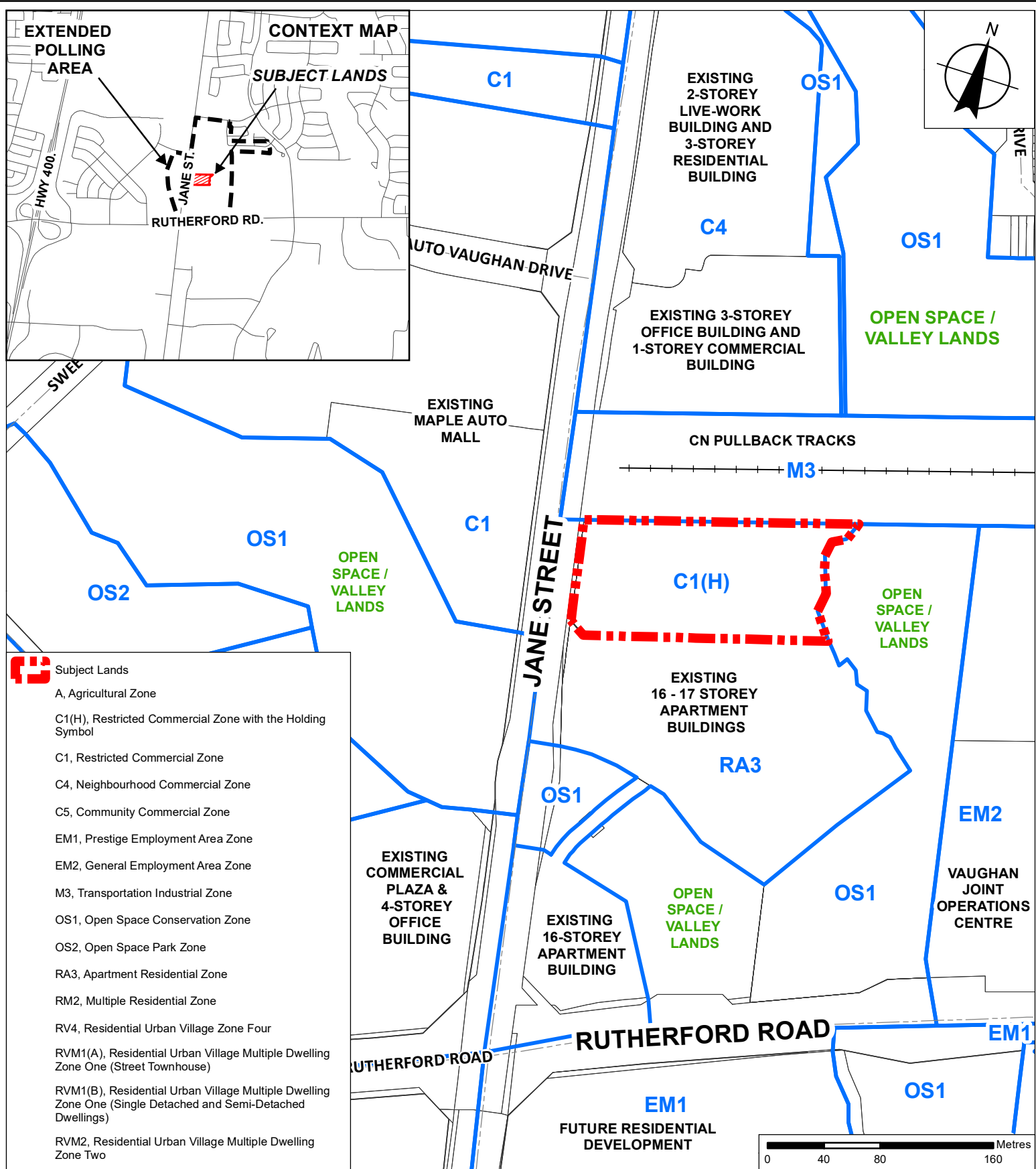
A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager



## Context and Location Map

**LOCATION:** Part of Lot 16,  
Concession 4; 9291 Jane Street

**APPLICANT:**  
Eastwood Holdings Corp.

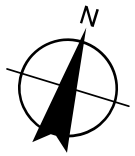


## Attachment

**FILES:** OP.20.017 and  
Z.20.044

**DATE:**  
April 7, 2021





JANE STREET

15 VISITOR  
PARKING  
SPACES

14 VISITOR  
PARKING  
SPACES

EXHAUST  
SHAFT

TOWER B  
36-STOREY  
RESIDENTIAL  
TOWER INCLUDING  
5-STOREY PODIUM -  
PHASE 2

5-STOREY  
PODIUM

5-STOREY  
PODIUM

TOWER A  
36-STOREY  
RESIDENTIAL  
TOWER INCLUDING  
5-STOREY PODIUM -  
PHASE 1

OUTDOOR  
AMENITY

OUTDOOR  
AMENITY

RA3

DEVELOPMENT  
LIMIT



Subject Lands

RA3, Apartment Residential Zone

0 5 10 20 Metres

## Proposed Site Plan and Zoning

### LOCATION:

Part of Lot 16, Concession 4;  
9291 Jane Street

### APPLICANT:

Eastwood Holdings Corp.



## Attachment

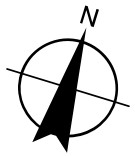
FILES: OP.20.017 and  
Z.20.044

DATE:  
April 7, 2021

2







JANE STREET

CORNER  
FEATURE

ENTRY SIGN  
FEATURE

15 VISITOR  
PARKING  
SPACES

ENTRY -  
DECORATIVE  
PAVING

CANADIAN NATIONAL RAILWAY COMPANY

ENTRY -  
DECORATIVE  
PAVING

14 VISITOR  
PARKING  
SPACES

EXHAUST  
SHAFT

TOWER B  
36-STORY  
RESIDENTIAL  
TOWER -  
PHASE 2

OUTDOOR  
AMENITY

OUTDOOR  
DINING AREA

TOWER A  
36-STORY  
RESIDENTIAL  
TOWER -  
PHASE 1

OUTDOOR  
AMENITY

LOUNGE /  
FIRE PITS  
PAVILION  
TRELLIS

INFORMAL  
PATHWAY

 Subject Lands

0 5 10 20 Metres

## Landscape Plan

**LOCATION:**  
Part of Lot 16, Concession 4;  
9291 Jane Street

**APPLICANT:**  
Eastwood Holdings Corp.



113

## Attachment

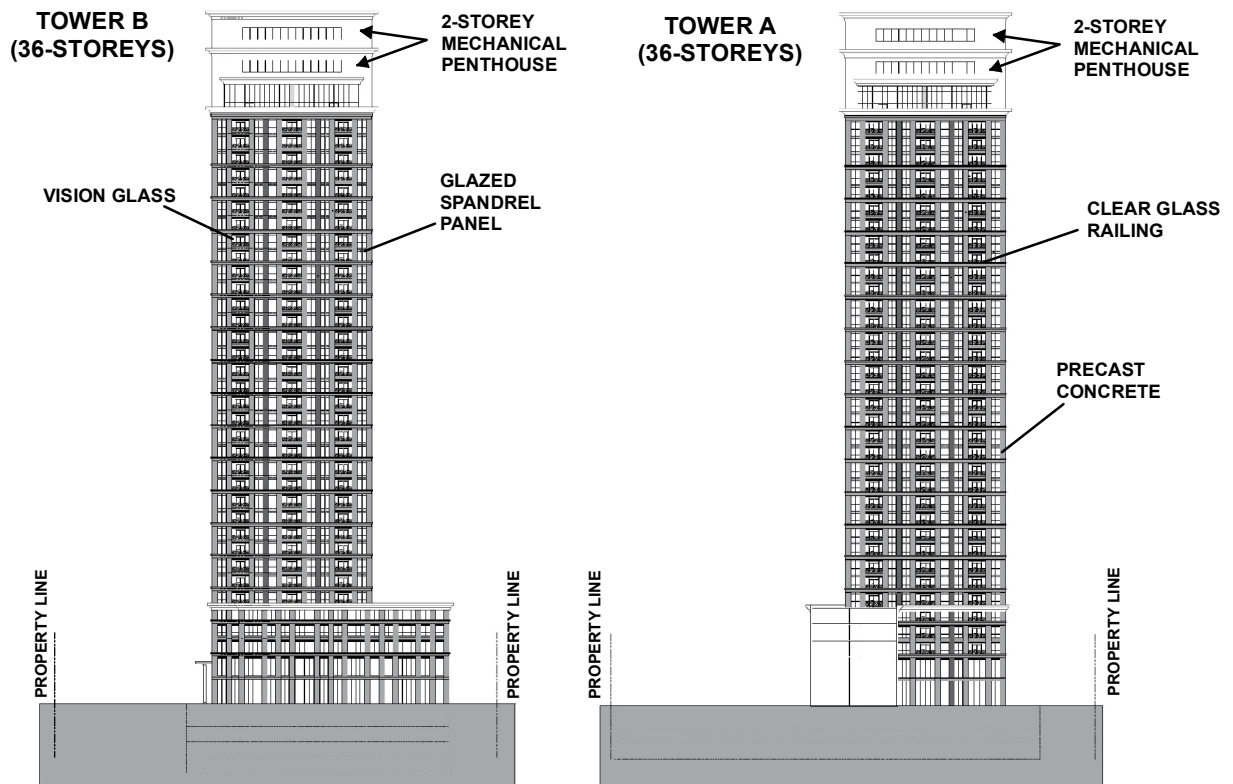
**FILES:** OP.20.017 and  
Z.20.044

**DATE:**  
April 7, 2021

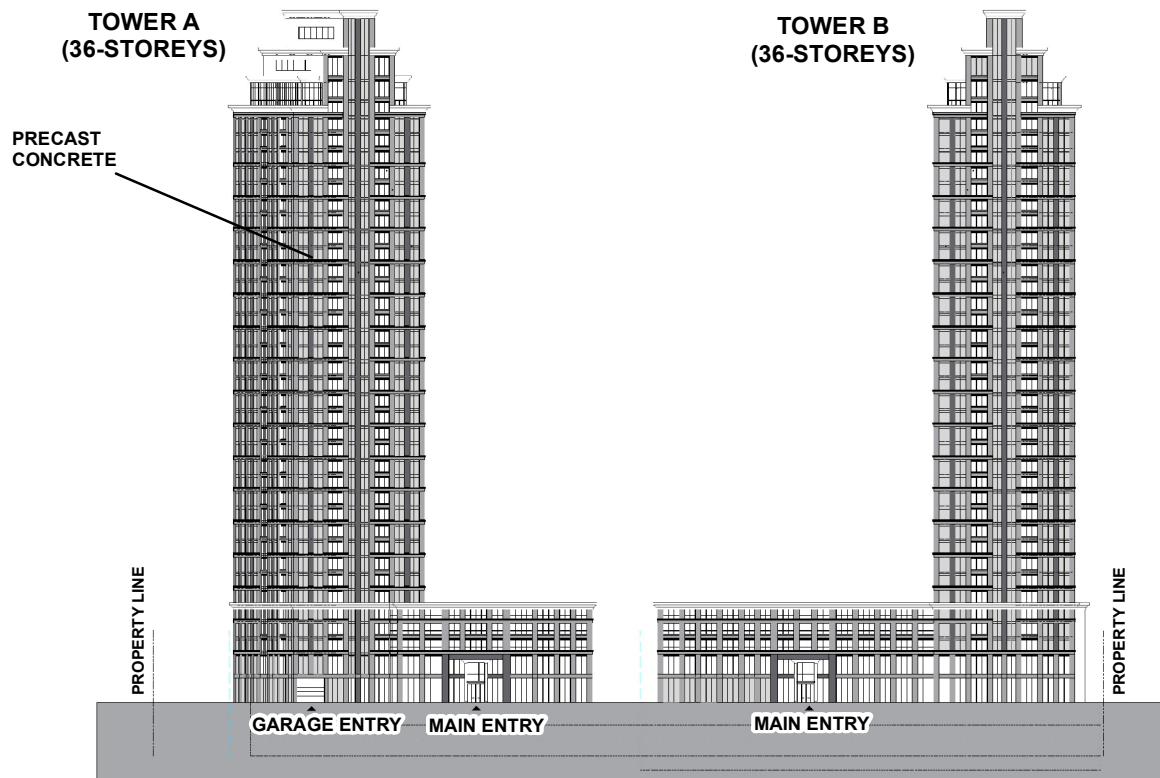
3







**WEST ELEVATION - FACING JANE STREET**



**NORTH ELEVATION**

Not to Scale

## Building Elevations - West and North

**LOCATION:** Part of Lot 16, Concession 4;  
9291 Jane Street

**APPLICANT:** Eastwood Holdings Corp.



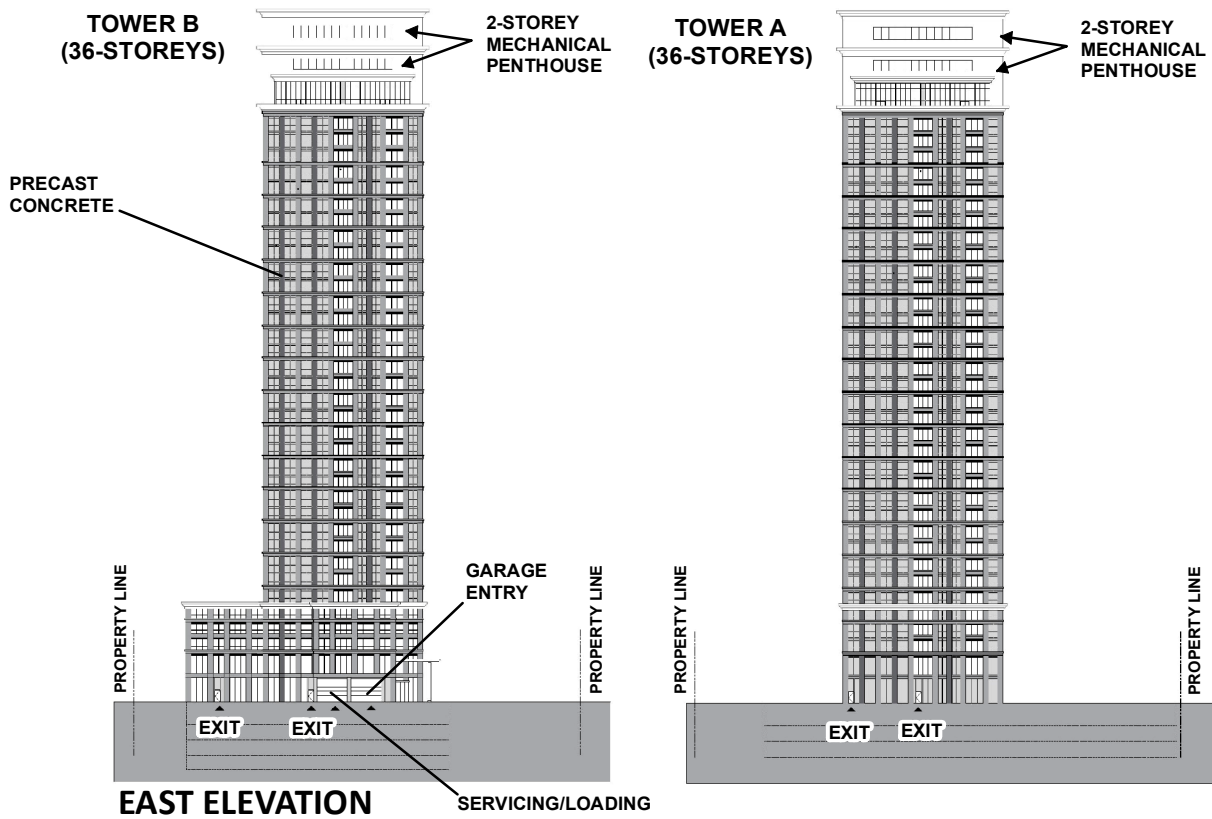
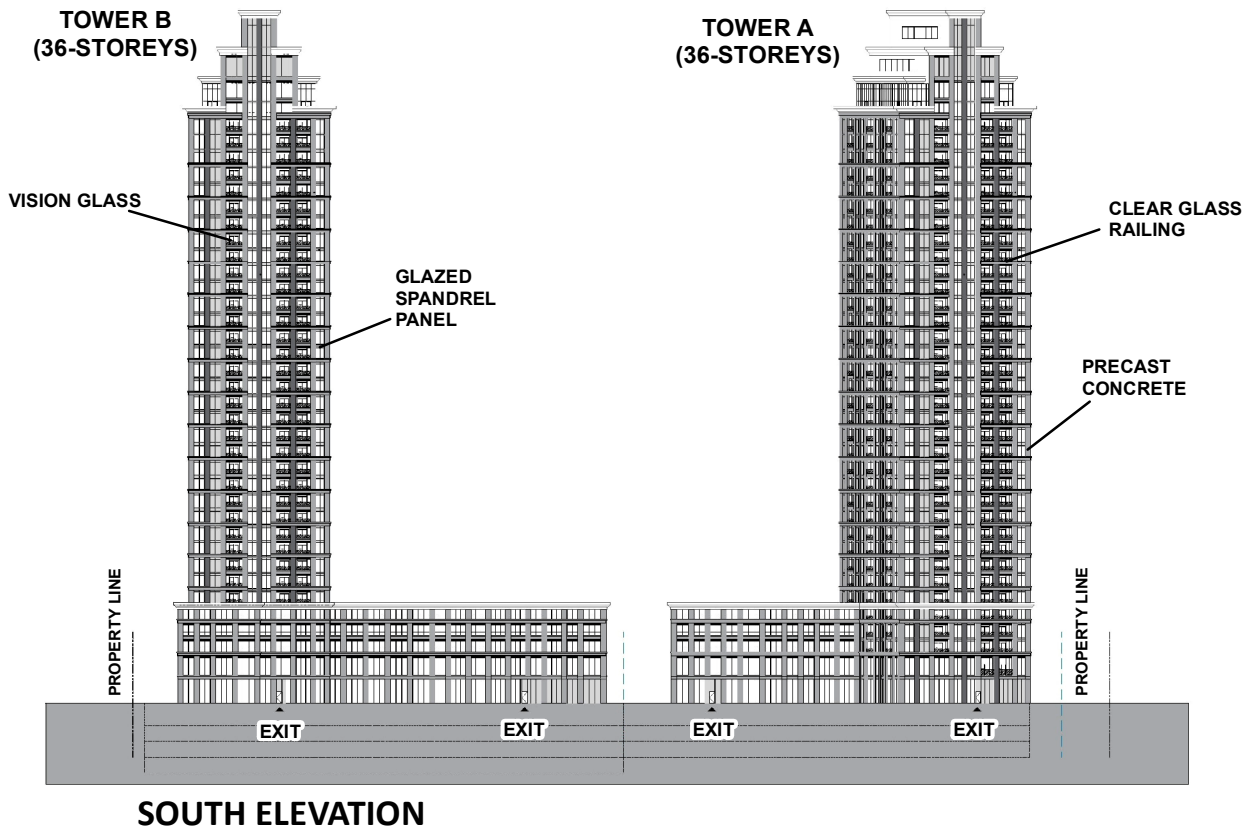
## Attachment

**FILES:** OP.20.017 and  
Z.20.044

**DATE:**  
April 7, 2021

**4**





## Building Elevations - South and East

**LOCATION:** Part of Lot 16, Concession 4;  
9291 Jane Street

**APPLICANT:** Eastwood Holdings Corp.



## Attachment

**FILES:** OP.20.017 and  
Z.20.044

**DATE:**  
April 7, 2021

**5**